

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #16-30  
2016 JULY 20

### ITEM #08

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Alyza Homes  
3583 Kalyk Avenue  
Burnaby, BC V5G 3B2  
(Attn: Karim Fazal)
- 1.2 Subject:** Application for the rezoning of:  
Lot 11, Blk 37, DL 69, Grp 1, NWDP 1321
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Broadview Community Plan as guidelines)
- 1.3 Address:** 4125 Norfolk Street
- 1.4 Location:** The subject site is located on the north side of Norfolk Street east of Gilmore Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 20.12 m (66 ft.), a depth of 37.19 m (122 ft.), and a total area of approximately 748.06 m<sup>2</sup> (26,417 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development of up to four units.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the north side of Norfolk Street east of Gilmore Avenue, and is currently improved with a single family dwelling that is in poor condition (see *attached* Sketch #1). To the north across a lane are single and two-family dwellings. Immediately to the west is a townhouse development approved under Rezoning Reference #04-24, while immediately to the

east is a two-family dwelling constructed in 1980. To the south across Norfolk Street is Carleton Gardens Seniors' Care Centre. Vehicular access to the site is currently from Norfolk Street.

### 3.0 BACKGROUND INFORMATION

- 3.1 The subject site, located within the Broadview Community Plan, is intended to form a two-lot consolidation with 4143 Norfolk Street for Comprehensive Development (utilizing the RM2 Multiple Family Residential District as a guideline) (see *attached* Sketches #1 and #2).
- 3.2 The applicant has presented a written offer to purchase 4143 Norfolk Street, however, the property owners have not indicated an interest in selling at this time. Staff have encouraged the developer to continue negotiations to include the property to enable development in accordance with the Broadview Community Plan. Staff will require written documentation that bona fide offers, to be reviewed by the Legal and Lands Department, have been made to the neighbouring property owners prior to advancing the application to a Public Hearing.

If an expanded site assembly is achieved, this information will be included in the forthcoming report to advance the application to a Public Hearing. It is noted that 4143 Norfolk Street could also be redeveloped independently, in future, as an infill townhouse development under Comprehensive Development rezoning based on RM2 Multiple Family District guidelines. It is recommended that a copy of this report be sent to the property owners at 4143 Norfolk Street for information purposes.

### 4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Broadview Community Plan as guidelines) in order to permit the construction of a townhouse development to a maximum Floor Area Ratio of 0.7 F.A.R.
- 4.2 The Director Engineering will be requested to provide an estimate for all site servicing, which may include, but is not necessarily limited to, any necessary improvements to the Norfolk Street frontage and rear lane.
- 4.3 Due to the site's proximity to Canada Way, an acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.
- 4.4 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.5 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.

- 4.6 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit.
- 4.7 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.8 Ministry of Transportation approval is required to the rezoning application.
- 4.9 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area.
  - b) GVS & DD Sewerage Charge of \$826 per dwelling unit.
  - c) School Site Acquisition Charge of \$800 per unit.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATIONS**

- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** a copy of this report be sent to the property owners at 4143 Norfolk Street, for information purposes.

*LP*  
SMN:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**

**R5**

**DOMINION ST**

**GILMORE DR**

10.06	10.06	20.12	20.14
4062	4068	4076	4086
PLAN	1321	BCP4793	BCS303
10.06	10.06	20.12	20.15

20.12	20.12	15.55	15.55	15.55	15.55	20.12
4108	4120	4136	4150	4164	4178	4192
BCP14568	1321	PLAN	14496	14496	14496	BCS118
20.12	20.12	15.55	15.55	15.55	15.55	20.12

**CD**

102.63	(3161)
BCP14942	4025
BCS2828	(RM3)
72.75	<b>CD</b>

**GILMORE AV**

20.12	20.12	20.13	60.40
BCP14943	4125	4143	(RM3) 4181
BCS1466	NWS1425	LMS3453	
17.13	20.12	20.13	59.85

**FIRE HALL 7**

**P3**

20.12	20.12	20.12
(4050)	(4050)	(4050)
4041	4041	4041
20.12	1321	20.12
(4050)	(4050)	(4050)
4041	4041	4041
20.12	20.12	20.12

**NORFOLK ST**

**P5**

119.01	20.89
4108	EPP5623
137.87	60.44

**CANADA WY**

98.40	<b>CD</b>	1.52	16.40	1.52	16.40	2.13	65.40	<b>CD</b>
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PLANNING & BUILDING DEPARTMENT



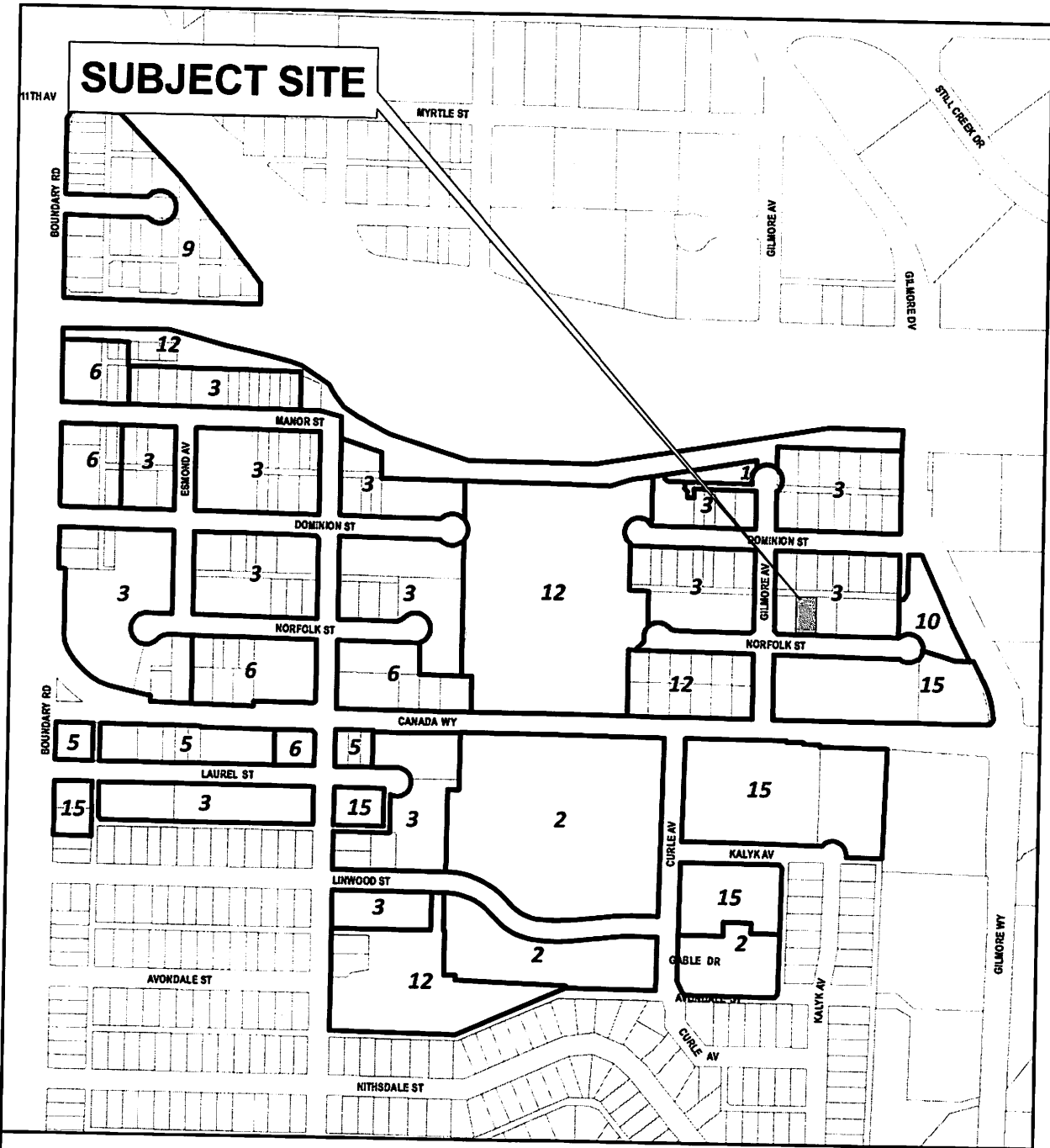
DATE: JUN 28 2016

SCALE: 1:1,500

DRAWN BY: AY

REZONING REFERENCE #16-30  
4125 NORFOLK STREET

Subject Site



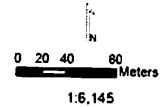
**General Land Use Designations**

- |   |   |
|---|---|
| <b>1</b> Single and Two Family Residential          | <b>9</b> Industrial                         |
| <b>2</b> Low Density Multiple Family Residential    | <b>10</b> Institutional                     |
| <b>3</b> Medium Density Multiple Family Residential | <b>12</b> Park and Public Use/Public School |
| <b>5</b> Commercial                                 | <b>15</b> Community Institutional           |
| <b>6</b> Medium Density Mixed Use                   |   |



Planning and Building Dept

**Broadview Community Plan**  
(Community Plan Eight)





Suite 900 – 555 Burrard Street,  
Vancouver BC  
V7X 1M8

June 22, 2016

Lou Pelletier, Director of Planning  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Re: Letter of Intent for 4125 Norfolk Street  
BROADVIEW COMMUNITY PLAN

The subject property at 4125 Norfolk street is currently a single family residence and is designated in the Broadview Community Plan for consolidation with the property at 4143 Norfolk Street and redevelopment under CD(RM3) rezoning. Offers to purchase the adjacent duplex property at 4143 Norfolk Street from the owners have proved unsuccessful with offers to purchase rejected.

Alyza Homes on behalf of the owner Razia Rehmat at 4125 Norfolk street, wish to submit an application to rezone the property at 4125 Norfolk Street, currently zoned R5 Residential District, to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District as a guideline). The intent of this application is to construct a three or four unit infill multi-family residential project in line with the multiple-family residential designation of the Council-Adopted Broadview Community Plan.

Thank you for your consideration.

Karim Fazal – Alyza Homes