

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-37 2016 SEPTEMBER 28

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mayur Kothary
4469 Barker Avenue
Burnaby, BC V5G 3C4
- 1.2 Subject:** Application for the rezoning of:
Lot 3, DL 42, Group 1, NWD Plan 9505
- From:** R1 Residential District
- To:** R1a Residential District
- 1.3 Address:** 3885 Piper Avenue
- 1.4 Location:** The subject site is located south of the unconstructed section of Kentwood Street and north of Winston Street between Piper Avenue and Kerrywood Crescent (Sketch #1 *attached*).
- 1.5 Size:** The site has an irregular shape with an average width of approximately 54.15 m (177.66 ft.), a depth of approximately 140.10 m (459.65 ft.), and a total area of approximately 8,376.99 m² (90,169.17 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 a single-family dwelling with a gross floor area beyond that allowed under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of the unconstructed section of Kentwood Street in an R1 Residential District area and is designated Single Family Suburban in the Official Community Plan (OCP). The property is within the Government Road neighbourhood. The average lot area in the block where the subject property is located is 2,079.46 m² (22,383.12 sq. ft.), with individual lots ranging from 835.85 m² (8,997.01 sq. ft.) to 8,376.99 m² (90,169.17 sq. ft.). The subject property is the largest lot in the block.

The neighbouring properties on the south side of Kentwood Street between Piper Avenue and Kerrywood Crescent are mostly two storey single family dwellings. Two R1a District properties are located within a 150 m (492.13 ft.) radius of the subject property.

The subject property is neighbouring an industrial area and park and open space to the south and is located in proximity of a child care facility and the Seaforth School. The Eagle Creek as a Class "A" fish-bearing watercourse is running on the west side of the property and it enters into the property at the southwest corner of the site.

3.0 BACKGROUND INFORMATION

The subject property is currently vacant (a demolition permit was issued in 2006 for demolition of all buildings on the property). Currently the site does not have a formal vehicular access as the Kentwood Street fronting the subject property has not been constructed. The applicant is required to dedicate a section of the property to the north for road and construct it to an ultimate road standard.

There have been a number of development applications for the subject property in the past. The latest application is a subdivision (SUB# 14-22) to facilitate a four lot subdivision. A Letter of Tentative Approval (TA) was issued for SUB# 14-22 on 2014 October 27. The TA expired on 2015 October 27.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new single family dwelling with a gross floor area below the maximum permitted under the R1a District. Plans for the proposed development have not yet been submitted. Vehicular access to the site will be from the extended section of Kentwood Street which will be constructed by the applicant as a requirement of the rezoning. The applicant advised staff that a new subdivision application to create four lots, will be submitted in future. The siting of the proposed single family dwelling is being taken into consideration by the applicant in relation to the property's future subdivision potential; however, confirmation of subdivision potential will be subject to meeting all applicable requirements at the time of future subdivision/rezoning approval.
- 4.2 Under the prevailing R1 District, each lot with a single family dwelling shall have an area of not less than 890.00 m² (9,580.20 sq. ft.) and a width of not less than 24.38 m (80.00 ft.). Under the R1a District, each lot shall have an area of not less than 1,350.00 m² (14,531.8 sq. ft.) and a width of not less than 34.00 m (111.60 ft.). The subject property has an area of 8,376.99 m² (90,169.17 sq. ft.), and a width of 54.15 m (177.66 ft.), subject to legal survey, and thus meets the minimum area and width requirements for rezoning to the R1a District.

- 4.3 With regards to the development density, the maximum gross floor area in the R1 District is the lesser of 0.60 floor area ratio (FAR) or 590.00 m² (6,350.9 sq. ft.). The proposed R1a District would permit a single family dwelling on the subject site with a maximum gross FAR of 0.60 or approximately 5,026.19 m² (54,101.50 sq. ft.). The proposed development has a gross FAR of 1,394.39 m² (15,009.10 sq. ft.) which is significantly less than the permitted gross FAR.
- 4.4 Section 6.23 of the Zoning Bylaw, Streamside Protection and Enhancement Area, requires a riparian setback of 30.00 m (98.43 ft.) from the top of bank for construction of the new single family dwelling. An application to the City Environmental Review Committee (ERC), involving the Department of Fisheries and Oceans and City staff is required if the applicant seeks to reduce the required setback.
- 4.5 The applicant has been advised of the Council-adopted R1a design guidelines for building design, orientation, and setbacks that are intended to address neighbourhood character, building height, shading, building massing, view and/or privacy concerns. Council guidelines are intended to ensure that the proposed development is in keeping with the surrounding neighbourhood, and as such, the resulting supported design may further restrict the maximum floor area of the development. With Council authorization, staff would work with the applicant toward the preparation of a suitable plan of development for presentation to a Public Hearing. The applicant would be advised to consult with the adjacent property owners during the design development stage prior to presentation of a plan of development to a Public Hearing.
- 4.6 The Director Engineering will be requested to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to:
- A 10.06 m (33.00 ft.) road dedication along the property's frontage abutting Kentwood Street, from 7888 Kentwood Street west property line to Eagle Creek, subject to final geometric,
 - Construction of Kentwood Street to ultimate standard from 7888 Kentwood Street west property line to 7795 Kentwood Street east property line including a 8.5 m (27.89 ft.) wide pavement, installation of the curb and gutter on both sides, 1.50 m (4.92 ft.) wide side walk on the south side complete with the street trees and lighting; and,
 - Providing driveway access off Kentwood Street.
- 4.7 The applicant is required to construct a pedestrian crossing over the Eagle Creek and all the associated trail connections.
- 4.8 A tree survey will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 0.20 m (0.66 ft.) in diameter will require a Tree Cutting Permit.

- 4.9 The applicant will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.10 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing.

5.0 RECOMMENDATION

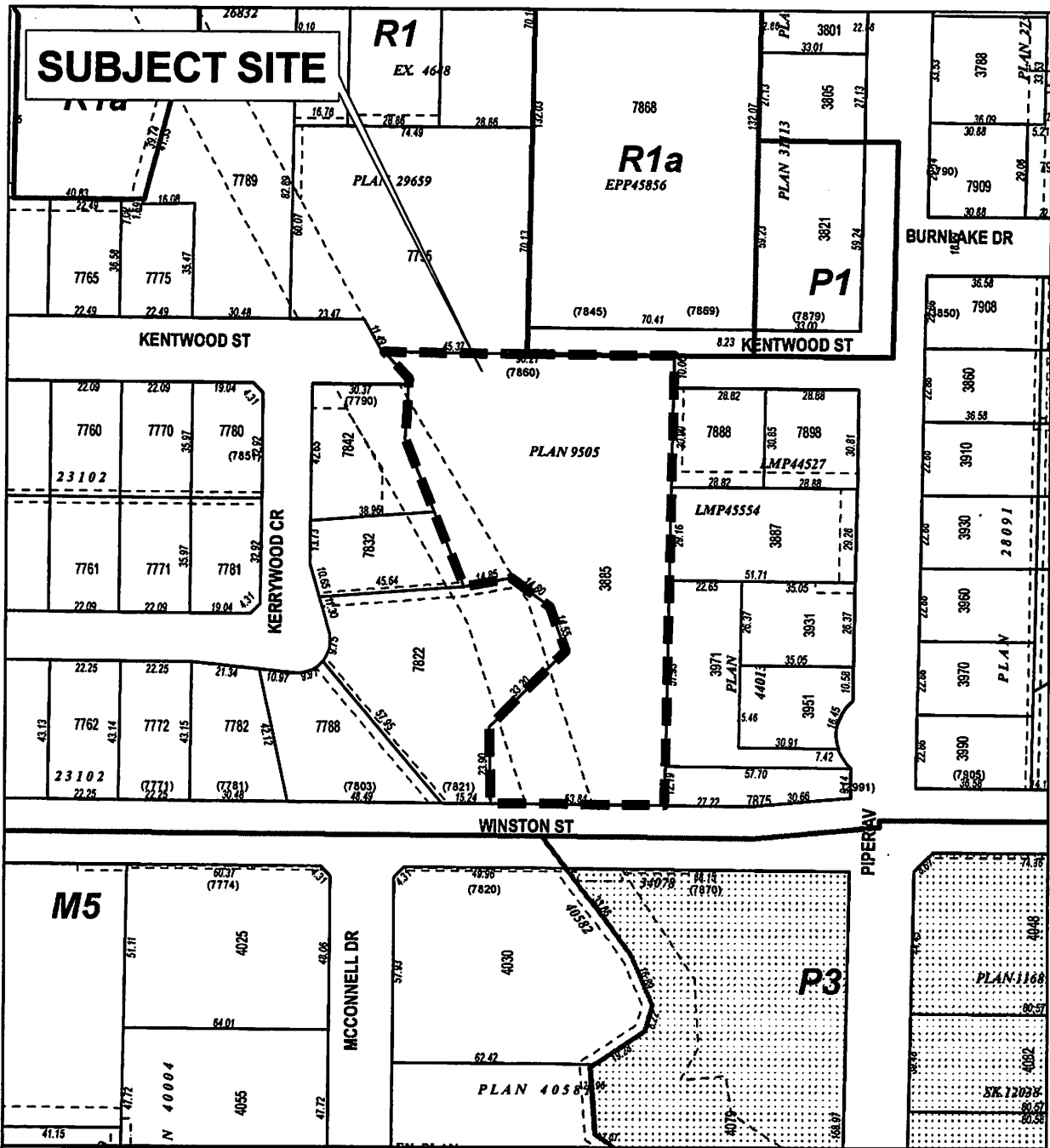
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

PS:tn:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-37 3885 Piper Avenue\Rezoning Reference 16-37 Initial Report 20161003.doc



PLANNING & BUILDING DEPARTMENT

DATE:

SEP 02 2016

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #16-37
3885 PIPER AVENUE



Subject Site

Sketch #1

August 15, 2016

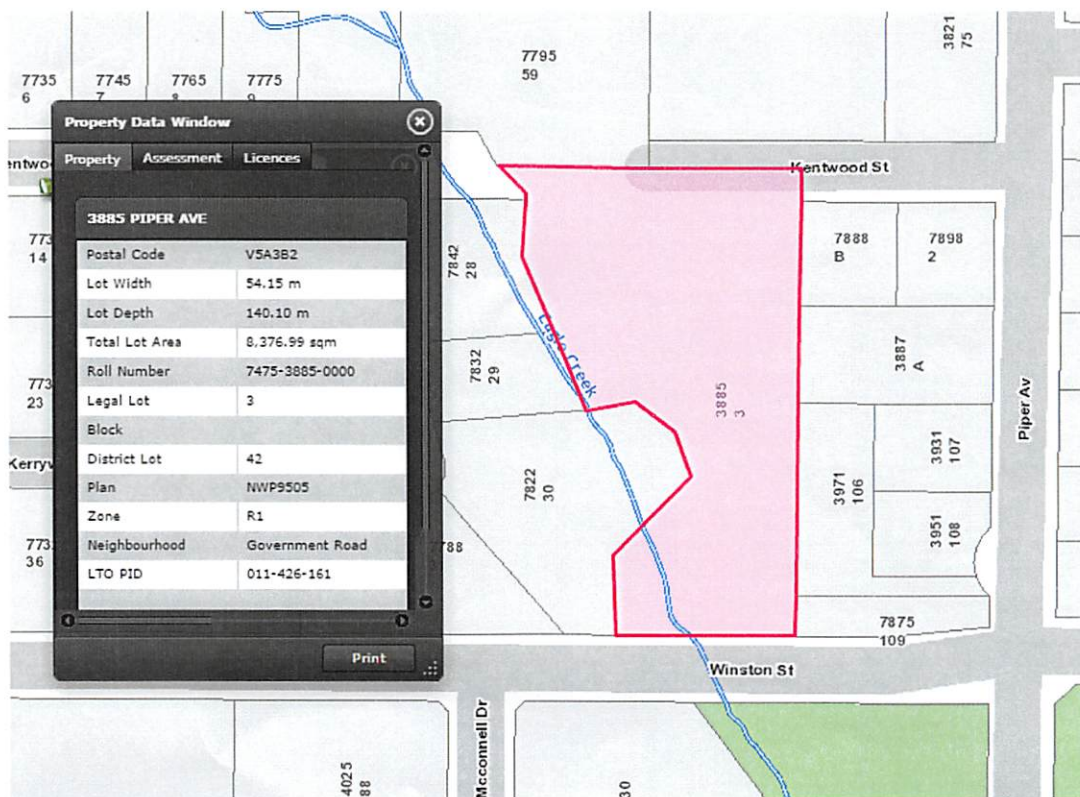
City of Burnaby
Director of Planning
4949 Canada Way
Burnaby, B.C. V5G1M2

Re: Rezoning Application – 3885 Piper Ave, Burnaby

Dear Sir:

We are requesting to rezone our property located at 3885 Piper Ave from R1 to R1A. It is also our intention to further subdivide this property into smaller lots at some point in the future. We have applied for and received (now expired) Tentative Subdivision letter under Sub #14-22. Additionally, an Environmental Review Committee decision – EAG_SUB13_39 dated Nov 27, 2013 has been issued for the subject property. Under that direction, we have created a subdivision plan (attached) that will eventually yield 4 lots.

The subject property is around 92,666 sqft:



At this time, we wish to propose construction of our single family home on the future Lot 4. The future Lot 4 has a proposed size of 28,057 ft². We have designed a home (taking into consideration the R1A guidelines) with the following parameters:


	Unsubdivided		Future Lot 4	
	Max Allowed	Proposed	Max Allowed	Proposed
Lot Size(ft2):	92666.0	92666.0	28057.6	28057.6
Site Coverage (ft2):	37066.4	6319.4	11223.0	6319.4
Gross Floor Area (ft2):	55599.6	15009.1	16834.6	15009.1
Above Grade Floor Area (ft2):	37066.4	10001.7	11223.0	10001.7
Front Yard (ft):	29.5	85.0	29.5	33.3
Rear Yard (ft):	29.5	100.0	29.5	100.0
Side Yard 1	9.0	48.0	9.0	15.7
Side Yard 2	9.0	300.0	9.0	23.8

We look forward to working with the city's Planning Department to finalize this proposal!

Sincerely,



Mayur Kothary



Namrata Kothary

Attachments:

- 1) Application for Rezoning
- 2) Agent Authorization Form
- 3) Title Search
- 4) Future Proposed Subdivision Lot Width Calculations
- 5) Future Proposed Subdivision Layout
- 6) Proposed Building Site Plan
- 7) Survey