

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #16-41 2016 SEPTEMBER 28

#### ITEM #08

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mark Ravanbaksh  
8735 10<sup>th</sup> Avenue  
Burnaby, BC V3N 2T1
- 1.2 Subject:** Application for the rezoning of:  
Lot 57, Block 7, DLs' 59 & 137, Group 1, NWD Plan 3050
- From:** R2 Residential District
- To:** R2a Residential District
- 1.3 Address:** 7480 Broadway
- 1.4 Location:** The subject site is located on the south side of Broadway between Camrose Drive to the east and Phillips Avenue to the west (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 30.47 m (99.97 ft.), a depth of approximately 52.56 m (172.44 ft.), and a total area of approximately 1,634.61 m<sup>2</sup> (17,594.80 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 single family dwelling with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of Broadway in a R2 Residential District area within the Sperling-Broadway neighbourhood where the average lot area in the block is 918.44 m<sup>2</sup> (9,886.05 sq. ft.), with individual lots ranging from 670.10 m<sup>2</sup> (7,212.90 sq. ft.) to 1,634.61 m<sup>2</sup> (17,594.80 sq. ft.). The subject property is designated as Single Family Suburban in the Official Community Plan (Sketch #1 *attached*). The subject property is the largest lot in the block.

Single family dwellings are located to the west and east of the subject property, as well as across the lane to the south. The Burnaby Mountain Golf Course is located to the north across Broadway.

The neighbouring properties on the south side of Broadway are generally older one to two storey single family dwellings, with the exception of two newer two storey homes. There is one R2a District property in the area which is located approximately 225.00 m (738.19 ft.) west of the subject property.

### **3.0 BACKGROUND INFORMATION**

The subject property contains a one storey single family dwelling with a basement constructed in 1953. Although the site is accessible from the rear lane, the existing vehicular access to the site is from Broadway. Currently, a section of the property at the northwest corner of the site abutting Broadway is used for parking. Despite the large size of the property, the site does not meet lot width requirements for subdivision under of the Burnaby Zoning Bylaw.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is seeking to construct a new two and half storey single family dwelling with a cellar and a gross floor area below the maximum permitted under the R2a District. Vehicular access to the site will be restricted to the rear lane. Development plans have not yet been submitted.
- 4.2 Under the prevailing R2 District, each lot with a single family dwelling shall have an area of not less than 668.88 m<sup>2</sup> (7,199.76 sq. ft.) and a width of not less than 18.28 m (59.97 ft.). Under the R2a District, each lot shall have an area of not less than 1,000.00 m<sup>2</sup> (10,764.2 sq. ft.) and a width of not less than 25.50 m (83.70 ft.). The subject property has an area of 1,634.61 m<sup>2</sup> (17,594.8 sq. ft.), and a width of 30.47 m (99.97 ft.), subject to legal survey, and thus meets the minimum area and width requirements for rezoning to the R2a District.
- 4.3 With regards to the development density, the maximum gross floor area in the R2 District is the lesser of 0.60 floor area ratio (FAR) or 440.00 m<sup>2</sup> (4,736.3 sq. ft.). The proposed R2a District would permit a single family dwelling on the subject site with a maximum gross FAR of 0.60 or approximately 980.77 m<sup>2</sup> (10,556.92 sq. ft.). The applicant proposes to build a single family dwelling with a maximum gross FAR of approximately 650.00 m<sup>2</sup> (6996.54 sq. ft.), which is significantly less than the permitted gross floor area.
- 4.4 The applicant has been advised of the Council-adopted R2a 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

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.

- 4.5 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including any necessary street, boulevard and pedestrian/cycle improvements.
- 4.6 Any necessary dedication of statutory right of way will be determined by a detailed geometric and will be noted in the future report to Council.
- 4.7 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.
- 4.8 The owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.9 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.

hP.

PS:spf  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**

**P3**

**R2**

**BROADWAY**

**FALKLAND ST**

**BURNHAM CT**

**CAMROSE DR**

**TYNDALE CR**

**PLAN 66918**

**PLAN 74985**

**LMP20953**

**City of Burnaby**

**PLANNING & BUILDING DEPARTMENT**

**DATE:** SEP 02 2016

**SCALE:** 1:1,500

**DRAWN BY:** AY

**REZONING REFERENCE #16-41**

**7480 BROADWAY**

**Subject Site**

### Sketch #1

City of Burnaby  
Planning and Building Department

Re: Rezoning of a lot R2 into a lot R2a

Dear Sir:

I, Nima Hosseinzadeh fard se, owner of the lot with the following legal description:

Lot 57 Block 7, District Lots 59 and 137 Group 1  
New Westminster District Plan 3050  
Located 7480 Broadway, Burnaby, B.C.

would like to rezone the above property into R2a with the following considerations:

1/ I read and understood the Design Guidelines adopted by Council 1989, January 2, and am committed to implementing all 7 guidelines.

2/ I have no intention to build a house over 10.000 feet out of proportion in our neighborhood, but would like to be allowed to build it big enough (70% of potential) to have space for indoor activities, such as:

Games, home theatre and healthy recreational areas in which our children, siblings, classmates and children of adjacent homes can be together, and save uncovered areas of the lot for camping and recreational equipment.

Thank you for your consideration.

Sincerely,

Nima Hosseinzadeh, owner.



Mark Kavanbakhsh, Agent.  
M. Kavanbakhsh.