

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-46 2016 NOVEMBER 16

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Symphony Homes Limited
234 – 4820 Kingsway
Burnaby, BC V5H 4P1
(Attn: Gurdeep Kainth)
- 1.2 Subject:** Application for the rezoning of:
Lot 5, DL 73, Group 1, NWD Plan 29441
- From:** P2 Administration and Assembly District
- To:** R3 Residential District
- 1.3 Address:** 3550 Wayburne Drive
- 1.4 Location:** The subject site is located between Wayburne Drive, Westminster Avenue and Woodsworth Street. (Sketch #1 *attached*).
- 1.5 Size:** The site is triangular in shape with an average width of approximately 119.21 m (391ft.), a depth of approximately 155.7 m (511 ft.), and a total area of approximately 11,618.13 m² (125,057sq. 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 facilitate subdivision of the subject property into 16 residential lots, and to allow for construction of one single family dwelling on each created lot.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located between Wayburne Drive, Westminster Avenue and Woodsworth Street. This property which is zoned P2 Administrative and Assembly District is located within the Douglas - Gilpin neighbourhood and is designated Single Family Suburban in the Official Community Plan (OCP).

The subject property is neighbouring Grandview Industrial Estate to the north and west with BCIT campus beyond, an R3 Residential District area to the east and Forest Lawn Cemetery and Greentree Village (a comprehensively planned residential development containing townhouse and single family dwellings) to the south.

3.0 BACKGROUND INFORMATION

The subject property had originally been zoned P5 Community Institutional District, at the outset of Grandview Industrial Estate development, in order to provide a transition from the industrial area on the west to the residential area to the east and south.

In 1969, the property was rezoned from P5 to P2 Administrative and Assembly District (Rezoning #81-68) to allow for construction of Gizeh Shriners' lodge facility. Currently, the subject property contains a two-storey temple building with a floor area of approximately 2,508.38 m² (27,000 sq. ft.), parking and landscaped areas. The existing building will be demolished as part of the proposed development.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to rezone the property to the R3 Residential District to facilitate subdivision of the property into 16 lots for the development of 16 new single family dwellings.
- 4.2 Under the R3 District, each lot with a single family dwelling shall have an area of not less than 557.40 m² (6,000 sq. ft.) and a width of not less than 15.0 m (49.2 ft.). The subject property has an area of 11,618.13 m² (125,056.51 sq. ft.), and an average width of 119.21 m (391.11 ft.). The applicant proposes to create 16 lots with an average lot area of 662.26 m² (7,128.51 sq. ft.), ranging from 561.6 m² (6,045.01 sq. ft.) to 1,037.8 m² (11,170.79 sq. ft.). The proposed lots have an average lot width of 21.67 m (71.1 ft.), ranging from 15.0 m (49.21 ft.) to 72.45 m (237.7 ft.). The proposed lots would be required to meet the minimum area and width requirements of the R3 District, and all the requirements for the subdivision approval.
- 4.3 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including any necessary street, lane, boulevard and pedestrian/cycle improvements within and adjacent the subject site.
- 4.4 Any necessary dedications and statutory rights-of-way will be determined by a detailed geometric and will be noted in a future report to Council.
- 4.5 A tree survey 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.

- 4.6 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.
- 4.7 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 4.8 A site profile and the resolution of any arising issues will be required.
- 4.9 Given that the subject rezoning application requests a change to the neighbourhood, in line with the City's OCP, consideration will be given to hosting a neighbourhood open house in advance of this application proceeding to a Public Hearing.

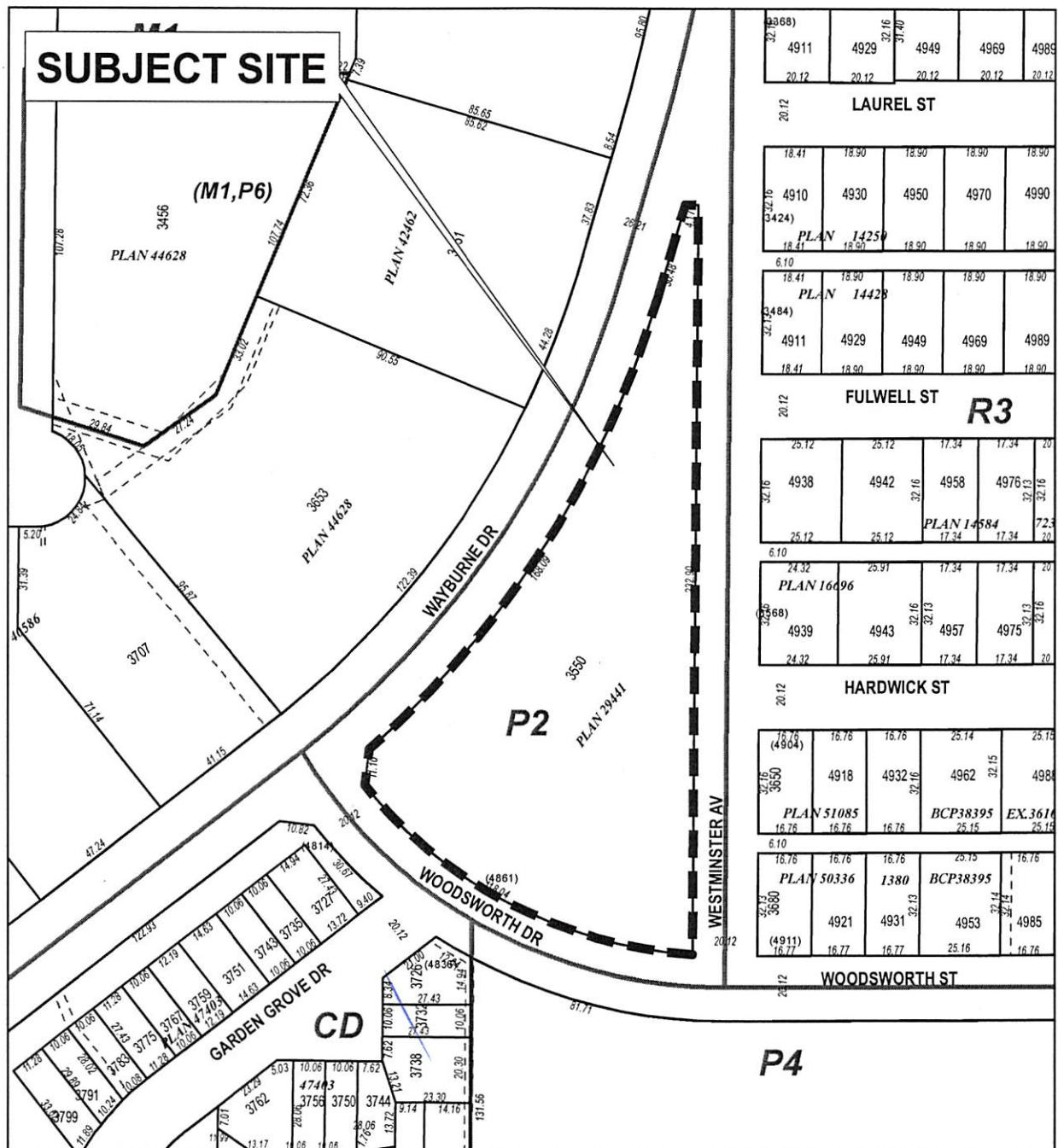
5.0 RECOMMENDATION

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:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

DATE:

NOV 02 2016

SCALE:

1:2,000

DRAWN BY:

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REZONING REFERENCE #16-46
3550 WAYBURNE DRIVE



Subject Site

Sketch #1



19 October 2016

Ed W. Kozak
Assistant Director, Current Planning
City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Subject: 3550 Wayburne Drive

Dear Mr. Kozak:

Further to our meeting and brief discussion on 13 June 2016 along with meetings and correspondence with Lina & Kevin, kindly accept this letter as an official request for Rezoning of the above subject property

The rezoning of the property will change from its current zoning of P2 to the proposed rezoning of R3. The proposed rezoning is in keeping with the neighbourhood and within the Official Community Plan.

As part of the subdivision, the existing building will be demolished.

Attached is a copy of the title search for the lands as required. The original Authorization Form has already been provided with our Letter of Intent.

We look forward to working with the City in developing these lands and improving the community with industry leading houses incorporating such features as Energuide 80 & Built Green certification. Symphony Homes Limited is a long standing member with Canadian Homes Builders Association, Greater Vancouver Homes Builders Association and a registered builder with Resource Canada for Energy Star homes.

It is our desire to see this application presented to Council on 21st November 2016 for staffs Initial Report and First Reading as well as Public Hearing on 13th December 2016 followed by Second Reading on 9th January 2017.

Kind Regards,


Gurdeep S Kainth
Managing Director
Symphony Homes Limited

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