



Item.....
Meeting 2016 December 12

COUNCIL REPORT

TO: CITY MANAGER 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-27**
Proposed single-family residence

ADDRESS: 7611 Mayfield Street (see *attached* Sketch #1)

LEGAL: Lot 38, DL 91, Group 1, NWD Plan 16067

FROM: R3 Residential District

TO: R3a Residential District

APPLICANT: Perry Saran
7572 Burris Street
Burnaby, BC V5E 1Y9

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 December 12 and to a Public Hearing on 2017 January 31 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing zoning.

2.0 BACKGROUND

2.1 The subject property at 7611 Mayfield Street is located in an R3 District neighbourhood in the Richmond Park area and is designated in the Official Community Plan as Single-Family Suburban. The subject property is located on the Mayfield Street cul-de-sac, along with five other properties. Three of these five properties, including the property located directly to the northeast of the subject property, are improved with relatively low scale single-family dwellings constructed in the mid-1950s. The fourth property, located directly to the southeast of the subject property, is improved with a two-storey single-family dwelling constructed in 2011. A Building Permit (BLD#16-00936) for a new two-storey single-family dwelling has been issued for the fifth property on the cul-de-sac. The properties across the lane to the northwest and southwest, zoned R5 and R9 Residential District and designated within the OCP as Single- and Two-Family Urban, are occupied by two-storey single- and two-family dwellings of various ages.

The nearest R3a District development, approved under Rezoning Reference #11-30, is located approximately 0.5 km southwest of the subject property, on the southeast corner of Malvern Avenue and Morley Street. No other R “a” District developments are located nearby.

2.2 The subject property contains an approximately 232.3 m² (2,500 sq. ft.) one-storey single-family dwelling with cellar/basement, constructed in 1956, and a detached garage.

2.3 On 2015 July 20, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant proposes to rezone the subject property to the R3a District to allow for the construction of a new single-family dwelling with an attached garage on the 990.24 m² (10,658.8 sq. ft.) lot. Specific development plans include:

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #15-27
Proposed single-family residence
2016 December 07Page 3

- a two-storey 583.15 m² (6,277 sq. ft.) single-family dwelling with a flat roof and a two-storey appearance from all elevations;
- an attached three-car garage measuring 56.39 m² (607 sq. ft.) with vehicular access from the cul-de-sac;
- four bedrooms on the second floor; main living functions including one bedroom on the main floor; and a recreation room, an additional bedroom, and a two-bedroom secondary suite in the cellar; and,
- a landscaped front and rear yard.

3.2 Under the prevailing R3 District, each lot shall have an area of not less than 557.40 m² (6,000 sq. ft.) and a width of not less than 15 m (49.2 ft.). Under the R3a District, each lot shall have an area of not less than 840 m² (9,041.9 sq. ft.) and a width of not less than 21 m (68.9 ft.). The subject property has a lot area of approximately 990.24 m² (10,658.8 sq. ft.) and an average width of approximately 22.98 m (75.39 ft.), and, as such, meets the minimum lot area and width requirements for rezoning to the R3a District.

3.3 With regard to development density, the R3 District permits a maximum gross floor area on the subject site of the lesser of 0.60 floor area ratio (FAR) or 370 m² (3,982.8 sq. ft.). The proposed R3a District permits a maximum gross floor area ratio of 0.60 FAR on lots, such as the subject site, that have a minimum width of 22.5 m (73.8 ft.). Applied to the subject property, the 0.60 FAR would permit a dwelling with a maximum gross floor area of 594.14 m² (6,395.28 sq. ft.).

3.4 On 1989 January 03, Council adopted design guidelines for assessing single-family development proposals in the R “a” Residential Districts. The following is an assessment of the proposed development based on these guidelines:

- i) *Limit the scale of the dwelling to a two-storey appearance or to the scale of the neighbouring dwellings, whichever is less.*

All elevations of the proposed development have a two-storey appearance and are considered to have minimal impact on the surrounding residential area. The height of the dwelling is 7.4 m (24.3 ft.) as measured from the average front elevation to the highest point of the structure, which is within the maximum permitted height for buildings with a flat roof in the R3 and R3a Districts.

Though there are three older one-storey dwellings on the cul-de-sac, including directly to the northeast, the newer dwelling directly to the southeast is a two-storey single-family dwelling with a cellar. In addition, as newer dwellings, including the one under construction on the subject cul-de-sac, are generally constructed with two storeys, the proposed dwelling is considered to be in line with the scale and character of the current and future neighbouring properties.

- ii) *Maintain the existing pattern of front yard setbacks established along the street frontage, if the prevailing setback pattern is beyond the minimum required in the "R" District regulations.*

The front yard setback of the proposed dwelling is 7.47 m (24.5 ft.) and is consistent with the front yard setback required under the bylaw and the prevailing setback pattern of the properties on the cul-de-sac.

- iii) *Require a minimum rear yard setback of 35% of the depth of the lot and limit the depth of the dwelling to a maximum of 18.30 meters (60.0 feet).*

The proposed development provides an approximately 18.14 m (59.5 ft.) rear yard setback from the furthest of three rear property lines, which constitutes approximately 42% of the lot depth on this irregularly shaped lot. The depth of the dwelling is 18.3 m (60 ft.), which is within the recommended maximum building depth of the bylaw.

- iv) *Encourage the side yard setbacks for the development under R "a" zoning to be doubled from that required in the pertinent "R" District zone.*

The R3 District requires a minimum side yard setback of 1.5 m (4.9 ft.). Development under the R3a District zoning requires a minimum side yard setback of 3 m (9.8 ft.). The north and south side yard setbacks for the proposed dwelling are 3.05 m (10 ft.), which meet the recommended side yard setback requirements. Though a portion of the sunken patio on the south elevation encroaches approximately 1.37 m (4.5 ft.) into the side yard, the patio is separated from the property to the south by a new and existing hedge. The rest of the south elevation is within the recommended side yard setback requirements. It is also noted that much of the subject property is flanked by the neighbouring properties' driveways.

- v) *Encourage modeling and faceting by means such as indentations or additional setbacks, bay windows, balconies, porches and some variation in roof lines – particularly for any building face adjacent to a street.*

The proposed dwelling meets this guideline as it is to be constructed with varied setbacks, a covered porch entry, and some variation in roof lines to accent the front elevation.

- vi) *Eliminate large and excessive numbers of windows or active deck areas which are in close proximity to neighbouring dwellings.*

The proposed dwelling's west (rear) elevation features six windows and a set of French doors which lead to an approximate 18.77 m² (202 sq. ft.) covered deck. While the windows and doors overlooking the covered deck area are relatively large, they do not pose significant privacy concerns due to the depth of the lot, the orientation of the house away from neighbouring dwellings (side elevations do not run parallel to each other), and the location of proposed trees and hedging. The side north and south elevations have a total of ten windows of various sizes, six of which are relatively small. Given the orientation of the house and that the windows are located more than 7.62 m (25 ft.) from adjacent dwellings, these windows do not pose significant privacy concerns.

- vii) *Encourage the preservation of as much existing landscaping and mature trees as possible and the provision of appropriate new soft landscaping while avoiding an excessively hard, urban look to the site.*

The proposed landscape plans show appropriate landscaping, including existing and new hedging along the northwest, south, and southwest property lines; soft landscaping in the front and back yards; three trees in the back yard; and one tree in the front yard. The City's Landscape Technician has determined that none of the existing trees on site are suitable for retention. Therefore, the existing trees may be removed, and all requirements of the Burnaby Tree Bylaw are to be met.

Overall, the proposed development is consistent with the guidelines for assessing single-family dwellings in the R3a District.

- 3.5 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:
 - Cash-in-lieu for the construction of a future separated sidewalk.
- 3.6 The owner will be required to register a Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.
- 3.7 The applicant has advised the Planning Department that he has approached the residents in the neighbourhood regarding the proposed rezoning application. Of the 10 neighbouring properties approached, nine residents signed a petition indicating they have no objection to the proposed development and one resident was unable to be contacted.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 990.24 m² (10,658.8 sq. ft.)

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #15-27
Proposed single-family residence
2016 December 07Page 6

- 4.2 Lot Coverage
 - Permitted - 40 %
 - Proposed - 26 %

- 4.3 Floor Area Ratio
 - Permitted - 0.60 FAR
 - Proposed - 0.59 FAR

- 4.4 Gross Floor Area
 - Permitted - 594.14 m² (6,395.28 sq. ft.)
 - Proposed - 583.15 m² (6,277 sq. ft.)

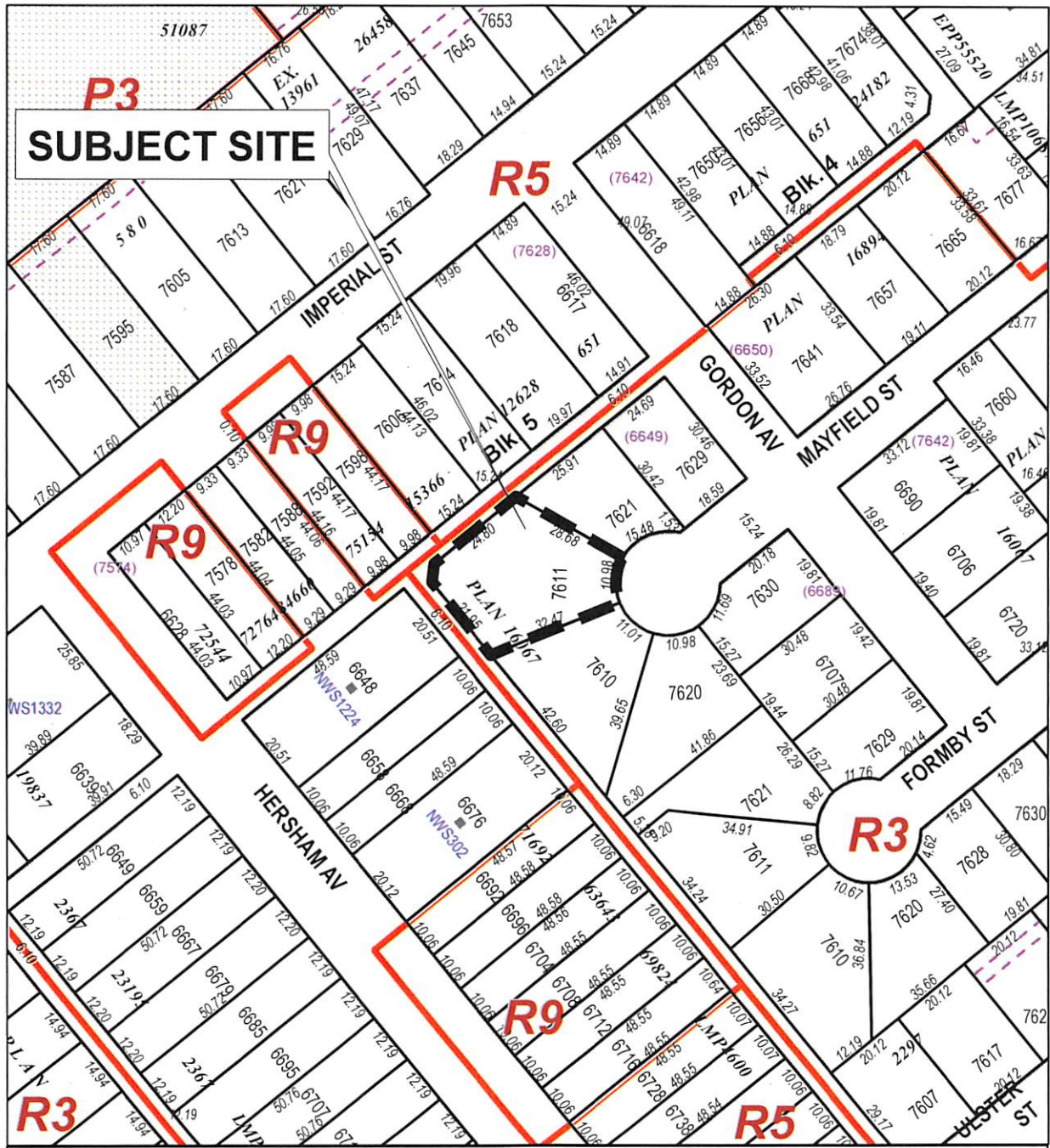
- 4.5 Above Grade Floor Area
 - Permitted - 396.09 m² (4,263.52 sq. ft.)
 - Proposed - 382.67 m² (4,119 sq. ft.)

- 4.6 Building Height
 - Permitted
 - 2 storeys
 - 7.4 m (24.3 ft.)
 - Proposed
 - 2 storeys
 - 7.4 m (24.3 ft.)


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



		PLANNING & BUILDING DEPARTMENT		
Date:	DEC 06 2016	REZONING REFERENCE #15-27 7611 MAYFIELD STREET  Subject Site		
Scale:	1:1,500			
Drawn By:	SC			

Sketch #1