



Item
Meeting 2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-36

ADDRESS: 6056 Gilley Avenue (see *attached* Sketches #1 & #2)

LEGAL: Lot 323, DL 92, Group 1, NWD Plan 53936

FROM: CD Comprehensive Development District (based on R4 Residential District)

TO: R4 Residential District

APPLICANT: Shaun Ouellette
6190 Sumas Street
Burnaby, BC V5B 2T6

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 February 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 p.m.
2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
 - a) 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.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #16-36
2017 January 18..... Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit development of a new single family dwelling under the R4 Residential District.

2.0 BACKGROUND

2.1 The subject site, located on the east side of Gilley Avenue between Oakland Street and Parkview Place (see *attached* Sketch #1), is currently improved with an older single family dwelling constructed in 1978. Adjacent properties to the north, east, and south are also improved with older single family residences, while properties across Gilley Avenue to the west are improved with single family residences of various ages. Vehicular access to the subject site is from Gilley Avenue.

2.2 The subject site is not located within a Community Plan Area. The subject property and surrounding areas are designated within Burnaby's Official Community Plan (OCP) as a Single and Two Family urban area.

2.3 On 1976 November 07, Council granted Final Adoption to Rezoning Reference #49/76, which rezoned the subject site and properties to the east, north, and south from R4 Residential District to CD Comprehensive Development District based on R4 District guidelines. The purpose of the rezoning was to permit the development of single family dwellings on 41 lots. A CD approach to the rezoning was taken so that the City could have control over the design and siting of the dwellings and to ensure compatibility with the surrounding neighbourhood. The CD plans for the subject site specified the type of single family dwelling to be built (one of five single family dwelling types, each with different gross floor areas and layouts), exterior materials and finishes, and the location of the dwelling.

Following adoption of the above rezoning, a subdivision plan for the CD zoned area was registered, two internal roads were constructed, and six dwelling units, including one on the subject site, were constructed. However, due to difficulty in selling the six completed dwellings, the developer applied for another rezoning (Rezoning Reference #18/78) to amend the CD zoning along Gilley Avenue and to rezone the remaining undeveloped portion of the larger CD zoned area to the R4 District. This rezoning received Final Adoption on 1978 December 18.

2.4 On 2016 October 03, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The report also indicated that staff would undertake a

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #16-36
2017 January 18..... Page 3

consultation process whereby residents and property owners of the CD (R4) properties along Gilley Avenue and of the R4 properties which were rezoned under Rezoning Reference #18/78 (see *attached* Sketch #2) would receive information on the current and proposed rezoning. The consultation process, discussed in Section 3.4 below, has been completed, and staff are of the opinion that the rezoning is ready to advance to Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposal is to rezone the subject site to the R4 Residential District to allow for development of a new house other than what would be permitted under the existing CD (R4) District. The proposed rezoning is in line with the Single and Two Family Urban designation of the OCP. The subject property conforms to the requirements of the R4 District, including minimum lot area and width requirements; therefore rezoning to the R4 District, rather than the Amended CD (R4) District, is generally supportable. Any future rezoning applications to rezone other properties within the CD (R4) District area along Gilley Avenue to the R4 District would be reviewed separately.
- 3.2 The maximum permitted gross floor area (GFA) on the subject property under existing CD (R4) zoning is 167 m² (1,800 sq. ft.), while the maximum GFA permitted under the R4 District regulations, based on a site area of 650.33 m² (7000.09 sq. ft.), would be 390 m² (4,200 sq. ft.). This higher potential density would be generally consistent with the character of the neighbourhood and with the density permitted on R4 District lots located to the west and east but would be more than that permitted on CD (R4) District lots along Gilley Avenue, which are improved with dwellings that are undersized compared to dwellings on many neighbouring R4 lots.
- 3.3 It is noted that existing easements located along the north, east, and south property lines would remain.
- 3.4 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve this site including, but not necessarily limited to, cash-in-lieu for sewer upgrading.
- 3.5 In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.
- 3.6 As indicated above, staff undertook a consultation process whereby residents and property owners of the CD (R4) properties along Gilley Avenue and of the R4 properties which were rezoned under Rezoning Reference #18/78 received information on the current and proposed rezoning. A brochure and questionnaire regarding the rezoning were distributed to 38 residents and property owners in the consultation area. There were no written responses to the questionnaires. Staff was contacted by a resident of an R4

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #16-36
2017 January 18..... Page 4

property for clarification on the proposed rezoning; however, the resident did not raise any concerns. In addition, on 2016 December 01, staff hosted an open house at Windsor Elementary School. Other than the owners of the subject site, no residents or property owners within the consultation area attended the open house.

4.0 DEVELOPMENT PROPOSAL

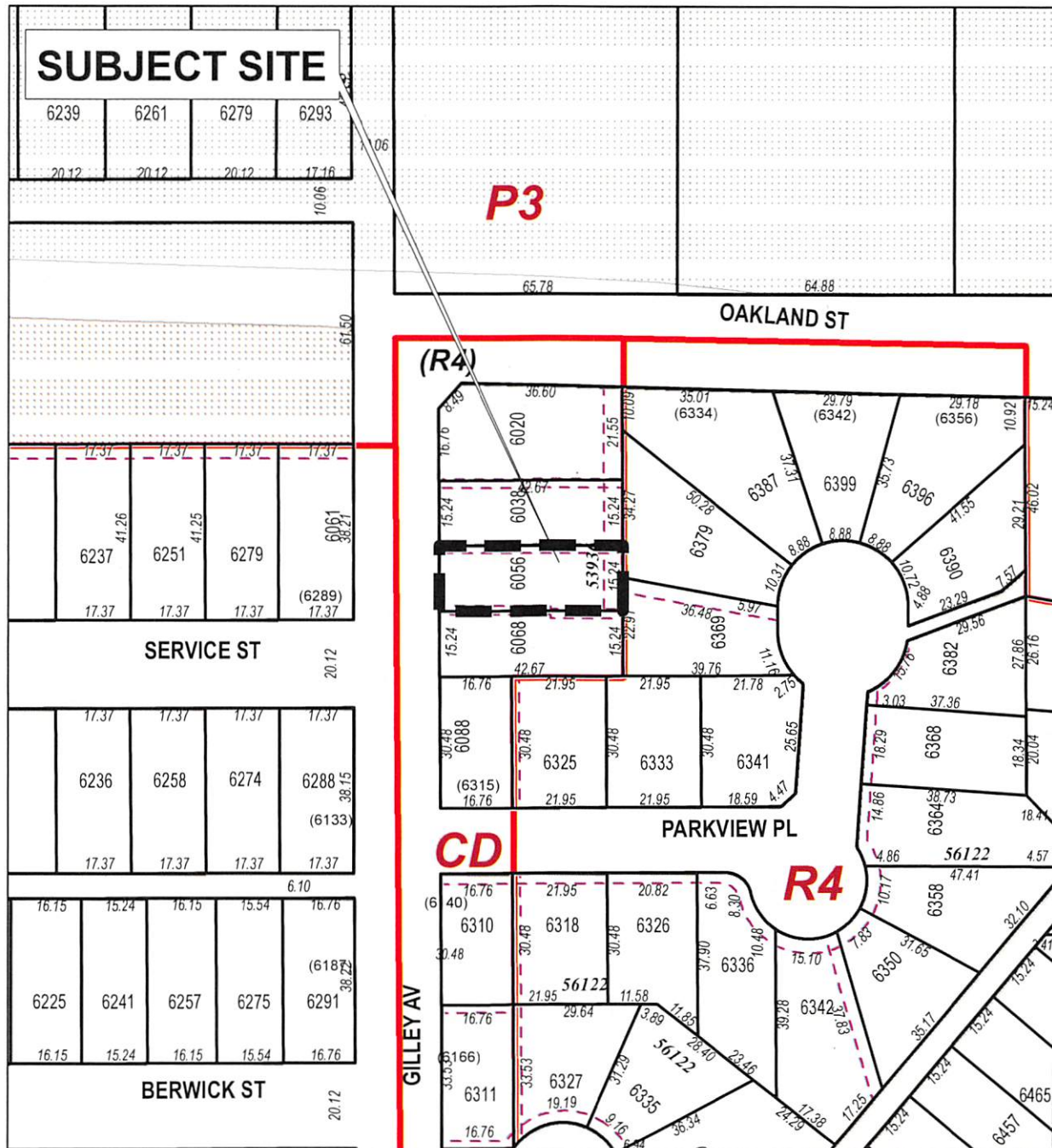
4.1 Site Area (no change) - 650.33 m² (7000.09 sq. ft.).


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

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PLANNING & BUILDING DEPARTMENT

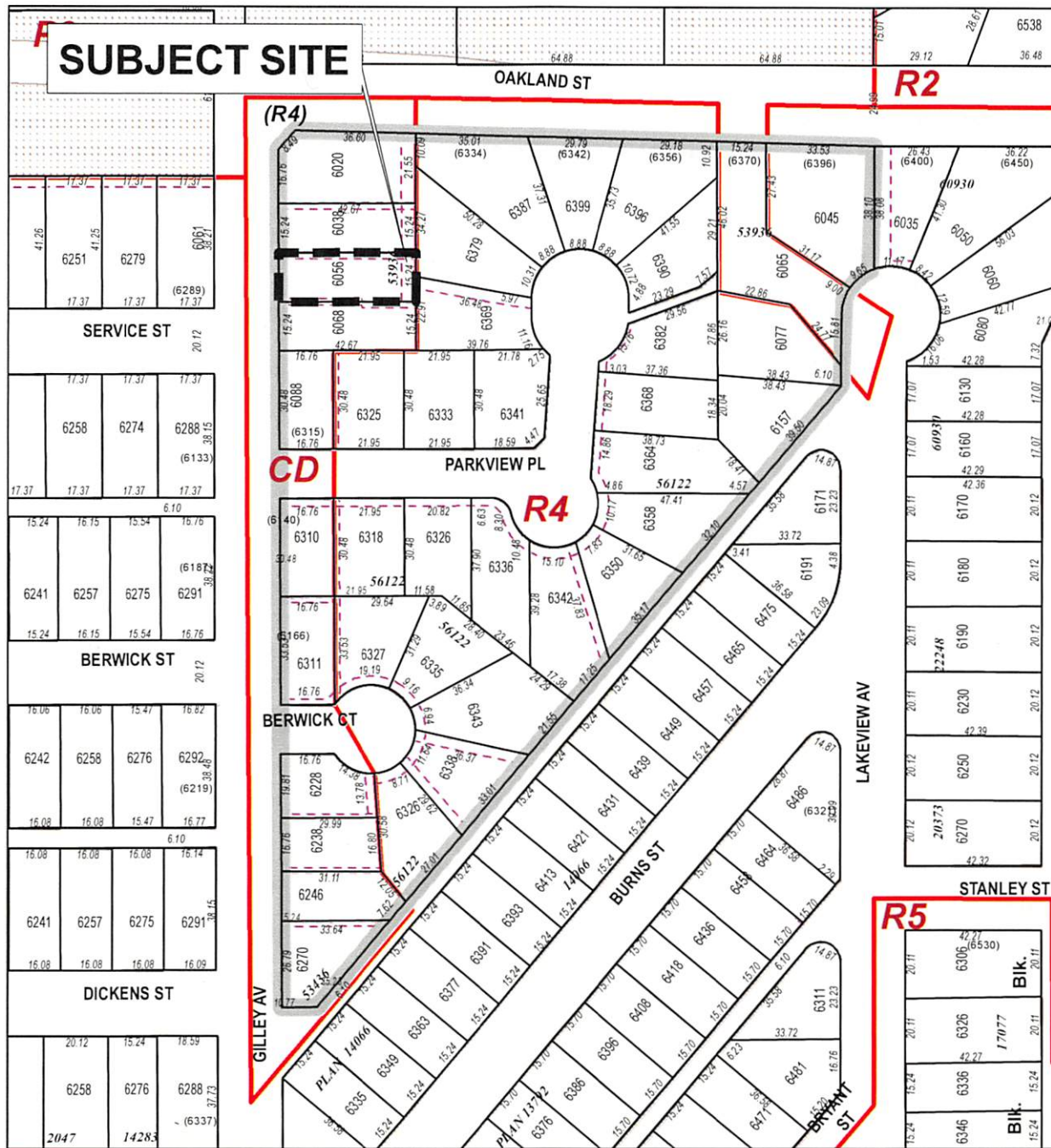


DATE:	DEC 22 2016
SCALE:	1:1,500
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REZONING REFERENCE #16-36
6056 GILLEY AVENUE

 Subject Site

Sketch #1



PLANNING & BUILDING DEPARTMENT



DATE:	DEC 22 2016
SCALE:	1:2,000
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CONSULTATION AREA
6056 GILLEY AVENUE



Subject Site



Consultation Area

Sketch #2