



Item .....
Meeting .....2018 March 26

COUNCIL REPORT

**TO:** CITY MANAGER 2018 March 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-41  
Proposed Single-Family Residence**

**ADDRESS:** 7480 Broadway (see *attached* Sketch #1)

**LEGAL:** Lot 57, Block 7, DLs' 59 and 137, Group 1, NWD Plan 3050

**FROM:** R2 Residential District

**TO:** R2a Residential District

**APPLICANT:** Mark Ravanbaksh  
8735 10<sup>th</sup> Avenue  
Burnaby, BC V3N 2T1

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2018 April 24.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 April 09 and to a Public Hearing on 2018 April 24 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 dedication of any rights-of-way deemed requisite.

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- d) 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 R2 Residential District zoning.

### 2.0 BACKGROUND

2.1 The subject property at 7480 Broadway is located in an R2 Residential District neighbourhood in the Sperling-Broadway area and is designated in the Official Community Plan (OCP) as Single Family Suburban. The average lot area in the block front is 992.57 m<sup>2</sup> (10,684 sq. ft.), with individual lots ranging from 670.10 m<sup>2</sup> (7,213 sq. ft.) to 1,598.02 m<sup>2</sup> (17,201 sq. ft.). 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 m (738 ft.) west of the subject property at 2623 Phillips Avenue.

2.2 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. The property does not meet lot width requirements for subdivision under of the Burnaby Zoning Bylaw.

2.3 On 2016 October 03, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue 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 R2a District to allow for the construction of a new single-family dwelling with an attached four-car garage on the 1,581.95 m<sup>2</sup> (17,028 sq. ft.) proposed net lot. Specific development plans include:

- a two-storey 660.32 m<sup>2</sup> (7,108 sq. ft.) single-family dwelling with a cellar, sloping roof, and a primarily two-storey appearance;
- an attached four-car garage, measuring 79.68 m<sup>2</sup> (858 sq. ft.), located at the cellar level with vehicular access from the lane;
- a storage room, measuring 22.08 m<sup>2</sup> (238 sq. ft.), located at the cellar level;
- a two-bedroom secondary suite, measuring 81.76 m<sup>2</sup> (880 sq. ft.), located at the cellar level;
- four bedrooms on the second floor; main living functions including a home office on the main floor; and a recreation room and the aforementioned attached garage, storage room, and secondary suite in the cellar; and,
- landscaped front and side yards with rear yard play space.

3.2 Under the prevailing R2 District, each lot shall have an area of not less than 668.88 m<sup>2</sup> (7,200 sq. ft.) and a width of not less than 18.28 m (60 ft.). Under the R2a District, each lot shall have an area of not less than 1,000 m<sup>2</sup> (10,764 sq. ft.) and a width of not less than 25.50 m (84 ft.). The subject property has a lot area of 1,581.95 m<sup>2</sup> (17,028 sq. ft.), after dedication, and a width of 30.54 m (100 ft.), and therefore meets the minimum area and width requirements of the R2a District.

3.3 With regards to the development density, the maximum gross floor area permitted in the R2 District is the lesser of 0.60 floor area ratio (FAR) or 440 m<sup>2</sup> (4,736 sq. ft.). The proposed R2a 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 27.5 m (90 ft.). Applied to the subject property, the 0.60 FAR would permit a dwelling with a maximum gross floor area of 949.17 m<sup>2</sup> (10,217 sq. ft.). The applicant proposes to build a single-family dwelling with an FAR of 0.42, and a GFA of 660.32 m<sup>2</sup> (7,108 sq. ft.), which is significantly less than the permitted gross floor area.

In addition, the maximum above grade floor area (AGFA) permitted in the R2 and R2a Districts is the greater of 0.40 of the lot area or 0.2 of the lot area plus 130 m<sup>2</sup> (1,399 sq. ft.). Applied to the subject property, a dwelling with a maximum AGFA of 440 m<sup>2</sup> (4,736 sq. ft.) would be permitted in the R2 District, and 632.78 m<sup>2</sup> (6,812 sq. ft.) in the R2a District. The applicant is proposing to construct a single-family house with an AGFA of 448.61 m<sup>2</sup> (4,829 sq. ft.), which is 8.61 m<sup>2</sup> (93 sq. ft.) larger than what would be permitted under the prevailing R2 District zoning. Furthermore, approximately 3.90 m<sup>2</sup> (42 sq. ft.) of the calculated GFA and AGFA is not interior to the proposed dwelling, but

is calculated as excess covered porch floor area. It is also noted that 211.72 m<sup>2</sup> (2,279 sq. ft.), or approximately 32%, of the permitted GFA, is located below grade and generally not visible.

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.*

The front elevation of the proposed development has a two-storey appearance and is considered to have minimal impact on the surrounding residential area. The height of the dwelling is 9.0 m (29.5 ft.) as measured from the average rear elevation to the highest point of the structure, which is within the maximum permitted height of the R2 and R2a Districts. Trees are to be retained along the front of the property, which will help reduce the prominence of the residence as viewed from the street.

Though there are some older lower-scaled single-family dwellings in the area, the scale and character of the newer neighbouring dwellings is generally two-storey single-family dwellings with basements or cellars, or two-storey two-family dwellings. As such, the proposed dwelling is in line with the overall scale and character of 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 proposed development provides a 11.42 m (37.45 ft.) front yard setback from Broadway, which is consistent with the front yard setback required under the bylaw and the prevailing setback pattern of the area.

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 a 19.85 m (65.12 ft.) rear yard setback which constitutes approximately 39% of the lot depth. The depth of the dwelling is 17.53 m (57.75 ft.), which is within the maximum permitted building depth in the R2 and R2a Districts.

- 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 R2 District requires a minimum side yard setback of 1.5 m (4.9 ft.), and 3.5 m (11.5 ft.) for the sum of both yards. Development under R2a District zoning therefore requires a minimum side yard setback of 3 m (9.8 ft.), and 7 m (23 ft.) for the sum of both. The proposed minimum side yard setback is 4.65 m (15.24 ft.) and the sum of both yards is 14.08 m (46.19 ft.), which meets the recommended side yard setback requirement.

- 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 sloping roof elements, some building articulation, a covered porch entry, covered decks, and a bay window 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 features six windows above the cellar level on the west (side) elevation, seven windows above the cellar level on the east (side) elevation, and two deck areas are proposed on the south (rear) elevation. The proposed windows and decks do not pose significant privacy concerns due to the depth of the building setbacks and the location of proposed trees. The windows on the north (front elevation) do not pose significant privacy concerns due to their orientation directly to the Burnaby Mountain Golf Course across Broadway.

- 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 development provides suitable new landscaping, including nine new trees distributed along the north (front), west (side), and south (rear) property lines, and extensive woodchip and gravel surfaces. The City’s Landscape Technician has determined that three of the existing six trees on site are suitable for retention. Therefore, three of the existing trees may be removed, subject to the requirements of the Burnaby Tree Bylaw.

Overall, the proposed development is consistent with the guidelines for assessing single-family dwellings in the R2a District.

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- 3.5 A dedication, equalling approximately 16.07 m<sup>2</sup> (173 sq. ft.) in area, is required along the Broadway frontage to accommodate future improvements including a separated sidewalk. The dedication starts at 0 m at the west property line and gradually increases to 1.75 m at the east property line along a curve. The resultant net site area is 1,581.95 m<sup>2</sup> (17,028 sq. ft.).
- 3.6 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:
  - standard requirements for water main, sanitary sewers, and storm sewers, including cash-in-lieu for water main upgrades along Broadway;
  - vehicular access from the lane; and,
  - cash-in-lieu for the finishing of Broadway to final standard along the lot frontage.
- 3.7 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.
- 3.8 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit is required.
- 3.9 The Planning Department has been advised that the owner has approached neighbouring property owners regarding the proposed rezoning of the subject property, and has received no opposition to the proposed development.

**4.0 DEVELOPMENT PROPOSAL**

4.1 Site Area

Gross Site Area	- 1,598.02 m <sup>2</sup> (17,201 sq. ft.)
Dedication	- 16.07 m <sup>2</sup> (173 sq. ft.)
Net Site Area	- 1,581.95 m <sup>2</sup> (17,028 sq. ft.)

4.2 Lot Coverage

Permitted	- 40 %
Proposed	- 19.68 %

4.3 Floor Area Ratio

Permitted	- 0.60 FAR
Proposed	- 0.42 FAR

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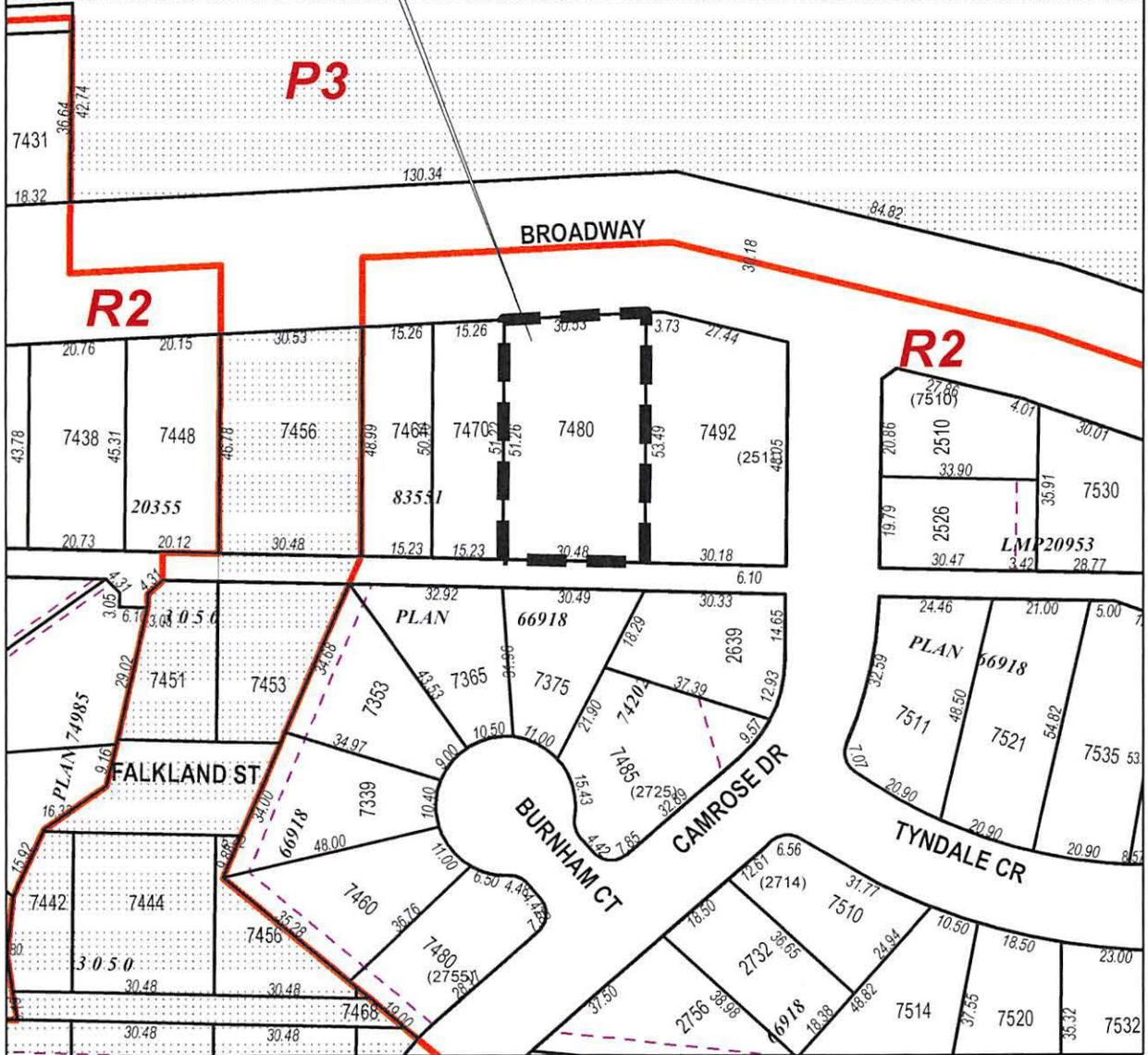
- 4.4 Gross Floor Area
  - Permitted - 949.17 m<sup>2</sup> (10,217 sq. ft.)
  - Proposed - 660.32 m<sup>2</sup> (7,108 sq. ft.)
  
- 4.5 Above Grade Floor Area
  - Permitted - 632.78 m<sup>2</sup> (6,811 sq. ft.)
  - Proposed - 448.61 m<sup>2</sup> (4,829 sq. ft.)
  
- 4.6 Building Height (permitted and proposed)
  - 2 storeys
  - 9.0 m (29.5 ft.)

  
Lou Pelletier, Director  
PLANNING AND BUILDING

MN:eb  
**Attachments**

cc: City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
SEP 02 2016

SCALE:  
1:1,500

DRAWN BY:  
AY

REZONING REFERENCE #16-41  
7480 BROADWAY

 Subject Site