



Item .....
Meeting ..... 2018 Dec 10

COUNCIL REPORT

**TO:** CITY MANAGER 2018 December 05

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #17-10017  
Rezoning and Eighteen Lot Subdivision**

**ADDRESS:** 5325 and 5385 Kincaid Street (see *attached* Sketch #1)

**LEGAL:** Lots' 13, 14, 15 Except: Part Dedicated Road On Plan 36222; District Lot 80, Group1, New Westminster District Plan 10063

**FROM:** P2 Administration and Assembly District

**TO:** R2 Residential District

**APPLICANT:** Colliers International Consulting  
19<sup>th</sup> Floor – 200 Granville Street  
Vancouver, BC V6C 2R6  
Attention: Gordon Easton

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The submission of an undertaking to remove all existing improvements from the within six months of the rezoning being effected.
- e. The completion of the necessary subdivision is required.
- f. The granting of any necessary dedications, statutory rights-of-way, easements and/or covenants deemed requisite.
- g. A tree survey and arborist's report for the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- h. The review of a detailed Sediment Control System by the Director Engineering.
- i. The deposit of the applicable Parkland Acquisition Charge.
- j. The deposit of the applicable GVS & DD Sewerage Charge.
- k. The deposit of the applicable School Site Acquisition Charge.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to facilitate subdivision of the subject property into 18 single family residential lots (see *attached* Sketch #2).

### 2.0 BACKGROUND

2.1 On 2018 January 24, 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 to prepare 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 the Public Hearing.

2.2 The subject property is located on Kincaid Street, between Royal Oak Avenue and Dawn Avenue. This property is located within the Douglas - Gilpin neighbourhood and is designated Single Family Suburban in the Official Community Plan (OCP). Zoned P2 Administration and Assembly District, it currently accommodates the School District #41

administration offices, which are intended to be relocated to 4041 Canada Way. Appearing elsewhere on Council's agenda is a further report under a separate rezoning application for 4041 Canada Way (Rezoning Reference #17-10006).

- 2.3 Predominantly surrounding the site to the north, east, south and west are single-family dwellings of varying ages, developed under the R2 Residential District. To the south across Kincaid Street is a place of public worship (church). To the west beyond Royal Oak Avenue is the Forest Lawn Cemetery.
- 2.5 Given the proposed change from institutional to residential uses, as a result of this rezoning application, the applicant hosted a neighbourhood open house in advance of the application proceeding to a Public Hearing. The applicant hosted a Community Information Meeting on 2018 May 29 from 3:00 to 7:00 p.m. Notifications of the meeting were sent to 182 properties in the immediate area bound by Royal Oak to the west, Canada Way to the north and east, and Spruce Street to the south. The notification was also published in the Burnaby Now on 2018 May 23.
- 2.6 According to the applicant, 79 people attended the Community Information Meeting. At the meeting, a comment cards were provided to gauge the neighbours' support for the proposed development. In general, attendees were in support of the proposed single family development. However, some concerns were raised concerning the potential size and scale of dwellings, and the loss of trees on site. The proposal is consistent with the City's Official Community Plan.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Official Community Plan, encourage: a varied range of housing options (including single and two-family dwellings); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

### 3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to rezone the property from the P2 Administration and Assembly District to the R2 Residential District to facilitate subdivision of the property into 18 lots for the development of 18 new single family dwellings.

Under the R2 District, each lot with a single family dwelling 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 (60.0 ft.). The subject property has an area of 12,775.57 m<sup>2</sup> (137,515 sq. ft.) after necessary road dedications, and an average width of 176.02 m (1,895 ft.). The applicant proposes to create 18 lots with an average lot area of 710.09 (7,643 sq. ft.), ranging from 692.60 m<sup>2</sup> (7,4558 sq. ft.) to 8975.10 m<sup>2</sup> (9,420 sq. ft.). The proposed lots have an average lot width of 19.55 m (64 ft.), ranging from 19.00 m (62 ft.) to 23.98 m (79 ft.). The proposed lots meet the

minimum area and width requirements of the R2 District. The proposed subdivision is required to meet all the requirements of the R2 Residential District for the subdivision approval.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- the dedication of 2.13 m (7 ft.) along the Shelby Court frontage;
- the construction of Shelby Court to its final standard, complete with a 1.8 m (6 ft.) front boulevard with street trees and street lighting, a 1.5 m (5 ft.) concrete separated sidewalk, and a 1.2 m (4 ft.) back boulevard, across the development frontage;
- the construction of Kincaid Street to its final standard, complete with a 1.8 m (6 ft.) front boulevard with street trees and street lighting, a 1.5 m (5 ft.) concrete separated sidewalk, and a 1.2 m (4 ft.) back boulevard, across the development frontage;
- all necessary dedications will be determined by a detailed road geometric; and,
- the installation of sanitary sewer, storm sewer and waterline upgrades along Shelby Court and Kincaid Street, as necessary.

3.3 Development Cost Charges:

- Parkland Acquisition Charge
- School Site Acquisition Charge
- GVS & DD Sewerage Development Cost Charge

3.4 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

**4.0 DEVELOPMENT PROPOSAL**

4.1 Site Area

Gross Site	-	13,119.97 m <sup>2</sup> (141,222 sq.ft.)
Dedication	-	344.40 m <sup>2</sup> ( 3,707 sq.ft.)
Net Site	-	12,775.57 m <sup>2</sup> (137,515 sq. ft.)

4.2 Proposed Lot Yield - 18 Lots

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From: Director Planning and Building  
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4.3 Development Area, Bulk and Massing

Development area, bulk and massing, including, but not limited to: minimum lot area, lot coverage, density, gross floor area, building height, required parking, and required landscaping would be in accordance with conditions of the Burnaby Zoning Bylaw R2 District.

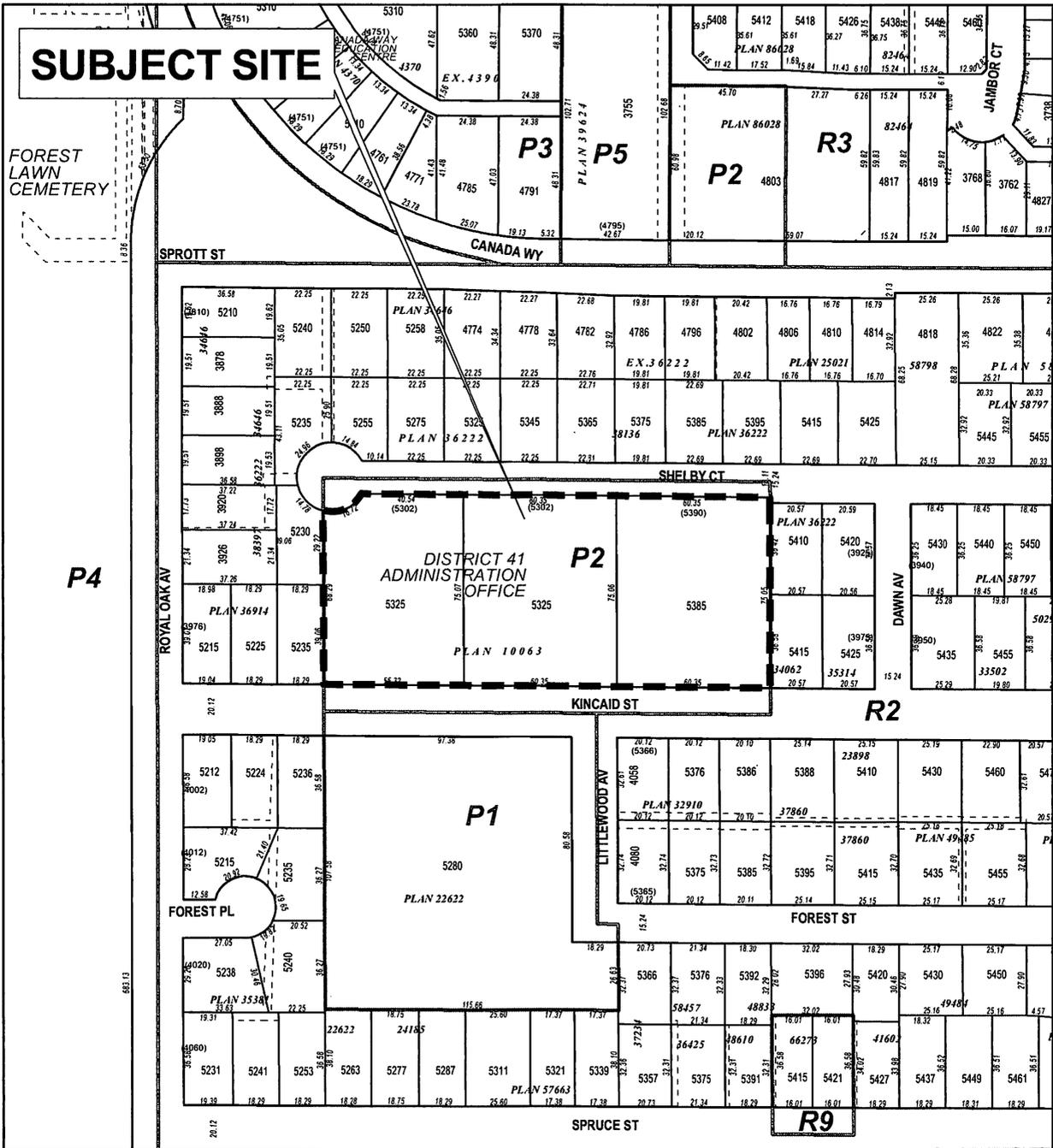


Lou Pelletier, Director  
PLANNING AND BUILDING

JBS

*Attachments*

cc: City Solicitor  
City Clerk



	<b>PLANNING &amp; BUILDING DEPARTMENT</b>
<b>DATE:</b> JAN 03 2017	<b>REZONING REFERENCE #17-10017</b> <b>5325 AND 5385 KINCAID STREET</b>   Subject Site
<b>SCALE:</b> 1:2,543	
<b>DRAWN BY:</b> AY	

**Sketch #1**

PRELIMINARY

PROPOSED SUBDIVISION PLAN OF  
 LOTS 13, 14 AND 15  
 EXCEPT: PART DEDICATED ROAD ON PLAN 36222  
 DISTRICT LOT 80 GROUP 1  
 NEW WESTMINSTER DISTRICT  
 PLAN 10063

BCGS 92G.026

SCALE 1 : 400



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 604 mm IN WIDTH BY 900 mm IN HEIGHT (D-SEE) WHEN PLOTTED AT A SCALE OF 1:400

INTEGRATED SURVEY AREA No. 25 CITY OF BURNABY NAD83 (CGRS) 4 0 0 BC 1 0 VRD

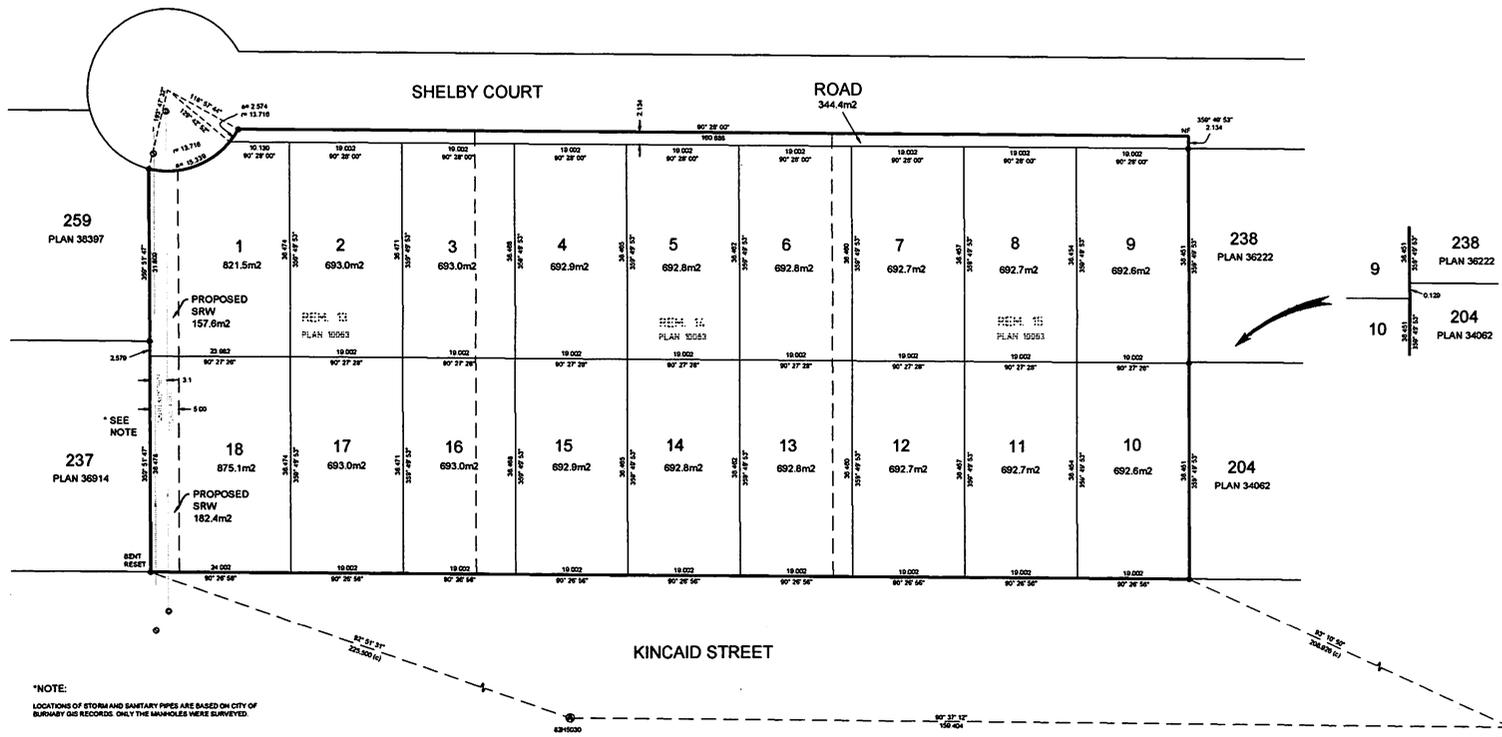
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 6245020 AND 6245021

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MAGNETIC TRUE COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 6245020 AND 6245021

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.9999923 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 6245020 AND 6245021

LEGEND:

SYMBOLS	DESCRIPTION
⊙	CONTROL MONUMENT FOUND
⊙	STANDARD IRON POST
⊙	LEAD PILE
+	DENOTES ARC
r	DENOTES RADIUS
(C)	DENOTES CALCULATED
m2	DENOTES SQUARE METRES
nf	DENOTES NOTHING FOUND



\*NOTE:  
 LOCATIONS OF STORM AND SANITARY PIPES ARE BASED ON CITY OF BURNABY GAS RECORDS. ONLY THE MANHOLES WERE SURVEYED.

UTM ZONE 10 COORDINATES  
 DATUM: NAD83(CSRS) 4 0 0 BC 1 0 VRD  
 NORthing: 5455072.176  
 EASTing: 50106.106  
 POINT COMBINED FACTOR: 0.9999923  
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.01

UTM ZONE 10 COORDINATES  
 DATUM: NAD83(CSRS) 4 0 0 BC 1 0 VRD  
 NORthing: 5455070.455  
 EASTing: 50126.440  
 POINT COMBINED FACTOR: 0.9999915  
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.01

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE DAY OF 2018 PAUL BARTLETT, BCLS #070

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF BURNABY

**M&H**  
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 LAND SURVEYING LTD.  
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 Surrey BC  
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 FILE NO.: 2115-02883-00-V-02 R1  
 ECP DATE