



Item
Meeting 2019 March 11

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2019 March 06

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 44000 20
Reference: BLD #18-01118

SUBJECT: SITING APPROVAL (BUILDING PERMIT #18-01118)
4125 NORFOLK STREET
PROPOSED TWO-FAMILY DWELLING UNDER EXISTING ZONING
BROADVIEW COMMUNITY PLAN

PURPOSE: To inform Council of a request to construct a new two-family dwelling under existing zoning in the Broadview Community Plan.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT

1.0 INTRODUCTION

This Department has received a Building Permit application, proposing to construct a new two-family dwelling with a detached garage at 4125 Norfolk Avenue under the site's prevailing R5 Residential District zoning. The property is located within the Broadview Community Plan, and is intended as part of a two-lot assembly with 4143 Norfolk Avenue, for multiple-family development based on CD Comprehensive Development District utilizing the RM3 Multiple Family Residential District as guidelines (see *attached* Sketches #1 and #2).

2.0 BACKGROUND

On 2016 July 20, Council received a report requesting rezoning of the subject site to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Broadview Community Plan as guidelines) in order to permit the construction of an infill townhouse development (Rezoning Reference #16-30). The rezoning application was not advanced to a Public Hearing, and was subsequently abandoned. Since that time, the owner has indicated a desire to construct a new two-family dwelling on the site.

On 2018 November 15, this Department received a Building Permit application (BLD#18-01118), proposing to construct a new two-family dwelling with a detached garage on the subject site under the prevailing R5 Residential District zoning. Staff contacted the applicant to determine if the property owner would consider City acquisition of the site. A representative of the property owner has advised that the owner intends to pursue construction of a new two-family dwelling, and has no interest in the sale of the property to the City. City acquisition

To: City Manager
From: Director Planning and Building
Re: Siting Approval – BLD#18-01118
4125 Norfolk Street

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would have enabled the City to hold the property pending development in line with the Community Plan.

3.0 SUBJECT PROPERTY

The property at 4125 Norfolk Avenue is located on the north side of Norfolk Street east of Gilmore Avenue, and is improved with a single-family dwelling that is in poor condition (see *attached* Sketch #1). To the west of the property is a four-unit townhouse development, while to the east is a two-family dwelling with multiple family development beyond. The subject property is intended for future multiple-family residential redevelopment based on CD Comprehensive Development utilizing the RM3 Multiple Family Residential District guidelines. The property is one of the desired two-lot assembly with the property to the east at 4143 Norfolk Avenue. The property is rectangular in shape with a frontage of approximately 20.12 m (66 ft.), and an area of approximately 748.06 m² (8,052 sq. ft.). The property is not on the Burnaby Heritage Inventory or the Burnaby Heritage Register.

While the Broadview Community Plan supports redevelopment of the site as part of a two-lot assembly with 4143 Norfolk Avenue, for multiple-family residential development, it is acknowledged that the property owner intends to pursue construction of a new two-family dwelling. It is noted that 4143 Norfolk Street could be redeveloped independently, in future, as an infill townhouse development under Comprehensive Development rezoning based on RM2 Multiple Family District guidelines.

4.0 CONCLUSION

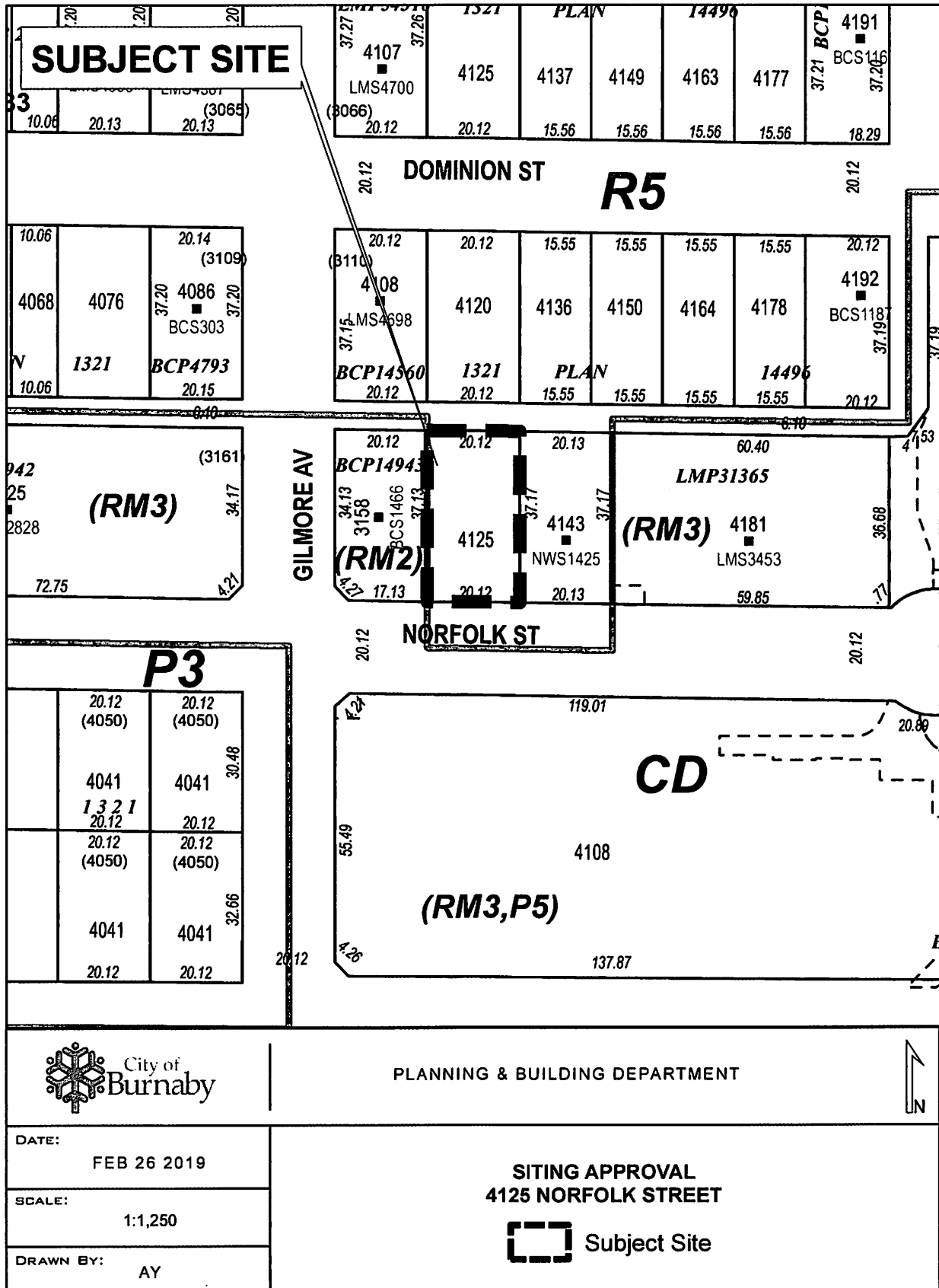
Therefore, unless otherwise directed, Staff will release the required Siting Approval and process the Building Permit application received by this Department line with the prevailing R5 District zoning for the subject lot.

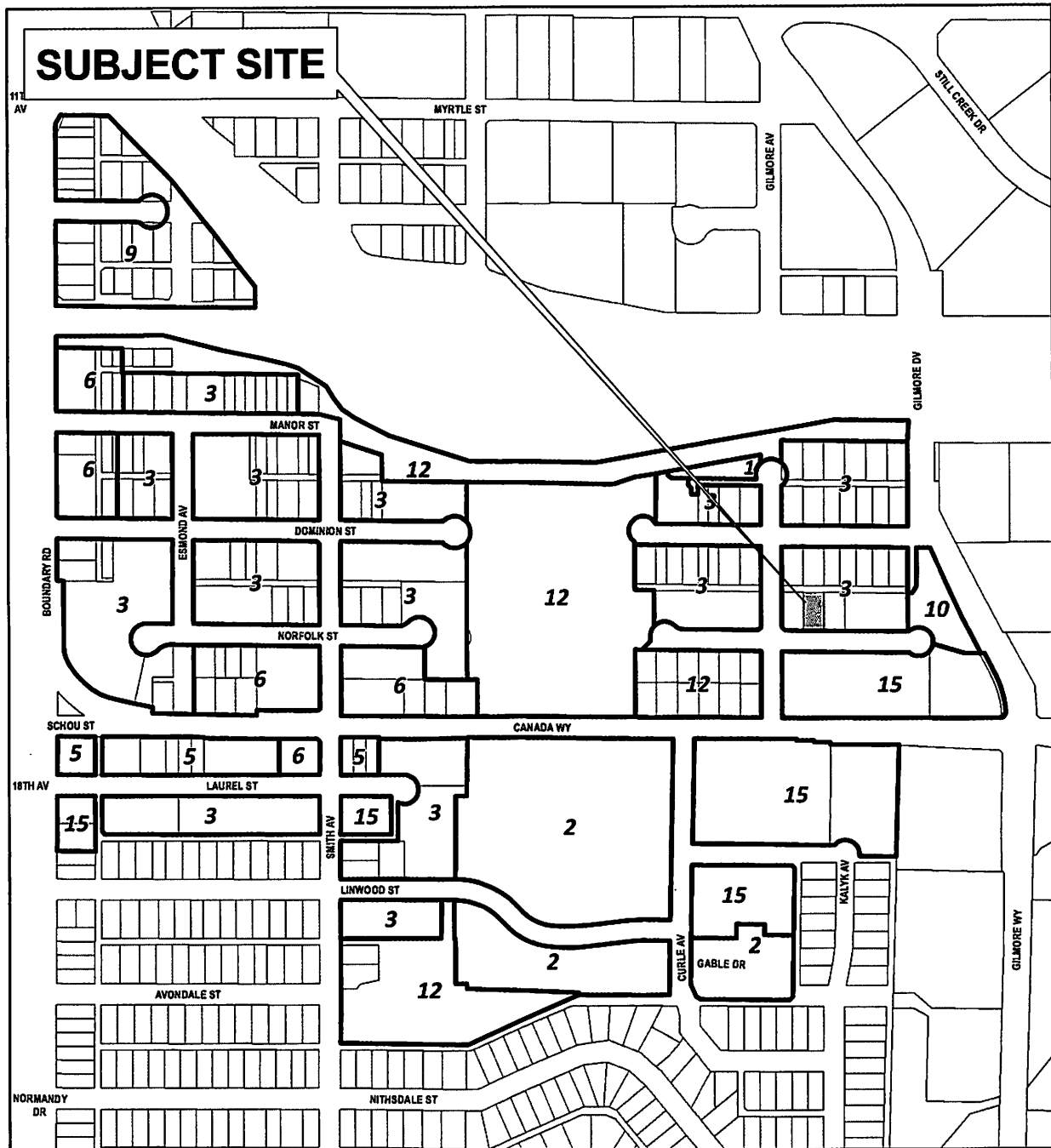
This is for the information of Council.


Lou Pelletier, Director
PLANNING AND BUILDING

SMN:tn
Attachments

cc: Director Engineering
Chief Building Inspector
City Solicitor





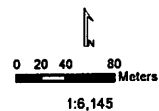
General Land Use Designations

- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 15 Community Institutional |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Broadview Community Plan (Community Plan Eight)



Printed on February 26, 2019

Sketch #2