



Item
Meeting 2021 June 14

COUNCIL REPORT

TO: ACTING CITY MANAGER **DATE:** 2021 June 09
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 44000 20
SUBJECT: SITING APPROVAL
6299 - 14TH AVENUE
BIG BEND DEVELOPMENT PLAN

PURPOSE: To inform Council of a Building Permit for a new single-family dwelling under existing zoning in the Big Bend Development Plan.

RECOMMENDATION:

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

R E P O R T

1.0 INTRODUCTION

On 2021 January 18, this Department received a Building Permit application (BLD#21-00044), proposing to construct a new single-family dwelling with attached garage and detached accessory building at 6299 - 14th Avenue under the site's prevailing A1 Agricultural District zoning. The property is located within the Big Bend Development Plan and is intended for agricultural use (see *attached* Sketches #1 and #2). It is also noted that approximately half of the southern portion of the property is located in the Province's Agricultural Land Reserve, and is designated for agricultural use in the Burnaby Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (see *attached* Sketch #3).

2.0 CITY POLICIES

The subject rezoning proposal aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Mayor's Task Force on Community Housing Final Report (2019).

3.0 SUBJECT PROPERTY

The subject vacant property is located on the north side of 14th Avenue. With a width of approximately 35.97 m (118 ft.) and an area of approximately 2,025.88 m² (0.5 acres), it does not meet the minimum width (91 m or 298.56 ft.) or area (2 ha or 4.94 acres) requirements for new A1 District lots. However, as the property was described on the official records on file in the Land

To: Acting City Manager
From: Director Planning and Building
Re: Siting Approval – 6299 - 14th Avenue
2021 June 09..... Page 2

Registry Office before 1978 January 01, the minimum width and lot area requirements would not apply to development or use of the property. The property is not on the Burnaby Heritage Inventory or the Burnaby Heritage Register.

The predominant development form along the subject block front is single-family dwellings, many of which are on similar-sized lots and the majority of which, including those on adjacent lots, are less than 30 years old. It is specifically noted that 6239 and 6269 - 14th Avenue share the same City and Regional agricultural land use designations as the subject site, and both are improved with newer single-family dwellings. Across 14th Avenue to the south are significantly larger properties which are used for agricultural purposes. To the north are City-owned properties that are forested.

While the Big Bend Development Plan designates the site for agricultural use, the property owner intends to pursue construction of a new single-family dwelling, which is a permitted use in the A1 District, either alone or on the same lot as other uses permitted in the District. City acquisition of the subject property, to enable the City to hold the property pending future agricultural use in line with the Community Plan, would not be warranted given the adjacent newer residential uses and the size of the site. Therefore, while the proposed residential use does not align with the designated agricultural use in the Development Plan, given the permitted single-family dwelling use in the A1 District, and development of other properties on the north side of the block for single-family dwellings, staff will process a Building Permit application for development under prevailing zoning. Unless otherwise directed by Council, future Building Permit applications for single-family dwellings in the Big Bend Plan area that are designated for agricultural use and are located within the Agricultural Land Reserve will be similarly processed, with a Siting Approval report forwarded to Council for information purposes.

4.0 CONCLUSION

Staff have released the required Siting Approval and the Building Permit application received by this Department will be processed in line with the prevailing A1 District zoning for the subject lot. Any requirements of the Agricultural Land Commission would need to be met by the applicant.

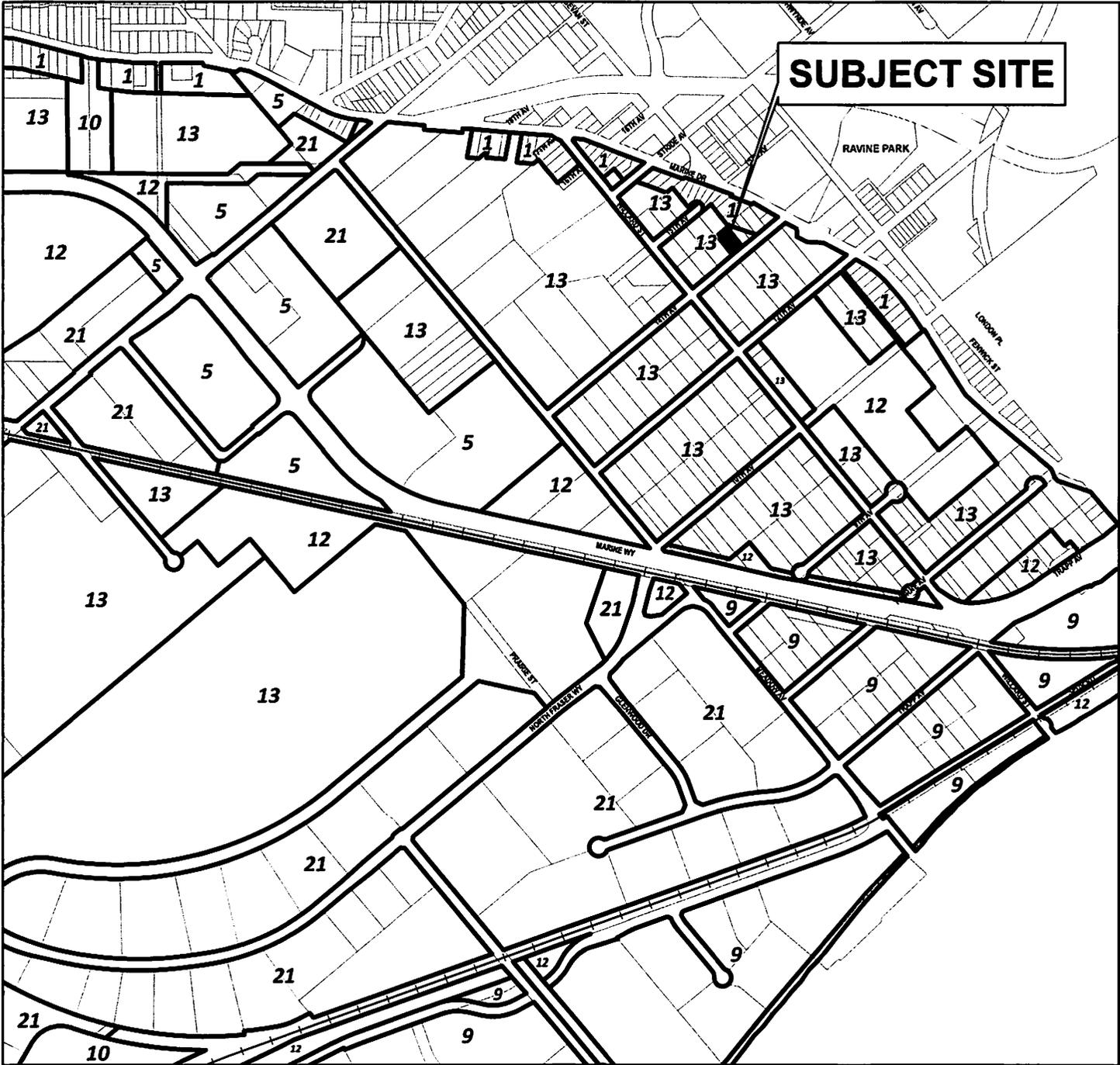
This is for the information of Council.


E.W. Kozak, Director
PLANNING AND BUILDING

LS:tn

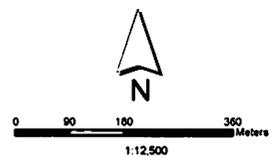
Attachments

cc: Chief Building Inspector
City Solicitor



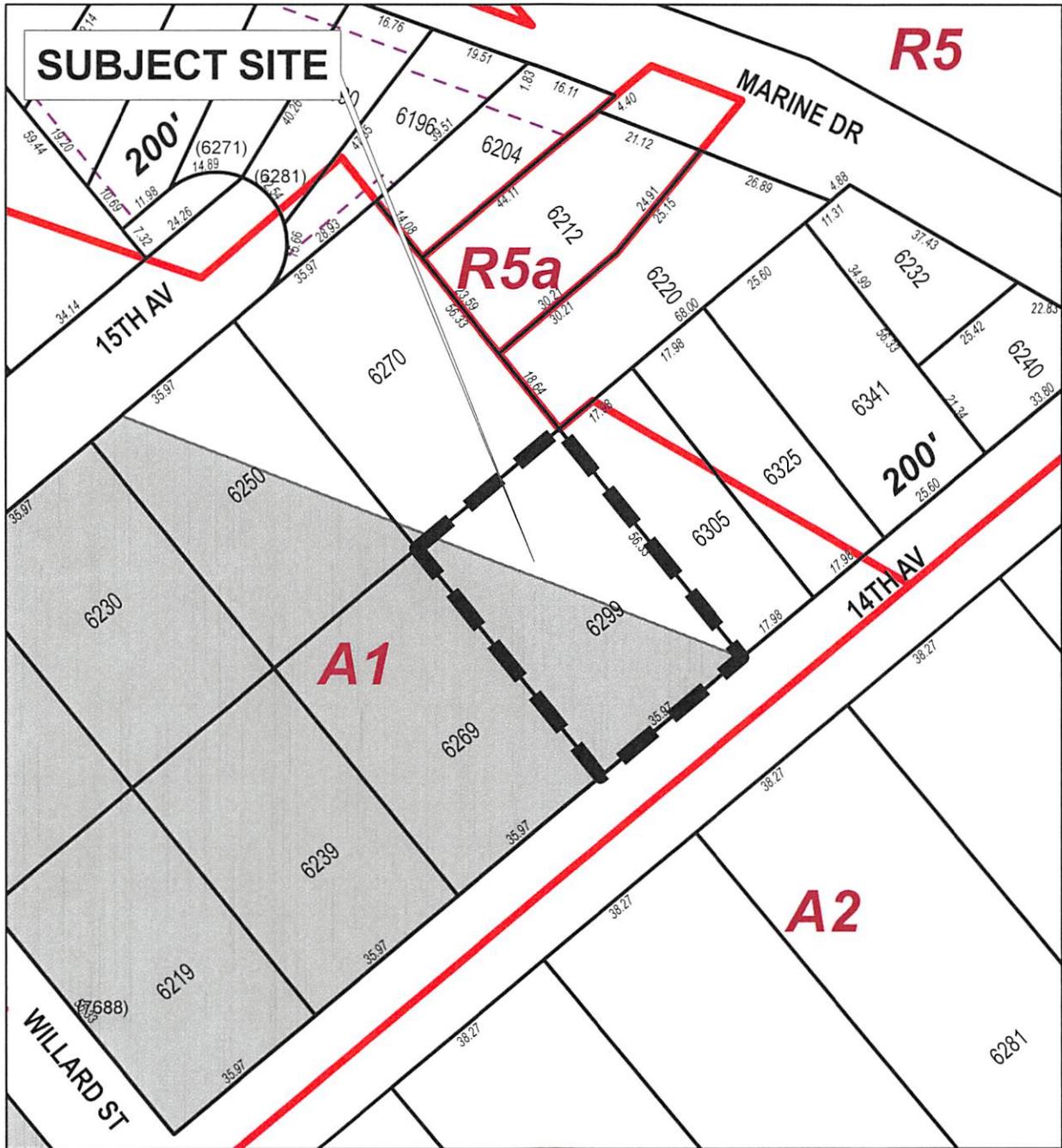
SUBJECT SITE

- | | |
|--------------------------------------------------|------------------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



Date:
MAY 28 2021

scale:
1:1,250

Drawn By:
JS

**SITING APPROVAL
6299 14TH AVENUE**



Subject Site



Metro Vancouver
Regional Growth Strategy
Agricultural Use