

TO: CITY MANAGER

1997 DECEMBER 10

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED DUPLEX DEVELOPMENT
5060 CANADA WAY
CANADA WAY - CLAYTON AVENUE AREA PLAN**

PURPOSE: To inform Council of an application for a Building Permit to allow the construction of a duplex on an R4 District lot, which is not in conformance with the Area Plan.

RECOMMENDATION:

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

R E P O R T

1. Development Proposal:

This Department has received a Building Permit application for the construction of a duplex dwelling on the subject site. The site is currently vacant and is zoned R4 Residential District (see **attached** Sketch #1). Two-family dwellings are a permitted use on lots in the R4 District zone with a minimum lot area of 758.06m² (8,160 sq.ft.) and a minimum width of 20.7m (68 ft.). The subject site has frontages of 59.8m (196 ft.) on Canada Way, 33.5m (110 ft.) on Sperling Avenue and an area of 2,361m² (25,414 sq.ft.) and is therefore eligible for a two-family dwelling development. The proposal is for a duplex with a gross floor area of 332m² (3,572 sq.ft.) and a Floor Area Ratio of 0.14, which is permissible under the R4 District zoning of the property.

2.0 Adopted Area Plan:

The subject site is located within the Canada Way - Clayton Avenue Area Plan and is designated for R9 District small lot residential development (see **attached** Sketch #2). The proposed construction of the duplex dwelling would be in conformance with the existing R4 District zoning of the site, but conflicts with the small subdivision layout of the adopted Canada Way - Clayton Avenue Area Plan. The construction of a duplex and the retention of 5060 Canada Way based on its current property lines would potentially impact the creation of four R9 District zoned small lots within Phase 3 of this portion of the Canada Way - Clayton Avenue Area Plan.

Staff have had discussions with the applicant regarding pursuing a lot assembly and redevelopment in conformance with the current adopted community plan. However, the applicant has indicated that in light of the costs of land assembly in Phase 3 and the

anticipated per lot yield from small lot development - based on projected sales in Phase 1, for which the rezoning to the R9 District has been given Final Adoption - the redevelopment of Phase 3 under the adopted community plan is not economically viable from his viewpoint.

3.0 Effect of the Proposed Development on the Plan:

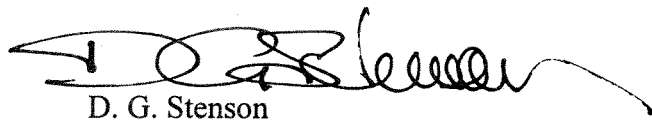
While the proposed duplex development is not supportive of the R9 District small lot community plan for the area, it is still a single-family residential development proposal. The applicant has submitted a very preliminary residential subdivision layout which envisions separate development on the subject site and the creation of seven single-family residential small lots in Phase 3 - thereby reducing the lot yield by three potential small lots. While it is not certain how many single-family residential lots could be created if the subject site is not part of Phase 3 of the community plan, this Department would work with the applicant to site the proposed duplex in an optimum location to reduce its impact on the Phase 3 development potential.

4.0 Vehicular Access:

The plan submitted shows direct vehicular access to Canada Way. The location of all points of access on to the site would require the approval of the Ministry of Transportation and Highways and the City Engineer. In consideration of the fact that Canada Way is a Provincial Arterial and an alternative access to a local road is available, it is very unlikely that direct access on to Canada Way would be approved.

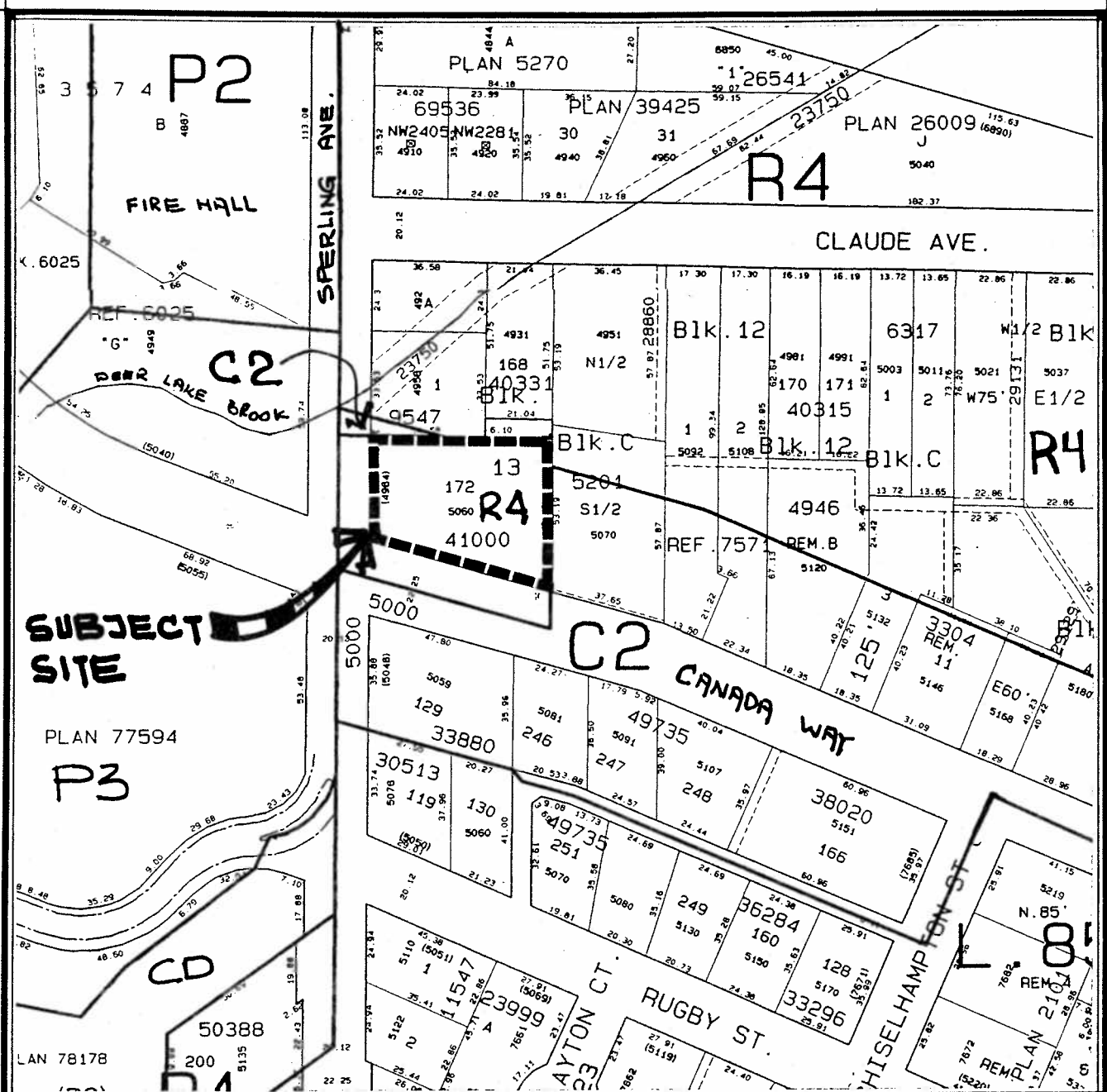
5.0 Conclusion:

The construction of a duplex dwelling oriented to Canada Way on the subject site is not supportive of the Canada Way - Clayton Avenue Area Plan for this area. However, it is not a different land use than that designated in the Area Plan and the impacts on the small lot subdivision layout should be minimized through the siting of the duplex. In light of the above and the fact that a two-family dwelling is a permitted use on this property, unless otherwise directed by Council, staff will process the Building Permit application.



D. G. Stenson
Director Planning and Building

BW::gk
Attach
cc: Chief Building Inspector



Date:
NOVEMBER 1997

Scale:
1:2000

Drawn By:
J.P.C.

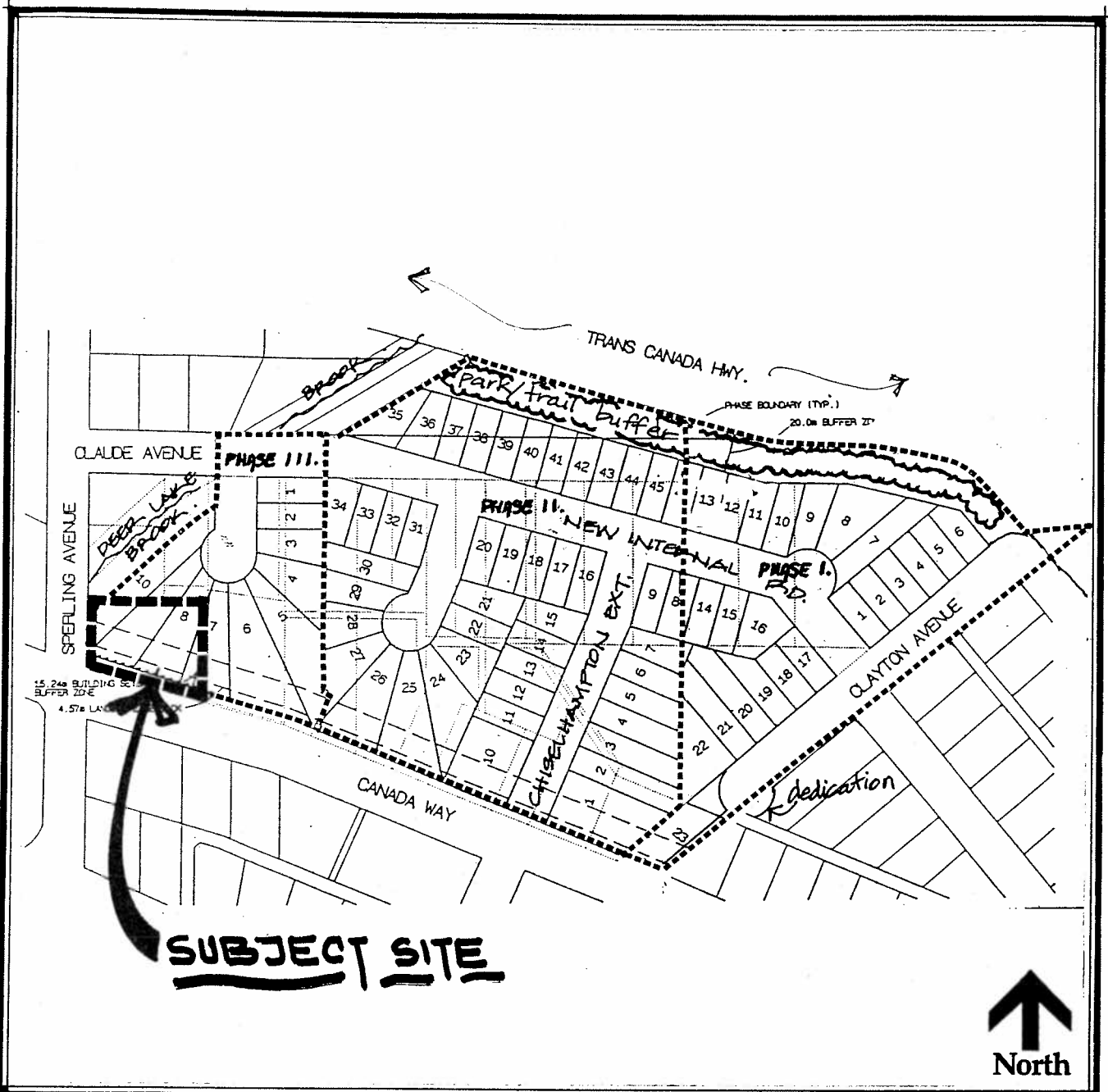


City of
Burnaby
 Planning & Building Dept.



PROPOSED DUPLEX DEVELOPMENT
 (5060 CANADA WAY)

SKETCH #1.



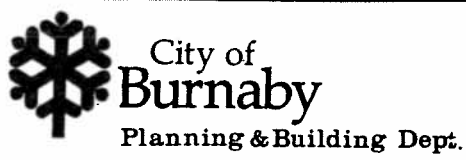
SUBJECT SITE



Date:
NOVEMBER 1997

Scale:
N.T.S.

Drawn By:
J.P.C.



**PORTION OF CANADA WAY - CLAYTON AVE.
 AREA PLAN.**

SKETCH #2.