

TO: CITY MANAGER 2005 March 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: EXPANDED SITE
3853, 3875 & 3891 NORFOLK STREET
REZONING REFERENCE #04-64
3876 & 3892 NORFOLK STREET
COMMUNITY PLAN EIGHT

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #04-64 and to obtain approval, in principle, to the sale of two City-owned properties as outlined in this report.

RECOMMENDATIONS:

1. **THAT** the sale of the subject City-owned properties, subject to completion of consolidation and rezoning in line with Section 2.3, be approved in principle.
2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development on the expanded site suitable for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

R E P O R T

1.0 BACKGROUND

At the 2004 November 22 Council meeting, Council received the Initial Report for Rezoning Reference #04-64 to permit the development of a small infill townhouse project at 3876 and 3892 Norfolk Street. The site is located on the south side of Norfolk Street adjacent to Broadview Park, a half block north of Canada Way (see **attached** Sketch #1). Falling within the First Priority Area of Community Plan Eight (see **attached** Sketch #2), the site is designated for through-block consolidation and redevelopment with the two properties to the west, 3854 and 3862 Norfolk Street, and the property to the south at 3841 Canada Way, using CD Comprehensive Development District zoning based on the RM3 and C2 Districts as guidelines.

It was noted in the initial report that the property owner of the subject site had attempted unsuccessfully to assemble the adjoining properties to the west and south. Given this situation, this Department supported a small multiple-family infill development at 3876 and 3892 Norfolk Street, utilizing the CD Comprehensive Development District with the RM2 District as guidelines, appropriate for the smaller site with an area of 1,226.52 m² (13,202.58 sq. ft.).

2.0 DISCUSSION OF REVISED SITE

- 2.1 The applicant has now been successful in acquiring the property to the north at 3891 Norfolk Street. He also is looking to acquire the City-owned lots at 3853 and 3875 Norfolk Street as well as the lane allowance behind them and some of the intervening road allowance for a larger site to be developed as one project utilizing the CD Comprehensive Development District with the RM3 District as guidelines. This will create a larger site with an area of 47,439 sq. ft. (see **attached** Sketch #3). Also falling within the First Priority Area of Community Plan Eight, these lots on the north side of Norfolk Street, forming the eastern half of the block front, are designated for consolidation and redevelopment using CD Comprehensive Development District zoning based on the RM3 District as a guideline. The site beyond to the north across the lane is developed with low-rise apartments, subject of Rezoning Reference #3/85, with parking access from Dominion Street and designed to accommodate the proposed lane closure. The street ends of Dominion and Norfolk Streets will continue to provide the desired public pedestrian access into Broadview Park.
- 2.2 The Initial Report indicated that, for the original site configuration, a small dedication would be required for the cul-de-sac, the area of which would be exchanged for a portion of closed abutting Norfolk Street road allowance beyond it (see **attached** Sketch #1). With the expanded site, access no longer needs to be provided to 3891 Norfolk Street. Therefore, it is proposed that the cul-de-sac be built slightly further west, with the closed street-end area maintaining a central 9.14m (30 ft.) wide statutory right-of-way for an open and lighted, landscaped greenway pedestrian/bike corridor and park service access into Broadview Park, with a double row of trees and gate posts identifying this greenway corridor as a public access to Broadview Park. Residential units would also front this greenway but be setback an additional 15 ft. to accommodate unit entries and privacy yards. The two portions of the development site north and south of the current Norfolk Street road allowance would constitute one legal parcel. A small area of 562.07 sq ft, comprising the curved eastern end of the existing Norfolk Street road allowance which now intrudes into Broadview Park would be included in Broadview Park, giving it a straighter, western edge.
- 2.3 Two of the lots in the proposed assembly are City-owned, 3853 and 3875 Norfolk Street, as well as the abutting lane and part of the Norfolk Street road allowance to be closed. The

exact amount of land to be sold will be the subject of a detailed survey. A purchase agreement and Highway Closure Bylaw would be pursued and completed as part of this rezoning. The City Solicitor will determine a recommended sale price for the property which will be submitted to Council for its consideration and approval as part of a future report requesting that the proposal be advanced to a Public Hearing. The completion of the sale of City-owned properties and their consolidation with the remainder of the site would be a prerequisite of the rezoning application.

- 2.4 Given the proximity of Spring Brook in Broadview Park, a survey is required to determine the top-of-bank for setback purposes. The ERC will be reviewing the plans to ensure the new development keeps similar setbacks to those associated with the existing dwellings.

3.0 CONCLUSION

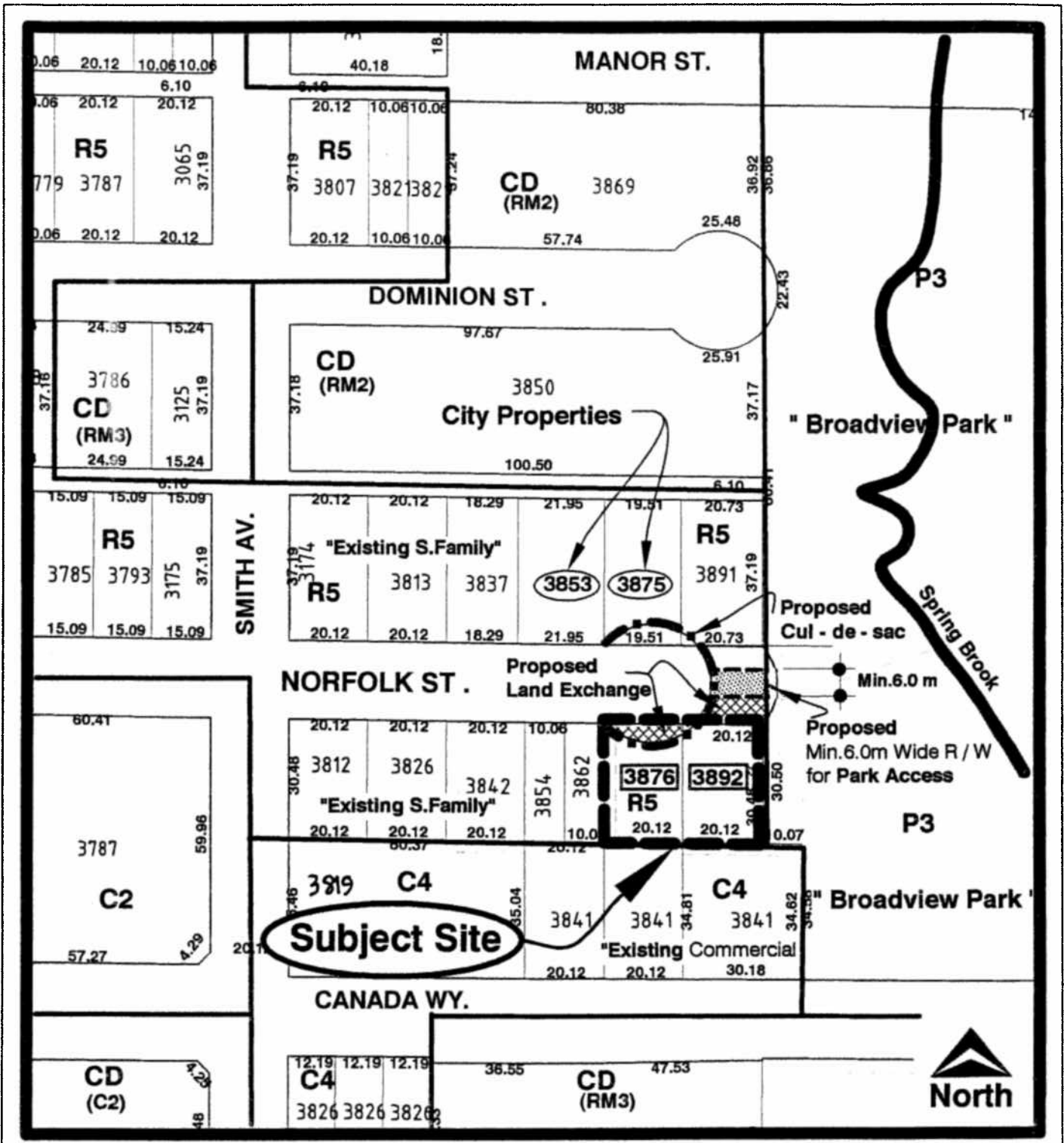
Given this opportunity for a larger, more efficient site assembly for RM3-type redevelopment of the scale anticipated by Community Plan Eight, the redundancy of the lane to the north of the site, and the proposed preservation and enhancement of public pedestrian access to Broadview Park, this Department supports the proposed expanded redevelopment site and requests authority to work with the applicant towards a suitable plan of development on this basis.



J. S. Belhouse
Director Planning and Building

FA:gk
Attach

cc: City Solicitor
City Clerk
Director Engineering
Director Parks, Recreation and Cultural Services



Planning and Building Department

Scale: 1 : 1500

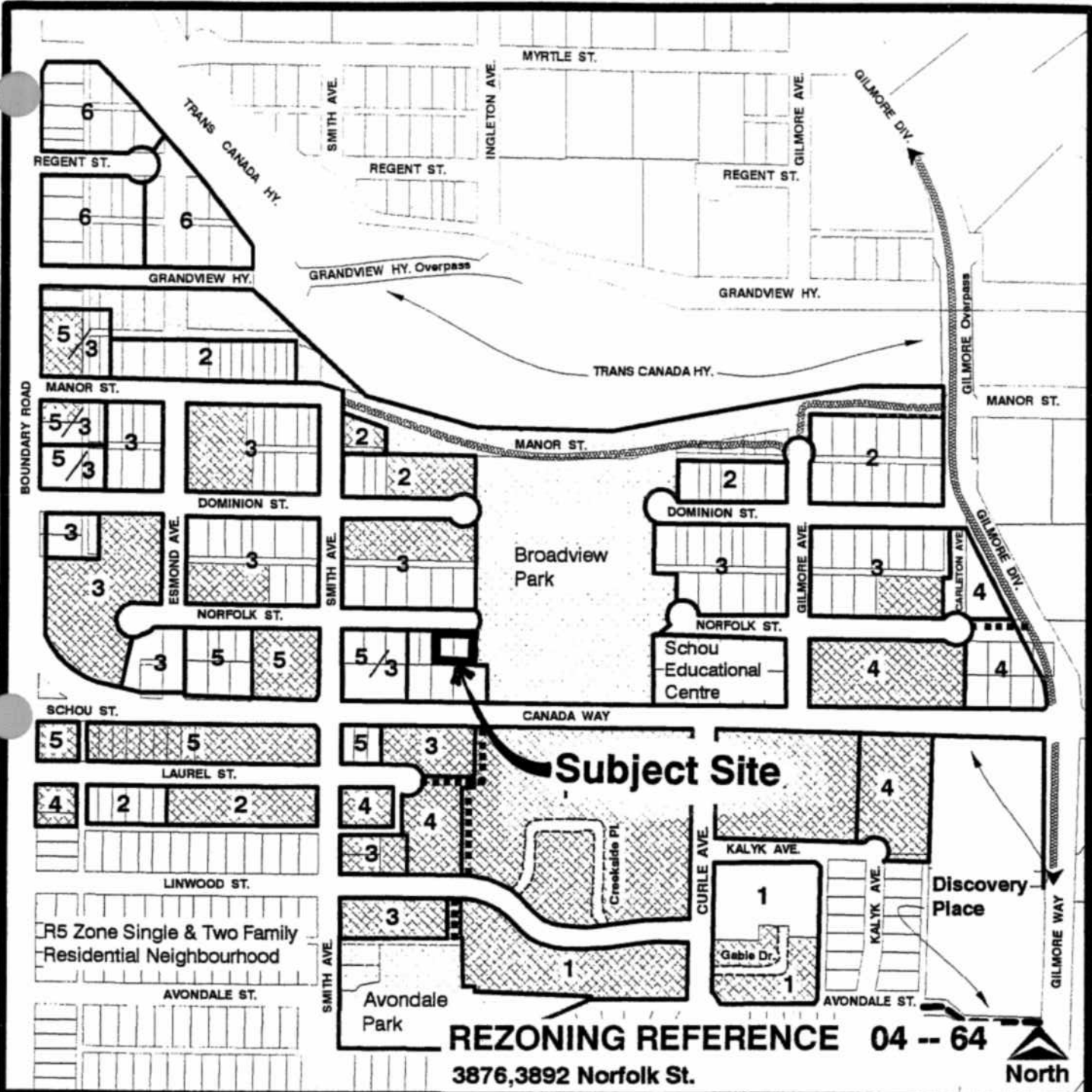
Drawn By: J.P.C.

Date: November 2004

REZONING REFERENCE 04 -- 64

3876,3892 Norfolk St.

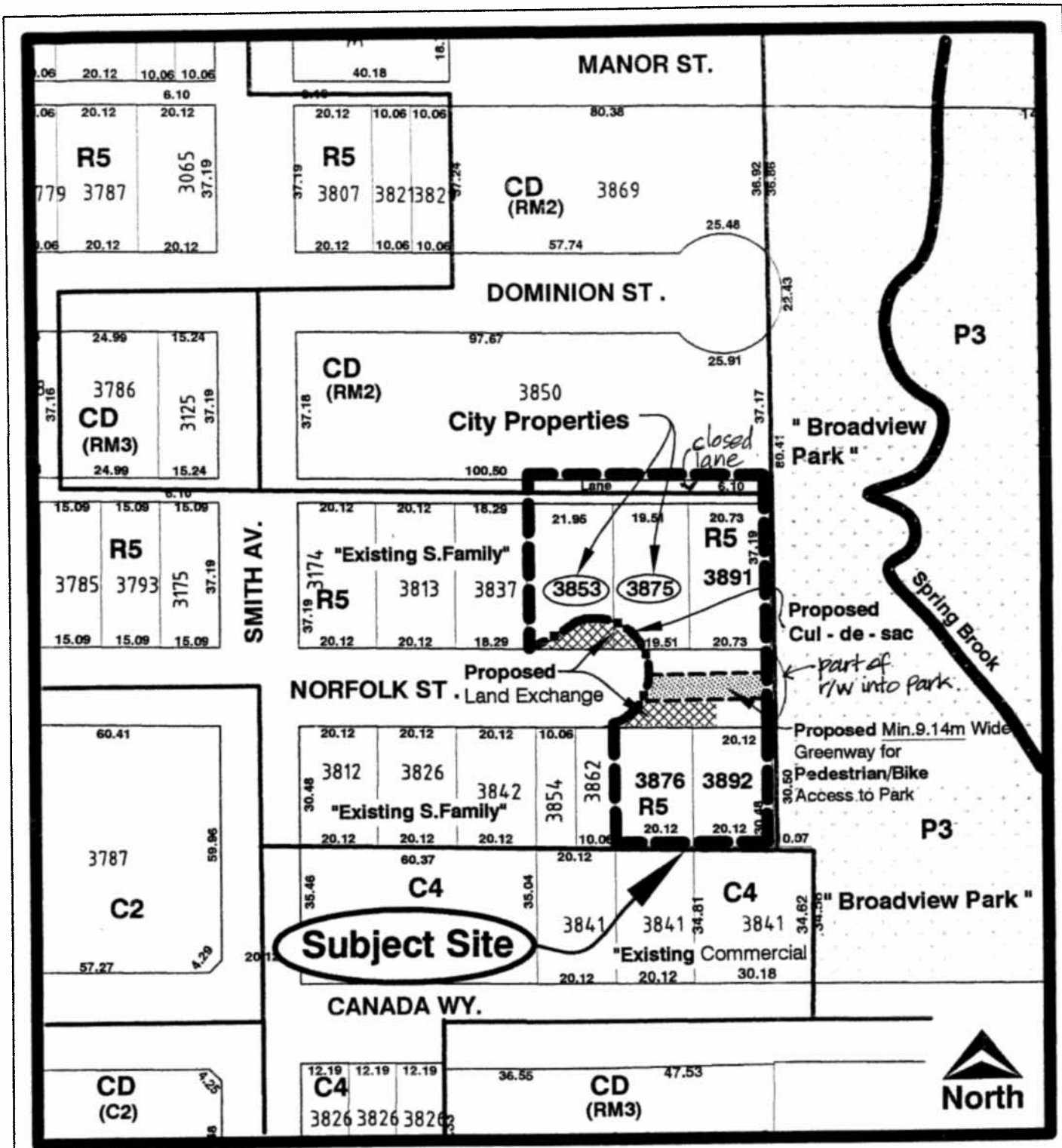
Sketch # 1



City of Burnaby Planning And Building Department

Updated to: September 2004
 Reference date June 1971

Community Plan Eight



Planning and Building Department

Scale: 1 : 1500

Drawn By: J.P.C.

Date: March 2005

REZONING REFERENCE # 04 -- 64
Expanded Site

3876,3892,3853,3875,3891 Norfolk St.

Sketch # 3