



Item .....  
Meeting ..... 2021 October 25

COUNCIL REPORT

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**TO:** CHIEF ADMINISTRATIVE OFFICER **DATE:** 2021 Oct 20  
**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** INQ#21-269  
**SUBJECT:** **SITING APPROVAL**  
**5520 IRVING STREET**  
**PROPOSED NEW TWO-FAMILY DWELLING WITH AN ATTACHED**  
**GARAGE UNDER R5 RESIDENTIAL DISTRICT ZONING**  
**ROYAL OAK COMMUNITY PLAN (SUB-AREA 9)**

**PURPOSE:** To inform Council of a request to build a two-family dwelling at 5520 Irving Street within the Royal Oak Community Plan area.

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**RECOMMENDATION:**

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

**R E P O R T**

**1.0 INTRODUCTION**

This Department has received a request from the property owner to demolish the existing two-family dwelling at 5520 Irving Street, in order to construct a new two-family dwelling with an attached garage under the prevailing R5 Residential District zoning (Demolition Permit BLD21-252 and Building Permit BLD21-916). The property is located within the Royal Oak Community Plan area and is designated as part of an assembly for transitional multiple family residential use under the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District as a guideline) (see *attached* Sketches #1 and #2). The Royal Oak Community Plan, adopted by Council on 1999 June 28, calls for the subject property to be consolidated with adjacent lots and redeveloped as transitional RM2 density housing, separating the single-family dwellings north of Irving Street from the RM3 medium-density multiple family dwellings at the southern portion of the block. The Plan identifies 5520 Irving Street, 5566/5568 Irving Street, 6430 Denbigh Avenue, and 6410 Denbigh Avenue as a four-lot development assembly.

This report is to inform Council of the requested release of a Siting Approval, and subsequent Building Permits for the demolition of the existing two-family dwelling and construction of a new two-family dwelling, in line with the property's prevailing R5 Residential District zoning.

To: Chief Administrative Officer  
From: Director Planning and Building  
Re: Siting Approval – 5520 Irving Street  
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## 2.0 PROPERTY CONTEXT

The subject property is located within the northern portion of the Royal Oak Community Plan area (Sub-Area 9), and is currently zoned R5 Residential District. The property is improved with an older two-family dwelling constructed in 1972. Immediately to the east, at 5566/5568 Irving Street, is a newer stratified two-family dwelling which was constructed in 2000. To the west, fronting Denbigh Avenue at 6430 and 6410 Denbigh Avenue, are two single-family dwellings constructed in 1995 and 1949 respectively.

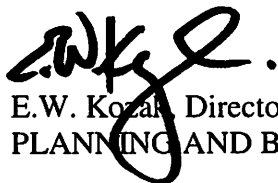
The assembly of an RM2-type site that includes the four aforementioned properties may be difficult to achieve given the newer dwellings immediately to the east and west of the subject property. Removing the newer stratified development at 5566/5568 Irving Street from the consolidation, a smaller but suitable development site comprised of the subject property and 6430, 6410 Denbigh Avenue would be supportable; however, it is considered unlikely at this time. The applicant has submitted a letter acknowledging the possibility of future multiple family development in the nearby vicinity, but favors pursuing a two-family dwelling development at this time.

Given the age and good condition of the dwellings within the planned assembly area, notably the stratified two-family dwelling at 5566/5568 Irving Street and the newer single-family home at 6430 Denbigh Avenue, redevelopment in line with the community plan designation under the planned assembly is unlikely to be achieved in the short to medium term. Staff gave consideration to the potential acquisition of the subject property by the City for future RM2 development purposes, however, there would be a strong likelihood that the City may have to hold the property for a considerable period of time with some uncertainty that a desirable consolidation would in fact be achieved. However, while the property owner's intent is to develop a new two-family dwelling, the owner has noted that they would entertain offers should the City be interested in acquiring the property.

## 3.0 CONCLUSION

Therefore, unless otherwise directed by Council to pursue acquisition, a demolition permit and building permit to construct a new two-family dwelling will be issued under the prevailing R5 District zoning, subject to meeting all requirements of the Zoning Bylaw, and the approval of the Chief Building Inspector.

This is for the information of Council.



E.W. Kozak, Director  
PLANNING AND BUILDING

MP:ll

**Attachments**

cc: Chief Building Inspector  
City Solicitor



**SUBJECT SITE**

**DENBIGH AV**

**IRVING ST**

**ELGIN AV**



PLANNING & BUILDING DEPARTMENT



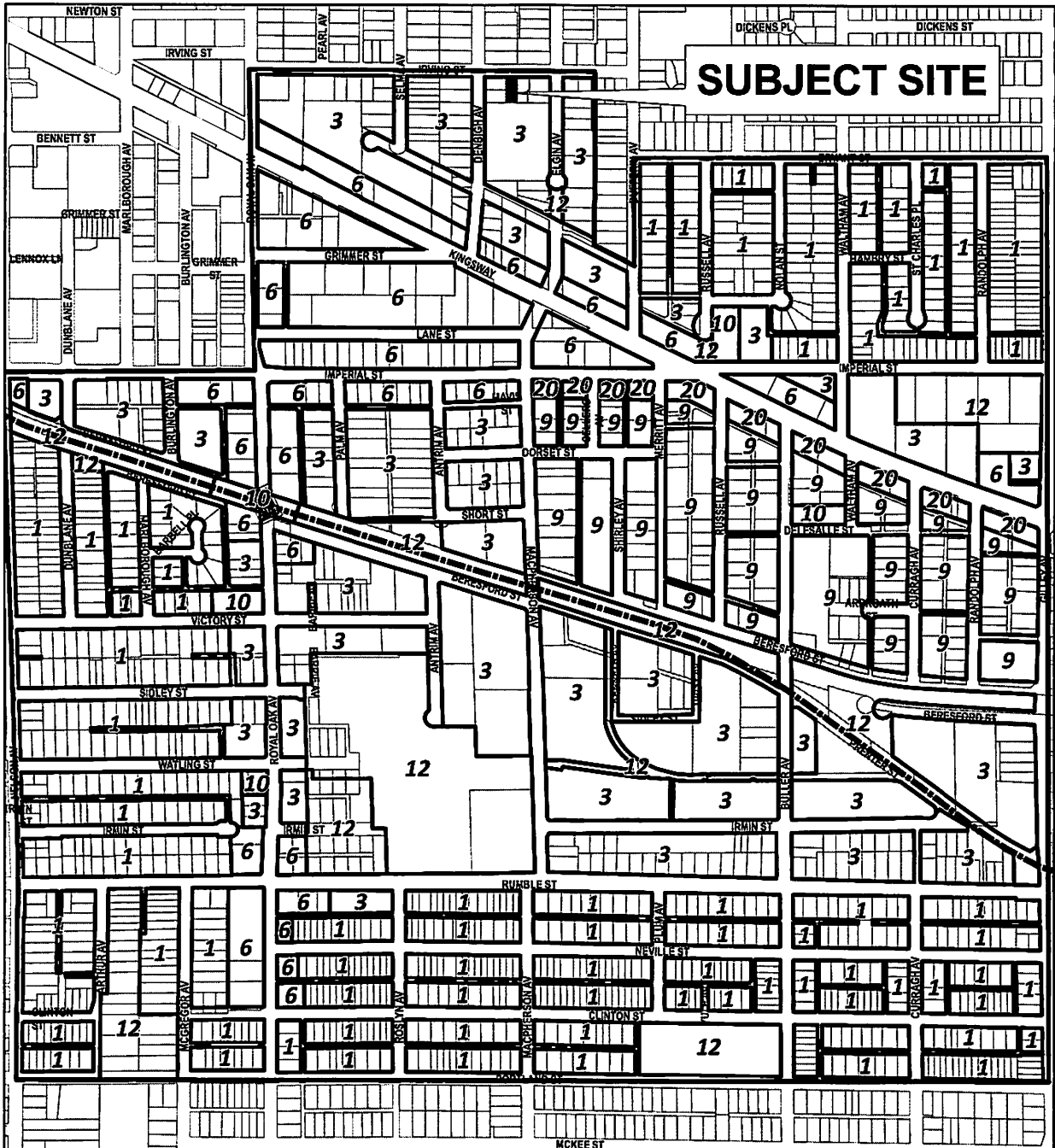
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Drawn By: RW

**SITING APPROVAL  
5520 IRVING STREET**

 Subject Site       Desired Assembly Areas



### Royal Oak Community Plan



City of Burnaby  
PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use
- 20 Industrial and Commercial Mixed Use

