
PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT 5165 IRMIN STREET
ROYAL OAK COMMUNITY PLAN AREA**

RECOMMENDATIONS:

1. THAT Council authorize the advancement of the proposed OCP bylaw amendment, as outlined in Section 3.0 of this report, as the basis for the consultation process outlined in Section 4.0 of this report.

REPORT

The Planning and Development Committee, at its meeting held on 2022 December 13, received and adopted the attached report proposing an amendment to Residential Policy Framework of the Official Community Plan (OCP), to change the designation of 5165 Irmin Street from Single and Two Family Urban to Urban Village.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor J. Keithley
Vice Chair

Copied to: Chief Administrative Officer Deputy CAO/CFO GM Corporate Services GM Engineering GM Parks, Recreation, Culture GM Planning and Development GM Community Safety City Solicitor

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2022 November 28

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

FILE: 71000-20
Ref: OCP

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT
5165 IRMIN STREET
ROYAL OAK COMMUNITY PLAN AREA

PURPOSE: To propose an amendment to the Residential Policy Framework of the Official Community Plan (OCP), to change the designation of 5165 Irmin St from Single and Two Family Urban to Urban Village.

RECOMMENDATION:

1. **THAT** the Committee request that Council authorize the advancement of the proposed OCP bylaw amendment, as outlined in *Section 3.0* of this report, as the basis for the consultation process outlined in *Section 4.0* of this report.

REPORT**1.0 INTRODUCTION**

This report proposes an amendment to the Residential Policy Framework of the Official Community Plan, to change the designation of 5165 Irmin Street (“subject lot”) from Single and Two Family Urban to Urban Village. The proposed amendment would support a rezoning application for a 30-unit townhouse development on the subject lot and three adjacent properties.

The applicant has applied to rezone the property from R5 Residential District to CD Comprehensive Development District (based on the RM2 Multiple Family District and Royal Oak Community Plan as guidelines) (Rezoning Reference #21-28). On 2021 September 29, Council authorized the Planning and Development Department to work with the applicant on a suitable plan of development for the site.

As discussed in Section 3.4 below, an amendment to the Royal Oak Community Plan to change the designation of the subject lot from Single and Two Family Residential to Medium Density Residential is being proposed in conjunction with the rezoning application.

This report brings forward the subject OCP amendment, and considers the need for consultation consistent with Part 14, Division 4 of the *Local Government Act*. Maps illustrating the proposed amendment are *provided* in *Appendices A, B, and C*.

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Re: Official Community Plan (OCP) Amendment
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2.0 CITY POLICY FRAMEWORK

The proposed OCP amendment aligns with the following Council-adopted policies: *Corporate Strategic Plan (2022)* and *Burnaby Transportation Plan (2021)*.

3.0 PROPOSED AMENDMENTS

3.1 Proposed Development

The subject lot is an approximately 815 m² (8,773 sq. ft.) parcel located at the end of the Irmin Street cul-de-sac. The lot contains an older two-family residence. Its eastern side lot line abuts the rear of three lots that front onto Royal Oak Ave (7455, 7475, and 7495 Royal Oak Ave). A lane on the other side of the lot separates it from adjacent properties to the west. A two-family lot is located to the immediate north, and an access sidewalk and small retail centre fronting on Royal Oak Ave are located to the immediate south.

The proposed rezoning (Rezoning Reference #21-28) would consolidate the subject lot with 7455, 7475, and 7495 Royal Oak Ave to create an approximately 2,585 m² (27,827 sq. ft.) lot, to be developed with a 30-unit stacked townhouse complex. The subject lot would provide vehicular access to the development from Irmin Street, which is the preferred location from a traffic management and safety perspective. The subject lot also provides additional lot area for the proposed development.

3.2 OCP Residential Policy Framework

The *OCP Residential Policy Framework* (“Framework”) (Section 4.4) includes a map, text, and table that outline residential land use designations in Burnaby. The Framework map, with the location of the subject lot, is shown in *Appendix A*.

The Framework map designates the subject lot as Single and Two Family Urban. The Framework table supports single and two family homes on properties with this designation. The Framework table supports low and medium density multi-family residential uses on Town Centre, Suburban Multi-Family, or Urban Village designated properties. The proposed amendment would re-designate the subject lot as Urban Village, consistent with the designation of the three adjacent properties. More specifically, the proposed amendment would modify the Framework map, removing the “Single and Two Family Urban” symbol from the subject lot and replacing it with the Urban Village symbol. This amendment is required to incorporate the subject lot into the proposed multi-family residential development under RZ #21-27. Maps illustrating the proposed change are *provided* in *Appendices B and C*.

3.3 Regional Context Statement (RCS)

The subject property is designated “General Urban” in the *Regional Context Statement (RCS)*, which is an appendix to the OCP. The RCS is a statement of consistency between the OCP and the regional growth strategy, *Metro 2040*, which also designates the property as General Urban. General Urban

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areas are intended for a wide range of uses, including residential neighbourhoods and centres, and for shopping, services, institutions, recreational facilities, and parks. The proposed amendment is consistent with the General Urban designation, and can be advanced without an RCS amendment.

3.4 Royal Oak Community Plan

The subject lot is located in the southwest portion of the Royal Oak Community Plan (*Inset, Appendices B and C*). The plan designates the subject lot and surrounding properties to the north and west as Single and Two Family Residential. The adjacent properties to the east (7455, 7475, and 7495 Royal Oak Ave) are designated Medium Density Multiple Family Residential. The adjacent property to the south fronts onto Royal Oak Ave and is designated Medium Density Mixed Use.

An amendment to the community plan map, to redesignate the subject lot as “Medium Density Mixed Use” use, will be advanced with the Public Hearing report for the rezoning application for the site (Rezoning Reference #21-27).

4.0 CONSULTATION ON PROPOSED AMENDMENT

Part 14, Division 4 of the *Local Government Act* sets out consultation requirements for OCP amendments. Section 475 requires that a local government *consider* consultation with:

- Regional districts that include the local government
- Adjacent municipalities or regional districts
- First Nations
- School District boards, greater boards, and improvement district boards
- Provincial and Federal governments

Section 477 requires the local government to hold a Public Hearing on any OCP amendment. It also requires, after First Reading, the local government to consider the proposed amendment in conjunction with its financial plan and any applicable waste management plan.

4.1 Recommended Consultation Approach

Given the small scope of the proposed OCP amendment, it is recommended that consultation be undertaken with local First Nations, on whose traditional territory the amendment would take place, and the Burnaby School District #41. It is also recommended that consultation take place with the owners of adjacent properties within a 100 m radius (*Appendices B and C*). It is recommended that consultation consist of notification and an invitation to provide comments within 60 days.

This consultation would consider the proposed OCP amendment only. As discussed in *Section 3.4* above, input on the required Royal Oak Community Plan amendment and the proposed development plans would be received at the Public Hearing for the associated rezoning application.

Upon conclusion of the consultation process, a report will be advanced to Council, attaching the proposed OCP amendment bylaw, and requesting it be given First Reading and forwarded to Public

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on the proposed OCP amendment. It is anticipated that this Public Hearing will coincide with the Public Hearing for the associated rezoning application (Rezoning Reference #21-27).

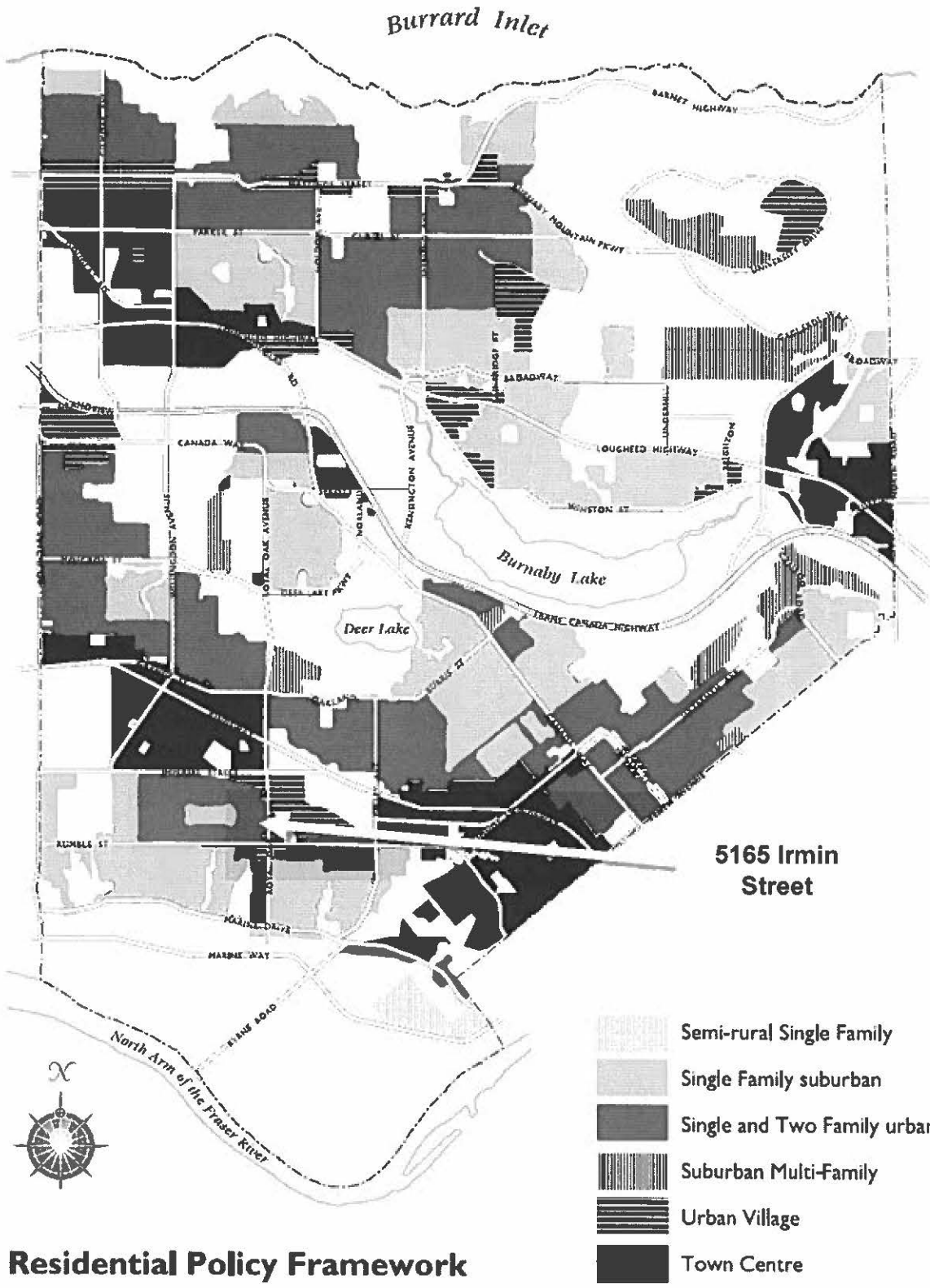
5.0 CONCLUSION

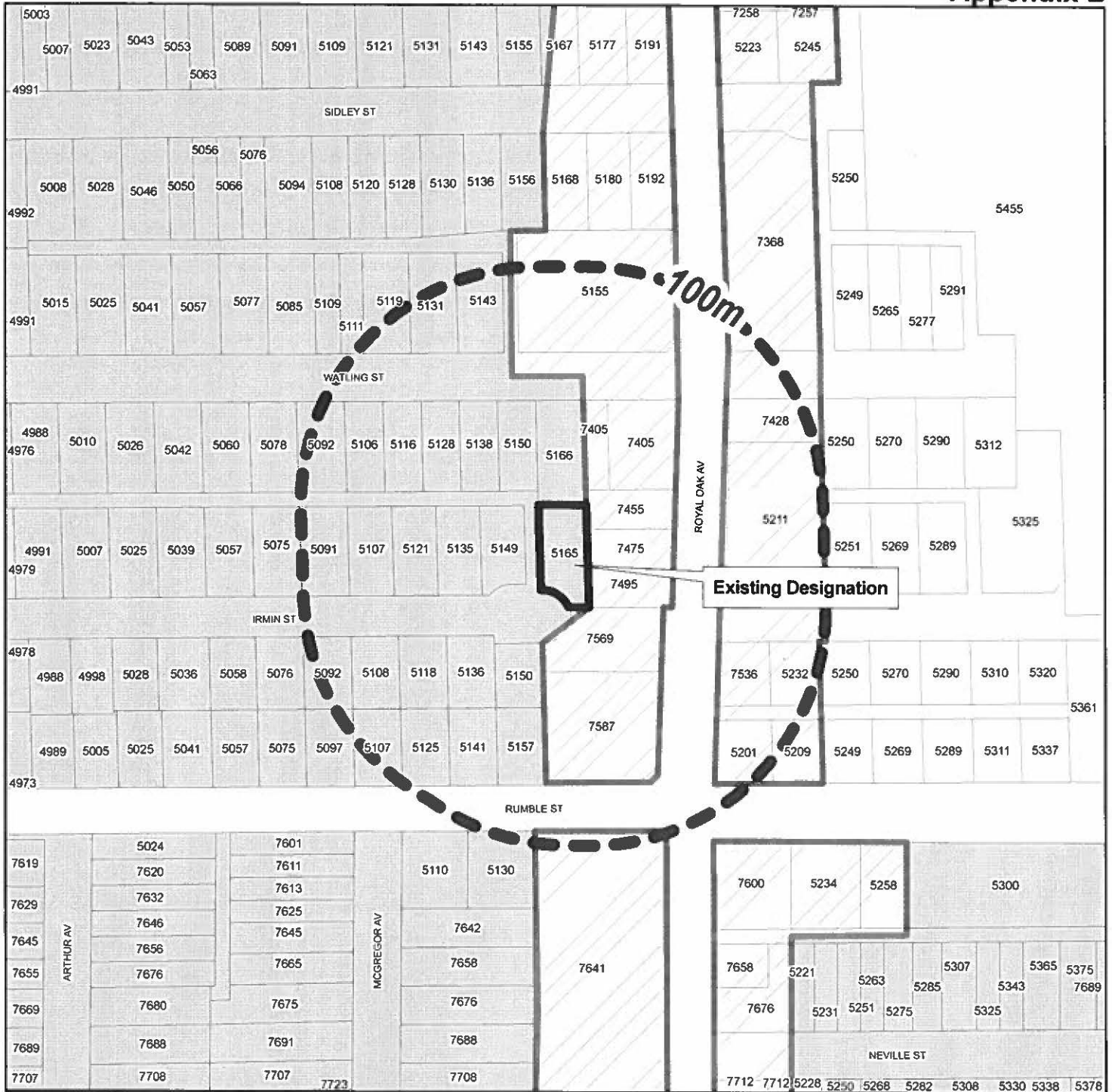
This report proposes an amendment to the Official Community Plan in support of a proposed 30-unit stacked townhome development. This report details the proposed amendment and recommends a limited consultation process given its small scope and impact. It is recommended that this report be forwarded to Council with a recommendation that the proposed amendments be approved as the basis of the consultation program outlined in *Section 4.0* above.


E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

LF/HG:aab
Attachments

Copied to: Chief Administrative Officer
Deputy Chief Administrative Officer & Chief Financial Officer
General Manager Corporate Services
General Manager Engineering
Sr. Manager Legislative Services
City Solicitor





Existing Designation







PLANNING AND DEVELOPMENT DEPARTMENT

Date: NOV 17 2022

Scale: 1:2,400

Drawn By: RW

**OFFICIAL COMMUNITY PLAN (OCP)
LAND USE DESIGNATIONS**

-  Subject Site (5165 Irmin Street)
-  Proposed Noticing Radius (100m)
-  Single/ Two Family Urban
-  Urban Village




Site

Royal Oak Community Plan Area Boundary



Proposed Designation

100m





 City of Burnaby
 PLANNING AND DEVELOPMENT DEPARTMENT


Date: NOV 17 2022

Scale: 1:2,400

Drawn By: RW

**OFFICIAL COMMUNITY PLAN (OCP)
 LAND USE DESIGNATIONS**

-  Subject Site (5165 Irmin Street)
-  Proposed Noticing Radius (100m)
-  Single/ Two Family Urban
-  Urban Village



Site

Royal Oak Community Plan Area Boundary