

ITEM SUPPLEMENTARY 34  
MANAGER'S REPORT NO. 49  
COUNCIL MEETING 88/07/25

RE: REZONING REFERENCE NO. 36/88  
7308, 7326, 7342, 7358, 7376 and 7392 ROYAL OAK AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1988 JULY 21

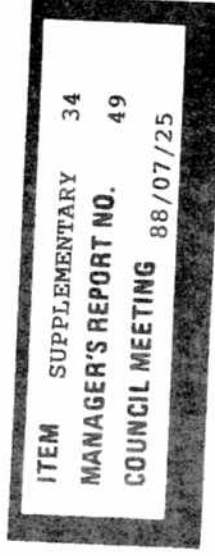
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #36/88  
LEGAL: LOTS 2, 3, 4, 5, 6 & 7,  
D.L. 98, PLAN 10835  
FROM : R5 RESIDENTIAL DISTRICT  
TO : CD COMPREHENSIVE DEVELOPMENT  
(RM3 GUIDELINES)  
ADDRESS: 7308, 7326, 7342, 7358, 7376  
AND 7392 ROYAL OAK AVENUE  
(REFER ATTACHED SKETCHES 1 AND 2)

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1988 August 08 and to a Public Hearing on 1988 August 23 at 19:30 hours.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the fire Prevention Office may issue an order to secure or to demolish such improvements and remove the resultant debris prior to Third Reading.



- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- j) The undergrounding of existing overhead wiring abutting the site.
- k) Compliance with the Council adopted sound criteria.

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**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a low-rise condominium apartment building.

**2.0 BACKGROUND**

Council on 1988 June 27 received a report from the Planning & Building Inspection Department concerning the rezoning of the subject site, and the status of the Burnaby 2000 school project and instructed the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**

- 3.1 This site lies within the Royal Oak Development Plan area and is in a location designated for low-rise apartment development in the Plan which was approved by Council in 1987. The lands to the east across the lane from this site form part of the proposed expansion under existing policy of the McPherson Park site and are intended to be acquired as the properties become available (refer attached Sketch 1).
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the upgrading of any necessary street works and boulevard landscaping on Royal Oak Avenue, Sidley and Watling Streets abutting the site.
- 3.3 A dedication for a turn-around area from the northeast corner of the site adjacent Sidley Street is required.
- 3.4 Development Cost Charges at the rate for three storey apartments (currently \$1,264 per unit) are applicable to this site.
- 3.5 The development will be required to meet the Condominium standards in terms of unit sizes.

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- 3.6 A noise study is expected to be required for this site.
- 3.7 Overhead wiring abutting the site is to be placed underground.
- 3.8 A consent to the future closure of the lane and Watling Street is to be provided.

4.0 DEVELOPMENT PROPOSAL

4.1 Gross Site: 3,603 m<sup>2</sup> (38,784 sq.ft.)  
Dedications: 42 m<sup>2</sup> (450 sq.ft.)  
Net Site 3,561 m<sup>2</sup> (38,334 sq.ft.)  
Site coverage 36.7% approximately

4.2 Floor Area: 3,917.4 m (42,168 sq.ft.)  
Floor Area Ratio  $\frac{42,168}{38,334} = 1.10$

Height Three Storeys

4.3 Unit Mix:

18 - 2 bedrooms at 1,161 sq. ft.  
6 - 2 bedrooms and den at 1,307 sq. ft.  
6 - 3 bedrooms at 1,313 sq. ft.

Total Units: 30

Unit Density: 34 units/acre

4.4 Parking required:

1.5 x 30 units = 45 stalls  
provided = 54 stalls  
(all underground)

Garbage handling is underground.

4.5 Communal facilities:

There are no communal recreation or meeting spaces provided.

4.6 Exterior Materials:

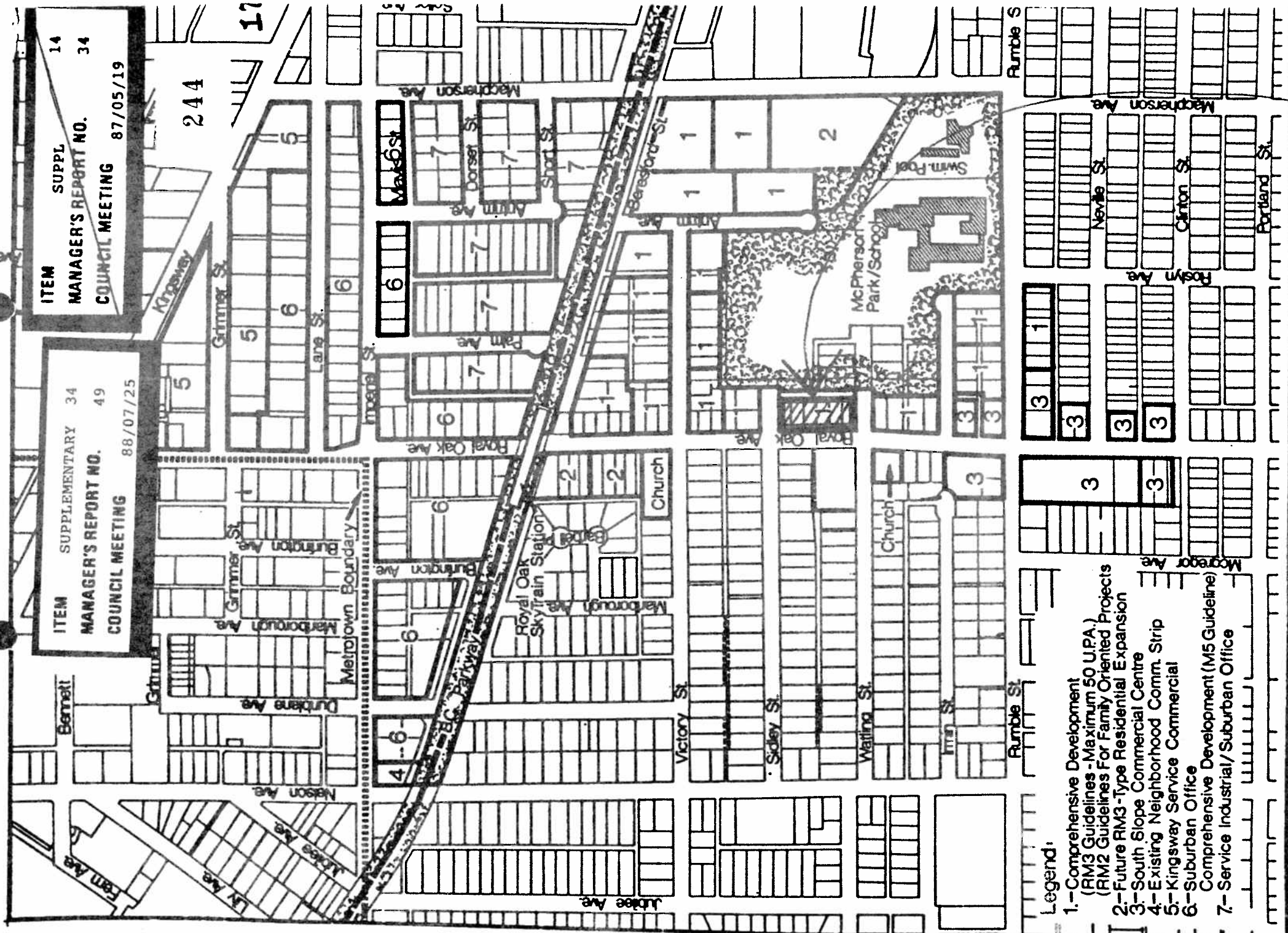
Duroid roofing, stucco, wood fascias and trim and screens, glass block, brick.

*ARL*  
BR:1f/ap

Attach.

cc: Municipal Clerk

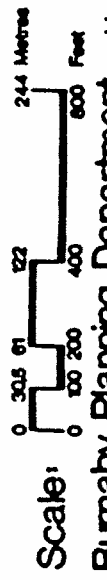
*A. L. Parr*  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION



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- Legend:
- 1.- Comprehensive Development (RM3 Guidelines - Maximum 50 U.P.A.) (RM2 Guidelines For Family Oriented Projects)
  - 2.- Future RM3-Type Residential Expansion
  - 3.- South Slope Commercial Centre
  - 4.- Existing Neighborhood Comm. Strip
  - 5.- Kingsway Service Commercial
  - 6.- Suburban Office
  - 7.- Service Industrial/Suburban Office



## Royal Oak Study Area

### SkyTrain Station/South Slope Centre

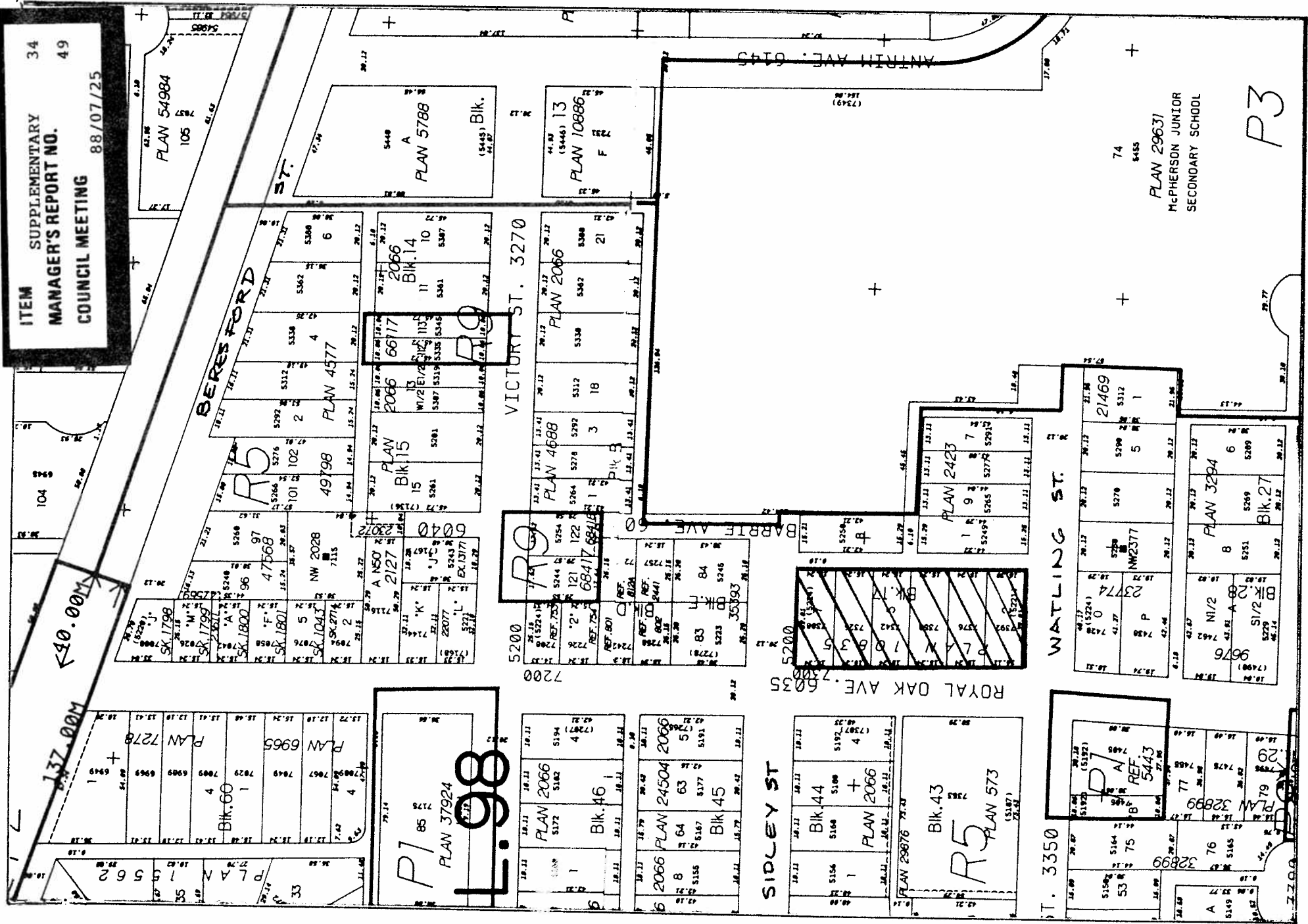
## Proposed Royal Oak Development Plan

SKETCH 1

REZONING 36/88  
 LOCATION

Burnaby Planning Department · Updated To May 1987

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BURNABY  
 Planning &  
 Building Inspection  
 Department

Date:  
 1988 MAY

Scale:  
 1:2000

Drawn By:

REZONING 36/88 LOCATION

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EXISTING ZONING: R5

SKETCH 2

