

TO: MUNICIPAL MANAGER

1991 SEPTEMBER 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: DEVELOPMENT OPTIONS - 5221 NEVILLE STREET  
ROYAL OAK DEVELOPMENT PLAN

PURPOSE: To respond to a delegation to Council related to property at 5221 Neville Street within the Royal Oak Development Plan.

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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 been requested to respond to a delegation appearing at the 1991 September 16 Council meeting.

The delegation is requesting Council's permission for the potential development of the C2 zoned property at 5221 Neville Street independently rather than as a larger consolidated site as indicated in the Royal Oak Development Plan adopted by Council in 1987 May. Staff typically report to Council on such issues when an actual application to develop not in accordance with the Area Plan is received. However, since the delegation is present, staff is replying to the questions now raised. The applicant has owned this property since 1987 July. The Development Plan indicates this property to be redeveloped in conjunction with a consolidated site which would include the two properties to the west, 7676 and 7658 Royal Oak Avenue (see attached sketch).

**2.0 BACKGROUND:**

The subject property is 19.51 m wide, with C2 commercial property to the north and west and R5 residential lots to the east and south. The two adjoining commercial properties at 7676 and 7658 Royal Oak Avenue are older, substantial buildings in good condition and it is our understanding that the owners of these two properties have no interest in consolidating the three properties for redevelopment in the near future. The subject property originally held a legally non-conforming single-family dwelling which the applicant demolished in 1988.

**3.0 CURRENT STATUS:**

The applicant has corresponded and met with staff who have explained the distinction between the property's current C2 zoning and its desirable consolidation with other properties in line with the Development Plan. The possible option of rezoning the property to R5 for residential small lot development for which this lot would comply in line with the R5 regulations has been raised. The applicant does not find this option financially viable, and seeks assurance that the property can indeed be developed according to C2 guidelines.

ITEM	9
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COUNCIL MEETING	91/09/16

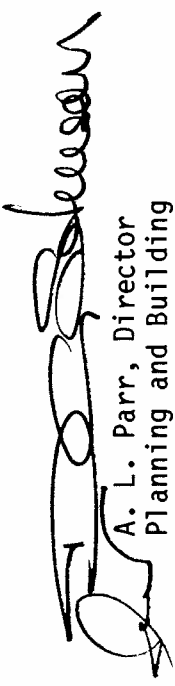
Given that the balance of Neville Street to the east is residential rather than commercial in nature, staff have some reservations about the financial viability of such a development not facing on the Royal Oak frontage. However, the applicant realizes and accepts this.

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**4.0 CONCLUSION:**

Under the circumstances, while it would be less than ideal to introduce a new C2 use on the subject property, relating as it does to a residential street, given that the two adjoining properties fronting Royal Oak Avenue are presently commercially developed and that the prevailing zoning does permit C2 development, it appears unlikely that redevelopment on a consolidated site basis would be achieved in the foreseeable future. Thus, unless otherwise directed by Council, staff will process a Preliminary Plan Approval application, if applied for, for an independent development of the subject property at 5221 Neville Street, in accordance with the existing C2 District zoning.

This is for the information of Council.

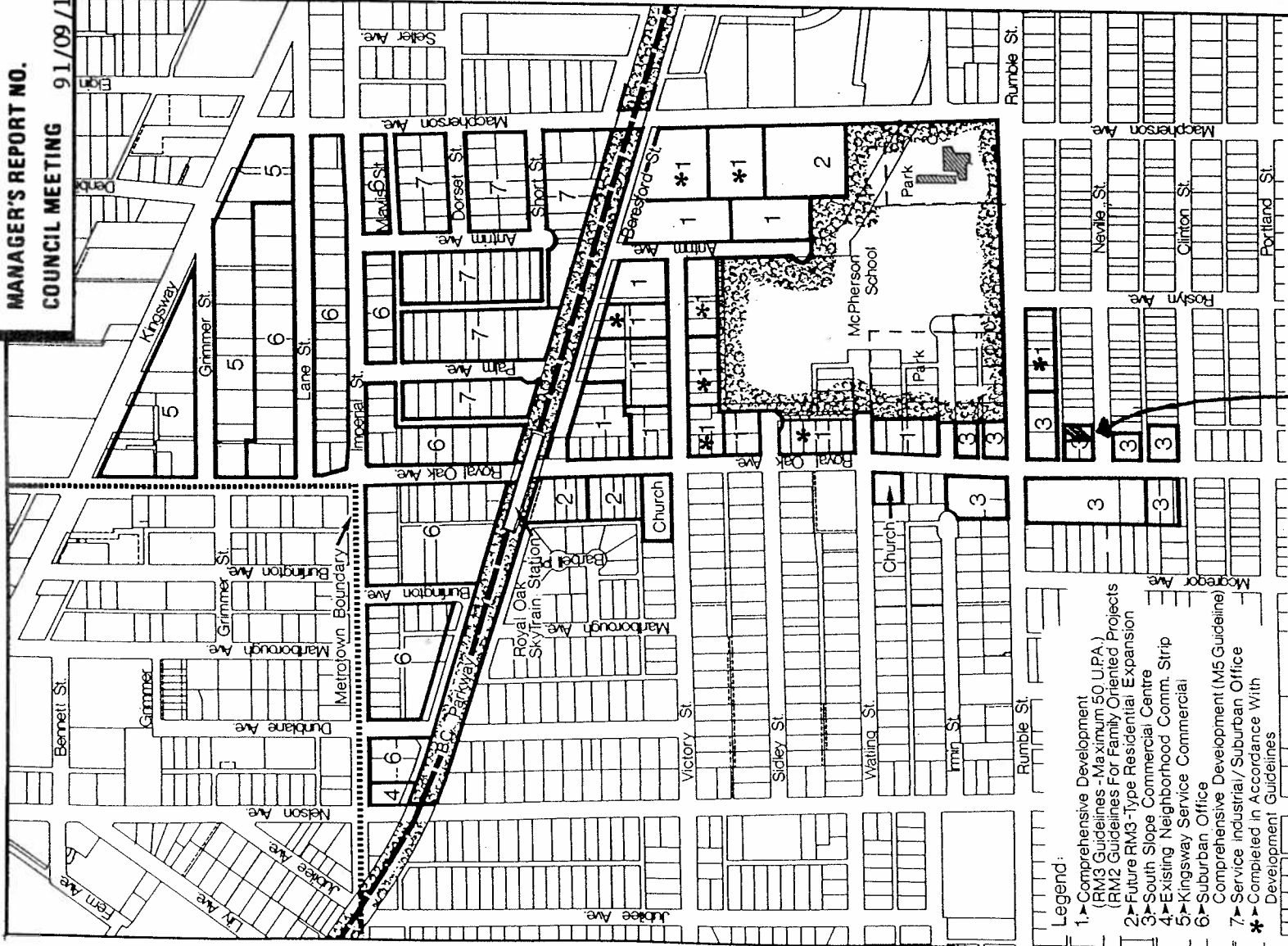


A. L. Parr, Director  
Planning and Building

FA:ap

Attach.

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- Legend:
- 1 -> Comprehensive Development (RM3 Guidelines - Maximum 50 UPA)
  - 2 -> Guidelines For Family Oriented Projects (RM2 Guidelines)
  - 3 -> Future RM3-Type Residential Expansion
  - 4 -> South Slope Commercial Centre
  - 5 -> Existing Neighborhood Comm. Strip
  - 6 -> Kingsway Service Commercial
  - 7 -> Suburban Office
  - \* -> Comprehensive Development (M5 Guideline)
  - \* -> Service Industrial / Suburban Office
  - \* -> Completed in Accordance With Development Guidelines

Royal Oak Study Area  
 SkyTrain Station/South Slope Centre

Scale: 0 30.5 61 122 244 Metres  
 0 100 200 400 800 Feet

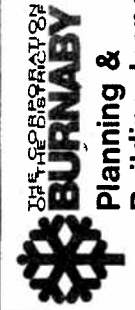
North ↑

Burnaby Planning Department

Proposed  
 Royal Oak  
 Development  
 Plan

Adopted 1990 January 08

Subject  
 Property  
 5221  
 Neville  
 Street



Planning &  
 Building Inspection  
 Department

Date: 11/9/91

Scale: NTS

Drawn By: PA

Subject Property  
 5221 Neville Street

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SKETCH

