

TO: CITY MANAGER 2004 June 2

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: ROCP#1

SUBJECT: INQUIRY REGARDING 7791 ROYAL OAK AVENUE
ROYAL OAK COMMUNITY PLAN - SUBAREA #1

PURPOSE: To respond to an inquiry regarding 7791 Royal Oak Avenue located in the Royal Oak Community Plan.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Mrs. Nora Lum, 7791 Royal Oak Avenue, Burnaby, BC V5J 4K2 as well as to the owners of 7707, 7757 and 7775 Royal Oak Avenue.

REPORT

1.0 PROPERTY INQUIRY

This department has been requested to respond to a property inquiry which appears elsewhere on this agenda regarding 7791 Royal Oak Avenue (*see attached* Sketches #1 and #2) on behalf of the owner, Mrs. Nora Lum. The inquirer claims that the value of the subject property “will be greatly depreciated due to the direct influence of approved zoning changes to this property where approximately 30% is reclaimed by the City as parkland without mention of a compensatory settlement to offset a loss,” as a result of the Royal Oak Community Plan which was prepared by the Royal Oak Advisory Committee and adopted by Council on 1999 June 28.

The subject property at 7791 Royal Oak Avenue measures 16.15 m (53 ft.) by 56.69 m (186ft.) with an area of 915.5 m² (9,855 sq.ft.). The property is split zoned with approximately two-thirds of the lot fronting Royal Oak Avenue being zoned Community Commercial District (C2) and the rear portion being zoned Residential District (R5). 7791 Royal Oak Avenue accommodates a modest older two-storey building on the street frontage with commercial space on the ground floor (currently vacant) and residential use on the second floor, and a one-storey out-building behind. The C2 District permits various commercial uses but does not permit any residential use. The existing residential is therefore legally non-conforming. The R5 District portion cannot be developed for residential purposes due to both insufficient lot area and preclusion of principal R5 and C2 uses on the same lot.

The two abutting properties to the north at 7757 and 7775 Royal Oak Avenue are similar in size to the subject property and are also split zoned in the same way. Each of the two properties

accommodate an older dwelling. Further to the north at 7707 Royal Oak Avenue is a larger lot entirely zoned C2 District and accommodating a one-storey strip commercial building. Beyond at 7641 Royal Oak Avenue is a small shopping centre also zoned C2 District. Opposite the subject property on the east side of the street at 7770 Royal Oak Avenue is a mixed use development with commercial at-grade and two storeys of apartments above.

2.0 COMMUNITY PLAN CONTEXT

The Royal Oak Community Plan was achieved through an extensive consultative process guided by the Royal Oak Advisory Committee comprising area residents and business representatives appointed by Council as well as two Councillors as committee members. The process also included the distribution of a brochure outlining a draft Community Plan to residents and owners in the area and the holding of an Open House to obtain public input to the draft Plan. The adopted Royal Oak Community Plan constitutes a guideplan for the future redevelopment of the area and various improvement proposals for the area. The existing zoning of properties in the area was not changed by the Plan, and is intended to remain until such time as interested developers make rezoning applications to pursue redevelopment for suitable site assemblies in line with the adopted Plan.

In the case of the subject 7791 Royal Oak Avenue, the assembly of a redevelopment site that included the three properties to the north at 7707, 7757 and 7775 Royal Oak Avenue is desirable, although it is possible that 7707 Royal Oak Avenue is large enough to be redeveloped on its own. The adopted Plan designates this site to be redeveloped as part of a mixed-use South Slope urban village centred at the Rumble Street and Royal Oak Avenue intersection. An appropriate assembled site including the subject property could be redeveloped for a Comprehensive Development rezoning proposal utilizing the Urban Village Commercial District (C9) as a guideline. This could result in a mixed-use low-rise proposal with commercial uses at-grade and up to three storeys of multi-family residential above with a maximum allowable floor Area Ratio of 2.2 with underground parking. In contrast, redevelopment of the subject property on its own in line with the existing C2 District zoning does not appear particularly attractive. This is due to its location at the southern end of the South Slope village; the fact that a one-storey commercial building may be the most marketable and at most a two-storey building could be constructed; residential use is not permitted; and the split zoning with the R5 District at the rear, restricts the redevelopment potential of the property.

The inquirer also refers to 'parkland' off 7791 Royal Oak Avenue becoming the 'property' of the City of Burnaby. In response, it is noted that the adopted Plan as a guideline indicates a greenway corridor on the north side of Clinton Street for the short block between Royal Oak Avenue and McGregor Avenue. Clinton Street in this block has a narrow 10.06 m (33 ft.) wide right-of-way and it is not unusual in similar community plan situations for the City to obtain an additional 10.06 m (33 ft.) widening to achieve the standard 20.12 m (66 ft.) street width common to other streets in the area including Clinton Street east of Royal Oak Avenue. In this block, the Royal Oak Advisory Committee considered it more desirable to emphasize a greenway corridor linkage from the South Slope village centre to an enlarged Froggers Creek Ravine Park which will enhance community appreciation of this natural resource including the addition of lands beyond the top of the bank which

could be used for park interpretation uses and provide proximate visual enjoyment of the natural ravine. These and other provisions of the adopted Plan will be achieved on an incremental basis over a number of years.

The widening of Clinton Street to the north to achieve a wider enhanced greenway boulevard for pedestrians could be achieved through a rezoning application involving a suitable site assembly. Rezoning has increased density and residential use options which are considered desirable. In similar rezonings, the Planning Department's position is that any widening dedications or greenway enhancements related to the rezoning application are requirements of the overall development and should not solely be borne by any particular property within the assembly.

The amount of widening dedication and/or statutory right-of-way would be determined at the time of the future rezoning application. It is noted that this block of Clinton Street is constructed to a 24 ft. pavement width with concrete curbs but no sidewalks and with minimal boulevards. It is currently considered appropriate to leave this somewhat substandard pavement width in place but to expand the northern boulevard in due course to at least a 20 ft. width with a walkway bounded by, say, a colonnade of trees on each side of the walkway. A meandering and higher amenity greenway may also be achieved in part by means of a statutory right-of-way which would lessen the affect on the potential redevelopment density of the net assembled site.

To summarize in response to the inquiry, it is noted that:

- a) The adopted Plan does not change the existing zoning or continued existing use of the site.
- b) Rezoning of an appropriate assembled site in line with the adopted Plan will create increased potential value to the subject property, but a suitable greenway corridor will need to be resolved in conjunction with rezoning as generally explained in this report.
- c) The usual process in such situations is that the various issues would be resolved through the rezoning process and as such, the City would not proactively consider the acquisition of the proposed greenway boulevard corridor at this time.

This is for the information of Council.

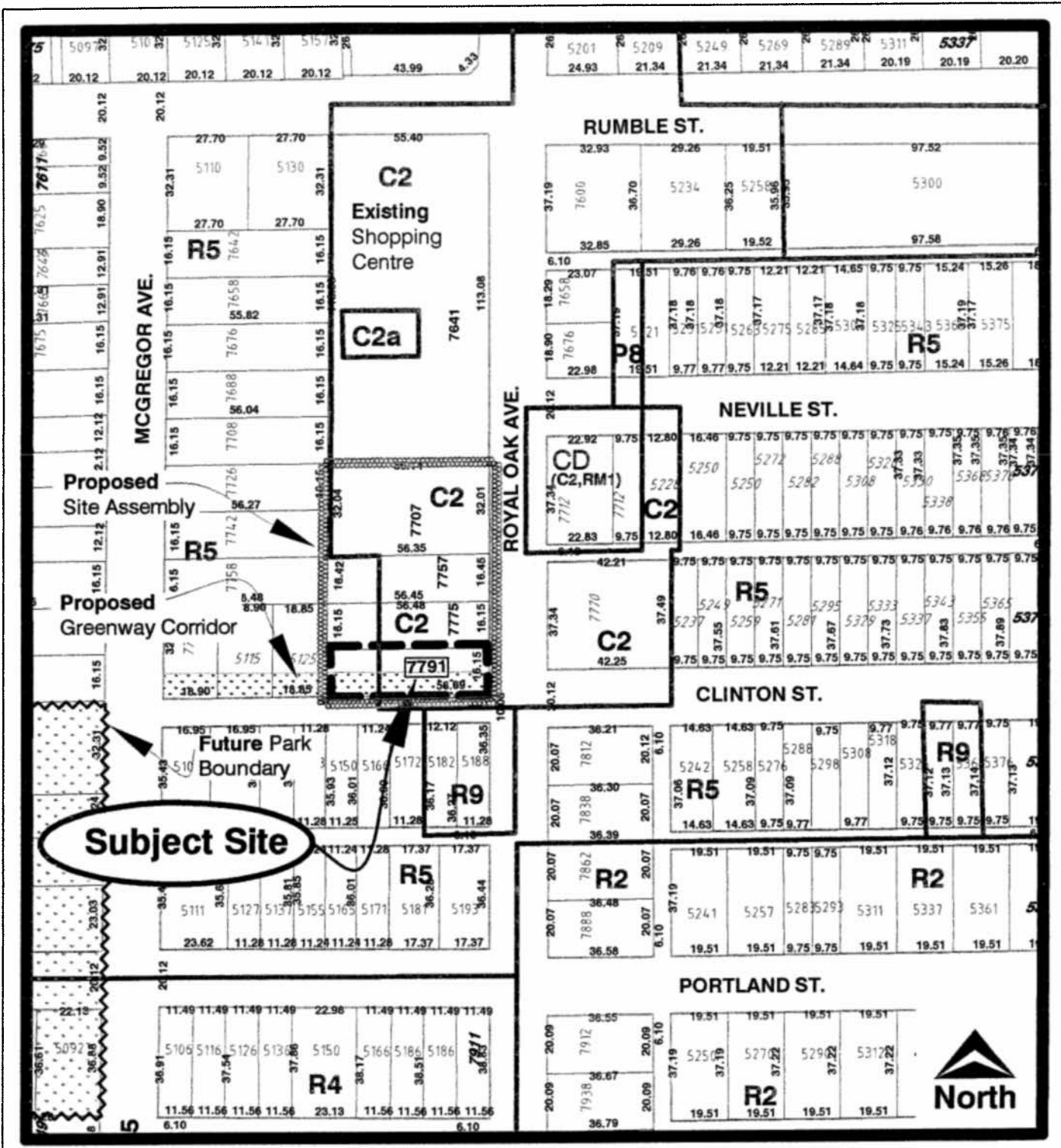


J.S. Belhouse, Director
PLANNING AND BUILDING

KI:tn

Attachments

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



Planning and Building Department

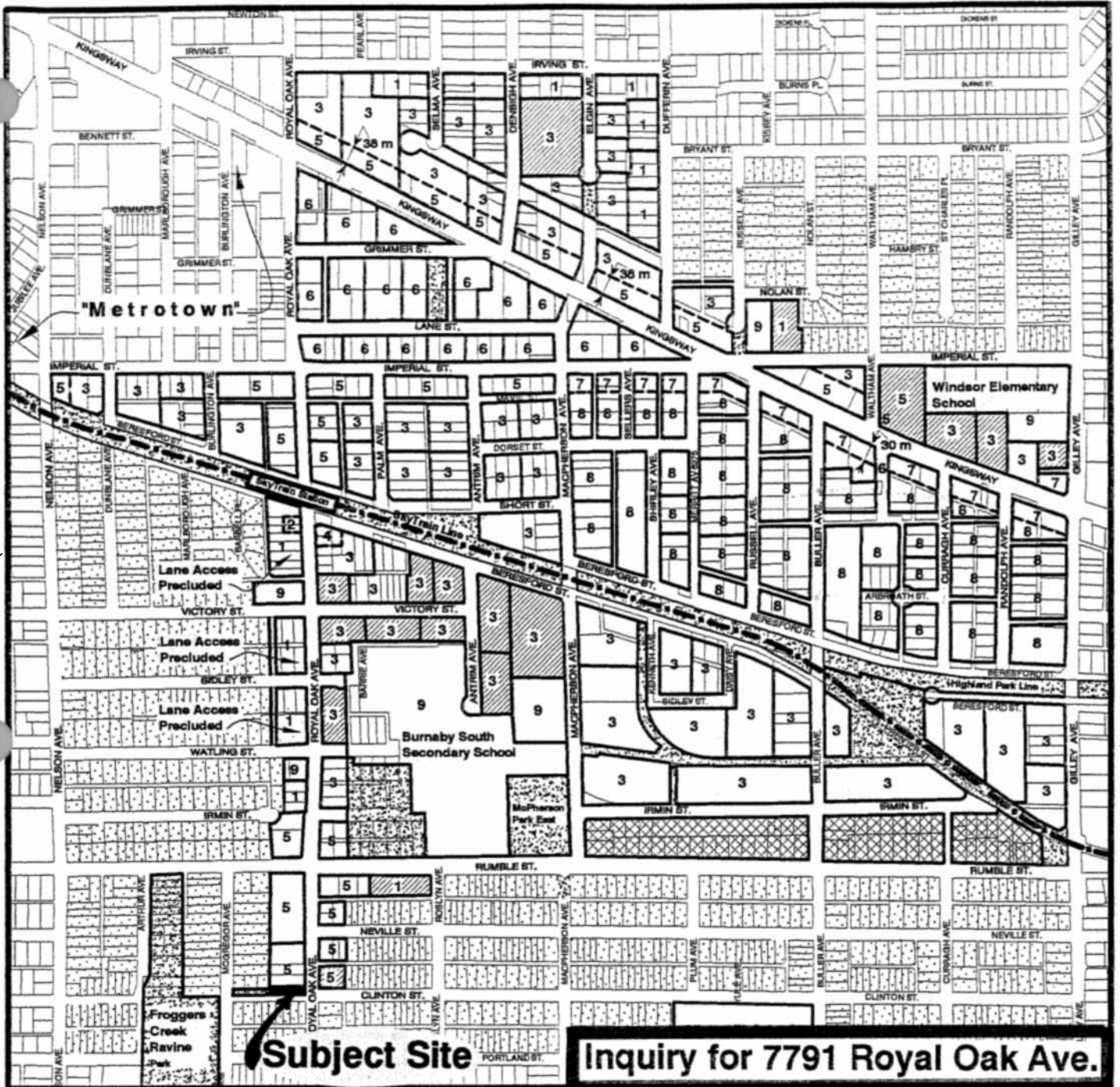
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Drawn By: J.P.C.

Date: June 2004

Inquiry for 7791 Royal Oak Ave.

Sketch # 1



Inquiry for 7791 Royal Oak Ave.

LEGEND:

- 1. CD (RM2)
- 2. CD (RM2 & C1 at Grade)
- 3. CD (RM3)
- 4. CD (RM3 & C1 at Grade)
- 5. CD (Proposed C9)
- 6. CD (Proposed C9a) - (Maximum 25 % Residential)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

Transition Area - Consult Planning for further information

** This Sketch is Subject to Updating on a Continuous Basis.
Updated to: March 2003



