

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #05-42  
2005 SEPTEMBER 19

## ITEM #1

### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Bima Holdings Inc.  
5058 Irmin Street  
Burnaby, B.C. V5J 1Y5  
(Attention: Bim Singh)
- 1.2 **Subject:** Application for the rezoning of:  
Lot "P", D.L. 98, Group 1, NWD Plan 23774, Parcel "One"  
(BY44553E) of Lot "A", D.L. 98, Group 1, NWD Plan 9676
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2  
Multiple Family Residential District and Royal Oak  
Community Plan guidelines)
- 1.3 **Address:** 7438 & 7462 Royal Oak Avenue and Portion of Lane Allowance
- 1.4 **Location:** The subject site is located on the east side of Royal Oak Avenue midblock between Watling Street and Irmin Street. (See attached Sketches #1 & #2)
- 1.5 **Size:** The site is rectangular in shape with a frontage on Royal Oak Avenue of 44.86 m (147.18 ft.) and an area of 1,649.88 m<sup>2</sup> (17,759.74 sq. ft.)
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a townhouse project.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site consists of two single-family lots occupied by small older houses in fair condition with vehicular access onto Royal Oak Avenue. An undeveloped lane allowance lies between them (see attached Sketches #1 and #2). To the north an older single-

family dwelling is at 7428 Royal Oak Avenue. To the south at 5229 Irmin Street is a large, older two-family dwelling. Abutting to the northeast is an older two family dwelling while an older single family dwelling abuts to the southeast, both properties designated for future consolidation with adjacent properties for inclusion in the future park abutting Burnaby South Secondary School. A church and small older houses lie across Royal Oak Avenue to the west.

### **3.0 BACKGROUND INFORMATION:**

- 3.1 Falling within Sub-Area 2 of the adopted Royal Oak Community Plan, 7438 and 7462 Royal Oak Avenue, desirably in a site consolidation including 7428 Royal Oak Avenue and 5229 Irmin Street, are designated for multiple-family development using the CD Comprehensive Development District zoning based on the RM3 guidelines.

A consolidated site is desirable of all four lots and the intervening lane allowance. Alternatively, it was acknowledged that the possibility of two smaller redevelopments, each comprising two lots to the north and south, could be considered on their merits.

- 3.2 The two central properties, however, were acquired by the applicant, who wrote to the City requesting permission to purchase the undeveloped lane allowance midblock between 7462 and 7438 Royal Oak Avenue and to build townhouses on the resultant consolidated site under the RM2 District or, alternatively, to build two duplexes on the two subject properties with or without the lane allowance. Council at its meeting of 2004 December 13 received a closed report discussing the options for the site. At that time, it was indicated that the owner of 7428 Royal Oak Avenue was unwilling to sell and that the owner of 5229 Irmin Street, while willing to sell had a price considered above market value. Council defeated the proposal that the two subject lots be developed as townhouses and referred the matter back to staff to inquire whether the owner of 7462 and 7438 Royal Oak Avenue was willing to sell the properties to the City for assembly purposes for a future expansion of McPherson Park westward to border partially on Royal Oak Avenue.
- 3.3 Council at its meeting of 2005 January 10 subsequently received another report informing Council of the applicant's unwillingness to sell 7462 and 7438 Royal Oak Avenue and at that time, concurred that the least problematic solution was to have the developer pursue the CD (RM2) development approach in light of the probable undesirable alternative of two new two-family dwellings on the subject two properties. The developer is now ready to proceed with such a rezoning application.

### **4.0 GENERAL DISCUSSION**

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District based on the Royal Oak Community Plan and the RM2 Multiple Family Residential District as guidelines in order to permit the construction of a townhouse project. The applicant is

proposing the development of an RM2-type townhouse project with either at-grade parking provided primarily under-building with a maximum Floor Area Ratio of 0.7 or underground parking with a Floor Area Ratio of 0.9. Access would be from Royal Oak Avenue.

- 4.2 The undeveloped lane allowance between the two subject properties, with a gross area of approximately 259.13m<sup>2</sup> (2,789.32 sq. ft.) is City-owned. The sale would be made on a net basis after the dedication listed in Section 4.4 below, with a Highway Closure Bylaw required. A purchase agreement for the City-owned land must be pursued and completed as part of this rezoning. The City Solicitor has been requested to determine a recommended sale price for the property which will be submitted to Council for its consideration and approval. The completion of the sale of City-owned property would be a prerequisite of the rezoning application.
- 4.3 A tree survey is required. Any retained trees are to be protected during site development and construction by chain link fencing, a damage deposit and a 219 Covenant where warranted.
- 4.4 A road dedication of 2.1m is required for road widening on Royal Oak Avenue.
- 4.5 The Director Engineering will be required to provide an estimate for all services necessary to serve the site, which will include, but not necessarily be limited to, a separated sidewalk and boulevard trees on the east side of Royal Oak Avenue.
- 4.6 The consolidation of the site into one legal parcel is required.
- 4.7 The developer is responsible for the undergrounding of overhead wiring along the east side of Royal Oak Avenue.
- 4.8 An acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.
- 4.9.1 Provision of adequately sited and sized garbage and recycling area and of a separate carwash stall is required.
- 4.10 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area.
  - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit.
  - c) School Site Acquisition Charge of \$800 per dwelling unit.

**5.0 RECOMMENDATIONS:**

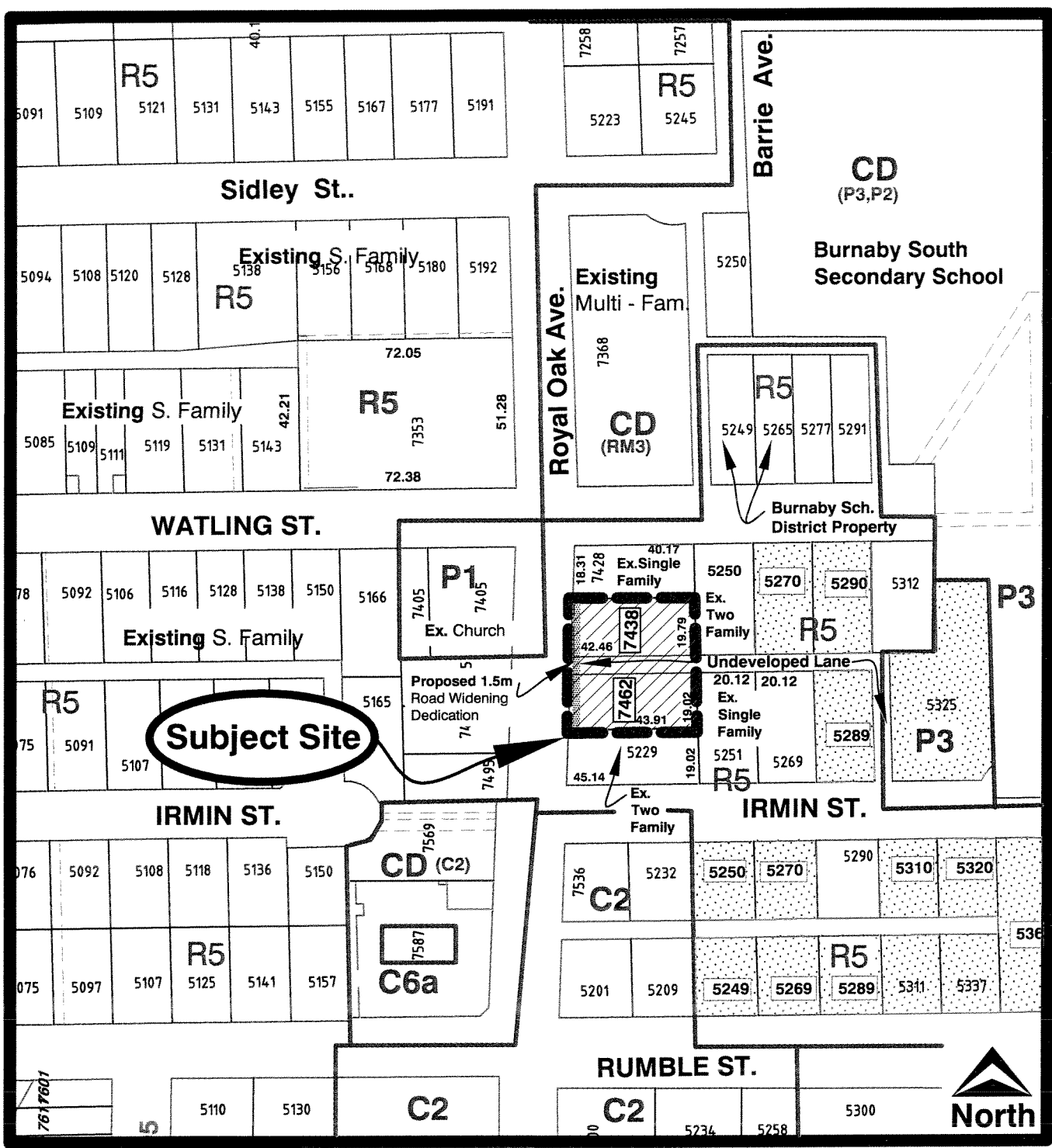
1. **THAT** copies of this report be sent to the owners of 7428 Royal Oak Avenue and 5229 Irmin Street which, along with the subject properties, are part of a differing assembly pattern in the Royal Oak Community Plan, as discussed in Section 3.1 of this report.

2. **THAT** the sale be approved in principle of City property in the undeveloped lane allowance between 7438 and 7462 Royal Oak Avenue for inclusion in the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*FBW/*

FA:gk  
Attach

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



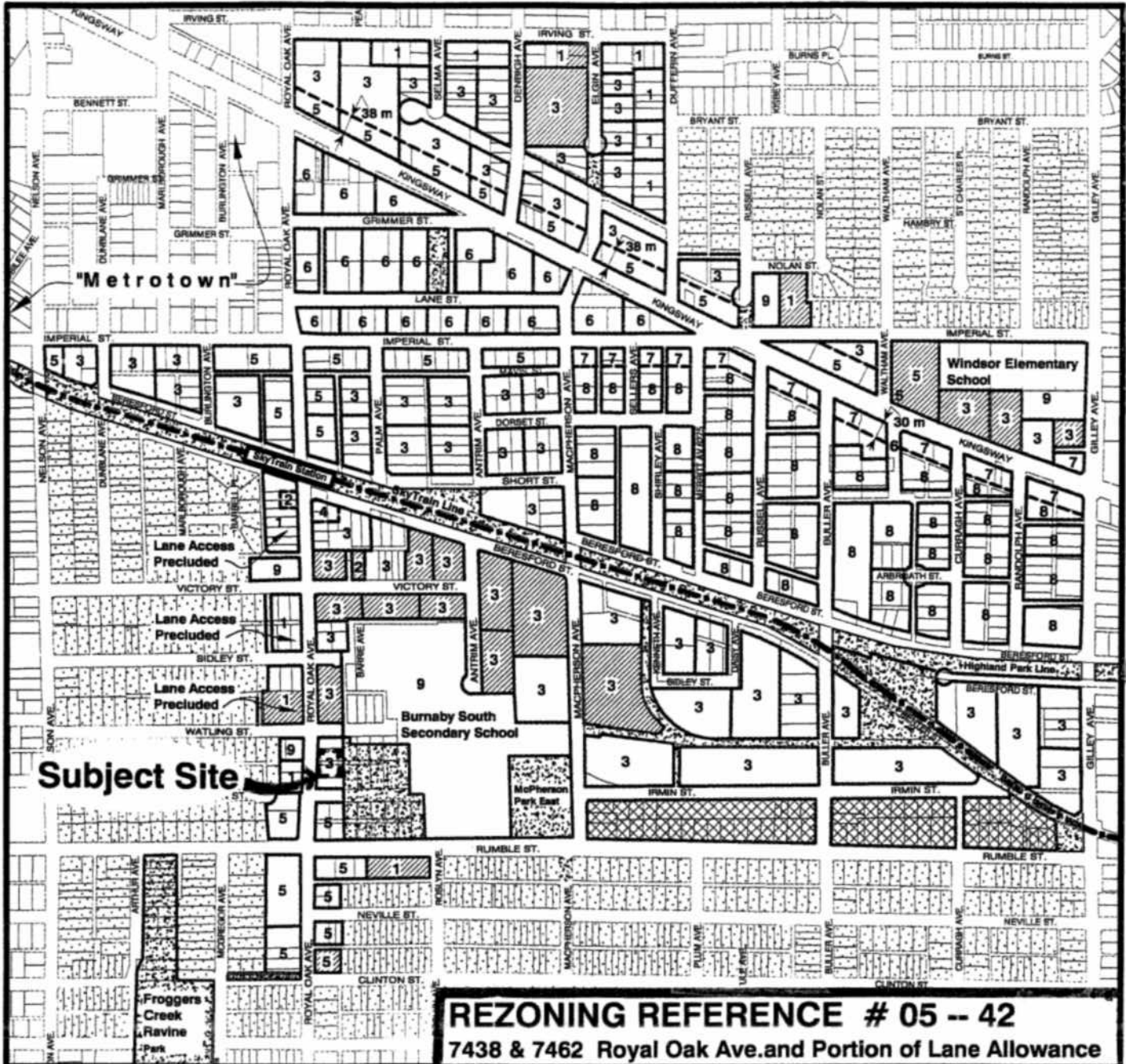
**Planning and Building Department**

Scale: 1 : 2000  
 Drawn By: J.P.C.  
 Date: September 2005

**REZONING REFERENCE # 05 -- 42**  
 7438 & 7462 Royal Oak Ave. and Portion of Lane Allowance



City Property  
 Sketch # 1



**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)
- 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: August 2005



REFLOG-42

BIMA HOLDINGS INC.

Quality Home Builders

5058 Irmin Street  
Burnaby, B.C. V5J 1Y5

Phone: (604)781-7797  
Fax: (604)436-9479

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TO:

Aug 23, 2005

City of Burnaby  
Council/Planning Dept.

Attn: Fiona Avakumovic

Subject:- Rezoning Application

Dear Sir/Madam

We Wish to Build Multifamily Town Homes under comprehensive development District (CD) RM2 Zoning at 7462 and 7438 Royal Oak Avenue with the closure of lane in the middle, as Council at its meeting of 2005 January 10, indicated its willingness to support.

Your cooperation is much appreciated.

Thanks & Regards  
Bima Holdings Inc.



Bim Singh, President