

TO: CITY MANAGER

2005 April 25

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REDEVELOPMENT ENQUIRIES
FOR 5079 AND 5091 IMPERIAL STREET
METROTOWN DEVELOPMENT PLAN - Sub-Area 6**

PURPOSE: To inform Council of inquiries regarding redevelopment options for 5079 and 5091 Imperial Street

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT

1.0 PROPERTY CONTEXT

The subject properties at 5079 and 5091 Imperial Street are situated at the northwest corner of Burlington Avenue and Imperial Street and are currently being offered for sale. This Department has received numerous enquiries regarding the available redevelopment options for the properties. The site is composed of four small lots and is developed with two older detached homes that front on Imperial Street. The legal configuration of four lots, each of which is severely deficient in terms of the prevailing zoning, is the result of an historic anomaly where two lots facing Burlington Avenue were actually developed with single-family dwellings as two lots facing Imperial Street. The redevelopment of these four lots as separate entities is not considered to be a practical option.

The site is rectangular in shape with a dimension of 33.6m (110 ft.) wide and 40.24m (132 ft.) in depth, with a total area of approximately 1,352m² (14,554 sq. ft.). Across Burlington Avenue to the east, is a three-storey apartment; to the north abutting the site, a three-storey apartment; and across the lane to the west, a two-storey apartment. To the south across Imperial Street there are a number of low scale commercial/industrial (M4 zoned) buildings. The lots presently have two driveways, one from the lane on the west side and one from Burlington Avenue on the east side.

2.0 RE-DEVELOPMENT OPTIONS

The site is currently being considered for purchase by builders and developers. The existing zoning is RM3 (see **attached** Sketches #1 and #2) which would allow a variety of development options, including:

- two two-family dwellings (with consolidation of the four lots into two lots facing Burlington Avenue), subject to the regulations of the R5 District;
- row housing with four units (with consolidation and re-subdivision) subject to the regulations of the R6 District;
- a multiple-family development for a two-storey building subject to the regulations of the RM3 District. (Due to the small site size only two storeys are permitted under the RM3 District).

The site could also be supported for rezoning to the Comprehensive Development District (CD) based upon the RM3 District use and density for an infill multiple-family development specifically designed for the site. The use of CD District allows for a greater flexibility of design and setbacks and can provide for a three storey form. The density of development would be based upon the net site area after road dedications.

The two most economically viable options would appear to be either the construction of two two-family dwellings under the existing RM3 District, or alternatively, to rezone the site to CD (RM3) to allow for an infill multiple-family development. The CD (RM3) option for multiple-family development is preferred as it is compatible with the land use guidelines of the Metrotown Development Plan and the adjoining land uses.

3.0 ROAD RIGHT-OF-WAY REQUIREMENTS ON IMPERIAL STREET

The abutting portion of Imperial Street is designated as a Primary Arterial road in the Burnaby Transportation Plan with provision for a bike lane to be provided on the road. The roadway currently has four moving lanes with off-peak parking on one side and separated sidewalks. In order to bring the curb lanes up to standard width for traffic and to accommodate the bike lane of 0.6m, the need for a road dedication of 2.1 m from the Imperial Street frontage has been identified. The area of the dedication is approximately 71m² (765 sq.ft.) representing 5.2% of the subject site. The dedication would be obtained through the subdivision/rezoning process.

Given the number of existing low-rise apartment buildings that are situated along the north side of Imperial Street from Patterson Avenue east to Royal Oak Avenue, the balance of the necessary road widening dedications from other properties for the future upgrading of Imperial Street required will be obtained incrementally over a number of years.

The City would prefer to see the site rezoned, consolidated and re-subdivided to provide the necessary dedications for the public road. Should a developer wish to proceed with development under the existing zoning, the City may not be able to obtain the necessary dedications for the upgrading of Imperial Street.

The lane that abuts the west side of the site is sub-normal in width at 4.27m (6.1 m is full lane size). In this case, additional widening of the lane is not proposed as, in the long term, it would be desirable to close this lane to Imperial Street to reduce traffic conflicts under all the outlined redevelopment options. Access to vehicle parking on the site is to be taken from Burlington Avenue.

4.0 CONCLUSION:

This site has potential for a number of development options to be pursued by a developer. It is concluded that rezoning to CD (RM3) could achieve not only multiple-family redevelopment in line with the Plan but also the appropriate road dedications. It is appropriate for the City to obtain the necessary land for the future upgrading of Imperial Street, a primary arterial roadway at the time of development.

It is therefore proposed that staff proceed working with a potential developer of the site on the basis of a CD (RM3) redevelopment as designated in the Metrotown Development Plan in order to provide a higher density of development for the benefit of the developer that would also allow the City to pursue the road dedication for the upgrading of Imperial Street. In the event that this approach does not prove successful and an application for two two-family dwellings is made, staff would process the application accordingly.

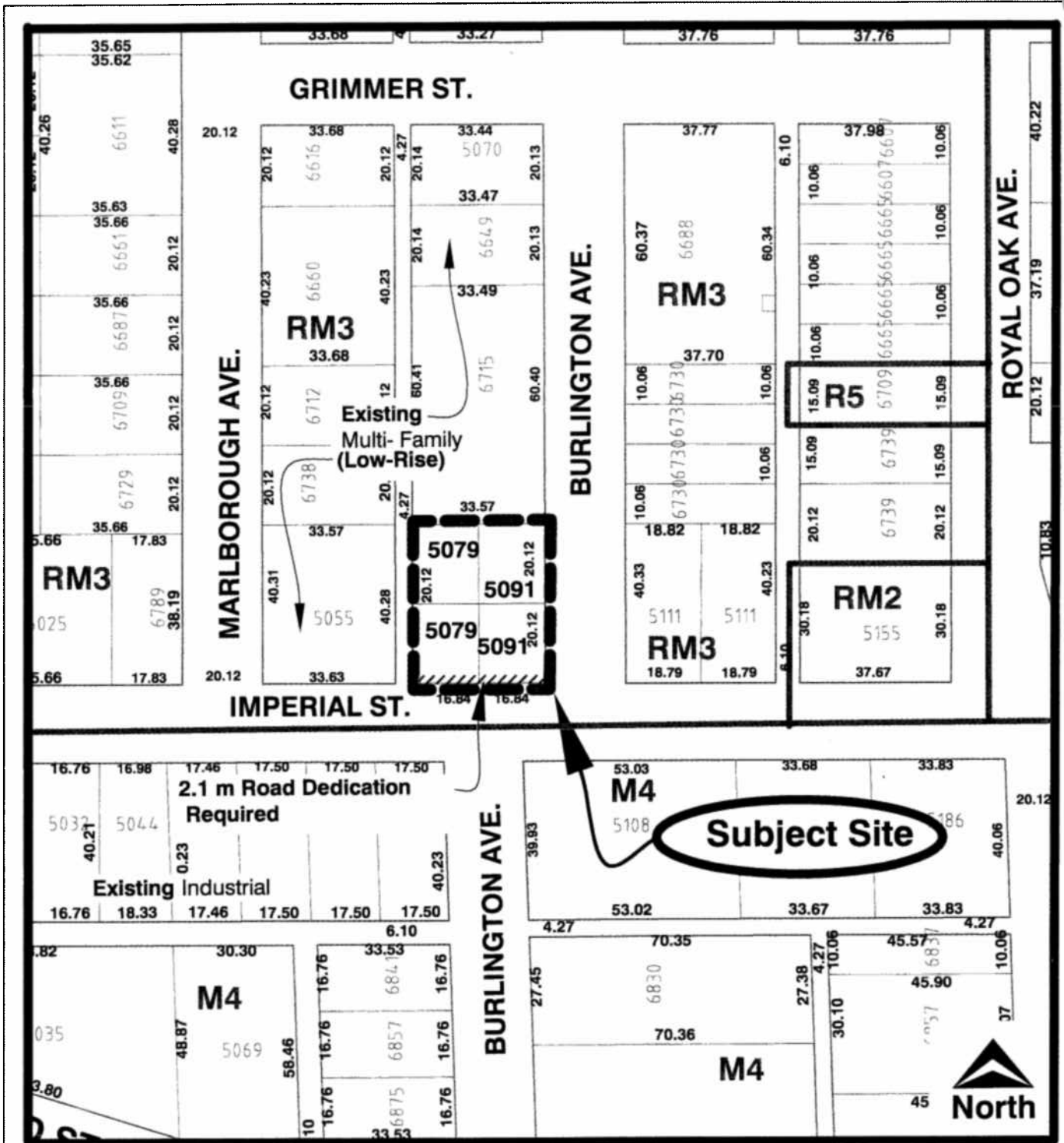
This is for the information of Council.



J.S. Belhouse
Director Planning and Building

BR:KI:gk
Attach

cc: City Solicitor
Director Engineering



Planning and Building Department

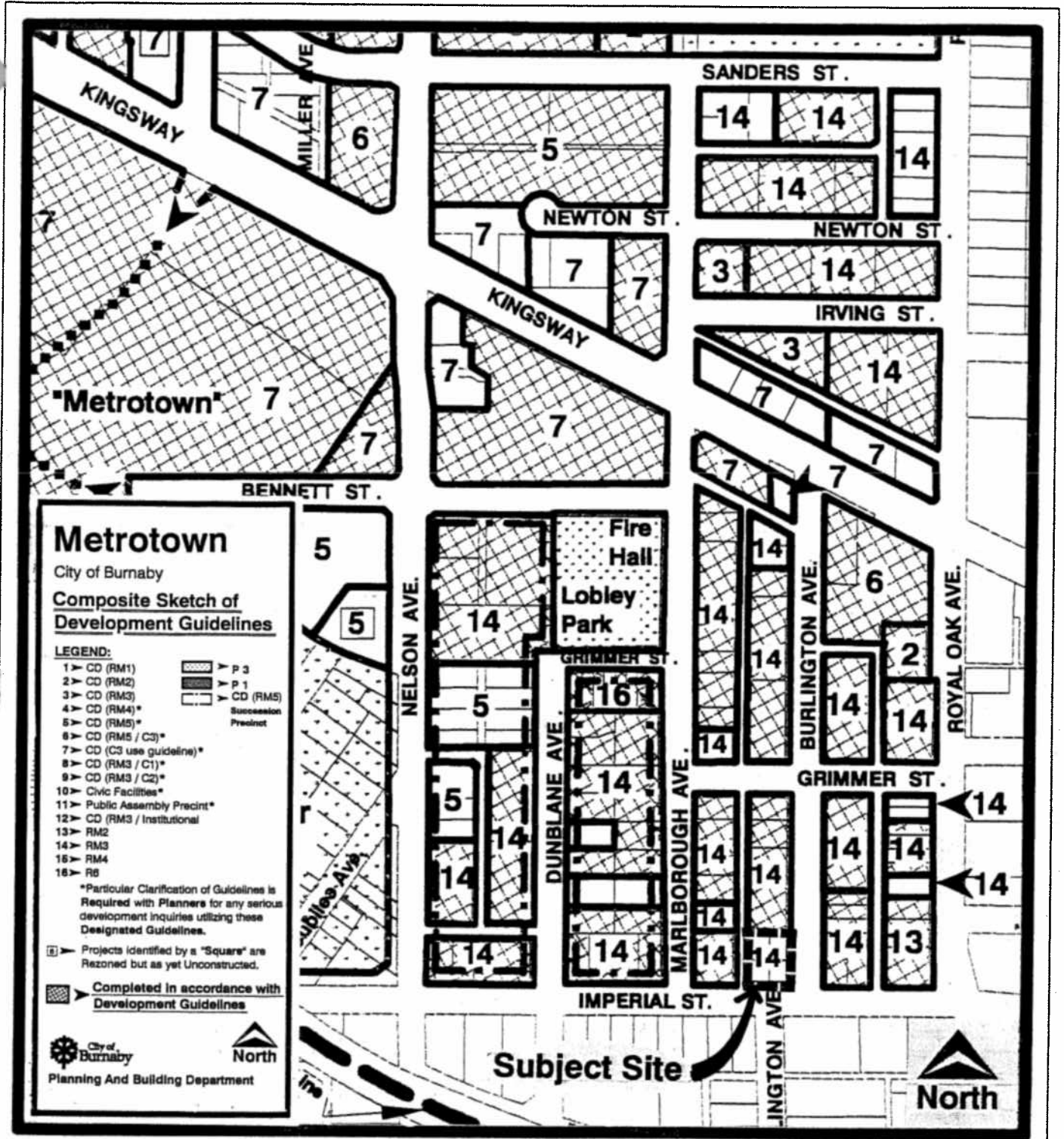
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Drawn By: J.P.C.

Date: April 2005

Redevelopment Inquiry
5079,5091 Imperial Street

Sketch # 1



Planning and Building Department

Scale: N.T.S.

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Redevelopment Inquiry

5079,5091 Imperial Street

Sketch # 2

