
HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: ROYAL OAK COMMUNITY PLAN – REVIEW OF DESIGNATION
OF DUFFERIN AVENUE AND IRVING STREET LOTS**

RECOMMENDATIONS:

1. THAT Council approve removal of the properties on the west side of Dufferin Avenue, extending from 6625 to 6413 Dufferin Avenue inclusive, and also including 5666 and 5676 Irving Street, from the Royal Oak Community Plan.
2. THAT the owners / residents of the subject properties be informed of the Community Plan adjustment.

REPORT

The Housing Committee, at its meeting held on 2005 October 25, received and adopted the *attached* report reviewing the advisability of maintaining the Royal Oak Community Plan designation of lots located on Dufferin Avenue and Irving Street.

Respectfully submitted,

Councillor Celest Redman
Chair

Councillor Dan Johnston
Vice Chair

Councillor Colleen Jordan
Member

COPY: CITY MANAGER DIRECTOR ENGINEERING DIRECTOR PARKS, RECR. & CULT. SERVICES DIRECTOR PLANNING AND BUILDING
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TO: CHAIR AND MEMBERS
HOUSING COMMITTEE

DATE: 2005 October 31

FROM: DIRECTOR PLANNING AND BUILDING

FILE: REZ #05-11

SUBJECT: **ROYAL OAK COMMUNITY PLAN - REVIEW OF DESIGNATION OF
DUFFERIN AVENUE AND IRVING STREET LOTS**

PURPOSE: To review the advisability of maintaining the Royal Oak Community Plan designation of lots located on Dufferin Avenue and Irving Street.

RECOMMENDATIONS:

1. **THAT** the Committee recommend to Council that the properties on the west side of Dufferin Avenue, extending from 6625 to 6413 Dufferin Avenue inclusive, and also including 5666 and 5676 Irving Street as shown on *Attachment #2*, be removed from the Royal Oak Community Plan.
2. **THAT** the owners / residents of the subject properties be informed of the Community Plan adjustment.

REPORT**1.0 BACKGROUND**

Council, at its Open meeting held on 2005 August 29, gave second reading to Rezoning Application #05-11 at 6490 and 6498 Elgin Avenue (see *Attachment #1*). The application is for a CD(RM3) development composed of 16 three storey townhouses. At the same meeting Council also resolved:

"THAT the issues raised at Public Hearing by Dufferin Avenue residents regarding the interface with Elgin Avenue and the appropriateness of zoning on Dufferin Avenue as contained within the Royal Oak Community Plan be REFERRED to the Housing Committee."

The Public Hearing for the application was held on 2005 July 26 at which several residents spoke against the rezoning. A petition in opposition to the rezoning was also submitted. The petition was signed by 12 residents on Dufferin Avenue and three residents on Elgin Avenue. Among the comments voiced was that the area remains single and two family.

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From: Director Planning and Building
Re: Royal Oak Community Plan - Review of Designation
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The Housing Committee considered the matter at its meeting on 2005 September 20 and instructed staff to review the Royal Oak Community Plan designations of the lots located on the west side of Dufferin Avenue and the south side of Irving Street (east of Elgin Avenue) as shown on **Attachment #2**. This report responds to that request.

It should be noted that Housing Committee also instructed staff to undertake a more comprehensive review of the entire Royal Oak Community Plan. The results of this review will be the subject of a future report to Housing Committee and Council in 2006.

2.0 DISCUSSION

The Royal Oak Community Plan was adopted in June 1999 after extensive public consultation, including the establishment of a Citizens Advisory Committee, several public meetings, and the distribution of brochures to all neighbourhood households. The overall redevelopment concept in the Plan is one of an urban village emphasizing low-rise buildings of generally two to four storeys, utilizing both single and mixed land use, and emphasizing a pedestrian-oriented scale with urban design guidelines. Sub-Area 9, which is bounded by Kingsway, Dufferin, Irving, and Royal Oak, is designated primarily for medium density residential development with a band of mixed-use residential and commercial along Kingsway. As shown on **Attachment #1**, most of the properties north of the mixed use designated lots on Kingsway are designated for CD(RM3) development. The Irving and Dufferin frontages, however, are identified for CD(RM2) development to provide a transition to the single and two family dwelling neighbourhoods located to the north and east.

The west side of Dufferin Avenue and Irving Street (between Dufferin and Elgin Avenue) comprises 19 lots with single and two family dwellings. One lot fronts onto Elgin Avenue. The houses vary in age from 3 to 58 years with 47% of the houses being older than 40 years. One new house is under construction and four are under 10 years of age. Twelve (63%) of the lots are owner occupied. They are designated for CD(RM2) in the adopted Royal Oak Plan. The area to the east of Dufferin Avenue and south of Bryant Street is characterized by single and two family dwellings on lots zoned R4 and R5 and designated as Single and Two Family Urban Residential.

The lots at 6460 Elgin Avenue and 5612 and 5622 Irving Street contain relatively old houses (47+ years), and relate more logically to Elgin Avenue than Dufferin Avenue. Given this and the number of rezonings on Elgin Avenue¹, it was concluded that their existing community plan designation for these three properties remains sound. The review was thus limited to the properties extending from 6625 to 6413 Dufferin Avenue and 5666 and 5676 Irving Street (hereinafter referred to as the west side of Dufferin Avenue; see **attachment #2**).

1. #01-04 (136 units)
#04-03 (12 units)
#05-11 (15 units)
#05-30

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The following points can be made in regard to maintaining the existing zoning of the subject properties on the west side of Dufferin Avenue.

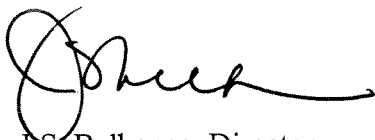
1. As previously indicated, there are a number of newer houses in the area including one under construction. As such, redevelopment of the area would likely be a longer term scenario.
2. The RM2 was seen in the Royal Oak Plan as a transition to the single and two family development on the east side of Dufferin Avenue. The retention of the existing zoning for the properties on the west side of Dufferin Avenue would achieve the same objective.
3. Of the 16 Dufferin Avenue properties, 10 have two-family development potential and will allow some degree of intensification, while still meeting the residents' objectives of maintaining their single / two family character. In the context of the entire Royal Oak Plan, the loss of some unit potential in this small area is not considered a significant issue.

Given the foregoing, it is believed that removal of the subject properties from the Community Plan could be supported.

3.0 CONCLUSION

The Housing Committee requested staff to review the CD(RM2) designation of lots on Dufferin Avenue and Irving Avenue (east of Elgin Avenue) in Sub-Area 9 of the Royal Oak Community Plan. While noting various issues with respect to a change in designation, the report concluded that, on balance, a change could be supported. It is thus recommended that the Committee propose to Council that the properties on the west side of Dufferin Avenue, extending from 6625 to 6413 Dufferin Avenue inclusive, and also including 5666 and 5676 Irving Street, be removed from the Royal Oak Community Plan. It is further recommended that the owners / residents of the subject properties be informed of the Community Plan adjustment.

In closing, it should be noted that a broader review of the Royal Oak Community Plan will be initiated early in 2006. The conclusions and recommendations of this review will be provided to Committee and Council in due course.



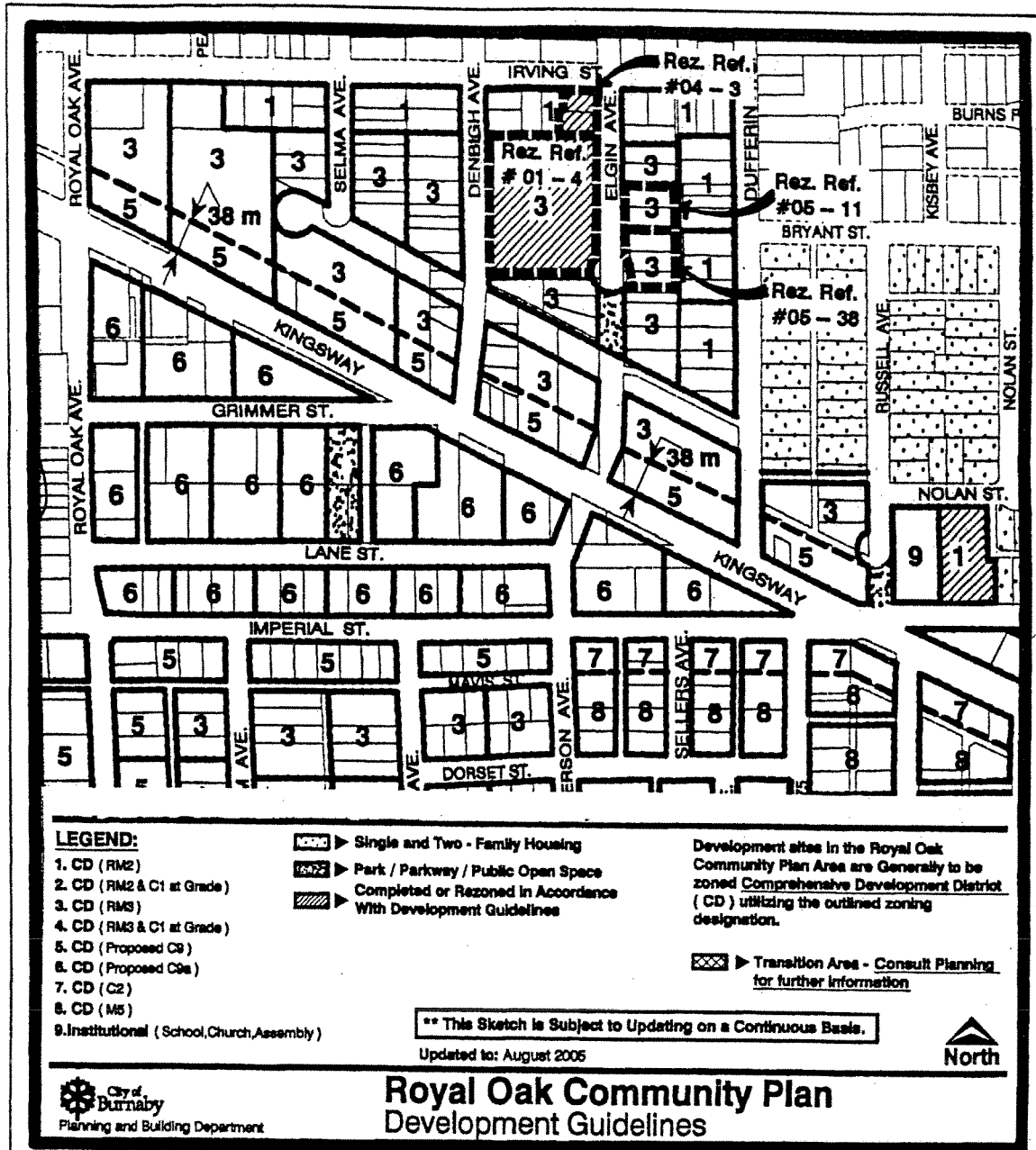
J.S. Belhouse, Director
PLANNING AND BUILDING

BLS/JF/jc
Attachments

cc: City Manager
Director Engineering

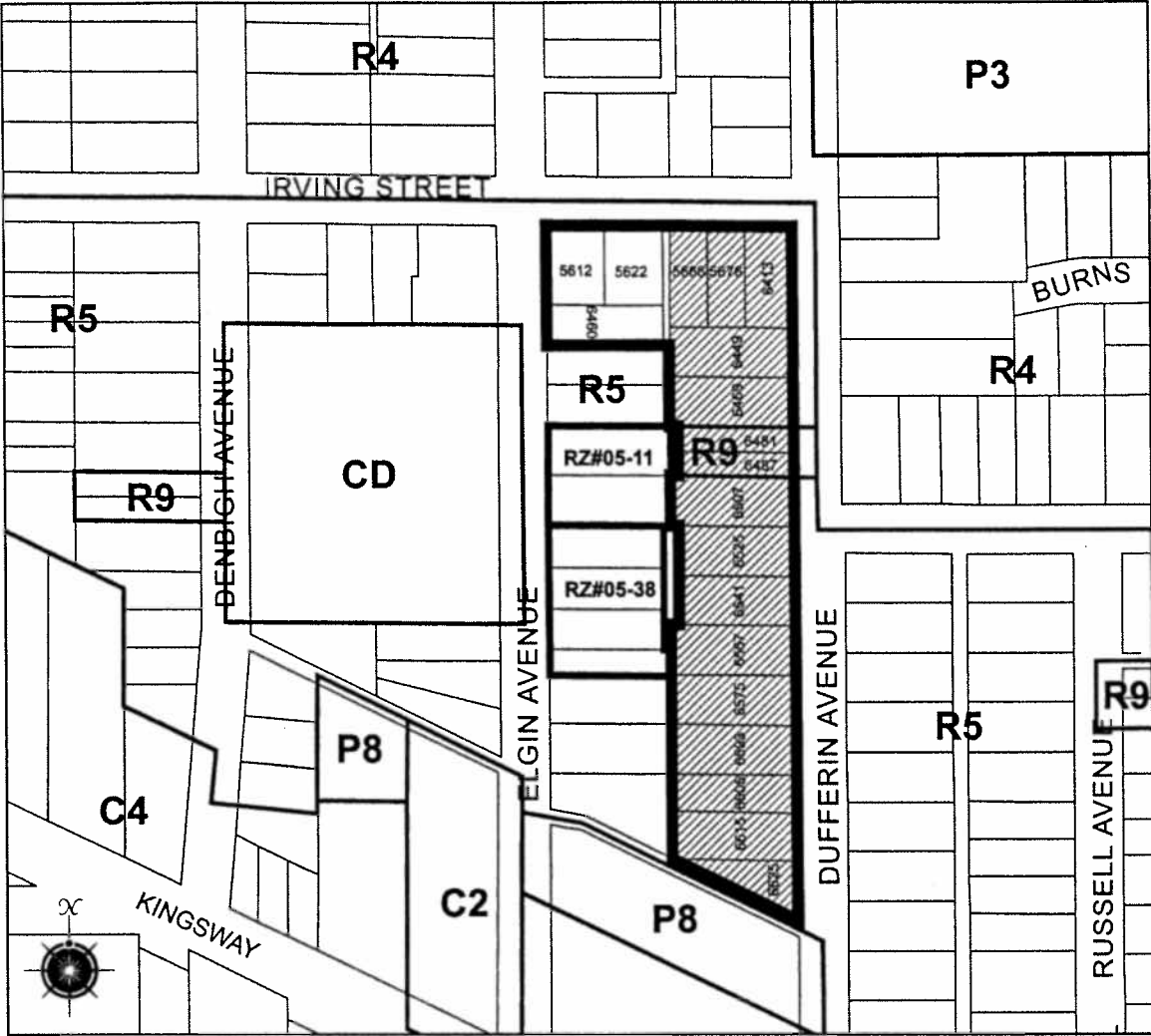
Director Parks, Recreation and Cultural Services

REZ#05-11 for 6490 and 6498 Elgin Avenue




<p>City of Burnaby Planning and Building Department</p>	<p>Planning and Building Department</p>
<p>Scale: N.T.S.</p>	<p>Rezoning Fronting Elgin Ave.</p>
<p>Drawn By: J.P.C.</p>	
<p>Date: August 2005</p>	

Dufferin Avenue and Irving Street Designated CD(RM2) Lots Under Review



 CD(RM2) Designated lots being reviewed

 Properties recommended for removal from the Royal Oak Community Plan



PLANNING & BUILDING DEPT

2005 09