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**TO:** CITY MANAGER **DATE:** 2006 October 11

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 71130 20  
*Reference: Apartment Study Area N & Siting Approval 06-54*

**SUBJECT:** **SITING APPROVAL #06-54**  
**6811 COLBORNE AVENUE**  
Request for Construction of New Two-Family Dwelling  
*Apartment Study Area N*

**PURPOSE:** To inform Council of an application to demolish an existing two-family dwelling and to construct a new two-family dwelling in Apartment Study Area N

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**RECOMMENDATION:**

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

**REPORT**

The owner of the subject property at 6811 Colborne Avenue has submitted Demolition and Building Permit applications with the intention of constructing a new two-family dwelling on the site in accordance with the existing R5 Residential District Zoning (see *attached* Sketch #1). The property measures 23.23 m (76.21 ft.) by 32.42 m (106.36 ft.) and has an area of 753.02 m<sup>2</sup> (8106 sq. ft.). The property is developed with an existing two-family dwelling in fair condition that was constructed in 1955, which is proposed to be demolished and replaced with a new two-family dwelling. The lot meets the minimum width and area requirements for two-family dwelling construction under prevailing R5 District zoning.

The subject property is situated within Council-adopted Apartment Study Area N, east of Gilley Avenue. The western portion of the Study Area is now part of the Royal Oak Community Plan. The subject property is in the sole remaining development assembly for Apartment Study Area N, comprised of eight lots designated for medium density multi-family development (see *attached* Sketch #2), which, if pursued, would be accomplished through the rezoning of appropriate site assemblies to the Comprehensive Development District CD utilizing the RM3 District as guidelines.

The assembly area is bounded by Gilley Avenue to the west, Imperial Street to the north, Colborne Avenue to the east, and an older RM3-zoned apartment to the south. The assembly area is comprised of eight R5 District zoned lots accommodating a mix of single and two-family developments of varying age and condition as well as a residential dwelling with a legal non-conforming ground-floor grocery store at 6366 Imperial Street.

Development of a new two-family dwelling on the subject site would be considered to inhibit further realization of the apartment designation. However, it is acknowledged that the optimal assembly area will not be achieved in the foreseeable future. Within the assembly area, siting approval applications and building permits were granted for a new single-family dwelling at 6818 Gilley in 1993, and for new two-

To: City Manager  
From: Director Planning and Building  
Re: SITING APPROVAL #06-54  
6811 COLBORNE AVENUE

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family dwellings at 6880 Gilley in 1983, and 6826 Gilley in 1995, all of which are in good condition. Both of the two-family dwellings to the west are strata titled. The lot to the north of the subject site, 6366 Imperial, is improved with an older single-family dwelling with ground floor commercial in fair condition. To the south, 6923 Colborne is improved with an older single family dwelling in fair condition, and 6865 with a two-family home in fair condition. It is also noted that stable single and two-family dwelling development across Colborne Avenue and Imperial Street abut the subject assembly area.

The Department has contacted the prospective developer to determine interest in redeveloping in line with the Apartment Study Area. He has purchased the adjacent property, 6823 Colborne, and may pursue a siting approval application to build a two-family home on this site in future. The prospective developer understands the potential to develop at a higher density. Although he did recently apply to rezone the two properties for a small lot infill in line with RM2 guidelines, he has since reconsidered and withdrawn his rezoning application, and wishes to proceed with the application to construct a two-family dwelling. City acquisition of the property in order to prevent new two-family dwellings is not considered warranted in light of the surrounding stable single and two-family dwelling context.

The analysis and conclusions of this report are considered to also apply to 6823 Colborne Avenue. Given the number of newer single and two-family dwellings and the nature of development in the subject portion of Apartment Study N, staff will process a Demolition Permit and a Building Permit for a new two-family dwelling at 6811 Colborne Avenue and at 6823 Colborne Avenue, if an application is received, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

This is for the information of Council.

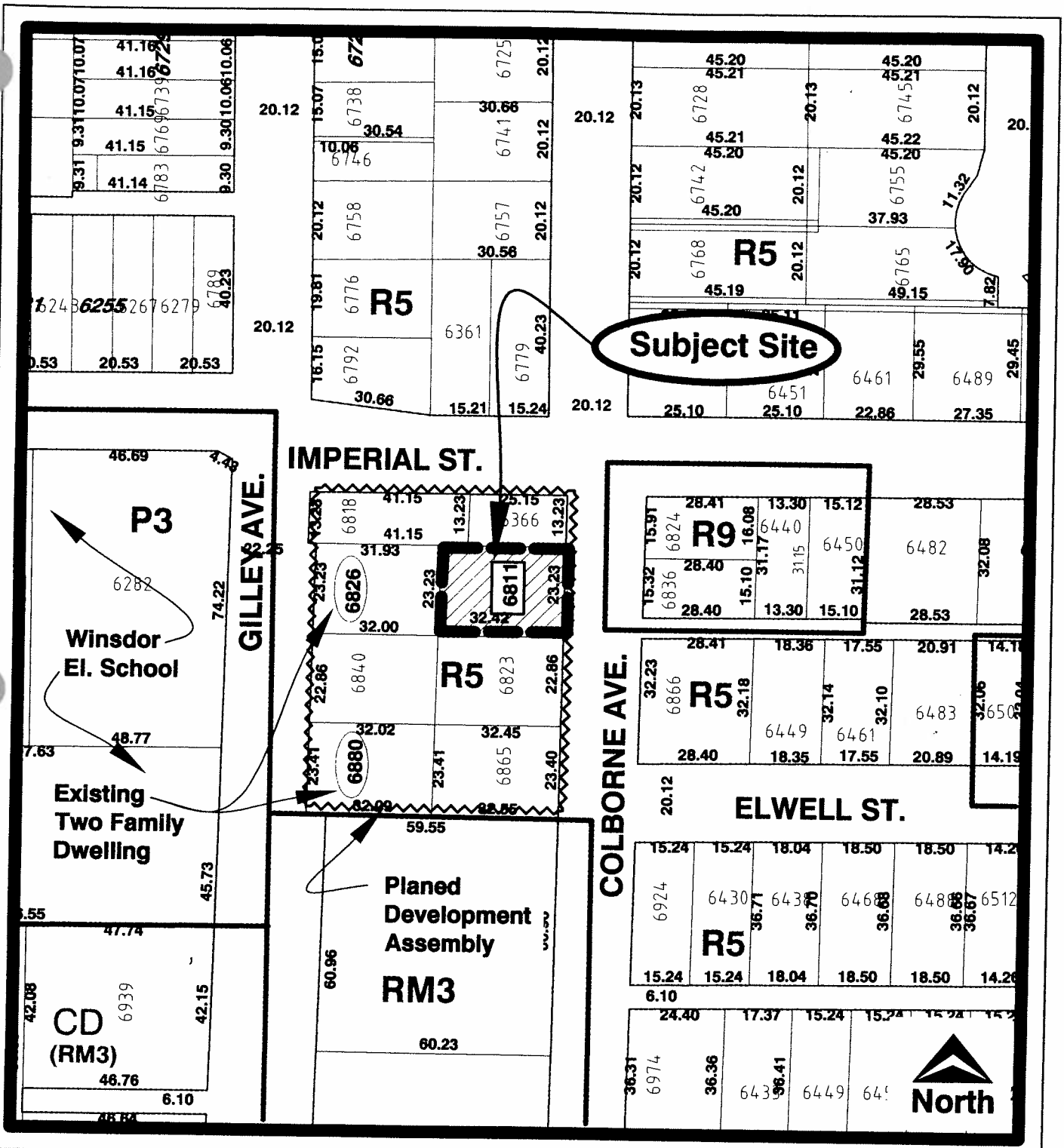
  
B. Luksun  
DIRECTOR PLANNING AND BUILDING

MW:tn

**Attachments (2)**

cc: Chief Building Inspector  
Director Engineering

P:\Marnie\Council Report\6811 Colborne



City of Burnaby  
 Planning and Building Department

Scale: 1 = 1500

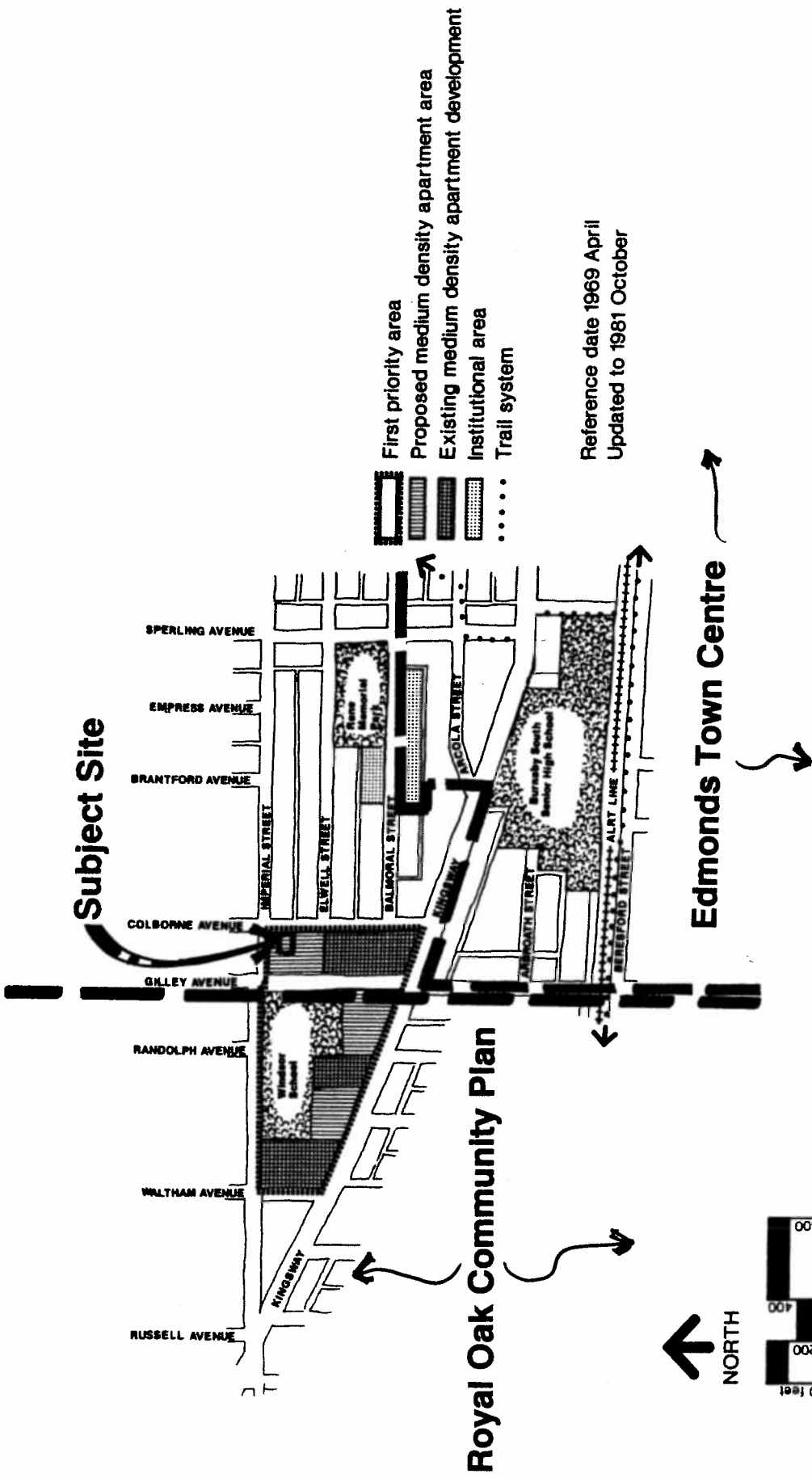
Drawn By: J.P.C.

Date: August 2006

Proposed Siting Approval 06 - 54  
 6811 Colborne Ave.

Sketch # 1





- First priority area
- Proposed medium density apartment area
- Existing medium density apartment development
- Institutional area
- Trail system

Reference date 1969 April  
Updated to 1981 October

**Subject Site**

**Royal Oak Community Plan**

**Edmonds Town Centre**



**APARTMENT STUDY AREA N** Drawing Number 14

**Proposed Siting Approval 06 - 54**  
6811 Colborne Ave.

**Sketch # 2**

