

TO: CITY MANAGER **DATE:** 2011 August 24

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20

**SUBJECT: AUTHORITY TO WORK WITH APPLICANT
6837 AND 6857 ROYAL OAK AVENUE
REZONING REFERENCE #10-16
ROYAL OAK COMMUNITY PLAN**

PURPOSE: To obtain Council authority to work with the applicant of Rezoning Reference #10-16 towards the preparation of a suitable plan of development for presentation to a future Public Hearing.

RECOMMENDATIONS:

1. **THAT** the sale be approved in principle of the City property at 6857 Royal Oak Avenue for inclusion in the subject development site and subject to the applicant pursuing the rezoning proposal to completion.
2. **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.

REPORT

At its regular meeting of 2010 July 26, Council received a report from the Planning and Building Department regarding the rezoning of 6837 and 6857 Royal Oak Avenue (see *attached* sketches) from the M4 Special Industrial District to the CD Comprehensive Development District (utilizing the C9 Urban Village Commercial District and Royal Oak Community Plan as guidelines). The rezoning proposes the development of a four storey mixed-use building with ground level retail fronting Royal Oak Avenue. The property at 6857 Royal Oak Avenue is owned by the City and is intended to be sold and consolidated with the privately owned 6837 Royal Oak as a requirement of the subject rezoning application. The City owned property measures approximately 1,310.84 m² (14,110.22 sq.ft.) net of the required 69.16 m² (744.50 sq.ft.) of Royal Oak Avenue road dedication (subject to detailed survey).

At the time the rezoning application was received, the Burnaby Village Museum was occupying the warehouse on the 6857 Royal Oak Avenue and was unable to find an immediate alternative location for the museum storage. Therefore, it was recommended at that time that the rezoning application be held in abeyance pending a review and determination of an approach to resolve

To: City Manager
From: Director Planning and Building
Re: AUTHORITY TO WORK WITH APPLICANT
REZONING REFERENCE #10-16
ROYAL OAK COMMUNITY PLAN

2011 August 24..... Page 2

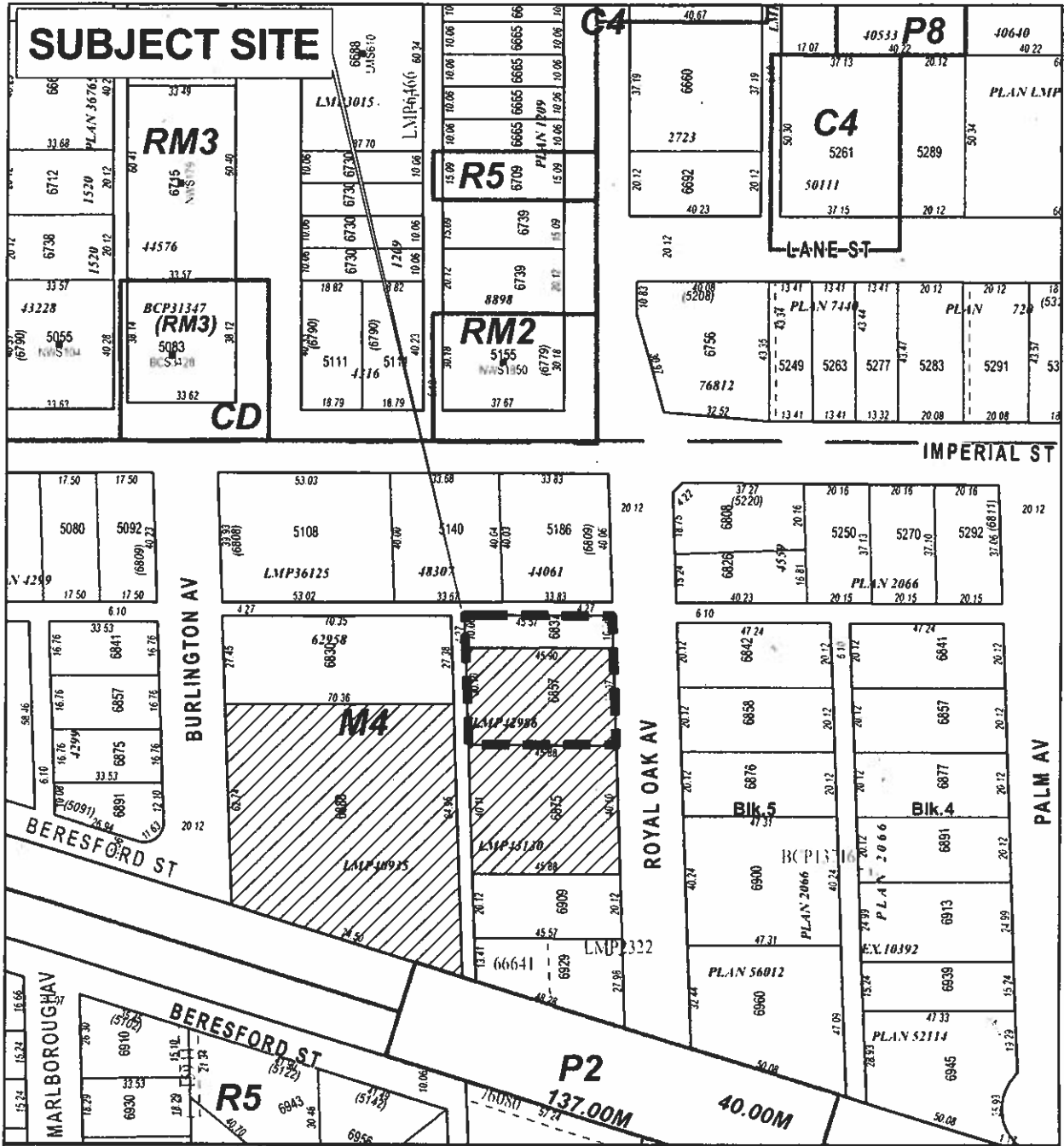
the current storage needs of the Burnaby Village Museum. As noted in the Council adopted report of the Parks Recreation and Culture Commission dated 2011 July 20, City staff have worked together to resolve the immediate space needs of the Burnaby Village Museum and an appropriate location has been secured in the City owned facility at 8059 Texaco Drive within Barnet Marine Park. The Texaco Drive facility is currently undergoing roof repairs, which are nearing completion. The relocation of Museum storage from 6857 Royal Oak Avenue will commence upon completion of the roof repairs and other miscellaneous improvements anticipated to be completed before year's end.

Given the rezoning process will likely take a year to complete, which is a suitable time frame to complete the outstanding works to 8059 Texaco Drive and facilitate the relocation of the Museum collection, it is requested at this time that Council authorize staff to work with the applicant of Rezoning Reference #10-16 towards the preparation of a suitable plan of development for presentation to a future Public Hearing. It is also requested that Council authorize the sale of the City-owned property at 6857 Royal Oak Avenue as a prerequisite of Rezoning Reference #10-16, with the understanding that further report will be submitted to seek Council's approval of the recommended purchase price.


B. Luksun, Director
PLANNING AND BUILDING

JBS:spf/tn

cc: Director Engineering
Director Parks, Recreation & Cultural Services
Chief Licence Inspector
City Solicitor



PLANNING & BUILDING DEPARTMENT



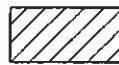
DATE: JUNE 29 2010

SCALE: 1:2,000

DRAWN BY: DJ



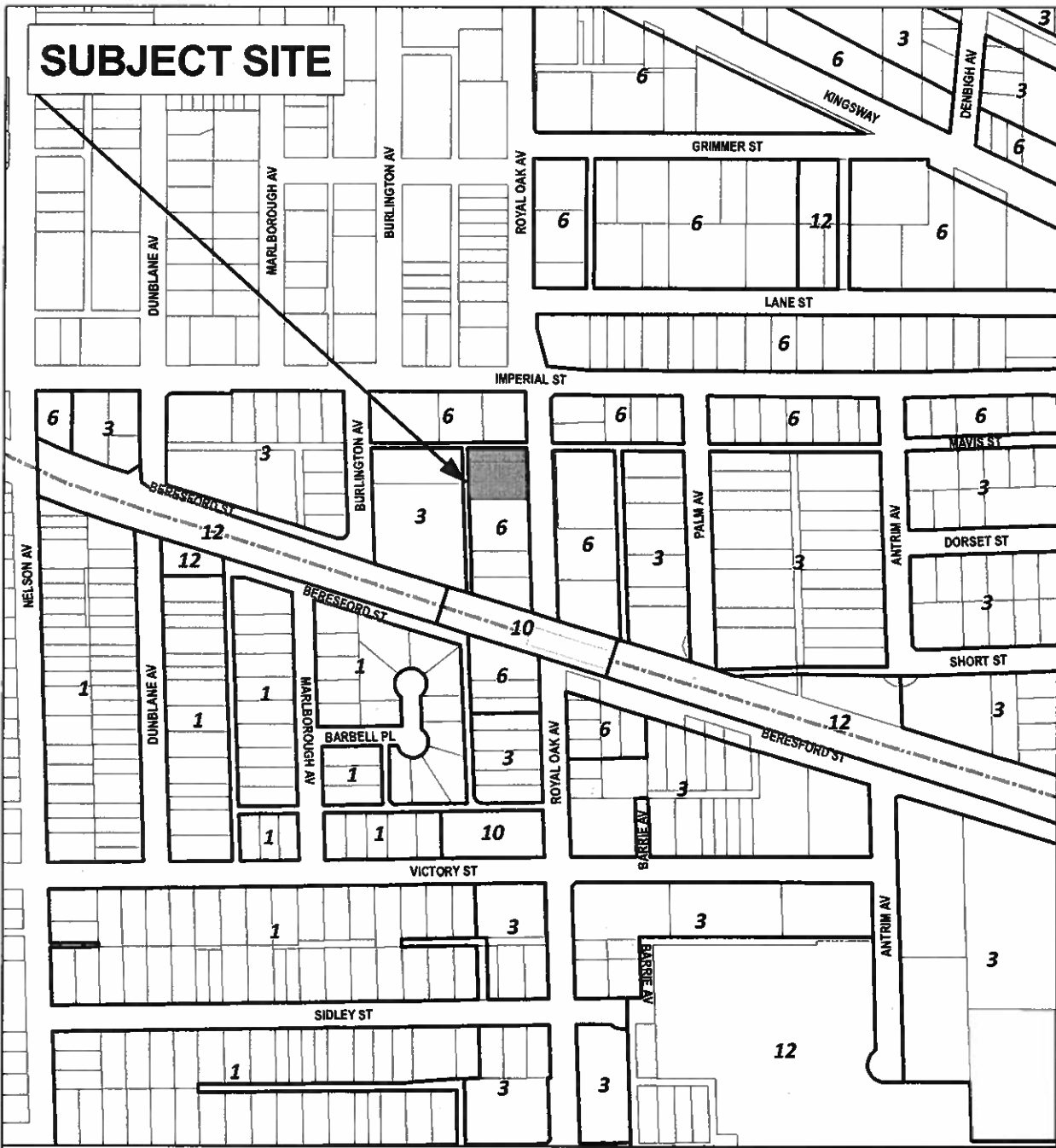
Subject Site



City-Owned Properties

REZONING REFERENCE #10 -- 16
6837 & 6857 ROYAL OAK AVE

Sketch #1



**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

