
TO: CITY MANAGER **DATE:** 2015 April 22

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 70100 01
Reference: ALR 8708 Royal Oak

SUBJECT: 8708 ROYAL OAK AVENUE
AGRICULTURAL LAND RESERVE APPLICATIONS
BIG BEND DEVELOPMENT PLAN

PURPOSE: To inform Council of applications received for subdivision and non-farm use of lands within the Agricultural Land Reserve located at 8708 Royal Oak Avenue.

RECOMMENDATIONS:

1. **THAT** Council reject the subject Agricultural Land Commission applications for subdivision and non-farm use within the Agricultural Land Reserve for property located at 8708 Royal Oak Avenue, Burnaby.
2. **THAT** a copy of this report be sent to the subject applicant and the Agricultural Land Commission for information purposes.

REPORT

The Planning and Building Department has received Agricultural Land Commission (ALC) applications that require City review and comment. The applicant for the noted ALC applications is seeking support for subdivision and non-farm use of lands at 8708 Royal Oak Avenue (see *attached* Sketch #1).

The subject property is located within the Agricultural Land Reserve (ALR) (see Sketch #3 *attached*). Under the ALC application process, these applications are first received for processing by the local government. Where a local government supports an application, the ALC undertakes further review and consideration of an application for approval, consistent with the regulations governing the ALR. In cases where local government support is not granted, and the application is rejected by the local government, the application review process to the ALC is terminated.

The subject property is located within the Big Bend Development Plan area and is zoned agriculturally to the A3 Truck Gardening District (see *attached* Sketch #2). In addition to its agricultural zoning, the property is designated for agricultural use and protection by the City's Official Community Plan, the Council-adopted Big Bend Development Plan and under the Metro Vancouver Regional Growth Strategy, as reflected in the City's Regional Context Statement, and through its' inclusion within the Provincial ALR.

To: City Manager
From: Director Planning and Building
Re: 8708 Royal Oak Avenue
Agricultural Land Reserve Application


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The property has been owned by the Vietnamese Unified Buddhist Congregation of Canada since 2002. Since that time, the owner and representatives of the property sought, on various occasions, to obtain support for the institutional development of the land, in whole or part. The property owners have been consistently advised that a rezoning of the lands from the agriculturally A3 Truck Gardening District to an Institutional District could not be supported given prevailing City, Regional, and Provincial land use regulations and designations that seek to protect the lands for long term agricultural use.

As noted, the subject applications submitted under the Agricultural Land Commission (ALC) regulations are seeking City support for subdivision of the existing parcel, of about 7.4 acres, into two lots of 4.9 acres and 2.5 acres. One lot is proposed to be maintained for agricultural use, with the smaller 2.5 acre lot proposed for non-farm use under the application for development of a place of worship for the Vietnamese Unified Buddhist congregation. The proposed subdivision of the property would not meet the minimum lot area requirements of the under the Burnaby Zoning Bylaw, which sets a minimum lot area of 4.448 acres for each lot created under subdivision within the A3 District. Further, as noted, the proposed institutional (place of worship) use is not consistent with City, Regional and Provincial regulations and designations which seek to protect and maintain the subject lands for agricultural purposes. As such, this report recommends that Council reject the subject applications, and that copies of Council's motion and this report be provided to the applicant, and to the Agricultural Land Commission for information.

It is noted that this property is also the subject of a separate City bylaw compliance file related to non-compliance with the permitted use of the property and unauthorized construction on the site. The subject applications are, in part, related to an effort by the applicant to seek approval for the current unauthorized use and development of the property.

Based on adopted City, Regional and Provincial designations, plans and regulations which together are in place to maintain and protect the long term agricultural use of the subject property, it is recommended that Council reject the subject Agricultural Land Commission applications, and that the applicant and the ALC be advised of Council determination in this regard.

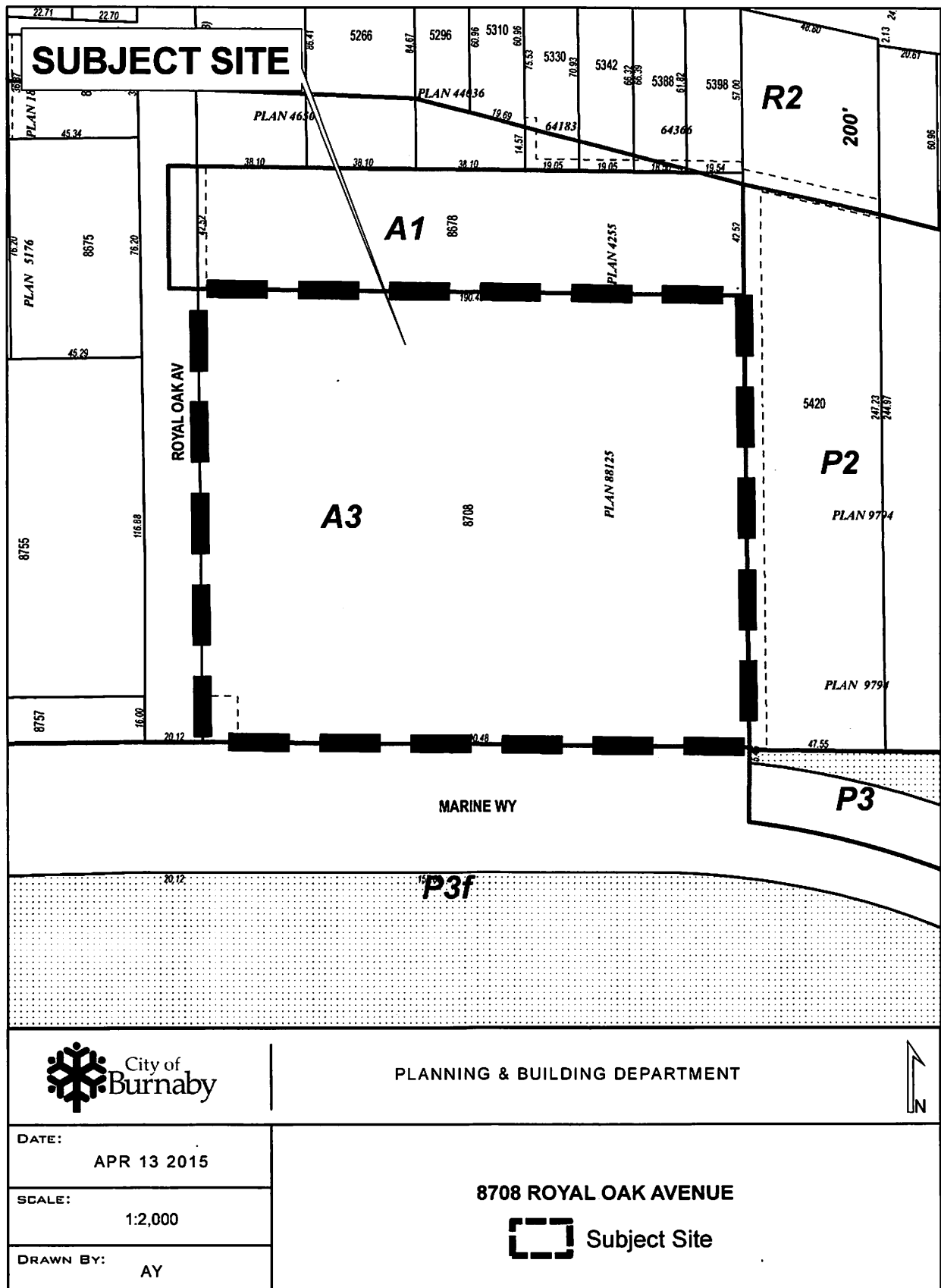

Lou Pelletier, Director
PLANNING AND BUILDING

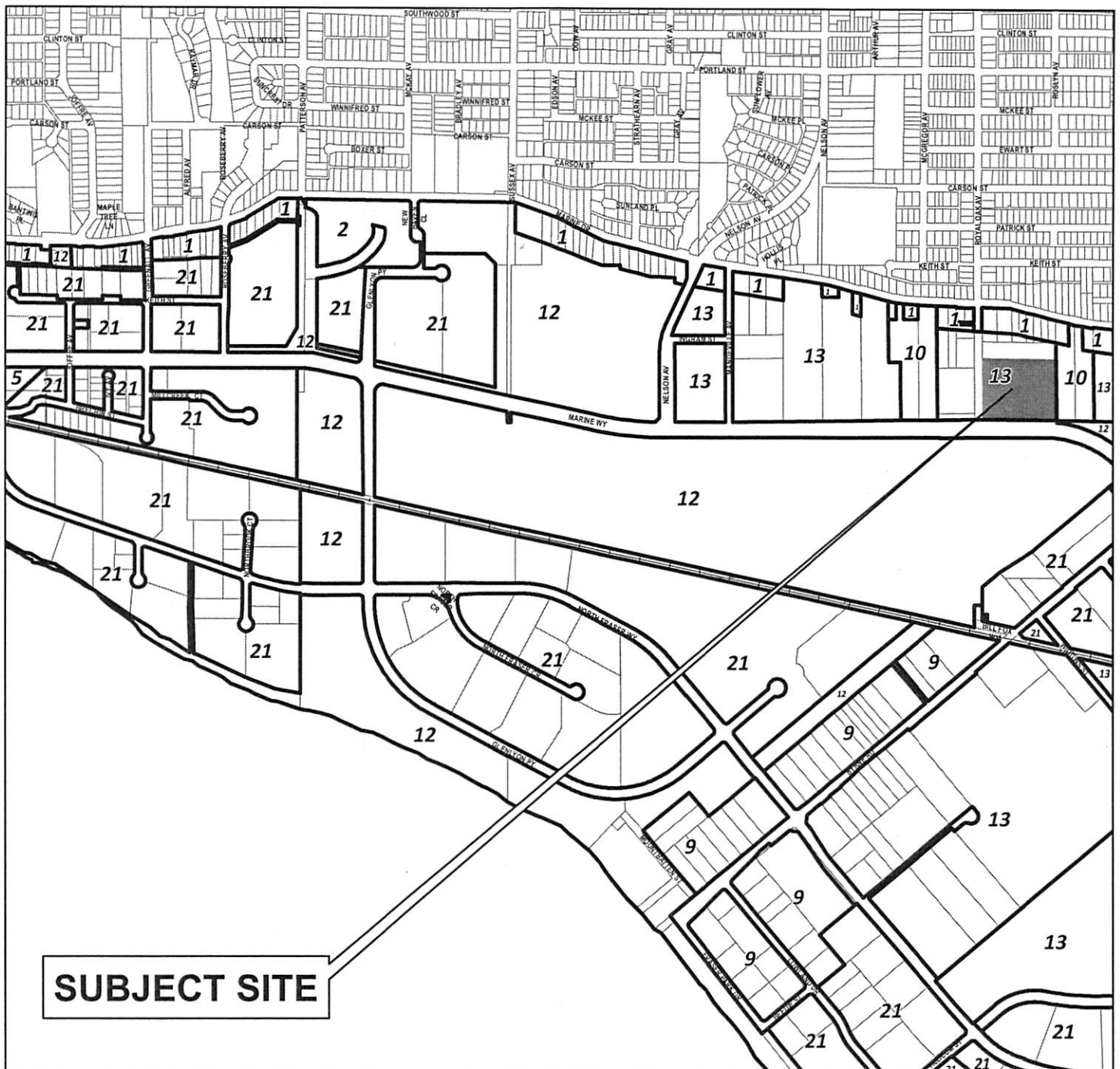
DR/JBS:tn

Attachments

cc: Deputy City Managers
Chief Building Inspector
City Solicitor
City Clerk

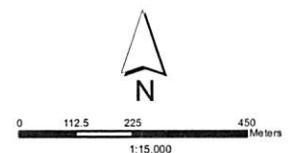
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- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

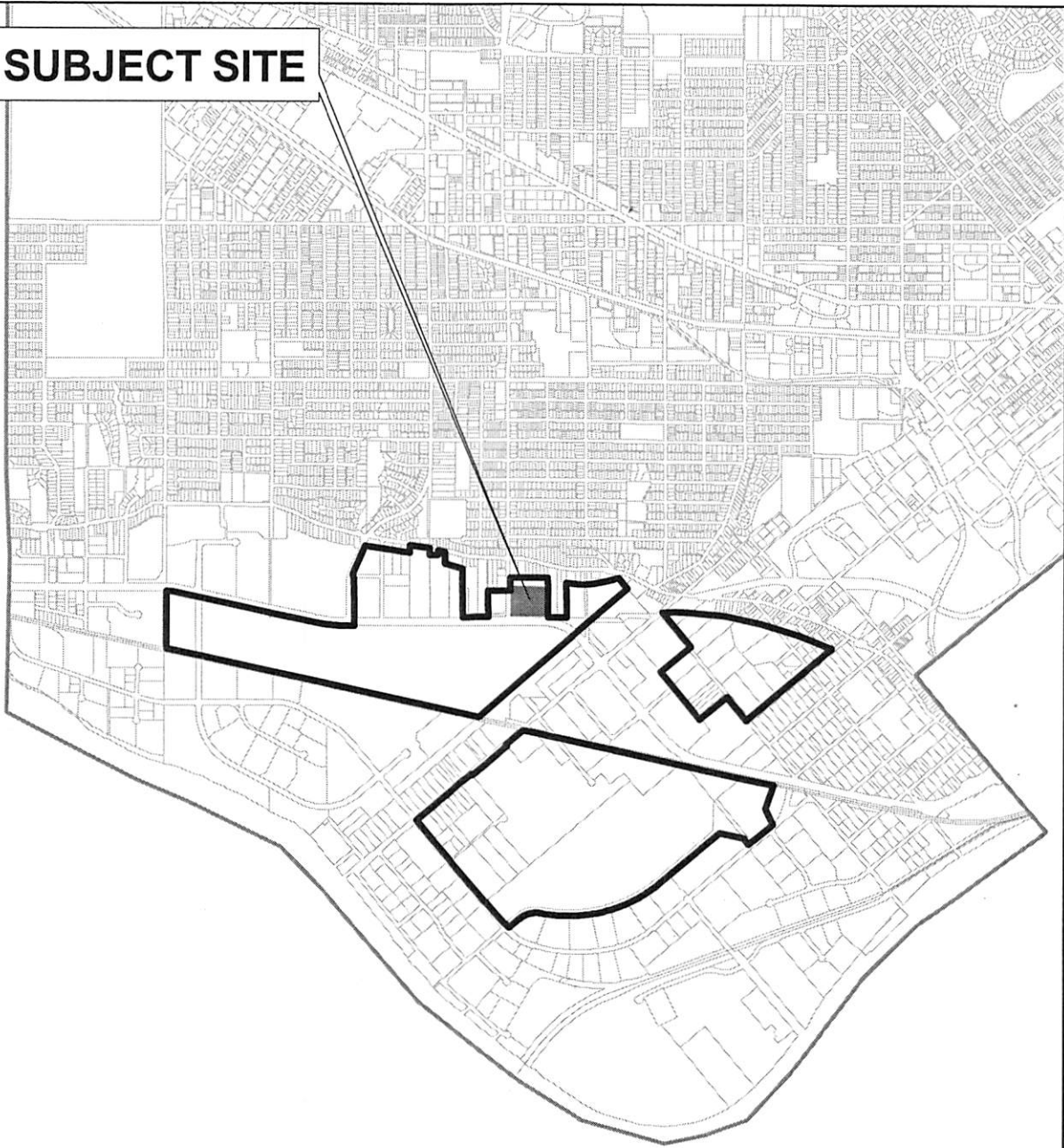
- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:
APR 21 2015

SCALE:
1:34,096

DRAWN BY:
AY

8708 ROYAL OAK AVENUE



Subject Site



Generalized Agricultural Land Reserve (ALR) Boundary

Sketch #3