

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #15-36 2015 SEPTEMBER 23

#### ITEM #07

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Sidley Developments Ltd.  
7429 Morley Drive  
Burnaby, BC V5E 3X9  
(Attention: Bim Sahdev)
- 1.2 Subject:** Application for the rezoning of:  
Lot 63, DL 98, Group 1, NWD Plan 24504
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)
- 1.3 Address:** 5177 Sidley Street
- 1.4 Location:** The subject site is located on the north side of Sidley Street, west of Royal Oak Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 20.42 m (67 ft.), a depth of 42.16 m (138 ft.), and a total area of approximately 860.97 m<sup>2</sup> (9,267 sq. ft.) (subject to legal survey).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of an infill townhouse development with enclosed parking at grade.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the north side of Sidley Street, west of Royal Oak Avenue (see *attached* Sketch #1). The subject property is currently improved with an older single-family dwelling. The subject property is not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the north is a low-rise townhouse complex developed under Rezoning Reference #07-42. To the south across Sidley Street are two older single-family dwellings and a vacant lot. Immediately to the east is a newer single-family dwelling constructed in 1999. To the west is a

newer single-family dwelling constructed in 2002, with an established single- and two-family residential neighbourhood beyond. Vehicular access to the property is currently taken from the rear lane.

It is noted that two of the properties south of the subject site at 5180 and 5192 Sidley Street are City-owned. The property at 5180 Sidley Street is vacant. The property at 5192 Sidley Street is occupied with an older single-family dwelling in fair condition. These properties, along with the property located at 5168 Sidley Street, are intended for low-rise apartment redevelopment in line with the adopted Royal Oak Community Plan.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject property is located within the Council-adopted Royal Oak Community Plan area and forms part of a larger assembly that includes 5167 and 5191 Sidley Street. Subject to assembly, the three properties are designated for Comprehensive Development, utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*).
- 3.2 The applicant has approached the owners of 5167 and 5191 Sidley Street with regards to forming the desired assembly and consolidation in order to redevelop in line with the adopted Plan. The applicant has indicated that the owner of 5167 Sidley Street is not interested in selling their property at this time. The applicant has presented a purchase offer to the owner of 5191 Sidley Street. This offer has been rejected by the property owner. The applicant has provided documentation demonstrating the rejection of the purchase offer. The Legal and Lands Department has reviewed the offer and advises that the offer is consistent with its market value.

Staff have encouraged the developer to continue negotiations to include the properties at 5167 and 5191 Sidley Street to enable development in accordance with the Royal Oak Community Plan.

Staff have reviewed the lot widths and areas of the properties located at 5167, 5177 and 5191 Sidley Street and note that each of the properties are of suitable and sufficient size to support individual infill development utilizing the RM2 Multiple Family Residential District as a guideline that would be compatible with adjacent single-family dwellings. In view of the applicant being unable to achieve the desired assembly of properties, this Department is willing to support an infill townhouse development at the subject property, with the adjacent properties located at 5167 and 5191 Sidley Street developing as individual infill townhouse projects in the future utilizing the RM2 District as a guideline.

A further report will be submitted to Council if an expanded site assembly is achieved. However, as noted above, the subject lot and potential future assemblies are suitable and of sufficient size to support development under the proposed RM2 District guidelines. It is recommended that a copy of this report be sent to the owners of 5167 and 5191 Sidley Street for information purposes.

- 3.3 The existing east-west lane will be required for access purposes, with the planned north-south lane dedication along the westerly side of 5167 Sidley Street no longer being required for this supported pattern of development. These minor adjustments to the Community Plan will be advanced as part of the suitable plan of development (see *attached* Sketch #2).

#### 4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines in order to permit the construction of an infill-townhouse development with parking at grade. The maximum permitted density is 0.9 FAR, subject to parking being fully underground; however, if surface parking is provided as anticipated, the maximum permitted density is 0.7 FAR. Vehicular access would be from the rear lane.
- 4.2 The Director Engineering would be requested to provide an estimate for all services necessary to serve this site.
- 4.3 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.4 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.5 There are no trees suitable for retention on the subject site. Therefore, a tree survey and arbourist's report are not required.
- 4.6 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be necessary at the Preliminary Plan Approval stage.
- 4.7 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.8 Applicable Development Cost Charges include:
- a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area
  - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit
  - c) School Site Acquisition Charge of \$900 per unit
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

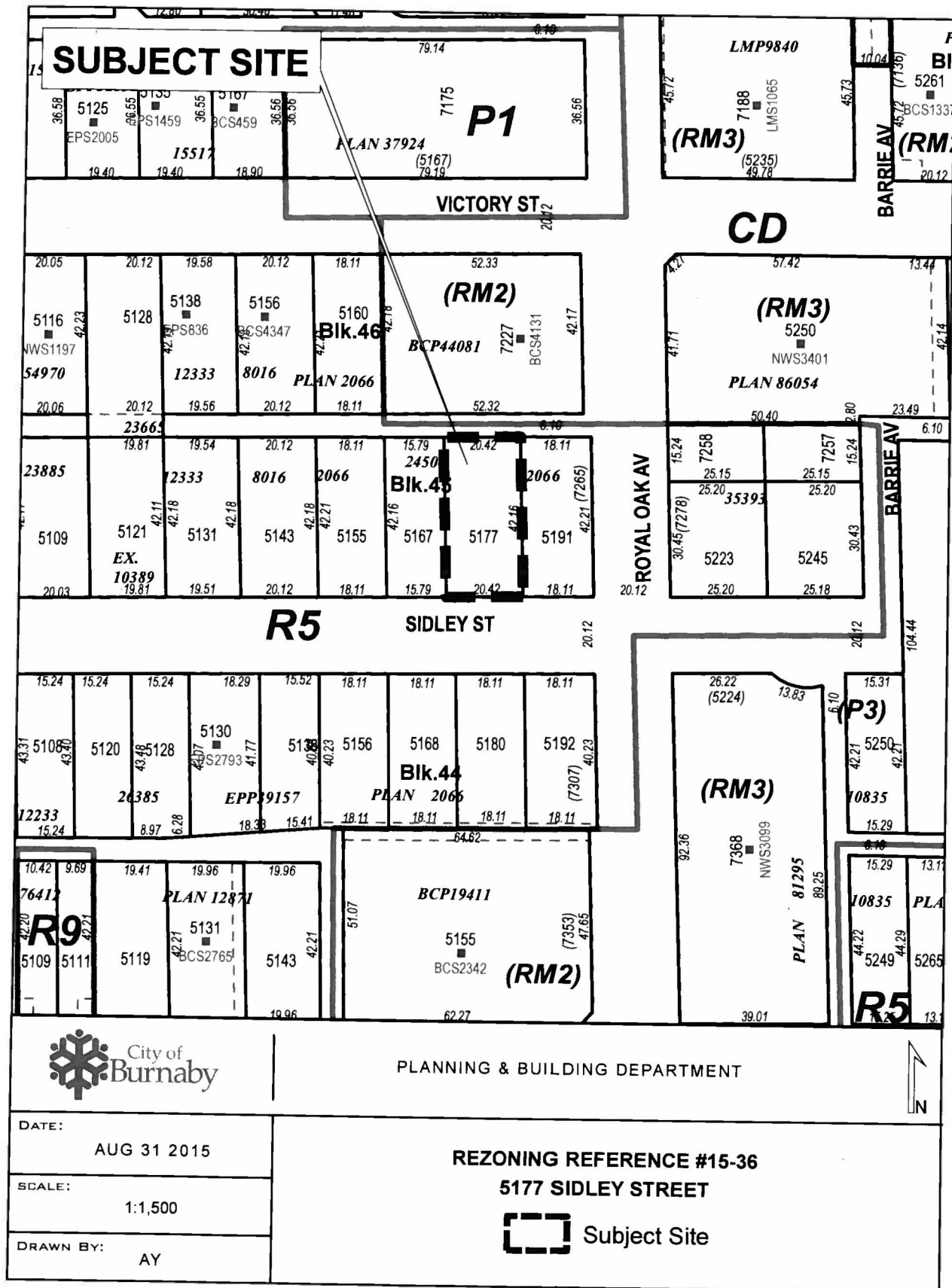
## 5.0 RECOMMENDATIONS

1. **THAT** the Planning and Building Department be authorized to continue 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.
2. **THAT** copies of this report be sent to the owners of 5167 and 5191 Sidley Street which, along with the subject property, are outlined for inclusion in a potential larger site assembly in the Royal Oak Community Plan area.

LP.

GT:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk



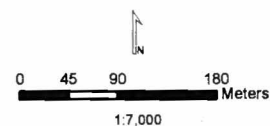
## Royal Oak Community Plan Land Use



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        |



SIDLEY DEVELOPMENTS LTD

Quality home builders

7429 Morley Drive  
Burnaby BC, V5E 3X9

Phone: (604)-781-7797  
Email: Bimssa@hotmail.com

To City of Burnaby

4949 Canada Way,

Burnaby BC, V5G1M2

**Attention: Mr. Grant Taylor, City of Burnaby Planner**

Reference: **5177 Sidley Street**

Subject: Application for the development of a **Townhome Project** under CD (RM2) zoning by laws

**DEAR SIR,**

We would like to apply for rezoning under RM2 zoning bylaw for the property located at 5177 Sidley St. We are planning to build a Townhouse project slab on grade project with tandem car garage. Our endeavour is to build a beautiful designed character style project.

We feel that this will serve as an important development to the city of Burnaby and the community as this building will serve as a hub of convenience for the community as this building will be situated right across of public transit (Royal Oak Skytrain). Our endeavours need your support, and your co-operation will be greatly appreciated.

If you have any questions that need further clarification, please feel free to contact me at 604.781.7797.

Sincerely

Sidley Developments Ltd

  
Bim Sahdev, President

Date: August 28, 2015.