



Item
Meeting 2018 January 29

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 January 24

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 44000 20
Reference: PPA# 17-10014

SUBJECT: SITING APPROVAL
PRELIMINARY PLAN APPROVAL #17-10014
7305 BULLER AVENUE
PROPOSED BUILDING ADDITION UNDER EXISTING ZONING
ROYAL OAK COMMUNITY PLAN

PURPOSE: To inform Council of a request to renovate and expand an existing building under existing zoning in the Royal Oak Community Plan.

RECOMMENDATION:

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

REPORT

1.0 INTRODUCTION

This department has received a Preliminary Plan Approval application, proposing to renovate and construct an addition to the existing building at 7305 Buller Avenue for the purposes of operating an automobile repair shop under the prevailing M2 General Industrial District zoning. The property is located within the Council-adopted Royal Oak Community Plan and is designated as part of an assembly for medium density multiple-family development based on CD Comprehensive Development District rezoning utilizing the RM3 Multiple Family Residential District as guidelines (see *attached* Sketches #1 and #2).

2.0 BACKGROUND

In October 2017, this Department received an inquiry regarding the development of an automobile repair shop on the subject property. The applicant was informed that the proposed use did not align with the land use designation identified in the Community Plan; however, the application may advance under a Preliminary Plan Approval application for development under the prevailing zoning. The property was purchased by the new business owner in 2017 December for the proposed business. Given the recent transaction of the subject property and the intent of the business, this Department would intend to release the required Siting Approval for the proposed development under prevailing zoning and process the Preliminary Plan Approval application.

To: City Manager
From: Director Planning and Building
Re: Siting Approval – PPA #17-10014
7305 Buller Avenue

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3.0 SUBJECT PROPERTY

The subject property is located on the southwest corner of Buller Avenue and Beresford Street (see *attached* Sketch #1) and is improved with a single-family dwelling and a light-industrial building utilized for a trailer hitch supply and maintenance business. The property is designated for future medium-density multiple family residential redevelopment based on CD Comprehensive Development rezoning utilizing the RM3 Multiple Family Residential District guidelines. The subject property is part of the desired assembly of five lots, including 7317, 7343, 7357 and 7383 Buller Avenue, all of which are currently zoned M2 General Industrial District and improved with light-industrial businesses built between 1967 and 1977.


The subject property at 7305 Buller Avenue is the northernmost property within the planned assembly and is currently improved with a single family dwelling and a light-industrial building built in 1949. The property is irregular in shape with a frontage of approximately 19.2 m (63 ft.), an average depth of approximately 63.4 m (208 ft.), and an area of approximately 2,136.7 m² (23,000 sq. ft.), subject to detailed survey. The subject property is not on the Burnaby Heritage Inventory or the Burnaby Heritage Register.

While community plan supports the site redevelop as part of an assembly under the adopted Plan's CD (RM3) designation, it is acknowledged that the proposed addition and renovation to the existing building is relatively modest in scale. As such, it is not expected to frustrate the future assembly and redevelopment of the site should assembly of lands in this area be advance in future for development under the plan designation.

4.0 CONCLUSION

Therefore, unless otherwise directed, staff will release the required Siting Approval and process the Preliminary Plan Approval application received by this Department and any subsequent Building Permit applications received in line with the prevailing zoning for the subject lot.

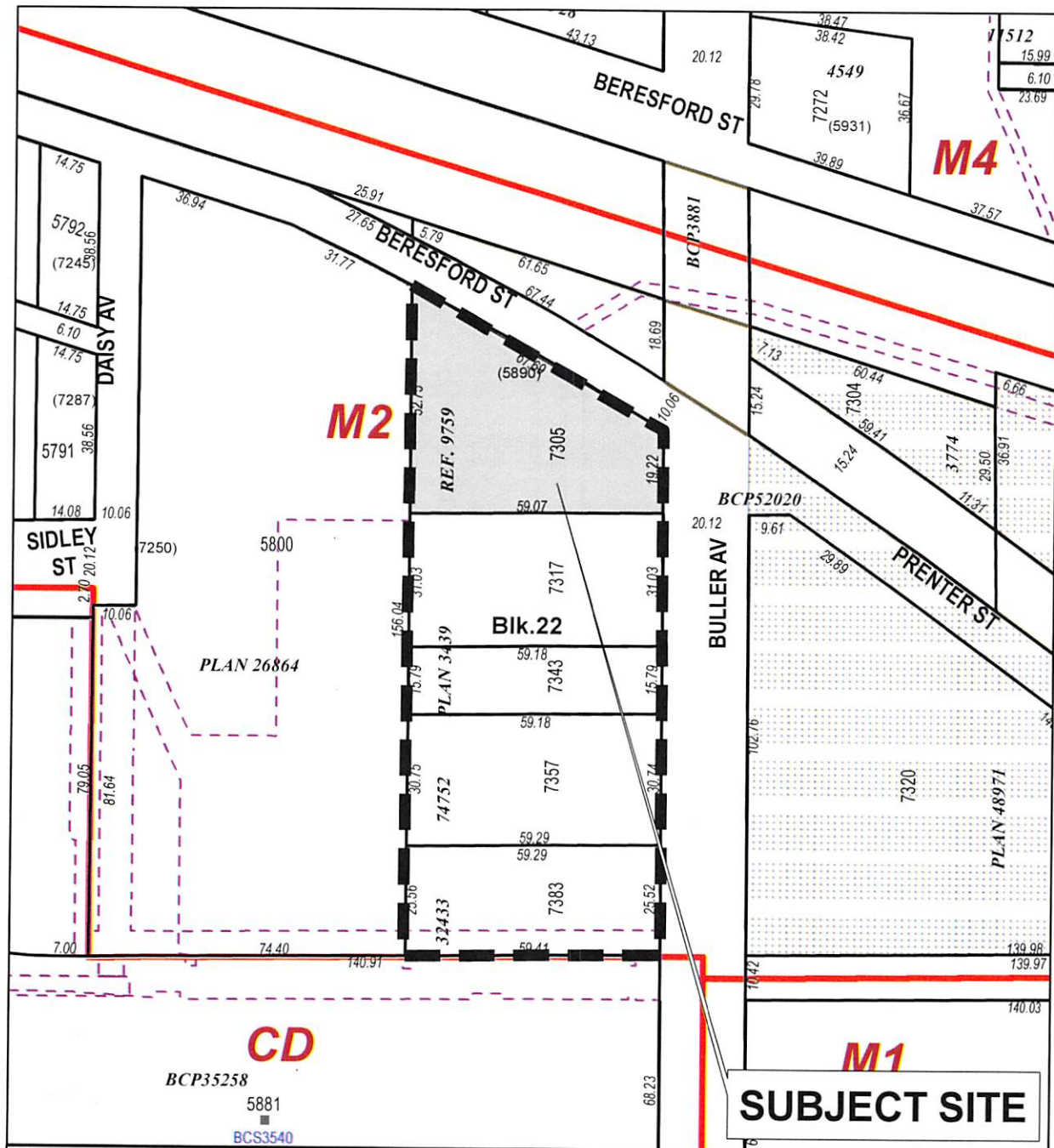
This is for the information of Council.


Lou Pelletier, Director
PLANNING AND BUILDING

GT:eb/tn

Attachments

cc: Director Engineering
Chief Building Inspector
City Solicitor



PLANNING & BUILDING DEPARTMENT



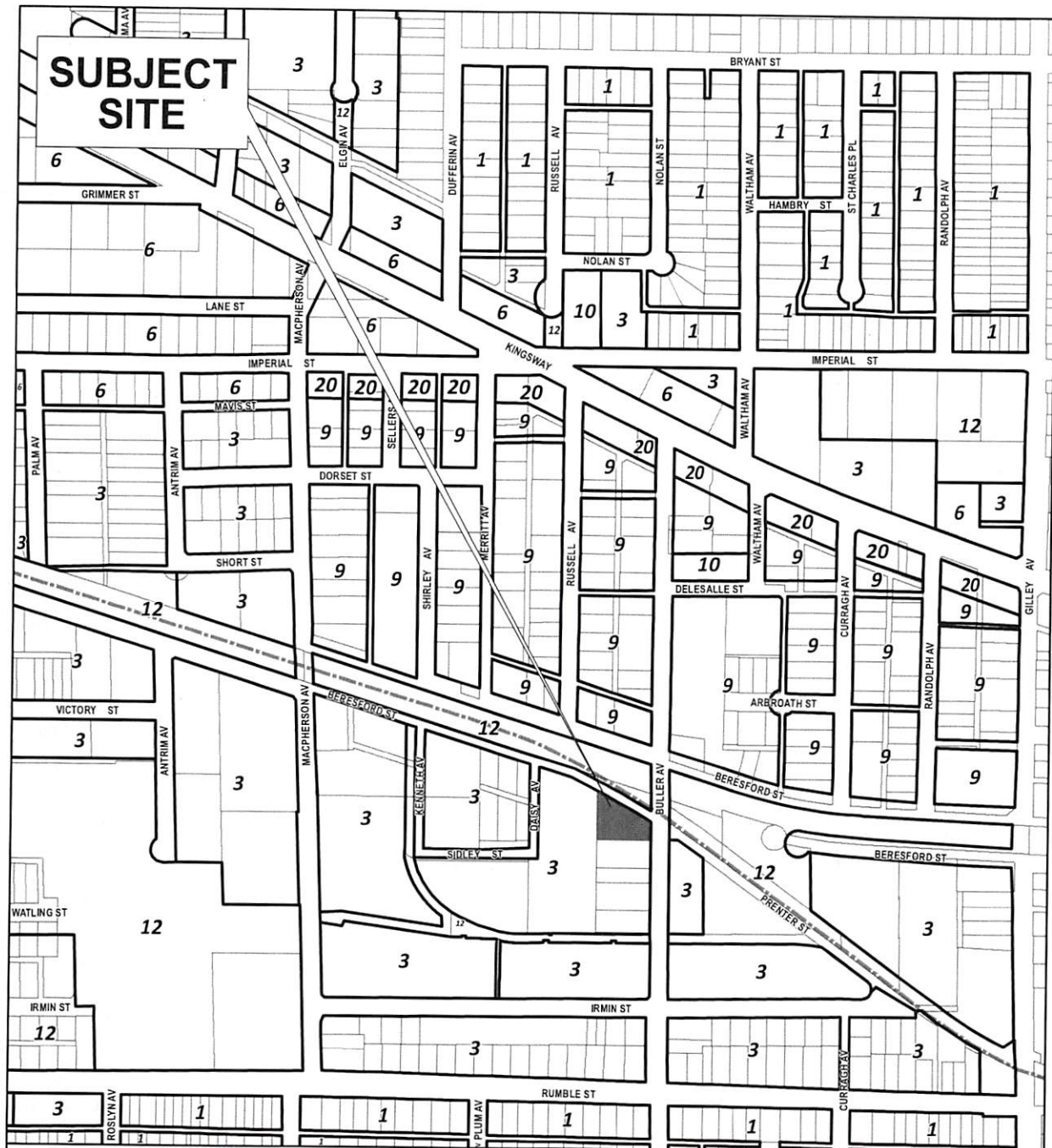
DATE:
JAN 16 2018

SCALE:
1:1,500

DRAWN BY:
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SITING APPROVAL
PRELIMINARY PLAN APPROVAL #17-10014
7305 BULLER AVENUE

 Subject Site  Identified Consolidation



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

