

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-54
2017 JANUARY 25

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** C.P. Construction Ltd.
5987 Leibly Avenue
Burnaby, BC V5E 3C7
(Attn: Pat Basra)
- 1.2 **Subject:** Application for the rezoning of:
Lots 2, 3 & 4, Block 44, DL 98, Group 1, NWD Plan 2066
- 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:** 5168, 5180 and 5192 Sidley Street
- 1.4 **Location:** The subject site is located on the southwest corner of Sidley Street and Royal Oak Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is 54.33 m (178 ft.) wide by 40.23 m (132 ft.) deep, with an area of approximately 2,205.26 m² (23,737 sq. ft.).
- 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 the construction of a townhouse development of up to three-storeys with full underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two City-owned properties at 5192 and 5180 Sidley Street and a privately held property at 5168 Sidley Street (see *attached* Sketch #1). All the properties are currently zoned R5 Residential District. 5168 and 5192 Sidley Street are currently improved with older single-family dwellings in fair condition, while 5180 Sidley Street is currently vacant. Immediately to the west, and to the north across Sidley Street, are single and two-family dwellings. The property located across the street at 5177 Sidley Street is currently under

rezoning (Rezoning Reference #15-36) in line with the Council adopted Royal Oak Plan to permit construction of a townhouse development. To the east across Royal Oak Avenue is a three-storey apartment building. Abutting the proposed site to the south is a three-storey townhouse development, approved under Rezoning Reference #04-16.

3.0 BACKGROUND INFORMATION

The subject properties are located within Sub-Area 3 of the Council-adopted Royal Oak Community Plan (see *attached* Sketch #2) and are designated for rezoning to the Comprehensive Development District utilizing the RM2 District and Royal Oak Community Plan as guidelines.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on RM2 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a townhouse development of up to three-storeys with full underground parking, to a maximum allowable density of 0.9 FAR. Vehicular access to the site would be from Sidley Street.

4.2 The Director Engineering will be requested to provide an estimate for all necessary services to serve the site. Servicing requirements may include, but are not necessarily limited to, the provision of separated sidewalks with street trees, boulevard grassing and street lighting on Royal Oak Avenue and Sidley Street across the development frontage.

Any required dedications along the Royal Oak Avenue frontage will be determined by a detailed geometric and noted in a future report to Council.

4.3 The proposed development site encompasses the City-owned properties including 5180 and 5192 Sidley Street. The City-owned land has an area of approximately 1,476.83 m² (15,896 sq. ft.), subject to a detailed survey. A purchase agreement would be pursued and completed as part of this rezoning for the net area after dedications. The Lands Division will determine a recommended price for the City-owned properties, which will be submitted to Council for its consideration and approval as part of a future report. The completion of the sale of City-owned properties and their consolidation with the remainder of the site would be a prerequisite of the rezoning application.

4.4 Any necessary easements, covenants, and statutory rights-of-way including, but not limited to, Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.

4.5 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected

during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant may be required.

- 4.6 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.7 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.8 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.9 Due to the project's proximity to Royal Oak Avenue, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.
- 4.10 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.11 The developer is responsible for the undergrounding of overhead wiring abutting the site on Sidley Street and Royal Oak Avenue.
- 4.12 The Parkland Acquisition Charge, GVS&DD Sewerage Development Charge, and School Site Acquisition Charge apply.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

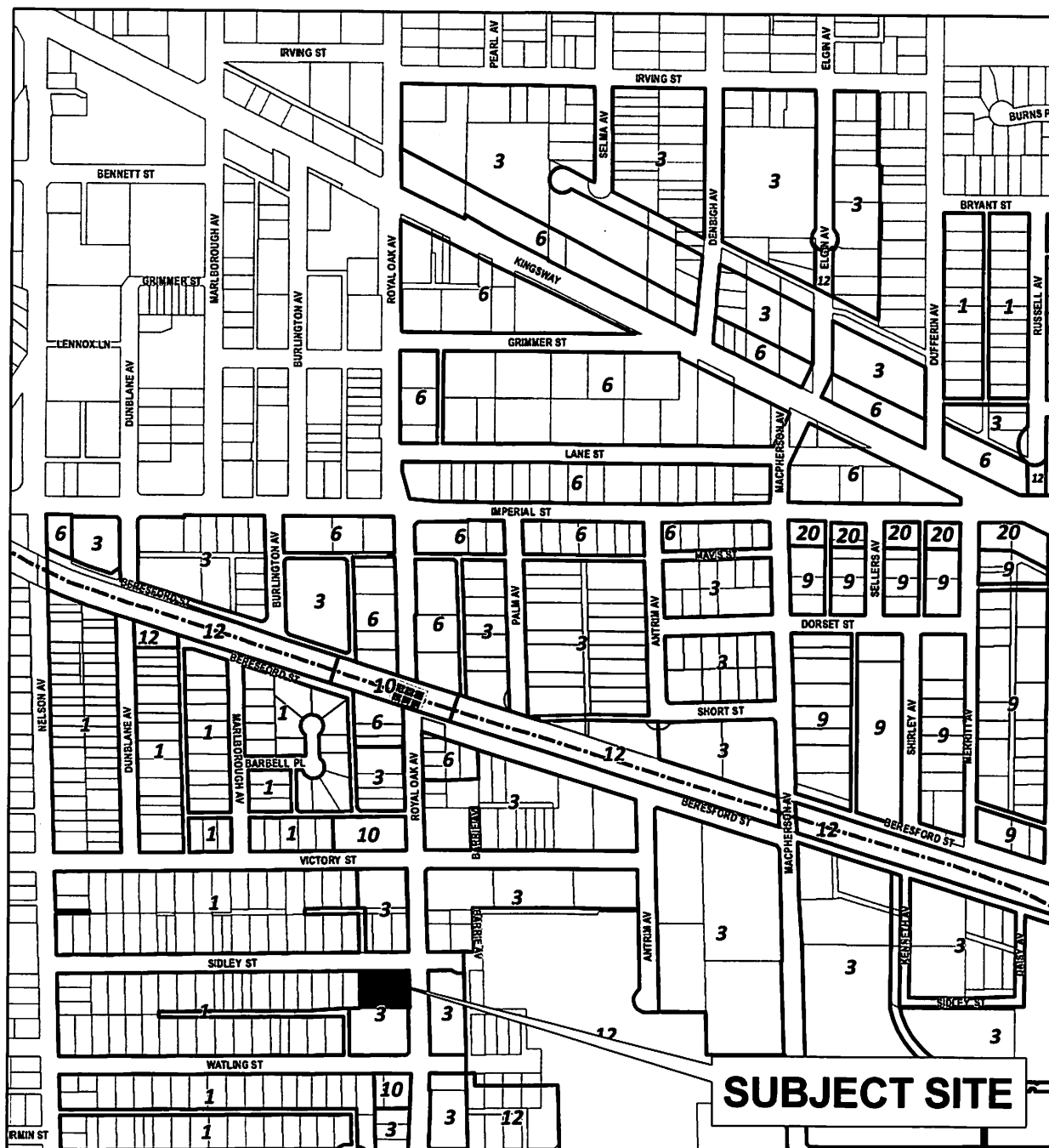
5.0 RECOMMENDATIONS

- 1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 2. **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.

LR

JS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



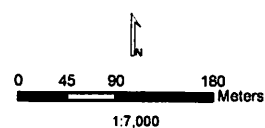
Royal Oak Community Plan Land Use



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



November 23, 2016

Lou Pelletier
Director of Planning
and Building Department
City of Burnaby
4949 Canada Way
Burnaby BC
V5G 1M2

Dear Mr. Pelletier

C.P. Construction is proposing to rezone the potential development site as designated under the Royal Oak Urban Village Plan. The address of the subject property is 5168 Sidley St currently zoned R5, and the adjacent properties 5180 and 5192 Sidley St which are also zoned R5 and owned by the City of Burnaby.

C.P. Construction is proposing that the 3 lots together may be rezoned to an RM2 zoning and that C.P. Construction will develop the site to a multifamily residential dwelling which is in line with the development plans as outlined under the Royal Oak Urban Village Plan. C.P. Construction intends to purchase 5180 and 5192 Sidley St. from the City of Burnaby, rezone the site to RM2 Multifamily development, and to build approximately 25 two bedroom townhomes which will be approximately 900 square feet each with underground parking.

Thank you for your consideration, and we look forward to working with the City of Burnaby on this proposal.

Yours Truly,

A handwritten signature in black ink, appearing to read "Pat Basra". The signature is fluid and cursive, with a large initial "P" and "B".

Pat Basra

C.P. Construction