



Item .....
Meeting..... 2020 Aug 24

COUNCIL REPORT

**TO:** CITY MANAGER 2020 August 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-54  
MULTIPLE-FAMILY INFILL DEVELOPMENT  
Royal Oak Community Plan**

**ADDRESS:** 5168, 5180 and 5192 Sidley Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lots 2, 3 and 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, and in accordance with the development plan entitled "AVA, Burnaby BC" prepared by Wilson Chang Architect)

**APPLICANT:** C.P. Construction Ltd.  
5987 Leibly Avenue  
Burnaby, BC V5E 3C7  
Attn: Pat Basra

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 September 14 and to a Public Hearing on 2020 September 29 at 5:00 pm.
2. **THAT** the sale of City-owned property be approved in principle 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.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

To: City Manager  
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Re: REZONING REFERENCE #16-54  
Multiple-Family Infill Development

2020 August 19 ..... Page 2

- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants as outlined in Section 4.6 of this report.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- g) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- h) The deposit of the applicable Parkland Acquisition Charge.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) The deposit of the applicable Regional Transportation Development Cost Charge.
- l) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 22 unit multiple-family residential development.

### 2.0 POLICY FRAMEWORK

The proposed development is in line with the multiple-family designation of the Council-adopted Royal Oak Community Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

#### A Connected Community

- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

#### A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.

### 3.0 BACKGROUND

- 3.1 On 2017 January 30, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.2 The subject site, which is located within the Council-adopted Royal Oak Community Plan, is comprised of three properties, two of which are City-owned (5180 and 5192 Sidley Street). The properties are currently zoned R5 Residential District, and are proposed for rezoning to the Comprehensive Development utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*). 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 improved with a two-storey townhouse development. To the east across Royal Oak Avenue is a three-storey apartment building, while immediately to the south is a three-storey townhouse development.

The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

#### **4.0 GENERAL COMMENTS**

- 4.1 The development proposal is for a three-storey, multiple-family townhouse development with 22 units. The maximum proposed density of the project is 0.9 F.A.R. with underground parking. Vehicular access to the site will be from Sidley Street.
- 4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to the construction of separated sidewalks with street trees, boulevard grassing and street lighting on Royal Oak Avenue and Sidley Street across the development frontage.
- 4.3 The proposed development site encompasses the City-owned properties at 5180 and 5192 Sidley Street. The City-owned land has an area of approximately 1,476.83 m<sup>2</sup> (15,896 sq. ft.). The completion of the sale of City-owned property is a prerequisite of this rezoning application. The Realty and Lands Division of the Public Safety and Community Services Department will determine a recommended purchase price for the City-owned properties, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading of the rezoning amendment bylaw.
- 4.4 As the proposed rezoning is for a 22 unit development utilizing the RM2 District as a guideline, inclusionary rental requirements under the Rental Use Zoning policy would not apply to this rezoning application.
- 4.5 A road dedication of 2.0 m (7 ft.) along Royal Oak Avenue, and a 3.0 m (10 ft.) by 3.0 m (10 ft.) and truncation at the intersection of Royal Oak Avenue and Sidley Street will be required.
- 4.6 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies; and,
  - Section 219 Covenant ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- 4.7 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 Given the size of the site, storm water best management practices are acceptable in lieu of a formal storm water management plan.
- 4.9 Applicable development cost charges will include:
- Parkland Acquisition Charge;
  - School Site Acquisition Charge;
  - GVS & DD Sewerage Charge; and,
  - Regional Transportation Development Charge.

To: City Manager  
From: Director Planning and Building  
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Multiple-Family Infill Development  
2020 August 19 ..... Page 5

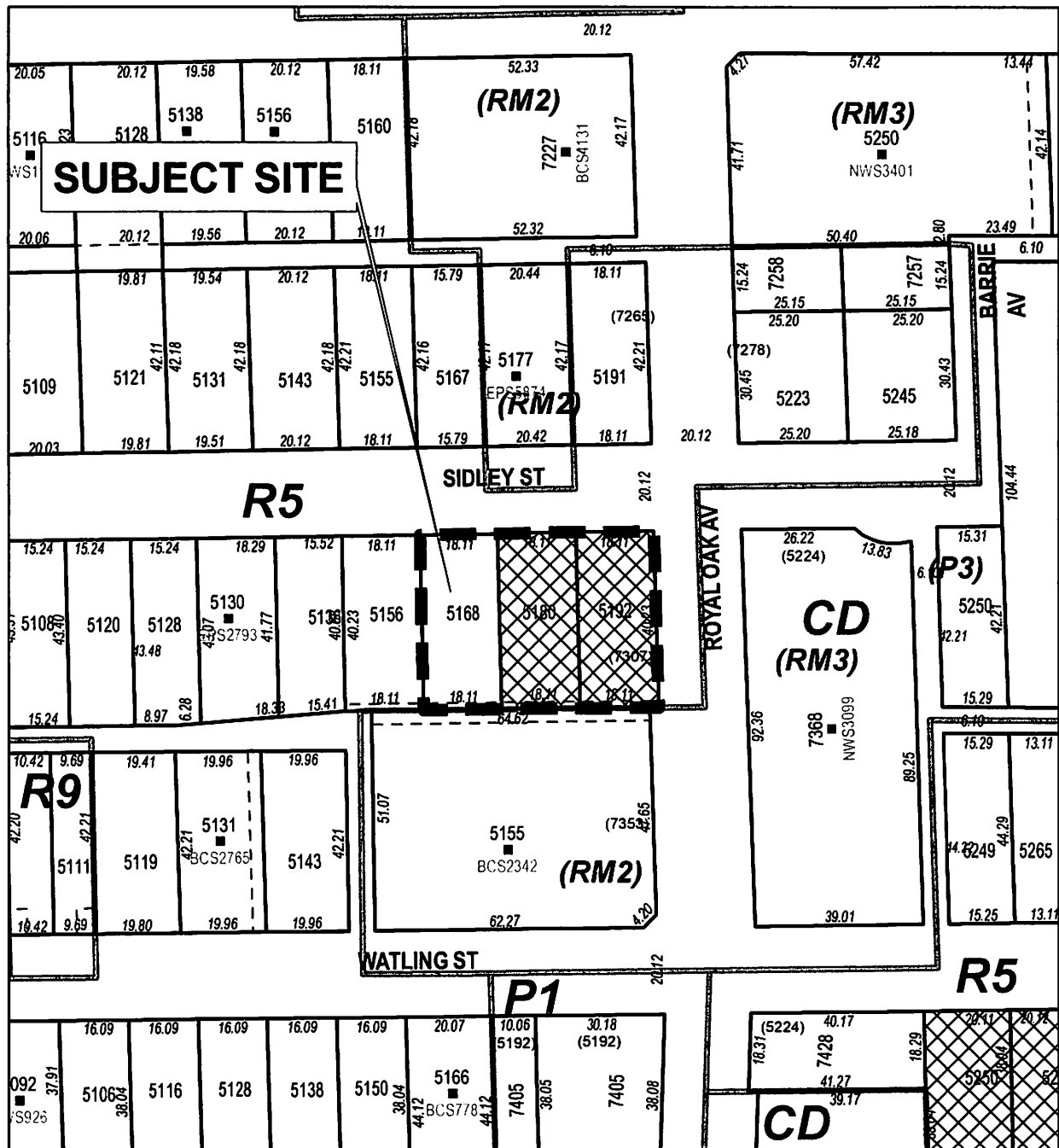
## 5.0 DEVELOPMENT PROPOSAL

- 5.1 **Site Area**
- |                 |   |
|-----------------|---|
| Gross Site      | - 2,241.5 m <sup>2</sup> (24,128 sq. ft.) |
| Road Dedication | - 91.1 m <sup>2</sup> (981 sq. ft.)       |
| Net Site        | - 2,150.4 m <sup>2</sup> (23,147 sq. ft.) |
- 5.2 **Site Coverage** - 30 %
- 5.3 **Density and Gross Floor Area**
- |                  |  |
|------------------|--|
| Floor Area Ratio | - 0.9                                    |
| Gross Floor Area | - 2,016.7 m <sup>2</sup> (21,708 sq.ft.) |
- 5.4 **Residential Unit Mix**
- |                        |  |
|------------------------|--|
| 22 - Two bedroom units | - 82.2 m <sup>2</sup> to 97.8 m <sup>2</sup><br>(885 sq. ft. to 1,053 sq. ft.) |
|------------------------|--|
- 5.5 **Building Height** - 3 storeys
- 5.6 **Vehicle Parking**
- |   |                                    |
|---|------------------------------------|
| 22 units @ 1.75 resident space per unit | - 34 spaces, plus 6 visitor spaces |
|---|------------------------------------|
- 5.7 **Bicycle Parking**
- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 22 units @ 1 resident space per unit | - 22 spaces, plus 5 visitor spaces |
|--------------------------------------|------------------------------------|

  
E.W. Kozak, Director  
PLANNING AND BUILDING

SMN:tn  
*Attachments*

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:  
AUG 18 2020

scale:  
1:1,500

Drawn By:  
RW

REZONING REFERENCE #16-54  
5168, 5180 & 5192 SIDLEY STREET

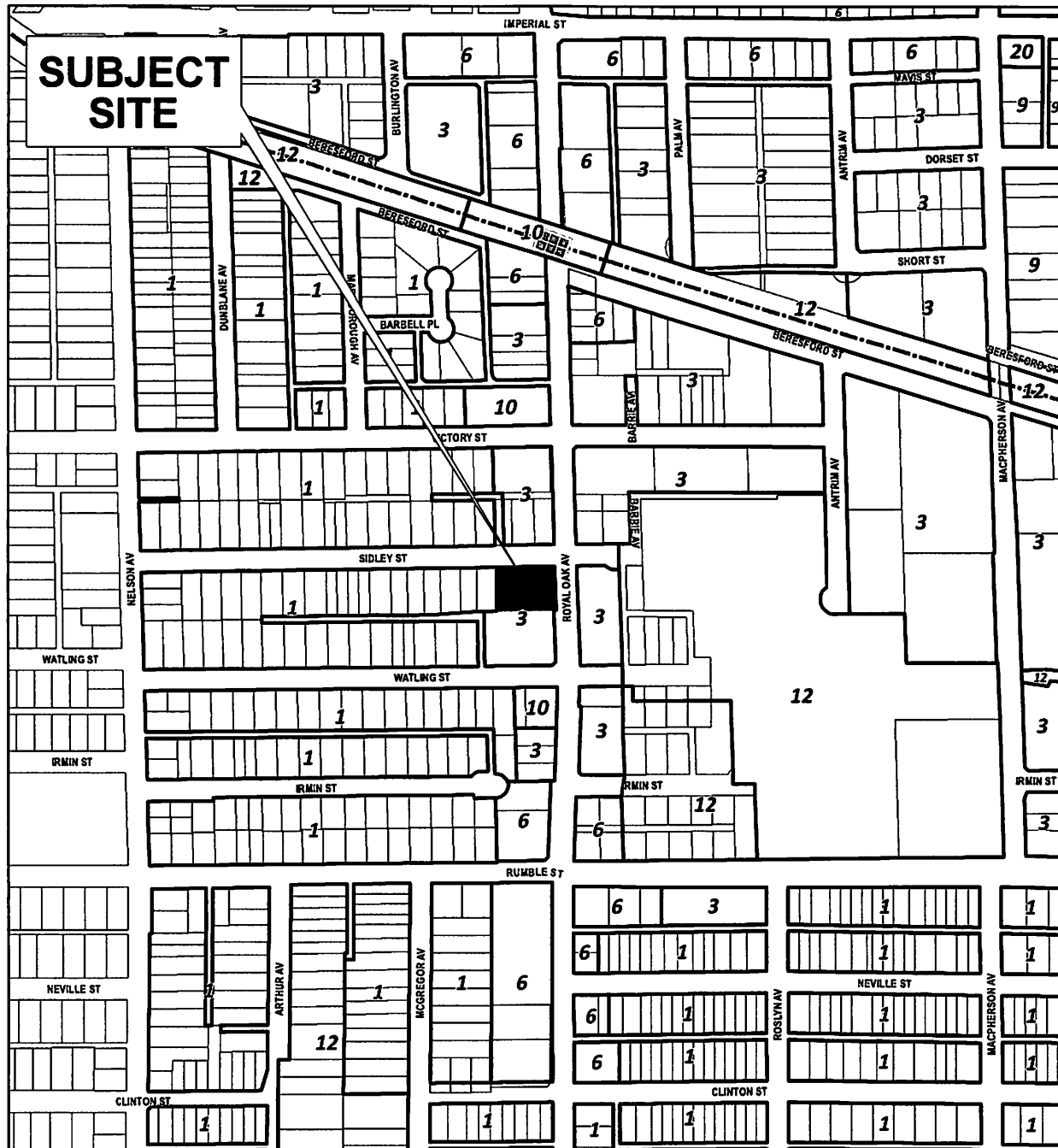


City-Owned Properties



Subject Site

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

