



Item .....
Meeting .....2020 September 29

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2020 Sept 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 44000 20  
*Reference:* SUB #20-00011

**SUBJECT:** SITING APPROVAL (SUBDIVISION APPLICATION #20-11)  
7791-19<sup>TH</sup> AVENUE  
REQUEST FOR SUBDIVISION  
SIXTH STREET COMMUNITY PLAN

**PURPOSE:** To inform Council of a request for subdivision within the Sixth Street Community Plan area, and to recommend potential policy amendments related to the Sixth Street Community Plan.

### RECOMMENDATIONS:

1. **THAT** this report be received for information purposes.
2. **THAT** the Committee authorize staff to initiate policy amendments to the Sixth Street Community Plan area.

### REPORT

On 2020 June 10, this Department received a Subdivision Application (SUB#20-11) to subdivide 7791-19<sup>th</sup> Avenue (see *attached* Sketch #1) to create two equal-sized single-family dwelling lots under the site's prevailing R5 Residential District zoning. The subject property, which is improved with a single-family dwelling constructed in 1969, has a frontage of approximately 18.29 m (60 ft.), and an area of approximately 802.12 m<sup>2</sup> (8,634 sq. ft.). The proposed new lots appear to meet the minimum width and area requirements for two new R5 Single Family Dwelling (Small) lots, as per Section 105(2) of the Zoning Bylaw.

The subject property is located on the north side of 19<sup>th</sup> Avenue within the Sixth Street Community Plan. It is designated, along with other R5 District properties on 19<sup>th</sup> Avenue between Canada Way and Sixth Street, as having potential for medium-density multiple-family residential development based on the CD Comprehensive Development District (utilizing the RM2 and/or RM3 Multiple Family Residential District as guidelines), subject to a future area rezoning process (see *attached* Sketch #2), a Community Plan amendment process, and a suitable land assembly.

It is noted that other larger lots along this block front have pursued subdivision with the intent of constructing two single-family dwellings using the R5 Single Family Dwelling (Small) lot width and area requirements. As a result, the current development form along this block front is

To: Planning and Development Committee  
From: Director Planning and Building  
Re: Siting Approval – SUB#20-11  
7791 19<sup>th</sup> Avenue

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predominantly single-family dwellings situated on small lots between 9.15 m (30 ft.) and 13.72 m (45 ft.) wide; a number of dwellings on the north side of the block are relatively new. To the west of the subject property is a single-family dwelling constructed in 1967, while beyond to the west there are four small lot single-family dwellings constructed in 1991 and two constructed in 2016. To the east are four small lot single-family dwellings constructed between 2008 and 2012, with a mix of two-family dwellings and single-family development beyond. The City does not currently own any properties within the area, and no properties within the area are on the Burnaby Heritage Inventory or the Burnaby Heritage Register.

While there have been enquiries related to area rezoning for the subject block, an application has yet to be advanced to Council, largely due to the requirement for an area rezoning. The properties on the south side are double fronting, and they are situated within a primarily single and two-family context. Conversely, the properties along the north side of 19<sup>th</sup> Avenue share a lane with the existing and future mixed use development fronting Edmonds Street, and would benefit from a multiple-family relationship. As such, it is recommended that staff be authorized to initiate amendments to the Sixth Street Community Plan to remove the area zoning requirement, and amend the land use designations for properties fronting 19<sup>th</sup> Avenue. Details of the proposed community plan amendment process and public consultation would be advanced as part of a future report.

While City acquisition of the subject property would enable the City to hold the property pending development in line with the Community Plan, it is also acknowledged that the timing and result of future redevelopment in line with the Plan is unknown at this time. Notwithstanding, staff have reached out to the property owner to assess their interest in selling the property to the City and it has been indicated that they wish to proceed with the subdivision of the property. Therefore, unless otherwise directed by Council, this Department would process Subdivision Application #20-11, and any other subdivision application of a similar nature along the subject block, subject to completion of all requirements, and release associated Building Permits for new construction under the existing R5 Residential District and requirements of the Chief Building Inspector.

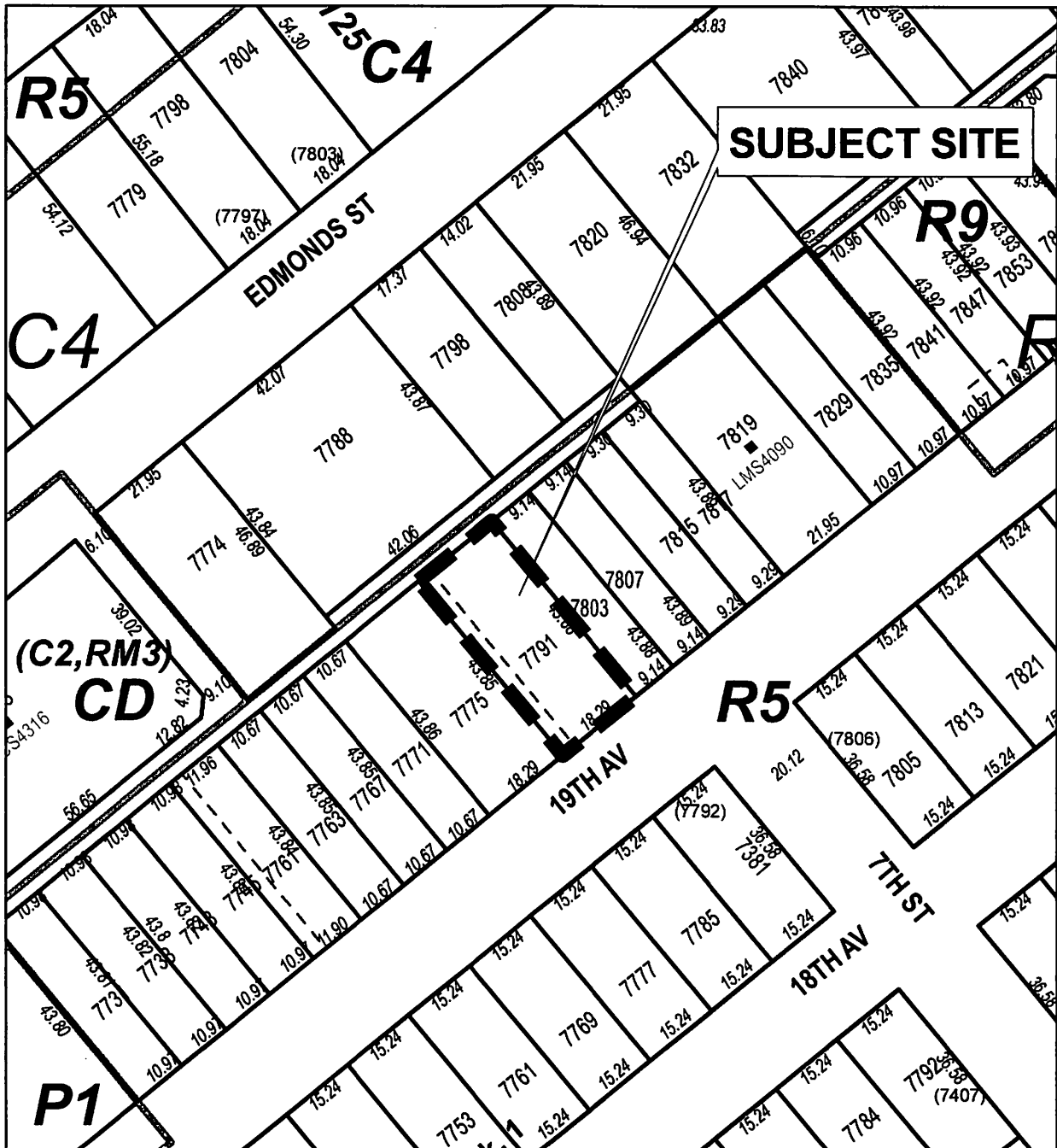


E.W. Kozak, Director  
PLANNING AND BUILDING

MP:tn

***Attachments***

cc: Director Engineering  
Chief Building Inspector  
City Solicitor



PLANNING & BUILDING DEPARTMENT



Date:  
JUL 14 2020

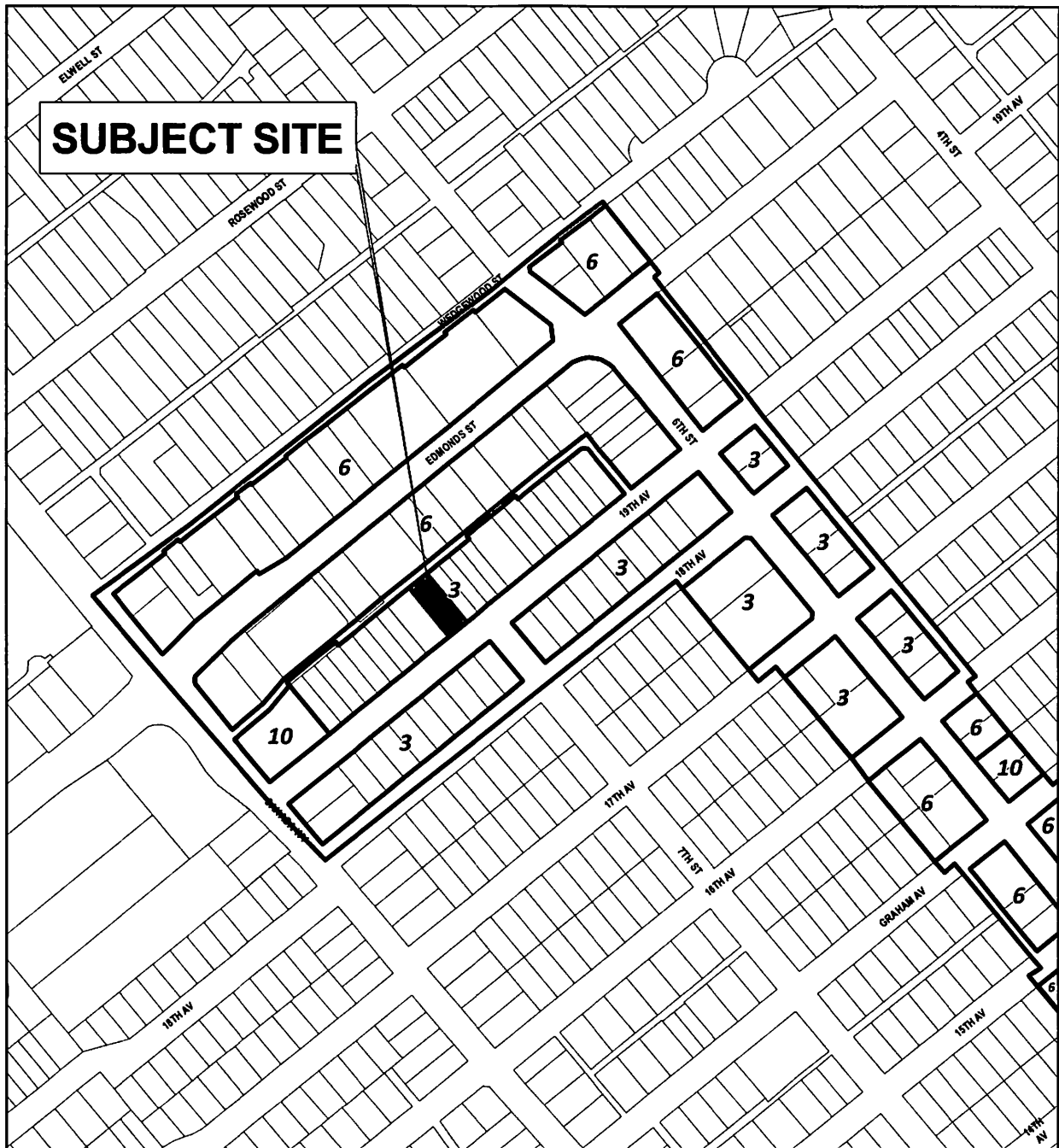
scale:  
1:1,250

Drawn By:  
RW

SITING APPROVAL  
7791 19TH AVENUE

 Subject Site

Sketch #1



### General Land Use Designation Key

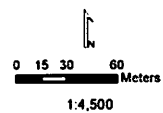
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 10 Institutional



Planning and Building Dept

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## Sixth Street Community Plan



Sketch #2