

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-28 2021 SEPTEMBER 29

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Xuedong Zhao
#255 – 11181 Voyageur Way
Richmond, BC V6X 3N9
- 1.2 Subject:** Application for the rezoning of:
Lot 77 DL 98 Group 1 NWD Plan 32899; Lot 78 DL 98 Group 1
NWD Plan 32899; Lot 79 DL 98 Group 1 NWD Plan 32899; and Lot
76 DL 98 Group 1 NWD Plan 32899
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple
Family District and Royal Oak Plan as guidelines)
- 1.3 Address:** 7455, 7475 and 7495 Royal Oak Avenue and 5165 Irmin Street
- 1.4 Size:** The site is irregular in shape with a site area of approximately
2,585.17 m² (27,827 sq. ft.).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
construction of a townhouse development with underground parking.

2.0 POLICY FRAMEWORK

The subject rezoning proposal aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Economic Development Strategy (2007), and Environmental Sustainability Strategy (2016). A minor amendment to both the Official Community Plan (1998) and Royal Oak Community Plan (1999) would be required.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site, which is comprised of four R5 Residential District lots improved with three older single-family dwellings and one two-family dwelling, is located on the west side of Royal Oak Avenue between Watling Street and Rumble Street. The three properties fronting Royal Oak

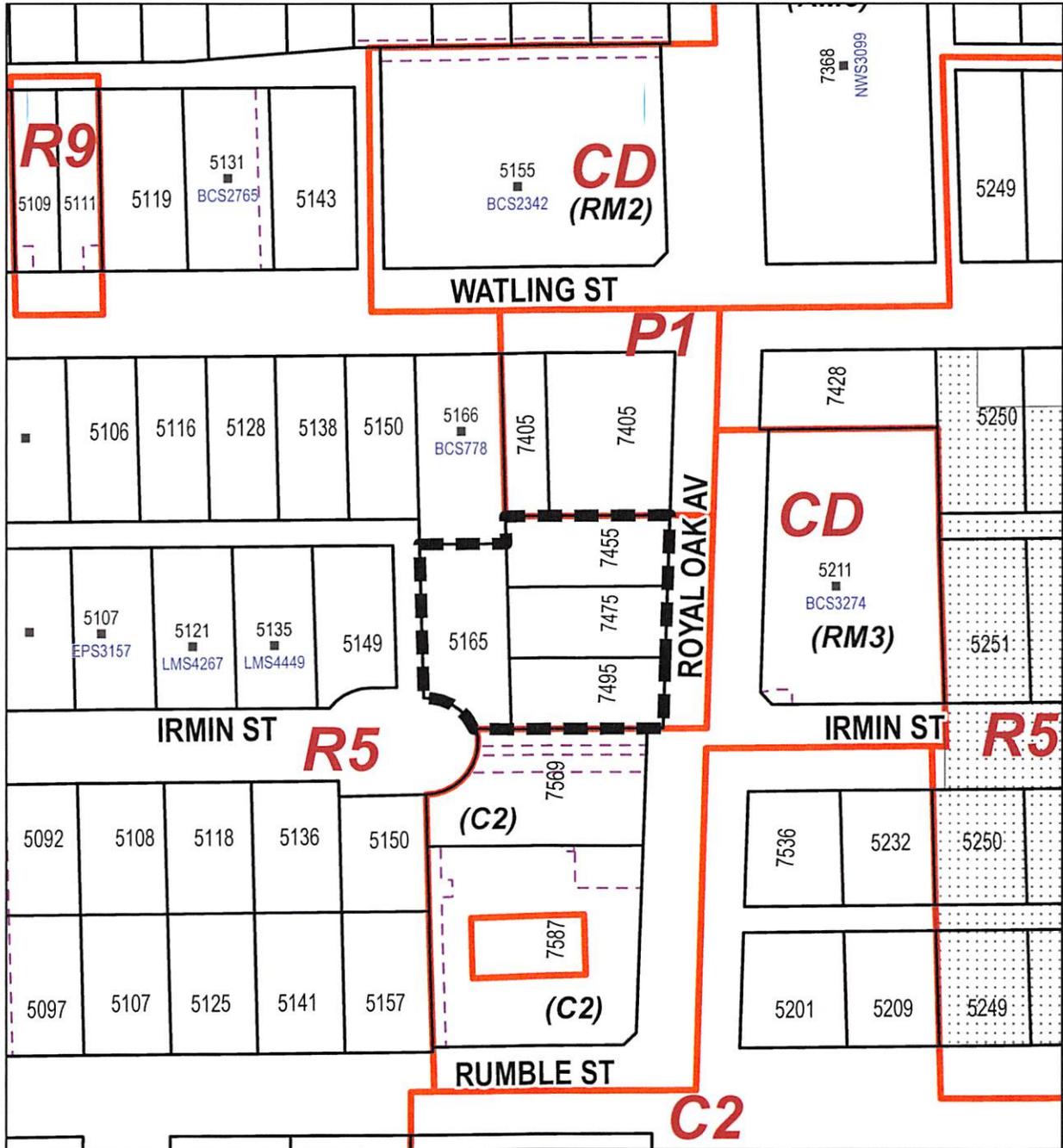
Avenue are designated in the Royal Oak Community Plan for multiple-family townhouse development, while the fourth property, located at the end of the Irmin Street cul-de-sac, is designated in the Official Community Plan and Royal Oak Community Plan for single and two-family residential use (see *attached* Sketches #1 and #2).

Immediately to the north fronting Royal Oak Avenue is a church. Across Royal Oak Avenue to the east is a multiple-family development. Immediately to the south are commercial buildings, while across the lane to the west are single and two-family dwellings.

4.0 GENERAL INFORMATION

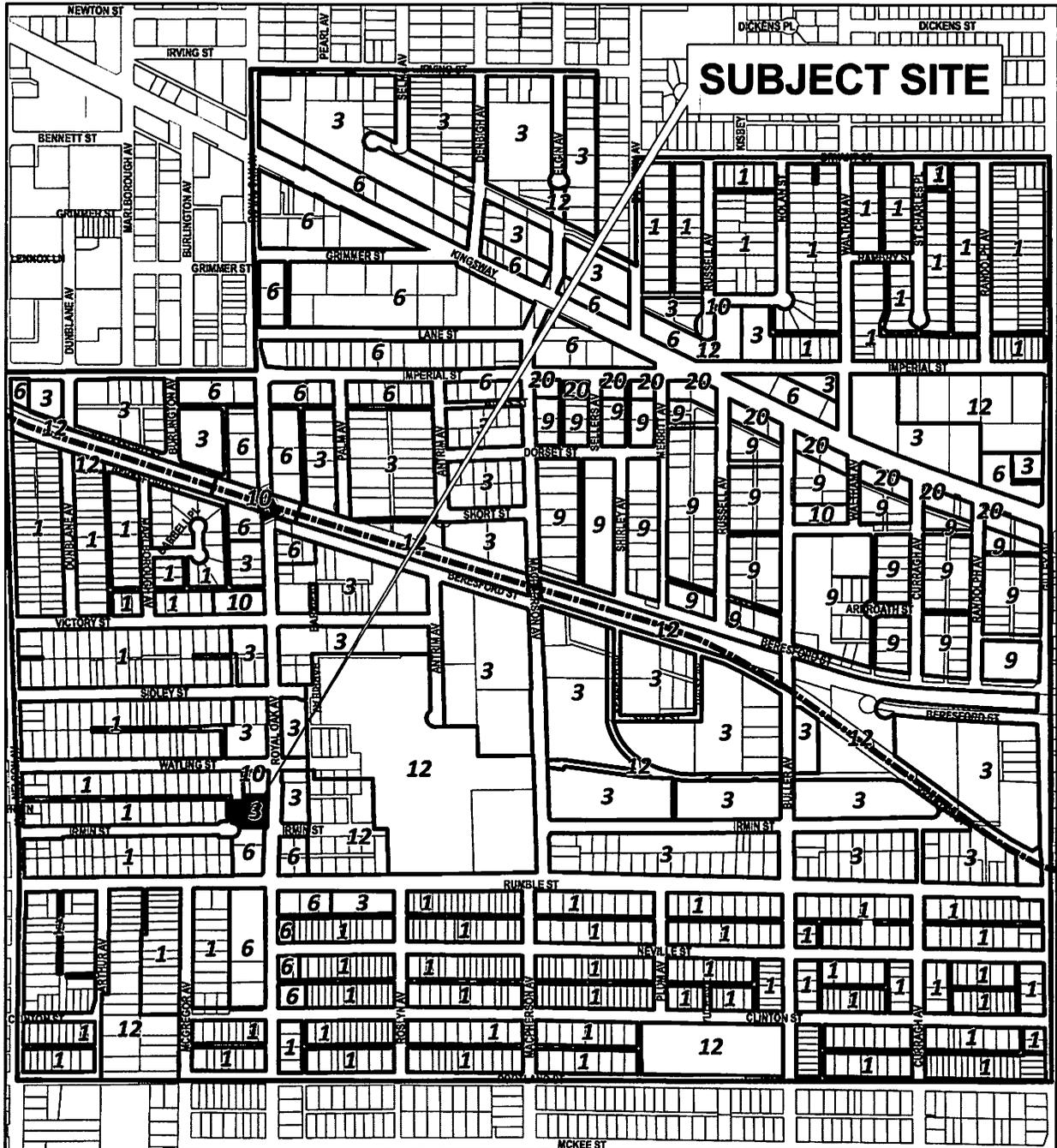
- 4.1 The purpose of this rezoning is to permit the construction of a townhouse development with underground parking. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 0.9 FAR, subject to parking being fully underground and a maximum height of three storeys.
- 4.2 As 5165 Irmin Street is designated for single and two-family use in the Official Community Plan and Royal Oak Community Plan, a minor amendment to each Plan would be required prior to the approval of this rezoning application. These amendments are considered supportable in order to preclude vehicular access from Royal Oak Avenue, and are consistent adopted and evolving policies related to “gentle density”. If supported by Council the amendment to the Royal Oak Community Plan and Official Community Plan would take effect upon Council granting Second Reading to the rezoning amendment bylaw.
- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

LS:tn
Attachments



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date: AUG 13 2021</p>	<p>REZONING REFERENCE #21-28 7455, 7475 & 7495 ROYAL OAK AVENUE AND 5165 IRMIN STREET</p>
<p>scale: 1:1,500</p>	<p> Subject Site</p>
<p>Drawn By: JS</p>	

Sketch #1

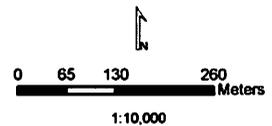


Royal Oak Community Plan



PLANNING & BUILDING DEPARTMENT

- 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





ZHAO XD ARCHITECT LTD.

August 8, 2021

Planning Department - City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

LETTER OF INTENT

**Re: 30-UNIT TOWNHOUSE DEVELOPMENT at
7455, 7475, 7495 Royal Oak Avenue & 5167 Irmin Street,
Burnaby BC**

The subject townhouse development is intended to follow the area planning designated "Urban villages" in the Royal Oak Community Plan for the three properties fronting Royal Oak (7455, 7475, and 7495) together with the property at 5165 (/5167) Irmin Street also to be rezoned from R5 to CD RM2 for the development with parking access from back street to preclude vehicular access from Royal Oak.

The proposed development will be stacked townhouses (multiple family residential use) over an underground parkade. The existing old houses will be demolished. Higher density and maximized number of residential units with good livability based on City's area planning policy are the intent of the proposal. The proposed design follows RM2 Multiple Family Residential District guidelines for design requirements including building setbacks and building height.

Xuedong Zhao
Architect AIBC, B. Arch., Ph D Arch.
ZHAO XD ARCHITECT LTD.