

**8708 Royal Oak Avenue, Burnaby**



## Site Profile

**Address:** 8708 Royal Oak Avenue, Burnaby

**Location:** Located on the east side of Royal Oak Avenue, south of Marine Drive.

**Municipality:** Burnaby

**Lot Details (approx.):** Frontage on Royal Oak Avenue: 449.90 feet  
Depth : 624.92 feet

**Lot Area (approx.):** 7.396 acres or 322,169 square feet

**Maximum Density** The density of residential development shall not exceed the lesser of a floor area ratio of 0.60 or 590 m<sup>2</sup> (6350.9 sq. ft.)

**Total Assessment Value (2019)** \$5,627,000

### GENERAL NOTES

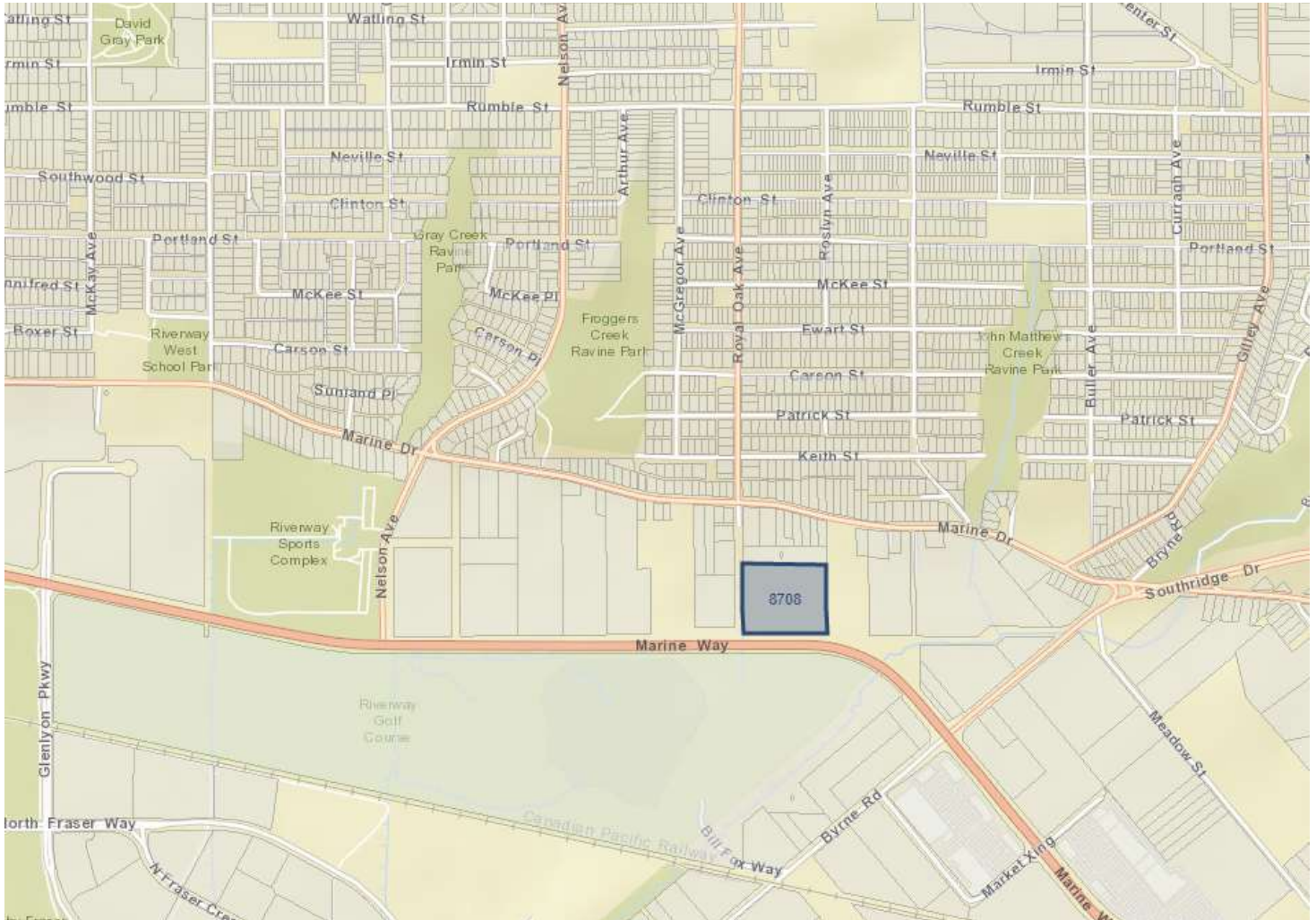
**General Remarks:** The property is improved with one single family detached dwelling and other farm related buildings. The property in this transaction has been designated as part of the Agricultural Land Reserve by the Agricultural Land Commission, a provincial legislative body with a mandate to maintain a permanent farm land reserve for long term agricultural production. As a result of regulations imposed by the Commission, only agricultural use is permitted on the property. Because of the stringent circumstances required by both municipal and provincial authorities in regards to removing lands from the Agricultural Land Reserve and the fact that these applications are rarely approved, it is unlikely that any development will be undertaken unless the uses fall within the allowable discretionary uses permitted under Section 3(4) of the ALR Regulations. As a result of the land use regulations in place at the time of sale, only a Building Permit application is required for development to commence. Based on the anticipated time required to complete a standard Building Permit application, we have estimated the time to development to be approximately three months from the date of an application.

### PROPERTY DETAILS

**Land Use Details:** The City of Burnaby designates the General Land Use for the property as Market Gardens within the Big Bend Development Plan and within the Agricultural Land Reserve. The Zoning for the property is A-3, a Truck Gardening District classification.



## Site Area



This document/email has been prepared by Rennie & Associates Realty Ltd. for advertising and general information only. Rennie & Associates Realty Ltd makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information herein. This communication is not intended to cause or induce breach of an existing listing agreement. Rennie & Associates Realty Ltd. excludes all inferred or implied terms, conditions and warranties arising out of this document.





## Land Use

---

### 603. TRUCK GARDENING DISTRICT (A3)

---

This District provides for farming, truck gardening, orchard or nursery cultivation and similar activities of an intensive agricultural character developed in proper relationship with surrounding uses. (B/L No. 6117-72-12-18)

#### 603.1 Uses Permitted:

- (1) Farming, truck gardening, orchard or nursery cultivation, greenhouses and other similar enterprises and uses.
- (2) Accessory buildings and uses, including:
  - (a) A single family dwelling on an agricultural lot with a minimum area of 1.8 ha (4.448 acres) subject to the bulk regulations of this district. (B/L No. 10197-95-05-08)
  - (b) Home occupations.
  - (c) The storage and sale of peat which has been removed in the preparation of land for cultivation.
- (3) The keeping of bees, provided that all hives or structures used for such purposes are:
  - (a) surrounded by a solid fence or hedge not less than 1.8 m (5.91 ft.) in height; or
  - (b) set back not less than 7.5 m (25 ft.) from all lot lines; or
  - (c) elevated not less than 2.5 m (8.0 ft.) above the surface of the ground.  
(B/L No. 13918-18-09-24)

#### 603.2 Conditions of Use:

The erection and use of roadside stands or similar structures for the retail sale of farm produce shall be prohibited.

#### 603.3 Height of Buildings:

The height of a building shall not exceed 10.5 m (34.45 ft.) nor 2 1/2 storeys.

#### 603.4 Lot Area and Width:

Each lot shall have an area of not less than 1.8 ha (4.448 acres) and a width of not less than 91 m (298.56 ft.). (B/L No. 10197-95-05-08)



**603.5 Residential Development Density-Gross Floor Area**

- (1) The density of residential development shall not exceed the lesser of a floor area ratio of 0.60 or 590 m<sup>2</sup> (6350.9 sq. ft.).
  - (2) A maximum of 42 m<sup>2</sup> (452.1 sq. ft.) of a garage or carport shall not be included as gross floor area under subsection (1).
- (B/L No. 11273-01-09-17)

**603.6 Front Yard:**

A front yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

**603.7 Side Yards:**

A side yard shall be provided on each side of the building of not less than 4.5 m (14.76 ft.) in width.

**603.8 Rear Yard:**

A rear yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

**603.9 Off-Street Parking:**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.