



Item
Meeting.....2014 February 24

COUNCIL REPORT

TO: CITY MANAGER 2014 February 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-29
Four-Storey Mixed-Use Development
Royal Oak Community Plan, Sub-Area 7

ADDRESS: 6808, 6826 Royal Oak Avenue and 5250 Imperial Street (See attached Sketches #1 and #2)

LEGAL: Lot 1 Except Parcel 'X' (RP33213), D.L. 98, Group 1, NWD Plan 4559, Lot 2, D.L. 98, Group 1, NWD Plan 4559, and Lot 3 Except: Parcel 'Y' (RP33213), Blks 4 & 5, D.L. 98, Group 1, NWD Plan 2066

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Royal Oak Gardens Mixed-Use Project" prepared by WG Architecture Inc.)

APPLICANT: 0799108 B.C. Ltd.
6191 Buckingham Drive
Burnaby, B.C. V5E 2A5
(Attention: Gurmit Aujla)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2014 March 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 March 03, and to a Public Hearing on 2014 March 25 at 7:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 18/08, Bylaw #12442, be abandoned contingent upon the granting by Council of Second Reading of the subject rezoning bylaw.

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3. **THAT** the following be established as prerequisites to the completion of the rezoning:
- a) The submission of a suitable plan of development.
 - 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 consolidation of the net project site into one legal lot.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The undergrounding of existing overhead wiring abutting the site.
 - g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - h) In light of the proximity of the site to Royal Oak Avenue and Imperial Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.
 - i) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
 - j) The provision of a covered car wash stall and 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.
 - k) The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.

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- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The review of a detailed Sediment Control System by the Director Engineering.
- o) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p) The submission of a detailed Comprehensive Sign Plan.
- q) The deposit of the applicable Parkland Acquisition Charge.
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- s) The deposit of the applicable School Site Acquisition Charge.
- t) 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 four-storey mixed-use development with under-building and underground parking, with at-grade commercial uses fronting Imperial Street and Royal Oak Avenue and residential uses above.

2.0 BACKGROUND

- 2.1 The subject site is located within Sub-Area 7 of the Royal Oak Community Plan area, at the southeast corner of Imperial Street and Royal Oak Avenue (see attached Sketches #1 and #2). The subject site is comprised of three properties located at 6808, 6826 Royal Oak Avenue and 5250 Imperial Street, all of which are currently vacant.
- 2.2 Under the subject rezoning application, a concept for a four-storey mixed-use development comprised of at-grade commercial uses fronting Imperial Street and Royal

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Oak Avenue, and 42 residential units above was presented to a Public Hearing on 2008 April 07, and was subsequently given Third Reading on 2008 September 29. Since that time, the applicant, who is the owner, has indicated a desire to pursue a revised mixed-use development with 45 residential units, while still utilizing the CD Comprehensive Development District with the C9 District as a guideline.

- 2.3 The development being pursued is for a four-storey mixed-use development with under-building and underground parking, comprised of at-grade commercial uses fronting Imperial Street and Royal Oak Avenue and residential uses above. The maximum permitted density of the site is 2.2 F.A.R.

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

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a four-storey mixed-use building containing commercial uses on the ground floor and 45 apartment units within the second to fourth floors. Resident and visitor parking is provided underground and convenience parking and loading for commercial units is provided at-grade within a fully enclosed parking structure behind the commercial retail units. Vehicular access is provided from the abutting east-west lane.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- the construction of Royal Oak Avenue to its final standard, including a left turn lane and the construction of an abutting sidewalk with a saw-cut concrete rear boulevard, street lighting and pedestrian lighting along the development frontage;
 - the construction of Imperial Street to its final standard including bicycle provisions and the construction of a separated sidewalk including saw-cut concrete boulevards, street trees in grates, street lighting and pedestrian lights across the development frontage; and,
 - the repaving of the abutting east-west lane across the development frontage.

Road widening dedications of 2.3 m are required along the Royal Oak Avenue frontage, 2.1 m from the Imperial Street frontage and a 4.5 m x 4.5 m corner truncation at the intersection of Royal Oak and Imperial Street.

- 3.3 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a Section 219 Covenant restricting

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enclosure of balconies, and that all handicap accessible stalls remain as common property.

- 3.4 In light of the proximity to Royal Oak Avenue and Imperial Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.5 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Royal Oak Avenue and the rear lane.
- 3.7 Development Cost Charges:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area.
 - b) School Site Acquisition Charge of \$800.00 per unit.
 - c) GVS & DD Sewerage Charge of \$1082.00 per apartment unit and \$0.811 per sq.ft. of commercial floor area.
- 3.8 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.9 Approval by the Engineering Environmental Services Division of a suitable Solid Waste and Resource Storage Facility plan will be required.
- 3.10 Given the size of the site, best management practices are acceptable in lieu of a formal Storm Water Management plan.
- 3.11 There are no trees suitable for retention on the subject site
- 3.12 Due to the industrial history of the site, a site profile and resolution of any resultant conditions is required.
- 3.13 A Comprehensive Sign Plan is required.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site	-	2,239.0 m ² (24,101 sq.ft.)
Dedications	-	213.1 m ² (2,294 sq.ft.)
Net Site	-	2,025.9 m ² (21,807 sq.ft.)

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4.2 Density

F.A.R. Permitted and Provided	-	2.2 FAR
Gross Floor Area (G.F.A.)	-	4,457.0 m ² (47,975 sq.ft.)
Residential	-	3,767.1 m ² (40,549 sq.ft.)
Commercial	-	689.9 m ² (7,426 sq.ft.)
 Amenity (Multi-Purpose Room) (Excluded from FAR)	-	 98.1 m ² (1,056 sq.ft.)

<u>Site Coverage</u>	-	87%
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4.3 <u>Height</u>	-	4 storeys
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4.4 Unit Mix

15 one-bedroom units	-	55.9 – 56.1 m ² (602 – 604 sq.ft.)
10 two-bedroom units	-	75.1 – 79.3 m ² (809 – 854 sq.ft.)
17 two-bedroom + den units	-	77.7 – 84.0 m ² (836 – 904 sq.ft.)
<u>3 three-bedroom + den units</u>	-	<u>96.5 – 98.1 m² (1,039 – 1,056 sq.ft.)</u>
45 Total Units		

4.5 Parking and Loading Required and Provided Spaces

Residential Parking 1.6 spaces per unit	-	72 (including 12 visitors)
Commercial Parking @ 1/46 m ²	-	15
Total Vehicle Parking	-	87
Commercial Loading	-	1
Car Wash Stall	-	1


Bicycle Parking

Secure Residential @ 1 locker/unit	-	45
Visitors racks @ 0.2 spaces/unit + 10% of Commercial off-street parking	-	9

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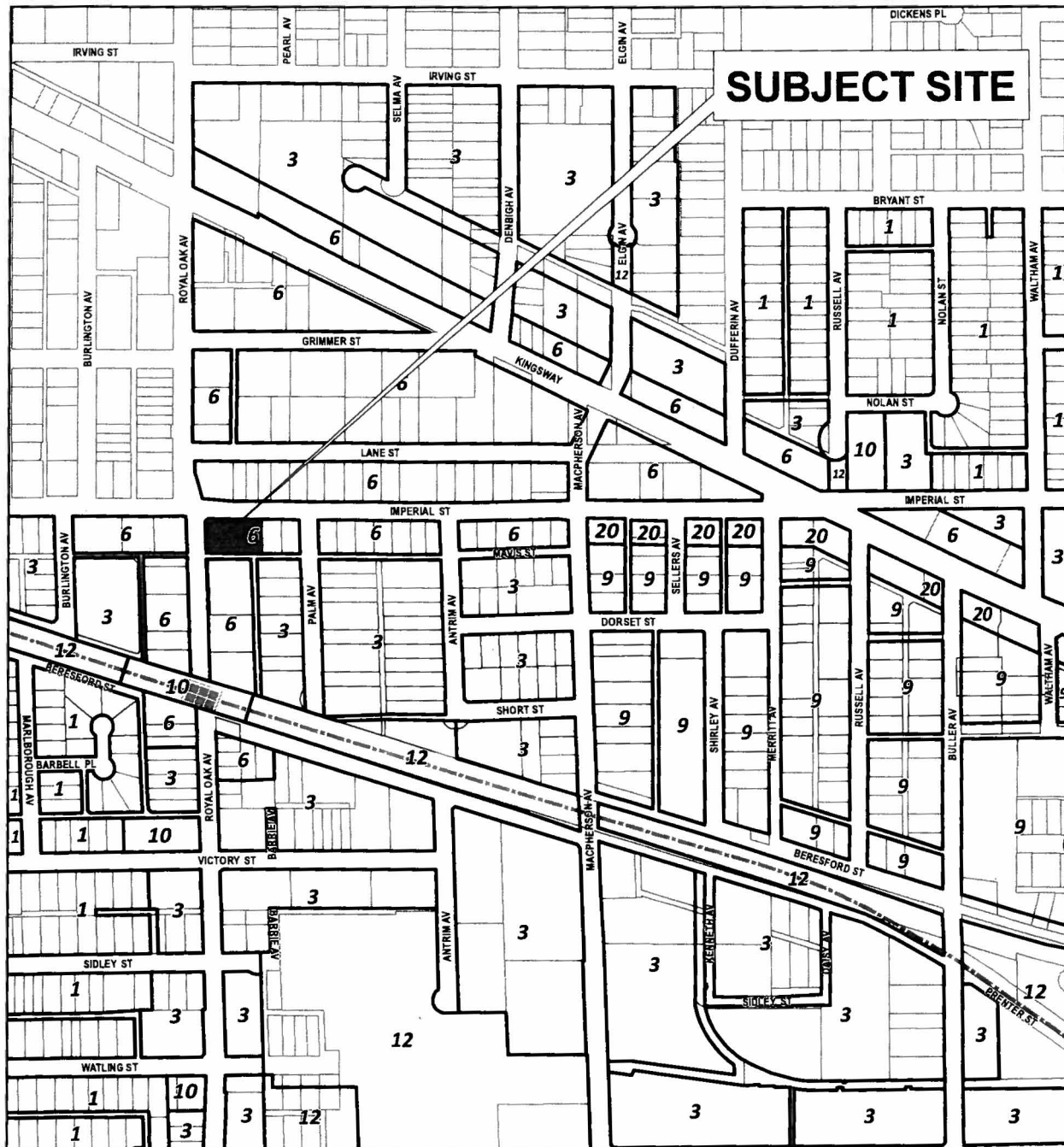
4.6 Communal Facilities
(Excluded from F.A.R. Calculation)

Communal facilities are proposed for the ground floor in the form of a multi-purpose room. The proposed 98.1 m² (1,056 sq.ft.), or 2.2% of total gross floor area, to be exempted from FAR calculation, is below the permitted maximum exemption of 5% of gross floor area permitted in the Zoning Bylaw


Lou Pelletier, Director
Planning and Building

SMN:hr/spf
Attachments

cc: Director Engineering
City Solicitor
Deputy 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

