



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-54**
BYLAW 14097, AMENDMENT BYLAW NO. 41/19
Site pre-zoning for non-market housing and grade-level commercial development
Royal Oak Community Plan
Final Adoption

ADDRESS: 6837, 6857 and 6875 Royal Oak Avenue

LEGAL: North Half Lot 3, BL 3, BL 6 of DL 98, Group 1, NWD, Plan 1503; Parcel 1 DL 98, Group 1, NWD Plan LMP42986; Parcel 2, DL 98, Group 1 NWD Reference Plan LMP43130

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 18;
- b) Public Hearing held on 2019 December 10;
- c) Second Reading given on 2019 December 16; and,
- d) Third Reading given on 2020 July 20.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of development guidelines.

Complete development guidelines have been submitted.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.

The applicant has agreed to this prerequisite, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office within one year of Final Adoption.

- c) The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite, and the requisite subdivision plan dedicating the required right-of-way will be deposited in the Land Title Office within one year of Final Adoption.

- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.

The applicant has agreed to this prerequisite, and the requisite suitable civil (offsite) design and servicing agreement will be approved by the Director Engineering within one year of Final Adoption.

- e) The consolidation of the net project site into one legal parcel.

The applicant has agreed to this prerequisite, and the requisite subdivision plan consolidating the net project site into one legal parcel will be deposited in the Land Title Office within one year of Final Adoption.

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2020 November 09.



E. W. Kozak, Director
PLANNING AND BUILDING

KL:tn

cc: City Manager

APPENDIX A
Development Guidelines
2019 November 18

SITE #1: ROYAL OAK AND IMPERIAL – REZONING REFERENCE #19-54
NON-MARKET HOUSING DEVELOPMENT

Addresses: 6857 and 6875 Royal Oak Avenue

Site Area: 3,219 m² (34,649 sq.ft.)

Permitted land use(s): Ground-level commercial with rental housing

Zoning & Maximum Density:

C9r (rental)	2.00 FAR
C9 (commercial)	0.20 FAR
RM3r (rental)	1.10 FAR
<u>RM3 (100% affordable density offset)</u>	<u>0.55 FAR</u>
Total	3.85 FAR (133,399 sq.ft.)

Anticipated Maximum Unit Count: 156 units, based on 85% efficiency and 725 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: General, mixed affordability