

TO: MAYOR & COUNCIL

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZ 22-01 – 7118 AND 7280 MACPHERSON AVENUE – MULTIPLE FAMILY DEVELOPMENT – ROYAL OAK COMMUNITY PLAN

PURPOSE: To seek Council authorization to forward this application to a future Public Hearing.

REFERENCES

Address: 7118 and 7280 MacPherson Avenue
Legal: Parcel 2 (Explanatory Plan 8505) Lot A District Lot 97 Group 1 New Westminster District Plan 3851
Parcel “K” (Explanatory Plan 26138) of Parcel “One” (Reference Plan 17228) of Parcel “J” (Explanatory Plan 15921) District Lot 97 Group 1 New Westminster District Plan 11426
Applicant: Collin Truong; Integra Architecture Inc. (Representative)
Current: M2 General Industrial District
Proposed: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM3r Multiple Family Residential District, and the Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled “Proposed Multi-Family Development” prepared by Integra Architecture Inc.)

RECOMMENDATIONS

THAT a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing at a future date;

THAT the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 3.3 of this report by the General Manager Planning and Development, Rezoning Reference #22-01 dated June 5, 2023, and contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw;

THAT the introduction of a Highway Closure Bylaw, as described in Section 3.10 of this report by the General Manager Planning and Development, Rezoning Reference #22-01 dated June 5, 2023, be authorized, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw;

THAT the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in

Section 3.10 of this report by the General Manager Planning and Development, Rezoning Reference #22-01 dated June 5, 2023, and subject to the applicant pursuing the rezoning proposal to completion; and

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 parcel.
- e. The completion of the Highway Closure Bylaw and sale of City property.
- f. The submission of an undertaking to remove all existing improvements from the site within 12 months of Final Adoption of the rezoning.
- g. The registration of a Housing Agreement and Housing Covenant.
- h. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the submission of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- i. Compliance with the City's Groundwater Management for Multiple-Family Development guidelines.
- j. The dedication of any rights-of-way deemed requisite.
- k. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- l. The provision of facilities for cyclists in accordance with this report.
- m. The submission of a suitable Solid Waste and Recycling plan.

- n. The review of on-site residential loading facilities.
- o. The provision of two covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- p. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person and with allocated disabled parking spaces.
- q. Compliance with Council-adopted sound criteria.
- r. Compliance with the guidelines for underground parking for visitors.
- s. The undergrounding of existing overhead wiring abutting the site.
- t. The submission of a Green Building Plan and Energy Benchmarking.
- u. The submission of an Interpretive Plan and Design for heritage interpretation of the site.
- v. The deposit of the applicable Parkland Acquisition Charge.
- w. The deposit of the applicable GVS & DD Sewerage Charge.
- x. The deposit of the applicable School Site Acquisition Charge.
- y. The deposit of the applicable Regional Water Cost Charge.
- z. The deposit of the applicable Regional Transportation Development Cost Charge.
- aa. The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

EXECUTIVE SUMMARY

A rezoning application has been received in order to permit construction of a multiple family development. The proposal includes a four-storey non-market rental building, a six-storey apartment building, and three-storey townhouse buildings. The purpose of this report is to provide Council with information on the proposal and to recommend that the rezoning application be forwarded to a future Public Hearing.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Official Community Plan (1998),
- Royal Oak Community Plan (1999),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016),
- Transportation Plan (2021),
- HOME: Housing and Homelessness Strategy (2021), and
- Rental Use Zoning Policy (2020).

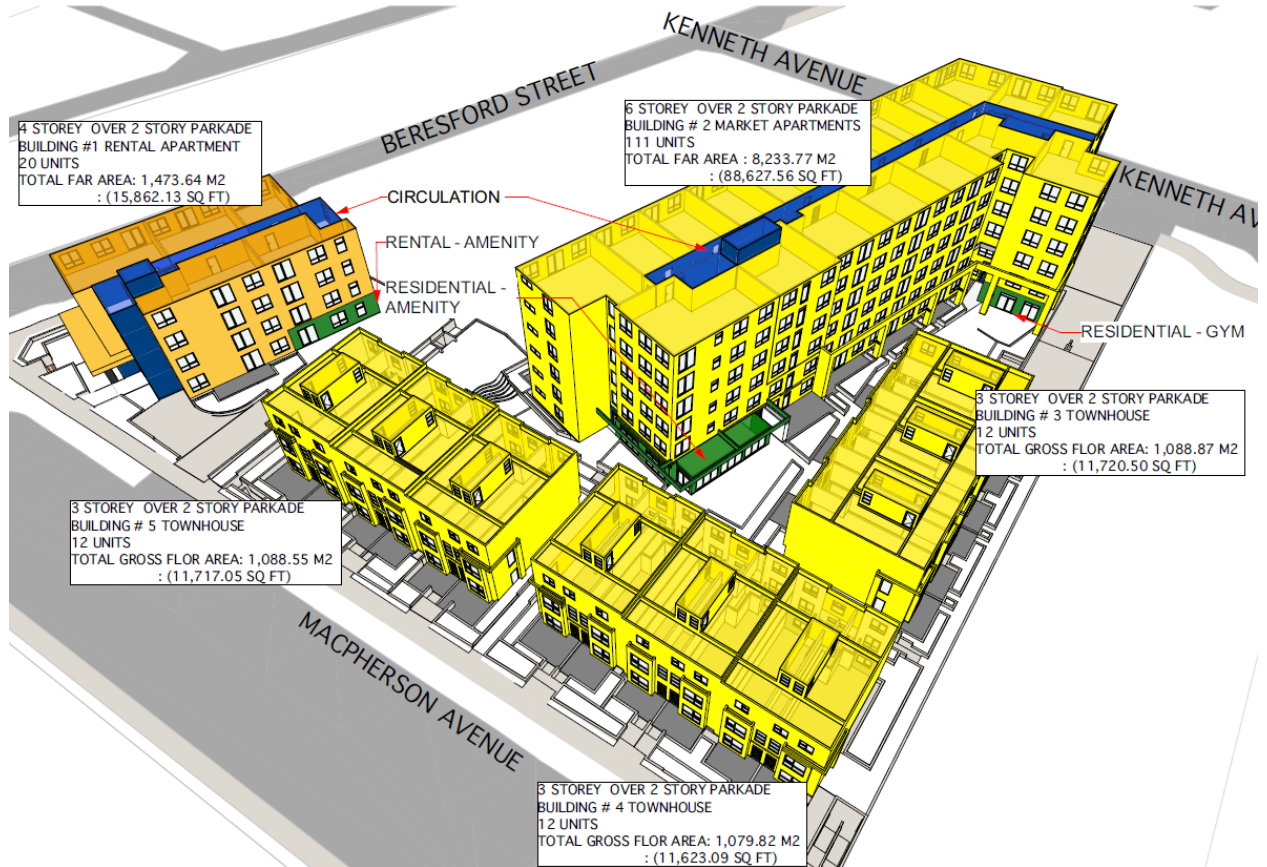
2.0 BACKGROUND

2.1 The subject development site is located on the east side of MacPherson Avenue, between Beresford Street and Irmin Street, and is designated in the Royal Oak Community Plan for medium density multiple-family use (see **attached** Sketch #1). The site is comprised of two lots which are improved with older industrial buildings.

2.2 On April 4, 2022, Council received an initial rezoning report which proposed to rezone the site from the M2 General Industrial District to the CD Comprehensive Development District, utilizing the RM3 and RM3r Multiple Family Residential Districts and Royal Oak Community Plan as guidelines. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL INFORMATION

3.1 The development proposal, as shown in **Figure #1**, is for a four-storey non-market rental building with 20 units, a six storey market strata apartment building with 111 units, and three market strata townhouse buildings with 12 units each, for a total of 167 residential dwelling units.



The development includes underground residential/visitor parking, and an accessible visitor parking stall at-grade for the rental building. Vehicular access to the underground parking area will be from Kenneth Avenue, and vehicular access to the at-grade visitor parking stall will be from MacPherson Avenue.

3.2 Table 1 shows the proposed Floor Area Ratio (1.86 FAR), which is below the maximum permitted FAR of 2.75.

	Permitted (m ²)	Proposed (m ²)	Proposed Units
RM3 Density	1.10	1.10	98
GFA	7,660.95	7,660.95	
RM3 Density Offset	0.55	0.55	49
GFA	3,830.48	3,830.05	
RM3r Density	1.10	0.21	20
GFA	7,660.95	1,473.64	
TOTAL Density	2.75	1.86	167
TOTAL GFA	19,152.38	12,964.64	

Table 1

- 3.3 This application is proposed to be processed in accordance with the City's Rental Use Zoning Policy, utilizing Stream 2 – Inclusionary Rental. The applicant is proposing to provide a total of 20 rental dwelling units at 20% below Canada Mortgage and Housing Corporation median market rates, which meets the requirements of the Rental Use Zoning Policy.
- 3.4 The development is providing 27 adaptable units, which meets the 20% minimum requirement of the Council-adopted Adaptable Housing policy. The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.
- 3.5 The consolidation of the net project site into one legal parcel is required.
- 3.6 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 3.7 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, a portion of the market strata one bedroom unit sizes are generally based on the Zoning Bylaw minimum rental/P11e unit sizes, which requires a minimum area of 50 m² (538.21 sq. ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, a commensurate number of larger two bedroom and three bedroom units are proposed.
- 3.8 The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site, including, but not necessarily limited to:
 - upgrading of the Beresford Street frontage to its final local street standard, including separated sidewalk, street trees, and lighting;
 - upgrading of the MacPherson Avenue frontage to its final local collector standard including separated sidewalk, street trees, and lighting;
 - upgrading of the Kenneth Avenue frontage to its final residential standard including multi-use path, street trees, and lighting; and,
 - upgrading of storm, sanitary sewer, and water main services as required.
- 3.9 To support the off-site servicing requirements, a road dedication of approximately 6.06 m on Beresford Street, 1.5 m on MacPherson Avenue, and 10.06 m on Kenneth Avenue, subject to final civil drawings, is required. A 3.0 m by 3.0 m corner dedication is also required where MacPherson Avenue intersects Beresford Street.
- 3.10 The project site includes the closure of a portion of the lane adjacent the site, totalling approximately 16.6 m² (178.68 sq. ft.). The completion of a Highway Closure Bylaw is required prior to Final Adoption of the subject rezoning application. The Realty and Lands Division of the Lands and Facilities

Department will forward a separate report detailing the value of the land sale for Council's consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report will be prepared once the Realty and Lands Division has concluded negotiations with the applicant. Council approval of the land sale is a prerequisite condition of the rezoning.

3.11 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant to ensure a Housing Agreement is completed prior to Occupancy Permit being issued and ensure the affordability measures of the non-market rental units;
- Section 219 Covenant to ensure the rental units are not stratified and remain in common ownership
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant for the provision of end-of-trip and bicycle storage facilities for cyclists;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation and rental housing operator;
- Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development; and,
- Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step Code 3) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.

3.12 As the site is influenced by noise from SkyTrain and MacPherson Street, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

3.13 Given the former industrial use of the subject site, a Site Disclosure Statement (SDS) application is required. The SDS has been completed and submitted, and the Climate Action and Energy group, and Ministry of Environment do not have concerns related to the proposal proceeding.

3.14 A tree survey will be required identifying any trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter.

3.15 The provision of two car wash stalls is required.

- 3.16 The submission of a Groundwater and Storm Water Management Plan is required. An indemnification agreement may be required for groundwater management. As well, a suitable engineered design to the approval of the General Manager Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage will be required.
- 3.17 The developer is responsible for undergrounding the overhead wiring abutting both Beresford Street and MacPherson Avenue.
- 3.18 The submission of a suitable Solid Waste and Recycling Plan is required.
- 3.19 The submission of a detailed Residential Loading Management Plan is required.
- 3.20 Bicycle storage lockers and bicycle racks are to be provided for the residential occupants and visitors of the development.
- 3.21 The submission of a Green Building Plan and Energy Benchmarking is required.
- 3.22 Given the heritage value of the site’s former use by the Great West Paper Box Company, owned by businessman Cy Saimoto, the submission of an Interpretive Plan and Design is requested. The plan will identify a design concept for interpretive panels and/or other forms of heritage interpretation for the site, and will include a design concept, and an outline of proposed interpretive content.
- 3.23 Development Cost Charges applicable to this rezoning include:
 - Parkland Acquisition Charge;
 - GVS & DD Sewerage Charge;
 - School Site Acquisition Charge;
 - Regional Water Cost Charge; and,
 - Regional Transportation Development Cost Charge.

3.24 Development Statistics

<u>Site Area</u>	6,964.5 m ² (74,965.25 sq. ft.)
<u>Site Coverage</u>	43%
<u>Density</u>	1.86 FAR
RM3 District	1.1 FAR
RM3r District	0.21 FAR
Density Offset	0.55 FAR
<u>Gross Floor Area</u>	12,964.64 m ² (139,550.22 sq. ft.)

Height

Market Townhouse	3 Storeys
Market Apartment	6 Storeys
Non-Market Apartment	4 Storeys

Residential Unit Mix

Market Strata

1 - P11e 1 bedroom	52.42 m ² (564.24 sq. ft.)
17 - P11e 1 bedroom (adapt.)	57.07 m ² (614.3 sq. ft.)
12 - 1 bedroom	57.15 – 58.15 m ² (615.16 – 625.92 sq. ft.)
41 - 1 bedroom plus den	57.07 – 59.16 m ² (614.3 – 636.79 sq. ft.)
18 - 1 bedroom plus den townhouse	56.23 – 56.87 m ² (605.25 – 612.14 sq. ft.)
5 - 2 bedroom	79.53 m ² (856.05 sq. ft.)
24 - 2 bedroom plus den	70.27 – 80.59 m ² (756.38 – 867.46 sq. ft.)
6 - 2 bedroom plus den (adapt.)	80.16 – 88.31 m ² (862.84 – 950.56 sq. ft.)
5 - 3 bedroom	98.44 m ² (1,059.6 sq. ft.)
<u>18 - 3 bedroom townhouse</u>	128.78 – 130.4 m ² (1,386.18 – 1,403.61 sq. ft.)
147 Units	

Non-Market Rental

10 - 1 bedroom	50.03 – 50.97 m ² (538.52 – 548.64 sq. ft)
2 - 1 bedroom (adapt.)	51.86 m ² – 51.93 m ² (558.2 – 558.97 sq. ft.)
4 - 2 bedroom	65.19 m ² (701.7 sq. ft.)
2 - 2 bedroom (adapt.)	70.24 m ² (756.06 sq. ft.)
<u>2 - 3 bedroom</u>	80.14 m ² (862.62 sq. ft.)
20 Units	

Total Number of Units: 167 Total units

Vehicle Parking

Market Strata Residential
 (1.6 spaces per apartment unit and
 1.75 spaces per townhouse unit)

Required

241 spaces

Provided

243 spaces
 (including 37 visitor
 spaces and 16
 accessible spaces)

Vehicle Parking

Rental Residential
 (0.6 spaces per unit)

Required

12 spaces

Provided

15 spaces
 (including 3 visitor
 spaces and 4
 accessible spaces)

Bicycle Parking (Required and Provided)

Secured Residential	332 spaces (lockers)
Residential Visitor	34 spaces (bike racks)

Loading (Required and Provided) 1 bay

Amenity Facilities

Amenity facilities for the development include an amenity room for rental residents on the main floor of the rental building, and an amenity room and gym for market strata residents on the main floor of the market apartment building. The proposed indoor amenity areas total approximately 275.29 m² (2,963.2 sq. ft.), which is less than the 5% (648.23 m² [6,977.49 sq. ft.]) permitted to be excluded from Gross Floor Area under the Zoning Bylaw. Outdoor amenity areas include a common outdoor play area for children, and outdoor amenity areas adjacent to the indoor amenity areas of the rental building and market apartment building.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

A Public Hearing will be held at a future date. The City will send a notice, at least 10 days in advance of a Public Hearing, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development
for E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketch #1

REPORT CONTRIBUTORS

This report was prepared by Lisa Scott, Development Planner, and reviewed by Jesse Dill, Senior Planner and Johannes Schumann, Director Development and Urban Design Planner.