



INTER-OFFICE MEMORANDUM

To: DIRECTOR LEGISLATIVE SERVICES January 28, 2025

From: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE #19-53**
BYLAW 14431, AMENDMENT BYLAW NO. 4, 2022
Proposed Mixed-Use Multiple Family Residential Development With
Commercial Uses At Grade
Reconsideration and Final Adoption

Address: 6632, 6660 and 6692 Royal Oak Avenue

Legal: PIDs: 002-637-618; 002-981-041; 002-632-292
Lot 110 District Lot 94 Group 1 New Westminster District Plan 52416;
Lot "A" (BY147876E) District Lot 94 Group 1 New Westminster District
Plan 2723; and Lot 1 District Lot 94 Group 1 New Westminster District
Plan 2723

Applicant: Wanson Group
8872 Hudson Street, Vancouver, BC V6P 4N2
Attention: Jack Lin

Current Zoning: C4 Service Commercial District and M4 Special Industrial District

Proposed Zoning: CD Comprehensive Development District (based on C9 Urban Village
Commercial District and RM3r Multiple Family Residential District and
Royal Oak Community Plan as guidelines, and in accordance with the
development plan entitled "Nido – Royal Oak Ave. Mixed Use" prepared
by Ciccozzi Architecture)

The following information applies to the subject rezoning bylaw:

1. First Reading given on March 7, 2022;
2. Public Hearing given on March 29, 2022
3. Second Reading given on April 25, 2022; and,
4. Third Reading given on July 24, 2023.

The prerequisite conditions have been completely satisfied as follows:

- A. The submission of a suitable plan of development.
- *A complete suitable plan of development has been submitted.*

- 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.
- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- 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.
- *The applicant has agreed to this prerequisite in a letter dated July 4, 2023.*
- D. The submission of an undertaking to remove all existing improvements from the site within 12 months of Final Adoption of the rezoning.
- *The applicant has agreed to this prerequisite in a letter dated July 4, 2023, and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- E. The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated July 4, 2023 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- F. The consolidation of the net project site into one legal parcel.
- *The requisite subdivision plan of consolidation has been deposited in the Land Title Office.*
- G. The registration of a Section 219 Covenant securing the Housing Agreement Bylaw.
- *The requisite Section 219 Covenant has been deposited in the Land Title Office.*
- H. The review of a detailed Sediment Control System.
- *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated July 4, 2023 to install the system as approved prior to commencing construction.*
- I. The pursuance of Storm Water Management Best Practices in line with established guidelines.

- *The applicant has agreed to this prerequisite in a letter dated July 4, 2023.*
- J. Compliance with the City’s Groundwater Management for Multiple Family and Mixed Commercial Development guidelines is required.
- *The applicant has agreed to this prerequisite in a letter dated July 4, 2023.*
- K. The dedication of any rights-of-way deemed requisite.
- *A subdivision plan dedicating the requisite rights-of-way has been deposited in the Land Title Office.*
- L. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The requisite statutory right-of-way, easement and covenants have been deposited in the Land Title Office.*
- M. The provision of facilities for cyclists in accordance with this report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated July 4, 2023 agreeing to meet this prerequisite.*
- N. The submission of a suitable Solid Waste and Recycling Plan.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated July 4, 2023 committing to implement the solid waste and recycling provisions.*
- O. The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated July 4, 2023 committing to implement the garbage handling and recycling provisions.*
- P. The design and provision of units adaptable to persons with disabilities, the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated July 4, 2023 agreeing to meet this prerequisite.*
- Q. Compliance with the Council-adopted sound criteria.

- *The applicant has submitted an acoustic study which has been accepted by Climate Action and Energy Division and submitted a letter dated July 4, 2023 agreeing to comply with the Council-adopted sound criteria.*
- R. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- *The applicant has submitted the required Site Disclosure Statement and met the requirement to receive a Final Determination from the Ministry of Environment and Climate Change Strategy.*
- S. Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- *The applicant has agreed to this prerequisite in a letter dated July 4, 2023 and the necessary provisions are indicated on the development plans.*
- T. The submission of a Green Building Plan and Energy Benchmarking.
- *A suitable Green Building Report, a letter of commitment to implement Energy Benchmarking, and the required covenant have been deposited in the Land Title Office.*
- U. The submission of a detailed Comprehensive Sign Plan.
- *An approvable detailed Comprehensive Sign Plan has been achieved.*
- V. The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite as part of the associated subdivision application.*
- W. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite, as well as the applicable Regional Water Cost Charge and Regional Transportation Cost Charge.*
- X. The deposit of the applicable School Site Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- Y. The deposit of the applicable Regional Transportation Development Charge.
- *The required deposits have been made to meet this prerequisite.*

- Z. 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 develop 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.
- *The applicant has provided a letter of undertaking dated July 4, 2024 and the on-site area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on January 28, 2025.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT