



Item
Meeting..... 2022 May 30

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 May 25

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #21-27**
Place of Public Worship, Food Production, Child Care, and Accessory Uses
Royal Oak Community Plan

ADDRESS: 7271 Gilley Avenue (see Sketch #1 and #2 *attached*)

LEGAL: Lot 51 District Lot 97 Group 1 New Westminster District Plan 34615

FROM: C2 Community Commercial District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, M5 Light Industrial District, and in accordance with the development plan entitled "Shri Guru Ravidass Center" prepared by Kumar Architecture Ltd.)

APPLICANT: Kumar Architecture Ltd.
Attn: Rajesh Kumar
206 - 545 Clyde Avenue
West Vancouver, BC V7T 1C5

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 June 28.

RECOMMENDATIONS:

1. **THAT** an amendment to the Royal Oak Community Plan, as described in Section 4.15 of this report, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** the introduction of a Highway Closure Bylaw, as described in Section 4.6 of this report, be authorized, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 30 and to a Public Hearing on 2022 June 28 at 5:00 p.m.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- a. The submission of a suitable plan of development.
- b. The granting of Final Adoption by Council of the Official Community Plan (OCP) bylaw amendment to remove the subject site from the Industrial Policy Framework of the OCP.
- c. The deposit of sufficient monies, including a 4% Engineering Administration 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.
- d. 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.
- e. The completion of the Highway Closure Bylaw as described in Section 4.6 of this report.
- f. The undergrounding of existing overhead wiring abutting the site.
- g. 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.
- h. Compliance with the City's Groundwater Management guidelines.
- i. The dedication of any rights-of-way deemed requisite.
- j. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- k. The submission of a suitable Solid Waste and Recycling Plan.
- l. The review of on-site loading facilities.
- m. The submission of a detailed Comprehensive Sign Plan.
- n. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- o. The deposit of the applicable GVS & DD Sewerage Charge.

- p. The deposit of the applicable Regional Transportation Development Cost Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the redevelopment of the subject site for a place of public worship, food production, child care, and accessory uses.

2.0 POLICY FRAMEWORK

The proposed rezoning and Royal Oak Community Plan amendment aligns with the following policies and plans adopted by Council: Corporate Strategic Plan (2017) and Social Sustainability Strategy (2011).

3.0 BACKGROUND

- 3.1 The subject development site is located on the northwest corner of Gilley Avenue and Beresford Street, and is designated in the Royal Oak Community Plan for Business Park and Service Industrial uses (see *attached* Sketches #1 and #2). The OCP designates the site for General Industrial use, and Metro Vancouver’s Regional Growth Strategy designates the site as a Mixed Employment area. The development site is comprised of a one-storey commercial building and surface parking lot. Following the approval of Preliminary Plan Approval #99-448 for a change of use of the commercial building from a retail use to a public assembly/community centre use, the site has been used by the Shri Guru Ravidass Community Centre.
- 3.2 On 2021 August 30, Council received an initial rezoning report for the subject rezoning application. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a place of public worship, food production, a child care facility, and accessory uses. In addition to two proposed prayer halls, additional uses proposed as part of the redevelopment include: kitchen area which will be used for food production including the preparation of vegetarian meals for consumption by seniors off-site, a child care facility with outdoor play area that will accommodate 32 children (four spaces for infants between six months and 18 months of age, 12 spaces for toddlers between 19 months and three years of age, and 16 spaces for children between three and five years of age), two dining halls, a library/seniors’ community centre, meetings rooms, and spaces for language and music classes. Parking is to be provided both at grade and underground, with vehicular access from Randolph Avenue.

- 4.2 On 2021 December 13, Council authorized the advancement of an amendment to the Industrial Policy Framework of the OCP. On 2022 April 22, Council received a report requesting the advancement of the proposed OCP bylaw amendment to Public Hearing on 2022 May 31. If Council adopts the proposed amendment, the subject site may be developed as proposed, subject to Council approval of this rezoning amendment bylaw. Final Adoption of the proposed OCP amendment by Council is a prerequisite condition of this rezoning application.
- 4.3 The proposed development requires the outright provision of 166 parking stalls on site in accordance with the Zoning Bylaw; 130 parking stalls are proposed. Under the Zoning Bylaw's cash-in-lieu parking provision, the applicant could purchase the shortfall of the required 36 parking spaces at \$25,000 per stall, equaling a total of \$900,000.
- 4.4 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 Gilley Avenue to its final standard;
 - upgrading of the Beresford Street frontage to its final standard;
 - upgrading of the Randolph Avenue to its final standard; and,
 - upgrading of storm, sanitary sewer, and water main services as required.
- 4.5 To support the off-site servicing requirements, a road dedication of approximately 2.0 m is required, subject to final civil drawings, on both Gilley Avenue and Beresford Street. In addition, 3.0 m by 3.0 m corner truncations are required.
- 4.6 The project site includes the closure of an irregular portion of the lane measuring approximately 10 m² (108 sq. ft.). The completion of a Highway Closure Bylaw is required prior to Final Adoption of the subject rezoning application.
- 4.7 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not limited to a Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities.
- 4.8 With respect to the proposed child care facility, a letter from Fraser Health Authority indicating approval in principal for the physical space of the facility, and separate Preliminary Plan Approval, will ultimately be required.
- 4.9 Given the site's past history, a Site Disclosure Statement and resolution of any resultant conditions is required.

- 4.10 The submission of a groundwater and stormwater management plan is required. As well, a suitable engineered design 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 and landscape features will be required.
- 4.11 The developer is responsible for undergrounding the overhead wiring abutting the site.
- 4.12 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.13 The submission of a detailed Loading Management Plan is required.
- 4.14 Development Cost Charges applicable to this rezoning include:
 - GVS&DD Sewerage Charge; and,
 - Regional Transportation Development Cost Charge.
- 4.15 As noted above, to accommodate the proposed development, an amendment to the Royal Oak Community Plan is proposed in order to add the P5 Institutional District uses to the site’s designated Business Park and Service Industrial uses. If supported, the proposed plan amendment would take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

5.0 DEVELOPMENT STATISTICS

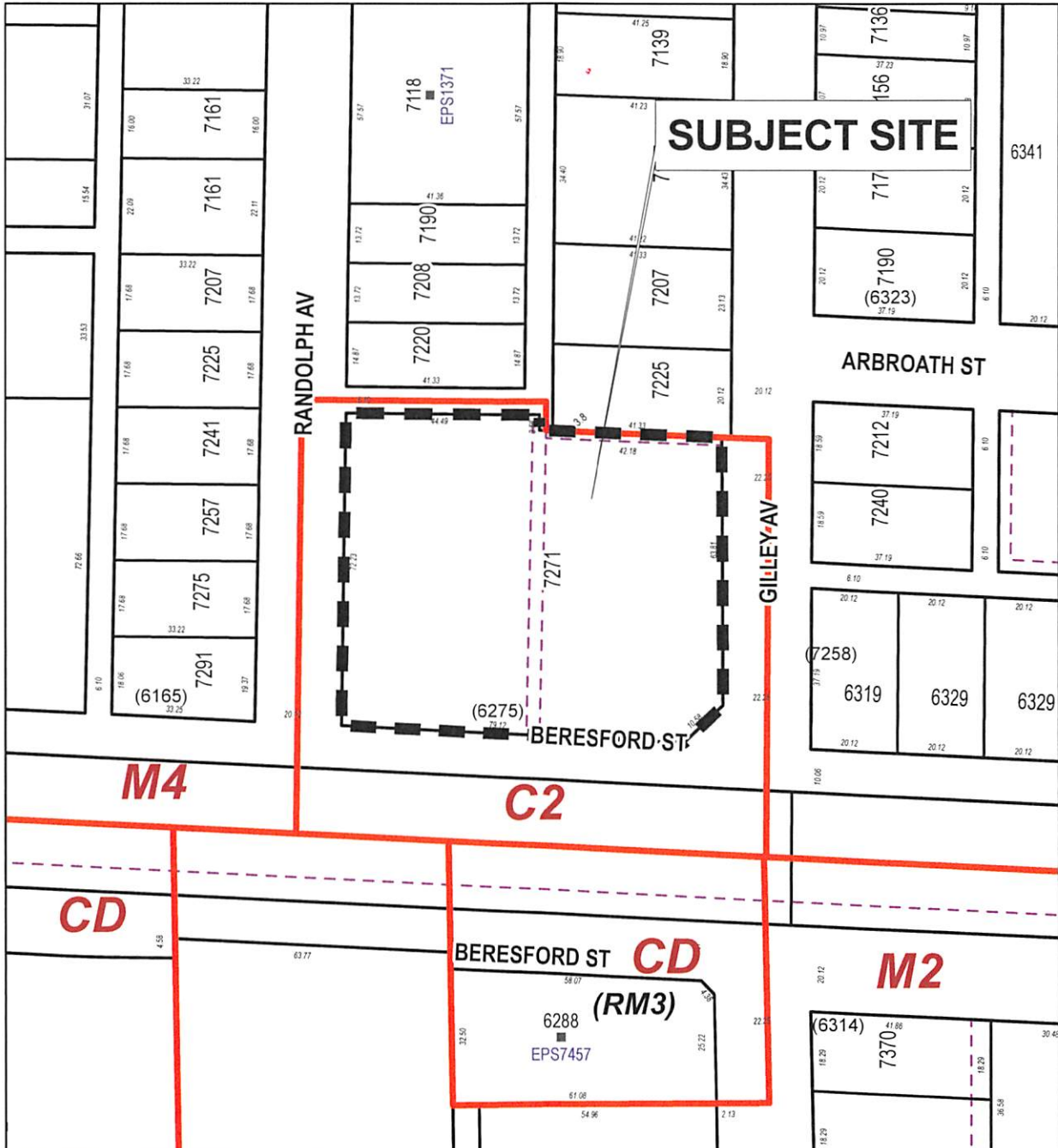
5.1	<u>Site Area</u>	-	6,233.9 m ² (67,101 sq. ft.)	
5.2	<u>Site Coverage</u>	-	27%	
5.3	<u>Density</u>	-	0.74 FAR	
5.4	<u>Gross Floor Area</u>	-	4,610 m ² (49,622 sq. ft.)	
5.5	<u>Height</u>	-	3 Storeys	
5.6	<u>Vehicle Parking</u>		<u>Required</u>	<u>Provided</u>
	Child Care @ 1 / 46 m ²	-	4	4
	Main Assembly Area @ 1 / 9 m ²	-	95	95
	Other Assembly Area @ 1 / 19 m ²	-	67	31
	Total	-	166	130
	(36 Stall Difference Provided as Cash-in-Lieu)			

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5.7	<u>Bicycle Parking</u>		<u>Required</u>	<u>Provided</u>
	Secured Lockers	-	9	9
	Visitor Racks	-	19	19
5.8	<u>Loading</u>			
	Total Required and Provided	-	2 bays	


E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT
LS:tn
Attachments

cc: City Solicitor
City Clerk



PLANNING AND DEVELOPMENT DEPARTMENT



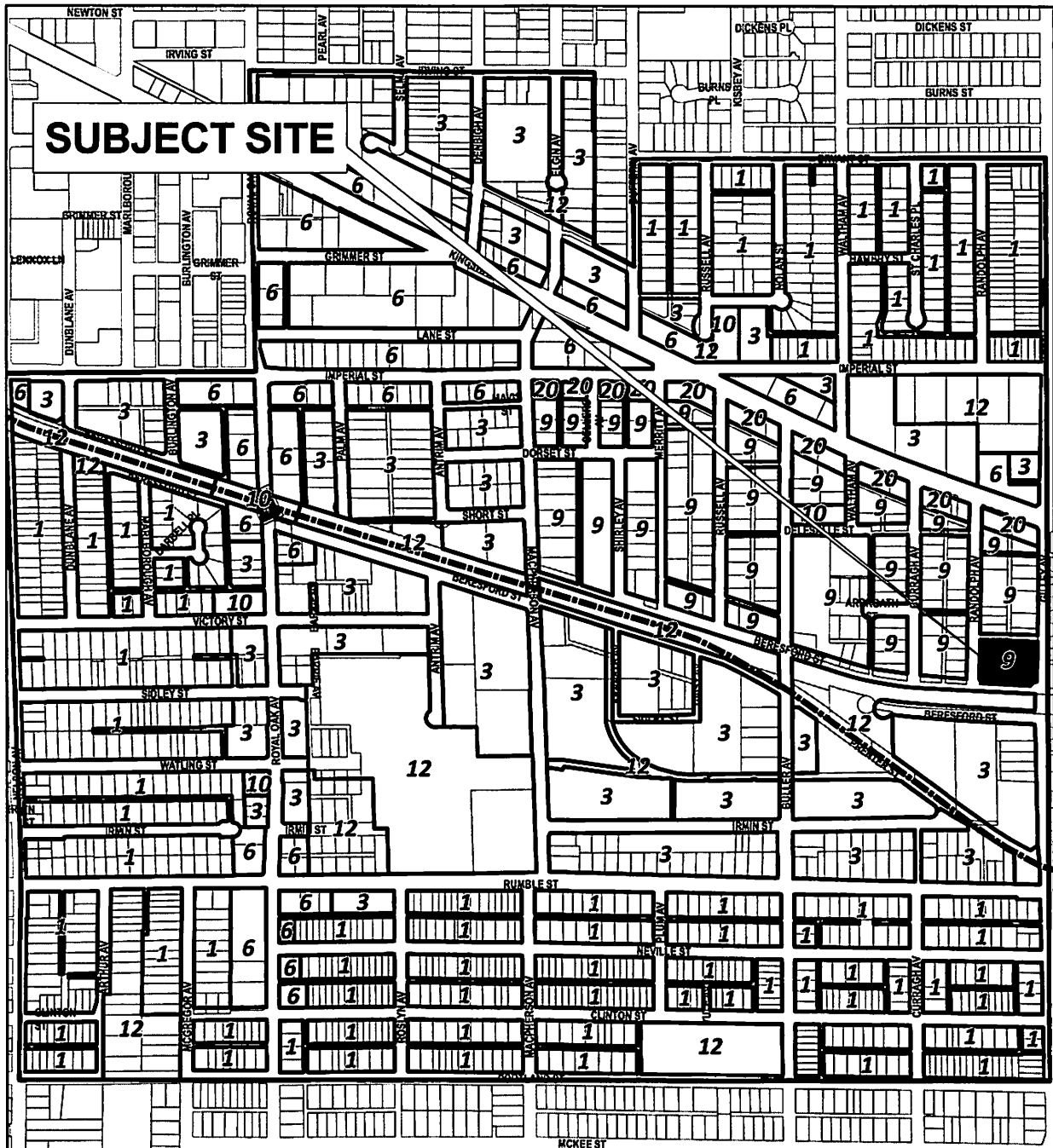
Date: MAY 3 2022

scale: 1:1,500

Drawn By: RW

**REZONING REFERENCE #21-27
7271 GILLEY AVENUE**

 Subject Site



Royal Oak Community Plan



PLANNING AND DEVELOPMENT DEPARTMENT

- 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

