

TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANING AND BUILDING
SUBJECT: REZONING REFERENCE #48/91

1992 FEBRUARY 26

LEGAL: (SEE ATTACHED SCHEDULE "A")

ADDRESS: 5221 AND 5243 VICTORY STREET;
7116 AND 7144 ROYAL OAK AVENUE

(SEE ATTACHED SKETCH)

PURPOSE: To seek Council authorization to forward this rezoning to a Public Hearing on 1992 March 24.

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RECOMMENDATIONS:

- 1) **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1992 March 09 and to a Public Hearing on 1992 March 24.
- 2) **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 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 Municipal 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.

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- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) Compliance with the Council-adopted sound criteria.
- k) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space with the underground parking and a commitment to implement the recycling provisions.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m) The granting of a 215 Covenant restricting the enclosure of balconies.

R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-rise apartment project.

2.0 BACKGROUND:

2.1 On 1991 November 18, Council received a report from the Planning Department concerning the rezoning of the subject site and authorized staff to work with the applicant in the preparation of a suitable plan of development for the proposed site, with the understanding that a further and more detailed report would be submitted at a later date.

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

3.0 GENERAL COMMENTS:

The subject site is being rezoned:

FROM: R5 Residential District

TO: CD Comprehensive Development District
(using the Royal Oak Development Plan as a guideline, and based on RM3 Multiple Family Residential District use and density, and in accordance with the Development Plan entitled "Proposed Apartment" prepared by T. Hale Architect).

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3.1 DEVELOPMENT PLAN

The Architect is proposing a three-storey structure with underground parking. Vehicular access to the site will be from Victory Street to minimize driveway openings onto Royal Oak Avenue.

3.2 LEGAL SURVEY

The consolidation of the site into legal parcel is required.

3.3 SERVICING REQUIREMENTS

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. These will include, but not necessarily limited to the provision of a separated sidewalk along Royal Oak Avenue, with necessary street lighting and boulevard treatment.

3.4 RELATIONSHIP TO COMMUNITY PLAN

As noted in the initial report, the Royal Oak Area Plan will be adjusted to show that Barrie Avenue is to be consolidated with properties to the east.

3.5 REQUIRED EASEMENTS AND DEDICATIONS

Any necessary easements or rights-of-way will be provided as part of this rezoning, including along Royal Oak Avenue, a minimum 0.6 m (2 ft) dedication and a minimum 13 m (4.27 ft.) utility easement. The developer is also responsible for relocating a B. C. Tel pad on site and providing an access easement to it.

3.6 CONDOMINIUM GUIDELINES

The drawings submitted meet minimum standards for condominium development.

3.7 ACOUSTICAL STUDY

Since this site is influenced by vehicle noise from Royal Oak Avenue and Victory Street, as well as proximity to SkyTrain, an acoustical study is required.

3.8 CAR WASH STALL AND RECYCLING FACILITIES

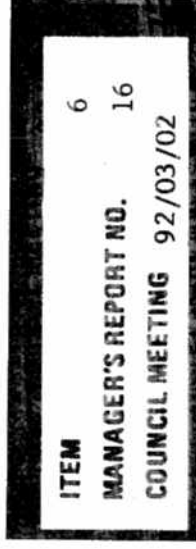
A centralized and compact recycling area in the underground parking is to be provided. A centrally located, covered parking stall with a separate connection to the sanitary sewer and a water connection will be provided for car washing purposes.

3.9 UNDERGROUNDING OF EXISTING OVERHEAD WIRING

The developer is responsible for the costs of undergrounding all existing wiring abutting the site and the relocation of the B.C. Tel pad on site.

3.10 NEIGHBOURHOOD PARKLAND CHARGES

Neighbourhood Parkland Acquisition Charges of \$1,397 per unit apply for each of the units.



3.11 RESTRICTIVE COVENANT

Since the project provides for the maximum allowable floor area, a restrictive covenant is required to prevent the enclosure of balconies.

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4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site Area 2,303.9 m² (24,800 sq. ft.)

Dedication
 (approximately) 27.87 m² (300 sq. ft.)

Net Site Area
 (approximately) 2,276.03 m² (24,499 sq. ft.)

Site Coverage
 (approximately) 37.14%

4.2 Floor Area 2,503 m² (26,948 sq. ft.)

Provided and Permitted
 The final permitted Floor Area will be related to the final net site area

Floor Area Ratio 1.1 maximum

Height Three storeys

4.3 Unix Mix
 2 studio ranging from 44.12 m² to 58.53 m²
 (475 sq. ft. to 630 sq. ft.)

7 one-bedroom ranging from 65.31 m² to 65.59 m²
 (703 to 706 sq. ft.)

9 one-bedroom at 79.89 m² (860 sq. ft.)

12 two-bedroom at 87.33 m² (940 sq. ft.)

30 TOTAL
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4.4 Parking
 Required 30 @ 1.6 = 49
 48 + 1 carwash = 49
 Provided = 48
 = 1 car wash

4.5 Communal Facilities
 There is a recreation room on the parking level

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4.6 Exterior Materials and Finish

The materials include:

acrylic stucco, asphalt shingles
and aluminium windows with wood
trim

Am

FA:ap

Attach.

c.c. Municipal Clerk
Director Engineering


A. L. Parr, Director
Planning and Building

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SCHEDULE "A"

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ADDRESS

LEGAL DESCRIPTION

5221 VICTORY STREET

LOT L, D.L. 98, GROUP 1, N.W.D.
PLAN 22077

5243 VICTORY STREET

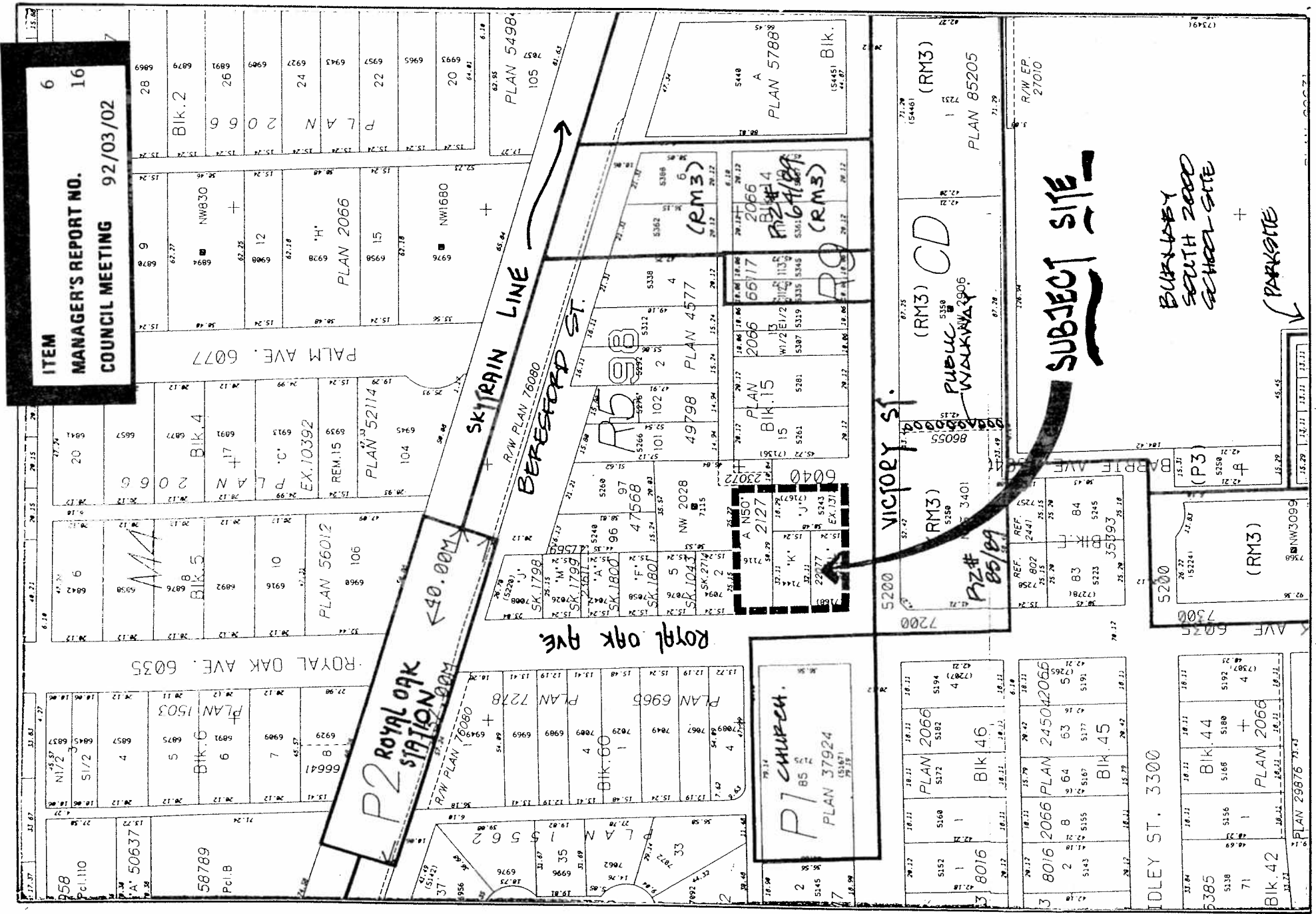
PARCEL J (REF. PLAN 13171), LOTS A
AND B, D.L. 98, GROUP 1, N.W.D.
PLAN 2127

7116 ROYAL OAK AVENUE

NORTH 50 FT. OF PARCEL "ONE"
(EXPL. PLAN 6435) OF LOTS "A" AND "B",
D.L. 98, GROUP 1, N.W.D. PLAN 2127

7144 ROYAL OAK AVENUE

LOT "K" DISTRICT LOT 98, GROUP 1, N.W.D.
PLAN 22077



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Date: NOVEMBER 1991
 Scale: 1:2000
 Drawn By: J.P.C.

North
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 SKETCH # 1

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