

From time-to-time property owners in adopted Community Plan areas indicate their intention to pursue redevelopment in line with the prevailing zoning rather than the higher density redevelopment opportunities outlined in the Plan. While such intentions are reported to Council and as a result, the acquisition of some properties may be pursued by the City to preclude redevelopment not in line with the adopted Plan, it is considered more useful to inform and educate owners of the benefits of redeveloping in line with an adopted Plan. The preparation of a more detailed area sketch outlining development guidelines and publicizing such guidelines in the development community is a useful implementation initiative.

The purpose of this report is to submit a Development Guidelines sketch prepared in line with the adopted Plan and to propose a new C9 zoning district to achieve the urban village mixed-use designations outlined in the concept plan.

2.0 DEVELOPMENT GUIDELINE SKETCH

A Development Guidelines sketch (see attached Sketch #2) has been prepared to assist in the implementation of the adopted Plan. Similar sketches have been prepared for other development areas in the City. The guideline sketch is in line with the medium density urban village concepts of the Plan. A few street network refinements are included. In particular, the establishment of a new C9 zoning district with a C9a variant is proposed to implement the two mixed-use designations indicated in the concept plan. These new zoning categories are described in the following section. Larger scale copies of the sketch are provided to Council Members separately and will be available for view and purchase at the Planning Department.

3.0 PROPOSED ROYAL OAK COMMERCIAL DISTRICT (C9)

The proposed new Royal Oak Commercial Districts C9 with its variant C9a will further the implementation of two of the mixed-use designations in the concept plan. These two designations are described as follows and outlined in draft text amendment bylaw form in the attached Appendix A. Similar to such designations in other community plan areas, this Zoning District is intended to be utilized in conjunction with the Comprehensive Development District (CD). Based on the draft bylaw amendments, the City Solicitor would prepare a finalized amendment bylaw for submission to Council.

3.1 C9 District

The mixed-use commercial/residential designation indicated for Sub-Areas 1, 7, 9 and 10 would be implemented through the proposed C9 District.

This designation calls for street-fronting commercial at-grade with residential use on the second floor and above. A strong urban design for the street-frontage is promoted which emphasizes

a low-rise pedestrian-oriented scale with minimum front yards and nil or minimum side yards. A density of development is proposed that would encourage redevelopment initiatives in line with the Plan. Pedestrian-oriented boulevard enhancements, weather protection canopies and encouragement of vehicular site access from the rear rather than from the street frontage would be achieved through detailed site-specific rezoning applications.


3.2 C9a District

The concept of a diversified special urban precinct with a strong commercial orientation is indicated for Sub-Area 8. While some urban terraced apartments as well as live-work options are considered on the second floor or above, the intent is not to redevelop this sub-area as a primary apartment area but to maintain the dominance of commercial uses with any residential uses acknowledging a busier atypical commercial environment. To this end, residential uses including live-work designations are not to exceed a maximum of 25% of the provided gross floor area.

The C9a category is also intended to accommodate the additional uses of small scale beer or wine "u-brew" establishments and neighbourhood public houses which are considered appropriate in the more commercially-oriented Sub-Area 8.

4.0 SUMMARY

A number of steps have been taken to date to implement the Royal Oak Community Plan which had been developed by the Royal Oak Advisory Committee through a lengthy review process, fulfilling its mandate and subsequently adopted by Council. The preparation of a Development Guidelines sketch and the proposed new mixed-use C9 District as outlined in this report are two additional initiatives to implement the Plan. The guidelines sketch and new C9 District should give both property owners and potential developers a clearer idea of the redevelopment opportunities offered by the adopted Royal Oak Community Plan, and also desirably demonstrate to property owners and developers that redevelopment under the prevailing zoning is not in their best interests.



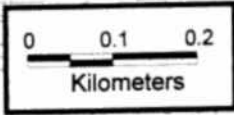
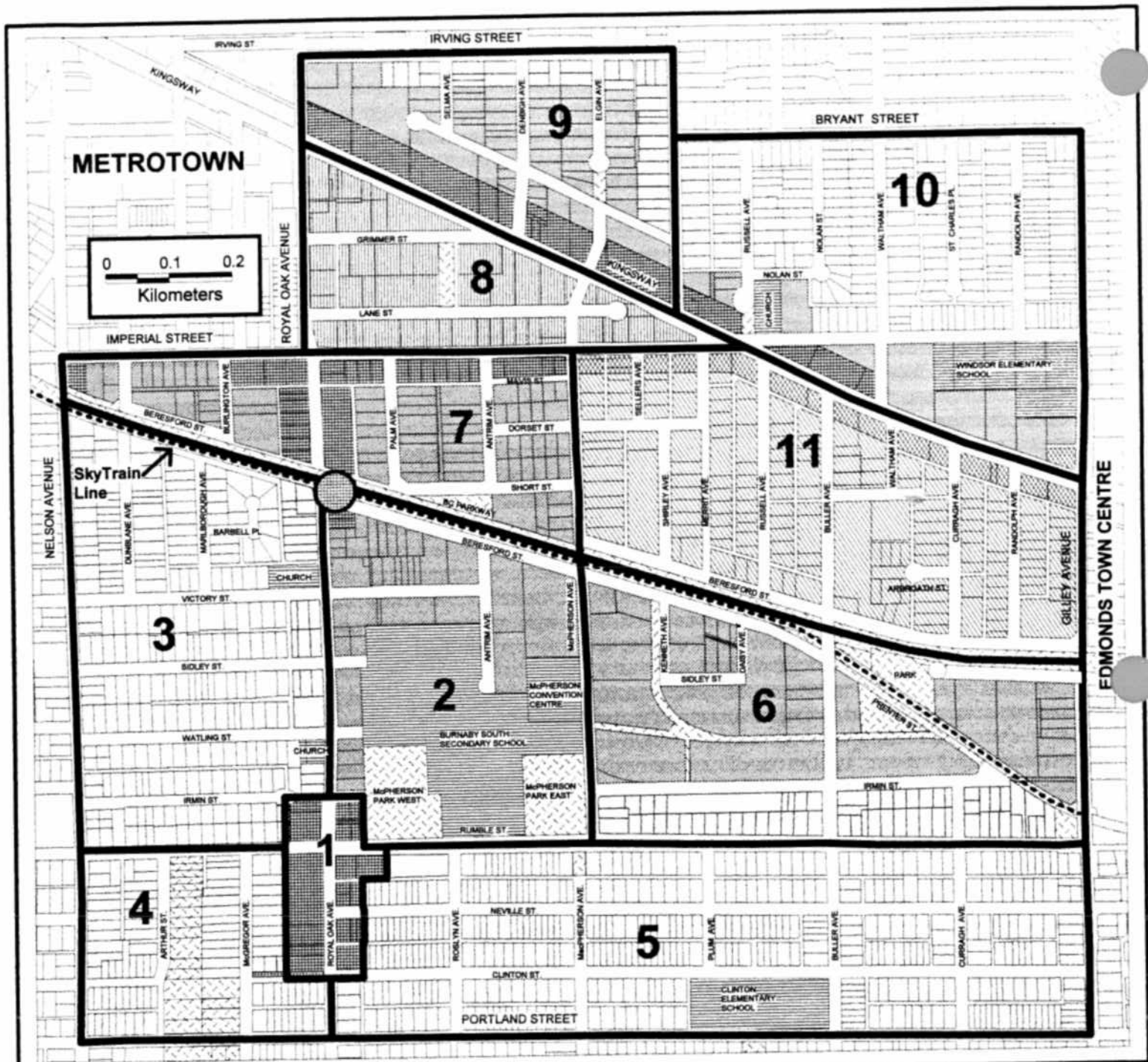
D. G. Stenson
Director Planning and Building

KI:lf

Attachments: 2 sketches
Appendix A

cc: City Solicitor
City Clerk

a:\voimplementation.rpt



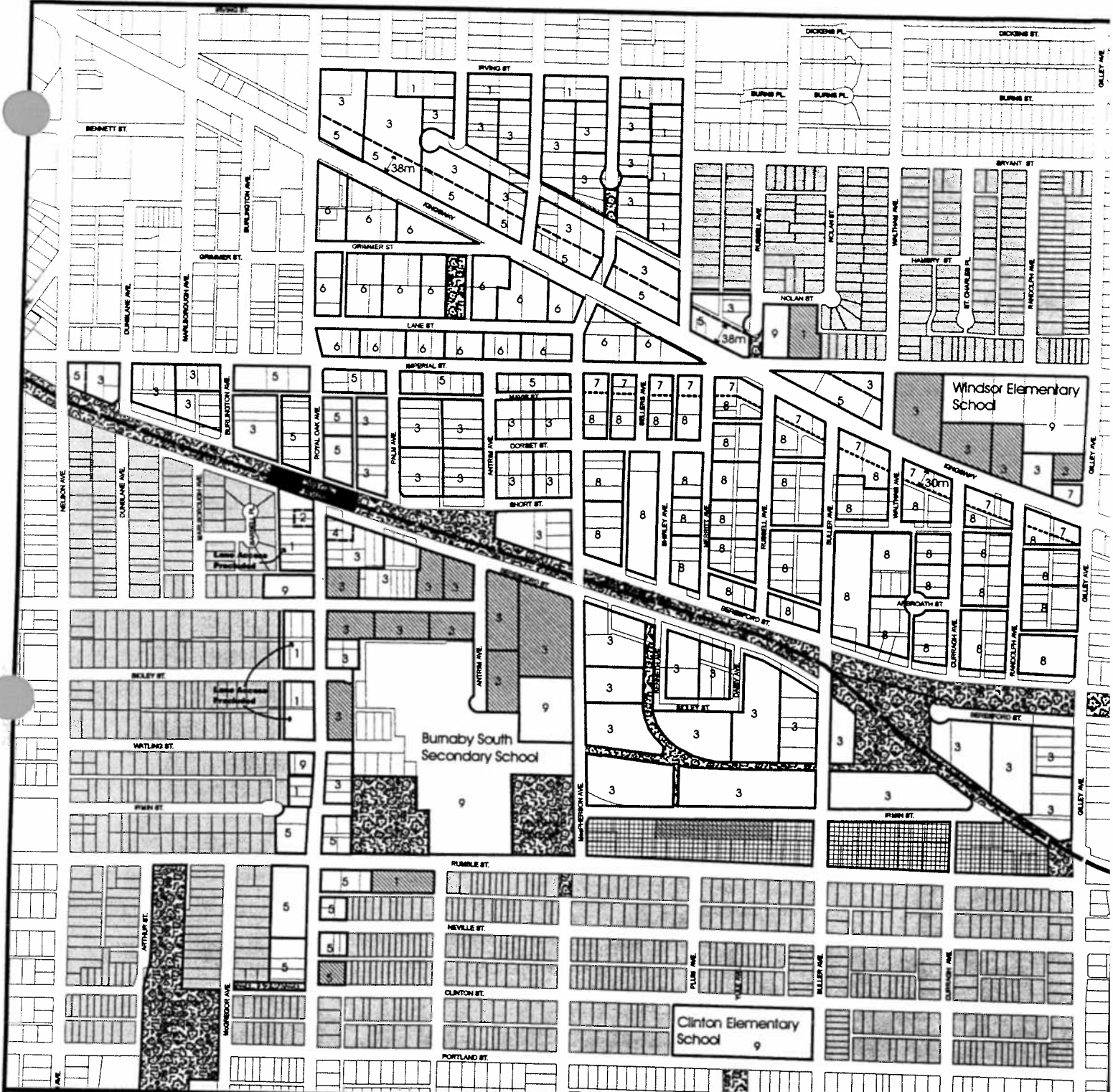
- | | | | |
|--|---|--|---|
| | Residential (Multiple Family) | | Special Multi-Use Urban Precinct |
| | Mixed-Use Commercial/Residential | | Business Park/Service Industrial |
| | Transitional Residential | | Street-Front Commercial |
| | Existing Single and Two Family Residential Neighbourhoods | | School/Institutional/Assembly/Community |
| | Royal Oak SkyTrain Station | | Park/Public Open Space |

Royal Oak Community Plan - Adopted 99/06/28

Urban Village Development Concept (Sub-Areas Identified)



Sketch #1



LEGEND:

- 1. CD(RM2)
- 2. CD(RM2 & C1 at grade)
- 3. CD(RM3)
- 4. CD(RM3 & C1 at grade)
- 5. CD(Proposed C9)
- 6. CD(Proposed C9a) - (Maximum 25% Residential)
- 7. CD(C2)
- 8. CD(M5)
- 9. Institutional (School, Church, Assembly)
- Single and Two-Family Housing
- Park
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan area are generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designations.

Transition Area - Consult Planning for further information.

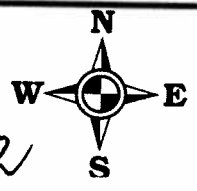
This Sketch is subject to updating on a continuous basis.

Updated to: 1999 December



**Royal Oak Community Plan
Development Guidelines**

Sketch #2



APPENDIX A

DRAFT

1999 December 07

Royal Oak Commercial District (C9)

This District provides for a wide range of commercial and retail establishments with medium density multiple family dwellings located above the business premises for locations within the Royal Oak plan area.

1. Locations

- (1) C9 lots are intended mixed-use designated developments fronting Kingsway, Imperial Street, Rumble Street and Royal Oak Avenue within Sub-Areas 1, 7, 9 and 10 of the Royal Oak plan area.
- (2) C9a lots are intended mixed-use designated developments within Sub-Area 8 of the Royal Oak plan area.

2. Uses Permitted

- (1) Banks
- (2) Business and Professional offices
- (3) Cafes and restaurants, which may have an area available for open outdoor seating, excluding drive-in restaurants.
- (4) Clubs and lodges, on second storey or above.
- (5) Commercial schools and self-improvement schools.
- (6) Personal service establishments including barber shops, beauty parlours, dry cleaning establishments (for the collection and delivery of articles but not for the treatment, cleaning or processing of such articles), dry cleaning shops (automatic self-service only), electrical appliance repair shops, florist shops, laundrettes, optical or watch repair shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops and similar establishments.
- (7) Public assembly and entertainment uses, on second storey or above, and subject to the restriction that the first storey entrance to a public assembly or entertainment use shall not exceed 3.0 m (9.84 feet) in width.
- (8) Retail stores that sell new or used goods.

- (9) Studios on second storey or above and subject to the restriction that the first storey entrance to a studio shall not exceed 3.0 m (9.84 feet) in width.
 - (10) Dwelling units, on second storey or above, subject to the following conditions:
 - (a) that the first storey frontage of the building to a minimum depth of 10.0 m (32.80 feet) shall be used for commercial purposes;
 - (b) each dwelling unit shall have a balcony
 - (c) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except that on a corner lot access may be from the first storey side street elevation and that where a public pedestrian walkway exists, access may be from the first storey walkway elevation;
 - (d) that a storey containing dwelling units shall have no other uses on that storey except parking.
 - (11) Home occupations other than the operation of a family day care centre.
 - (12) Accessory buildings and uses.
 - (13) Establishments having not more than 140 m² (1,506.99 sq.ft.) in gross floor area that provide photocopying and duplicating services.
 - (14) On C9a lots, establishments occupying a maximum of 278.7 m² (3,000 sq.ft.) where patrons make beer, cider and wine for their personal consumption.
 - (15) On C9a lots, neighbourhood public houses, subject to compliance with the Liquor Control and Licencing Act and regulations passed pursuant thereto.
 - (16) On C9a lots only, any residential use including live-work designations shall be restricted to a maximum 25% of the provided gross floor area.
- 3. Conditions of Use**
- (1) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities, produce and garden displays and outdoor restaurant seating.
 - (2) All goods produced on the premises shall be sold at retail on the same premises.

- (3) Residential uses shall be permitted on the second, third and fourth storeys.
- (4) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.
- (5) A lighted public pedestrian walkway on a registered statutory right of way that links the fronting street with the parallel lane and is at least 1.0 metres (3.28 feet) wide shall be provided unless a walkway or an intersecting street exists within 45.72 metres (150.0 feet) of the centre of the lot; and the provision of the walkway shall reduce the required non-residential parking spaces by one.
- (6) The depth of floor areas developed above a pedestrian walkway shall not exceed one-half the depth of the building but in no case shall the depth be restricted to less than 12.19 metres (40 feet).
- (7) Where a building contains more than four dwelling units, a compact, covered recycling area shall be provided.

4. Height of Buildings

- (1) The height of a building shall not exceed 16.0 metres (52.5 feet) nor four storeys.
- (2) Storeys above the second shall be set back so that the structure above the second storey, except for any balcony, is contained within a building envelope defined by a 45° inclined plane extending from the required front yard and passing through the second floor ceiling at the point nearest the front of the property.

5. Lot Area and Width

Each lot shall have an area of not less than 929 m² (10,000 sq. ft.) and width of not less than 30 metres (98.4 feet).

6. Floor Area Ratio

- (1) The floor area ratio shall in no case exceed 1.2 except, where underground parking is provided, an amount may be added to the floor area ratio equal to 1.0 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 2.2.

- (2) The area of a pedestrian walkway and the area of any floors located over the walkway shall be excluded from the gross floor area for the purpose of computing floor area ratio and parking space requirements in this District.

7. Front Yard

A front yard shall be provided of not less than 2.0 metres (6.5 feet) in depth. Notwithstanding section 6.12 (1)(d), rain protection canopies may be provided up to 1.0 metres (6.5 feet) in depth within this required front yard but no parking shall be permitted above the surface of the finished grade in a front yard.

8. Rear Yard

A rear yard shall be provided of not less than 6.0 metres (19.69 feet) in depth.

9. Side Yard

- (1) No side yard shall be required, except that where a lot abuts a lot in a R, RM or P District, or is separated by a street or lane therefrom, a side yard shall be provided of a width not less than 2.0 metres (6.5 feet).
- (2) In the case of a corner lot, the side yard adjoining the flanking street or lane shall be not less than 2.0 metres (6.5 feet) in width.

10. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw; and no parking shall be permitted in side or front yards.

11. Off-Street Loading

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

