

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE #01-04**
Low Rise Multi-Family Development
Royal Oak Community Plan

2001 July 16

ADDRESS: 6450, 6470, 6492, 6506, 6516, 6528 Denbigh Avenue
6439, 6449, 64 89, 6507, 6525, 6543 Elgin Avenue

LEGAL: Lots 3, 4 Except: South 16 ft., 6, and 7, Blk 7, D.L. 94, Group 1 NWD Plan 1117, Lot 97, D.L. 94, Group 1 NWD Plan 48617 and Lots 12, 13, 14, 15, 16 and 17, Block 7, D.L. 94, Group 1, NWD Plan 1117.

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, the Royal Oak Community Plan and in accordance with the development plan entitled "Royal Oak Apartments" prepared by Ramsay Worden Architects.)

APPLICANT: Intracorp Developments Ltd.
P.O. Box 10147, 14th Floor
701 West Georgia Street
Vancouver, B.C., V7Y 1C6
(Att: Tom Miller)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 2001 August 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 August 13, and to a Public Hearing on 2001 August 28 at 7:30 p.m.
2. **THAT** the sale be approved, in principle, of City-owned property for inclusion within the subject development site as outlined in Section 3.8 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **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 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 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 Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The satisfaction of all necessary subdivision requirements.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements and covenants.
- h) The dedication of any rights-of-way deemed requisite.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) The retention of existing identified trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- k) Compliance with Council-adopted sound criteria.
- l) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.

- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD sewerage charge.
- o) The provision of facilities for cyclists in accordance with Section 4.5 of this report.
- p) The completion of the sale of City property.
- q) The granting of a 219 Covenant restricting enclosure of balconies.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to permit a low-rise multi-family development.

2.0 BACKGROUND

- 2.1 The subject site is located within the Royal Oak Community Plan adopted by Council in 1999 June (see *attached* Sketch #2) and is presently developed with a variety of older single family homes facing both Denbigh and Elgin Avenues north of Kingsway (see *attached* Sketch #1). To the north, east and west of the site are a mixture of new and older single family homes facing Denbigh Avenue, Elgin Avenue and Irving Street. Immediately to the south of the site are single family homes. Commercial buildings which front on to Kingsway are located further to the south.
- 2.2 Located within Sub-Area 9 of the Royal Oak Community Plan, the subject site is designated for redevelopment as medium-density multiple-family residential emphasizing ground-oriented townhouse forms. Redevelopment of the Irving and Dufferin frontages as townhousing to the north and east of the subject site is shown in the plan to provide a transitional area between the higher density development area designated in the community plan and the single and two-family dwelling area beyond. Redevelopment of the Kingsway frontage to the south of the subject site is designated as medium-density mixed-use residential and commercial to complement the adjacent area of Kingsway which is part of Metrotown.
- 2.3 On 2001 March 26 Council received the report of the Planning & Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development 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

- 3.1** The proposed development includes one 4-storey L - shaped apartment building in the north-west portion of the site and 9 blocks of townhouses on the remainder of the site. A portion of the apartment building and townhouse units front Denbigh Avenue and townhouses front Elgin Avenue. All townhouse units have individual ground-oriented entrances with front doors oriented towards either the street or the site's interior pedestrian network. There are also ground-level apartment units facing Denbigh Avenue which have street-oriented "front door" entrances. The development proposal also includes internal gardens on the site with a children's play area.

All parking for the apartment and townhouse portions of the development are to be provided underground. The density of the project is the RM3 maximum of 1.1 F.A.R. based on the net site area. The intent of the proposed plan meets that of the adopted Royal Oak Community Plan in use, density and scale of development. For marketing purposes a strata-title phase plan may be necessary, but would be pursued separately from the rezoning application.

- 3.2** The City Engineer will assess the need for any further services to the site, including, but not necessarily limited to upgrading of Denbigh and Elgin Avenues to the full 11 metre road standard including separated sidewalks with grass boulevards and street trees, water supply upgrading and undergrounding of existing overhead wiring. Possible upgrading of sewers will be assessed in detail at the time of review of the related Subdivision application.
- 3.3** Dedication required for this site includes a small pie-shaped portion in the south-west portion of the site for future creation of a cul-de-sac on Elgin Avenue as per the Royal Oak Community Plan.
- 3.4** Due to the site having existing significant trees, a tree survey indicating their locations and health was provided. Trees on the site which are to be retained are indicated on the development plans and are to be adequately protected during all site works and construction.
- 3.5** Vehicular access to the site's underground parking garage will be provided from the north end of the site off of Denbigh Avenue.
- 3.6** Given the site's proximity to Kingsway, a sound study will be required showing that the development meets Council-adopted noise criteria.
- 3.7** A Section 219 covenant is required to ensure the retention of open balconies.

- 3.8 Completion of the sale of City-owned property to be consolidated into the development site is required prior to Final Adoption. A future report will be forwarded to Council outlining an acceptable value for the City-owned properties.
- 3.9 The applicable Parkland Acquisition and GVS & DD Sewerage Development Cost Charges apply to this application, and are to be deposited prior to Final Adoption.
- 3.9 An approved on-site sediment control program for the construction of any roads, services, site works and building structures is a requirement under Preliminary Plan Approval.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area	-	12,148 m ² /130,762 sq.ft.
Net Site Area	-	12,124 m ² / 130,510sq.ft. (subject to detailed survey)

4.2 Density

F.A.R. Permitted & Provided	-	1.1 F.A.R.
Gross Floor Area	-	13,354 m ² / 143,748sq.ft.

4.3 Height

Apartment Building	-	4 storeys
Townhouses	-	2 storeys

4.4 Unit Mix

	<u>Unit Type</u>		<u>Unit Size</u>
Apartment:	10 - 1 Bedroom	-	59 m ² / 640 sq.ft.
	11 - 1 Bedroom + den	-	69 m ² / 740 sq.ft.
	49 - 2 Bedroom	-	76 - 98 m ² / 815 - 1,058 sq.ft.
	7 - 2 Bedroom + den	-	87 - 93 m ² / 936 - 1,001 sq.ft.
	<u>3 - 3 Bedroom</u>	-	102 m ² / 1,098 sq.ft.
Subtotal:	80 apartment units		

	<u>Unit Type</u>		<u>Unit Size</u>
Townhouse:	5 - 1 Bedroom + Den	-	71 - 80 m ² / 760 - 864 sq.ft.
	28 - 2 Bedroom	-	93 - 109 m ² / 1,000 - 1,174 sq.ft.
	<u>23 - 3 Bedroom</u>	-	124 - 131 m ² / 1,340 - 1,414 sq.ft.
Subtotal:	56 townhouse units		

TOTAL: 136 units

4.5 Parking

<i>Vehicle Parking:</i>		<u>Required</u>	<u>Provided</u>
Apartments (80 units @ 1.6/unit)	-	128	128
Townhouses (56 units @ 1.75/unit)	-	98	98 (including 8 tandem spaces for two cars credited as 1.5 resident spaces each)
TOTAL	-	226	226 (including 34 visitors' spaces)

Bicycle Parking Required & Provided:

Secure Resident Parking for Apartments	-	80 spaces
Visitor (Rack) Parking	-	16 spaces

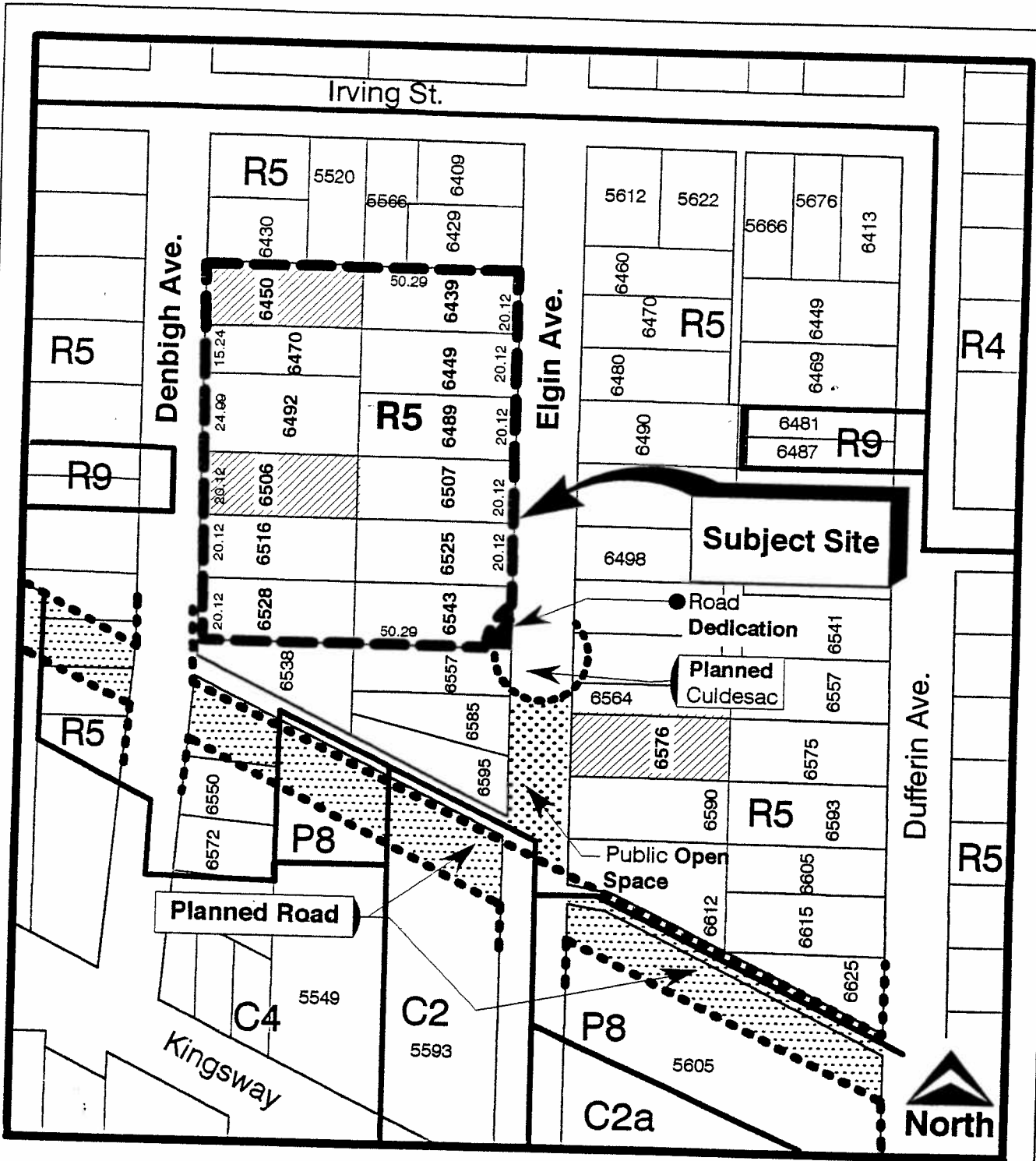
4.6 Communal Facilities - A children's play area and gardens on the grounds.



J.S. Belhouse
 Director Planning and Building

PSF:gk
 Attach.

cc: City Clerk
 Director Engineering
 City Solicitor



Planning And Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

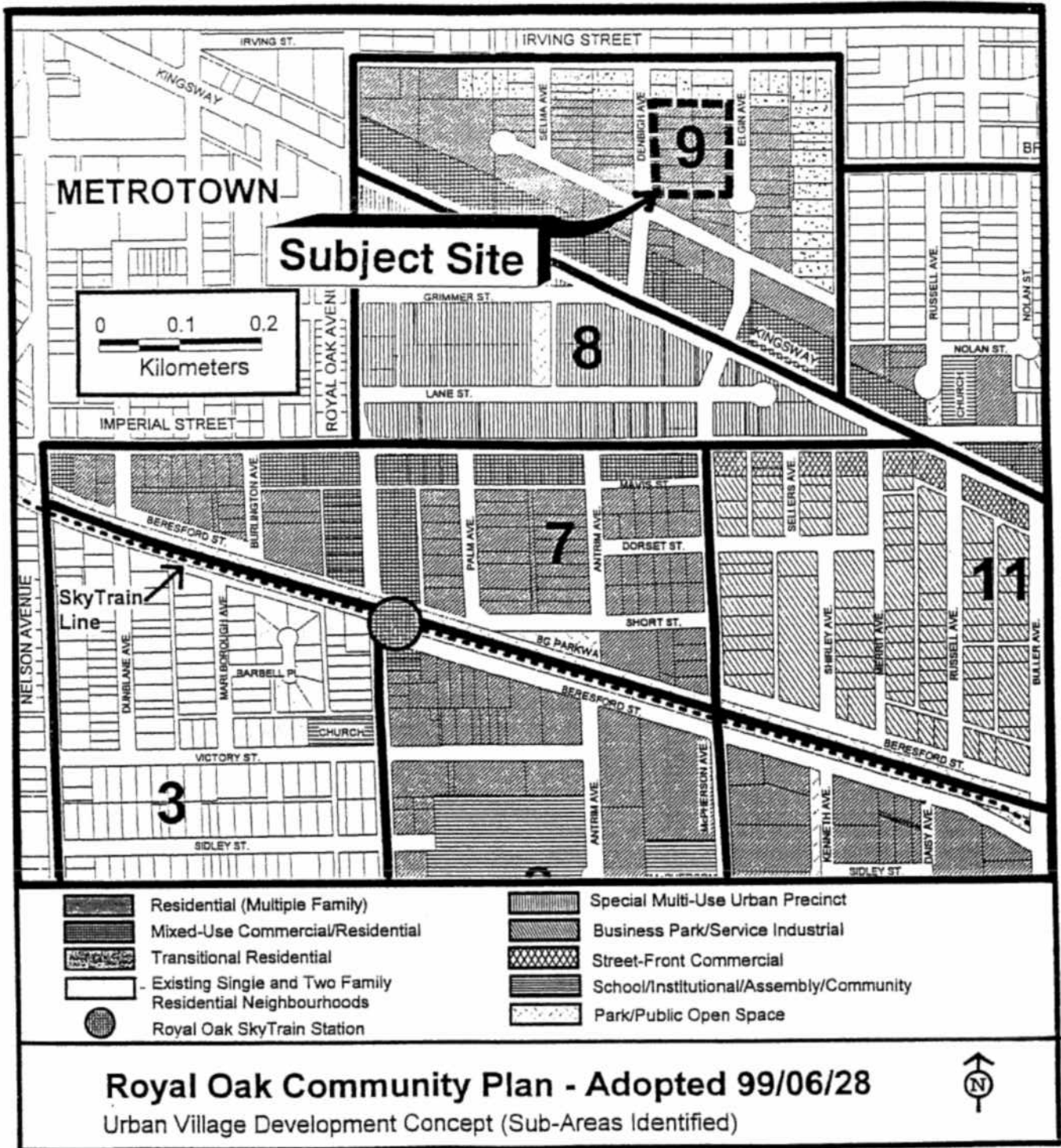
Date: March 2001

REZONING REFERENCE 01--04



City Property

Sketch # 1



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: March 2001

REZONING REFERENCE 01 -- 04

Sketch # 2