

**TO:** CITY MANAGER

2004 November 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #04-16**  
**3 Storey Stacked Townhouse Project with Underground Parking**

**ADDRESS:** 7353 Royal Oak Avenue (See attached Sketches)

**LEGAL:** Lot 43, D.L.98, Group 1, NWD Plan 573

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as Guidelines, and in accordance with the development plan entitled "Stacked Townhomes Royal Oak " prepared by Douglas R. Johnson Architect Ltd.)

**APPLICANT:** Douglas R. Johnson Architect Ltd.  
221 Pemberton Avenue  
North Vancouver, B.C. V7P 2R4  
(Attention: Mr. Douglas R. Johnson)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2004 December 14.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 November 29 and to a Public Hearing on 2004 December 14 at 7:30 p.m.
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 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.

- 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 prior to Final Adoption 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 dedication of any rights-of-way deemed requisite.
- f. The undergrounding of existing overhead wiring abutting the site.
- g. The retention of the identified existing tree on the site, its protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that the site area identified for the preservation of existing the tree is effectively protected by chain link fencing during the whole course of construction work, and deposit of sufficient monies to ensure the protection of the identified existing tree, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- h. Compliance with the Council-adopted sound criteria.
- i. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- j. The deposit of the applicable Parkland Acquisition Charge.
- k. The deposit of the applicable GVS & DD Sewerage Charge.
- l. The deposit of the applicable School Site Acquisition Charge.
- m. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- n. The granting of a 219 Covenant restricting enclosure of balconies.
- o. 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 development 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.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a stacked townhouse project with underground parking.

### 2.0 BACKGROUND

2.1 Council on 2002 July 19 received the report of the Planning and 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 subject rezoning application is within the Royal Oak Community Plan (see **attached** Sketch #1) within a block designated mainly for townhouse development using CD Comprehensive Development District zoning based upon the RM2 Multiple Family District to serve as a transitional band related to the Royal Oak Avenue frontage and the medium-density multiple-family residential redevelopment to the east.

At the time of the Initial Report, Council also adopted the report's recommendation that a minor adjustment to the Royal Oak Community Plan be approved subject to the granting by Council of Second Reading of the Rezoning Bylaw. The minor amendment involves developing only the southern half of the proposed consolidation and north-south lane at present and extending the extent of the RM2 component over the whole site as indicated in **attached** Sketch #3. As recommended in the Initial Report, copies of the report were sent to the abutting and facing property owners within this block to advise them of the community plan amendment.

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

### 3.0 GENERAL COMMENTS

3.1 The current plan proposes four buildings of stacked townhouses around a central courtyard with a duplex unit in the southwest corner adjacent to the abutting single family dwelling.

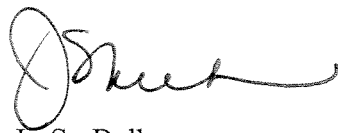
The maximum FAR is 0.90. Access to the underground parking is off the western end of the Watling Street frontage. All the units have individual ground-oriented entries. One of the existing trees will be retained. The western edge of the site has a combination of substantial landscaped areas and a scale of development in keeping with the adjacent large single-family house.

The lots to the north at 5168, 5180 and 5192 Sidley Street, with the possible inclusion of 5156 Sidley Street, could form an appropriate future assembly utilizing the RM2 District as guidelines in line with the adopted Community Plan. Any lane extension to the north to Sidley Street would be resolved as part of a future proposal.

- 3.2 The Director Engineering will be required to provide an estimate for all services necessary to serve this site which will include, but not necessarily limited to, storm sewer upgrading; road upgrading, separated sidewalk, boulevard grass and street trees on the west side of Royal Oak Avenue; and road upgrading to 11m, separated sidewalk, boulevard grass and street trees on the north side of Watling Street, and lane construction. Given the small size of the site, best management practices will apply to on-site stormwater management.
- 3.3 Dedications will include, but not necessarily be limited to, 2.1m along Royal Oak Avenue to accommodate future widening for a bicycle route, 6.1 m north-south lane allowance between the existing R5 lot to the west at 5143 Watling Street and the new multiple-family development and a 3m by 3m corner truncation at the northwest corner of Watling Street and Royal Oak Avenue.
- 3.4 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited, to a Section 219 Covenant restricting enclosure of balconies.
- 3.5 Undergrounding of existing overhead wiring abutting along the west side of Royal Oak Avenue is required.
- 3.6 An existing oak tree on the northeast corner of the site will be retained in the area dedicated for road right-of-way and will be suitably protected.
- 3.7 In view of traffic on the abutting Royal Oak Avenue, a noise study will be undertaken to ensure compliance with the Council-adopted sound criteria.
- 3.8 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.



- Bicycle Parking:
  - Secure Residential: - 38 racks
  - Visitors' racks - 9 racks
  
- 4.6 Communal Facilities - Toddler play area

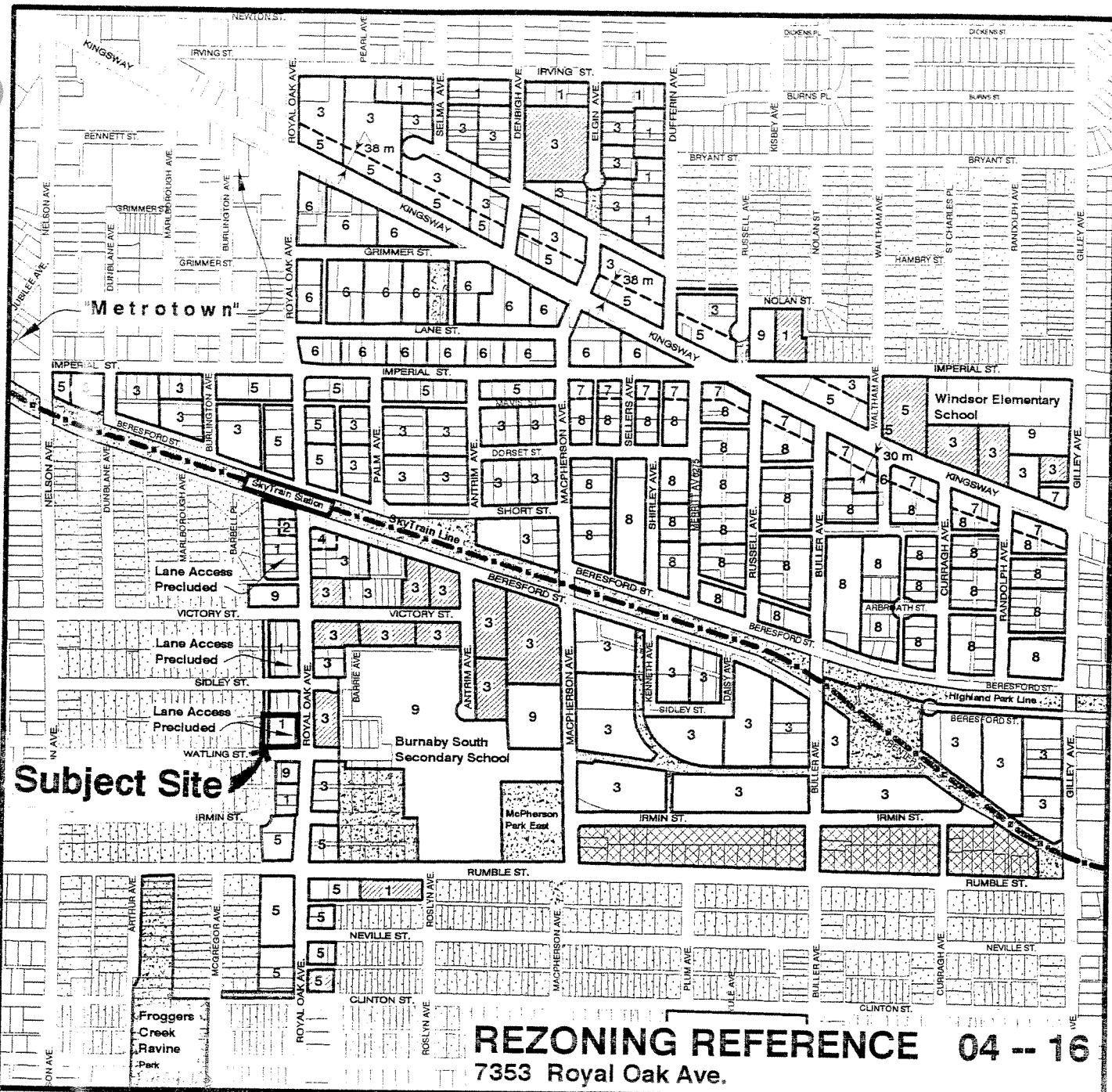


J. S. Belhouse  
Director Planning and Building

FA:gk  
***Attach***

cc: Director Engineering  
City Clerk  
City Solicitor

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**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 )

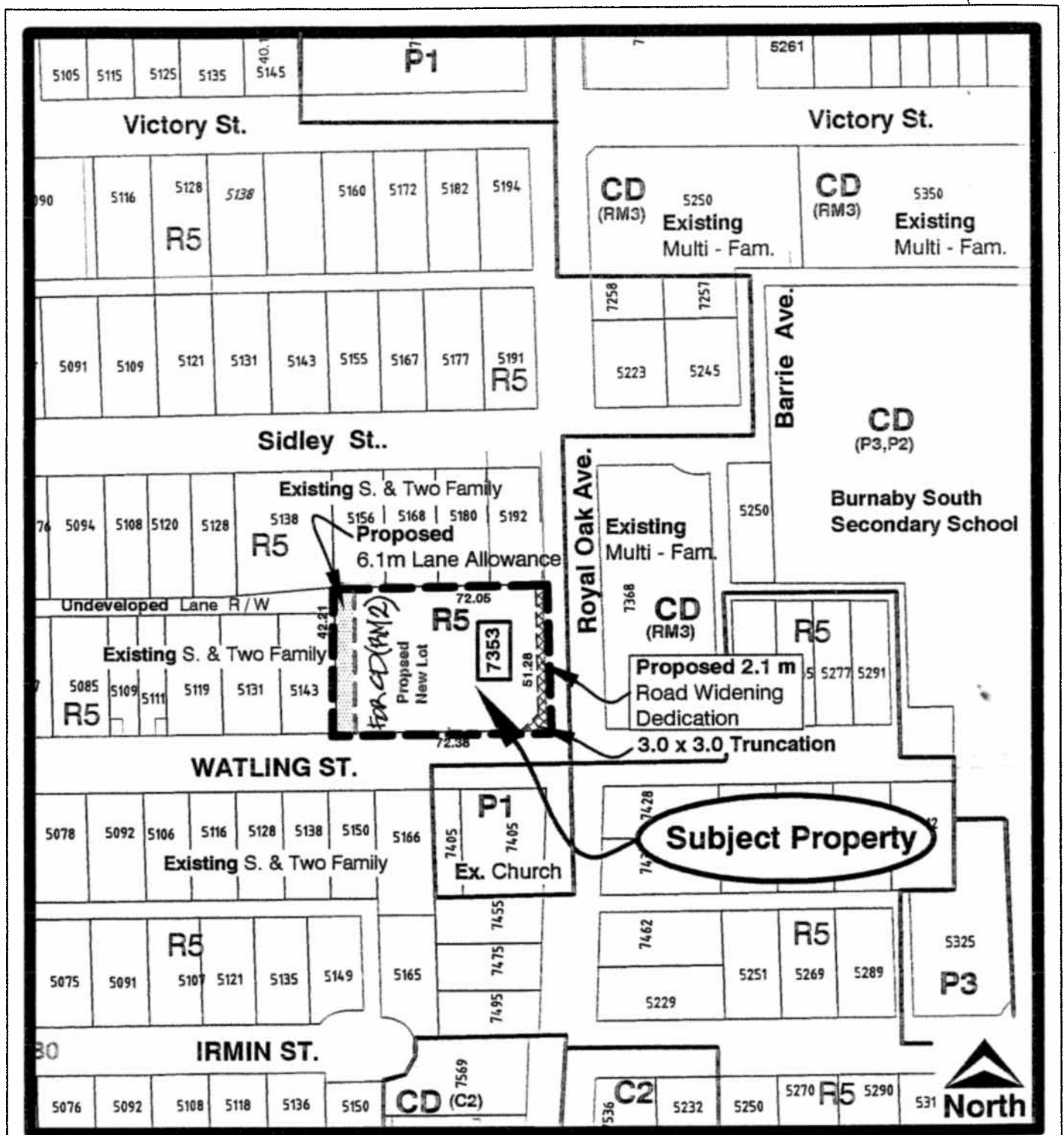
- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District ( CD ) utilizing the outlined zoning designation.

Transition Area - Consult Planning for further information

\*\* This Sketch is Subject to Updating on a Continuous Basis.  
Updated to: March 2003





**Planning and Building Department**

Scale: 1 : 2000

Drawn By: J.P.C.

Date: July 2004

*PROPOSED COMMUNITY PLAN GUIDELINES*  
**REZONING REFERENCE 04 -- 16**  
 7353 Royal Oak Ave.

Sketch # 2