

TO: CITY MANAGER

2005 MAY 03

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #04-34
Four-storey Mixed-Use Commercial and Residential**

ADDRESS: 6586 & 6564 Royal Oak Avenue (See attached Sketches)

LEGAL: Lot 10, Except: Parcel A (Ref. Pl. 895), D.L. 94, Group 1, NWD Plan 720,
Lot 11 Except: Firstly: Parcel A (Ref. Pl. 895), Secondly: the West 33 ft.,
D.L. 94, Group 1, NWD Plan 720, Pcl "A" (Ref. Pl. 895) of Lots 10 & 11,
D.L.94, Group 1, NWD Plan 720

FROM: C4 Service Commercial District

TO: CD Comprehensive Development District (based on C9a Urban Village
Commercial District and Royal Oak Avenue Community Plan as
guidelines and in accordance with the development plan entitled
"Residential/Commercial Building, 6564 Royal Oak Avenue and Grimmer
Street" prepared by P. J. Lovick Architect Ltd.)

APPLICANT: I.C.I. Properties
215 – 3823 Henning Drive
Burnaby, B.C. V5C 6P3
(Attention: Andrew Uy)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2005 June 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 May 30,
and to a Public Hearing on 2005 June 21 at 7:30 p.m.
2. **THAT** the sale of City-owned property for inclusion within the subject development site
be approved in principle in accordance with the terms outlined in Section 3.12 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, 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 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 consolidation of the net project site into one legal parcel.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The dedication of any rights-of-way deemed requisite.
- h. The undergrounding of existing overhead wiring abutting the site along the east side of Royal Oak Avenue.
- i. Compliance with the Council-adopted sound criteria.
- j. 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.
- k. The deposit of the applicable Parkland Acquisition Charge.
- l. The deposit of the applicable GVS & DD Sewerage Charge.
- m. The deposit of the applicable School Site Acquisition Charge.

- n. The provision of facilities for cyclists in accordance with Section 3.10 of the rezoning report.
- o. The completion of the sale of City property.
- p. The granting of a 219 Covenant restricting enclosure of balconies.
- q. The submission of a Site Profile and resolution of any arising requirements.
- r. 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 four-storey mixed-use project consisting of commercial uses at grade and three-levels of apartments above.

2.0 BACKGROUND

- 2.1 The subject site is located on the western edge of the Royal Oak Community Plan, Sub-Area 8, facing the eastern edge of Metrotown (see **attached** Sketches #1 and #2). The Plan designates this sub-area for redevelopment as a mixed-use urban village precinct with a strong commercial orientation and a supporting medium-density multiple-family residential component. In particular, the Plan acknowledges the complementary nature of this area to Metrotown and its potential to provide for enhanced diversity and indicates that uses could include commercial at-grade and apartments on the second floor and above. The Plan also notes that since many of the existing commercial and industrial uses will likely remain for some time, succession uses will need to be carefully integrated.

The Royal Oak Community Plan further notes that the urban design of development on this site should establish a strong village character which will promote a diversity of uses and building forms. In particular, street enhancing uses at-grade, such as restaurants or

cafes with outdoor seating and speciality retail, with residential uses above are indicated and build-to-lines with building setbacks similar to Metrotown are sought.

- 2.2 Council on 2004 July 19 authorized this Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date and approved, in principle, the sale of the City-owned 6564 Royal Oak Avenue for inclusion in the subject development site. A plan of development suitable for presentation to a Public Hearing has now been submitted.

3.0 GENERAL COMMENTS

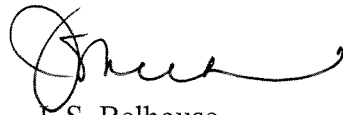
- 3.1 The current plan proposes an “L” shaped building with three floors of residential above commercial at-grade. There are no trees worthy of retention. Given the height requirement of the C9a zone that the third and fourth floors of the building be set back from the front of the building, the top three floors of the project are set back from the front of the property along the Grimmer Street frontage. On the Royal Oak Avenue frontage, considered one of the sides, there is no additional setback of the top floors. The rear courtyard contains some landscaping, access to the underground residential parking, one loading bay and surface and under building commercial parking, including one residential visitor parking space and the carwash stall.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The requirements will include, but not necessarily be limited to, stormwater management best practices and the upgrading of Royal Oak Avenue and Grimmer Street, including separated sidewalks and stamped concrete, pedestrian lighting, and street trees in tree grates.
- 3.3 The site will need to be consolidated into one legal lot.
- 3.4 Any necessary reciprocal easements and covenants for both the commercial and residential uses are to be provided. These especially include, but are not necessarily limited to, access to resident parking, surface parking stall and carwash stall through the commercial parking area as well as a 219 Covenant restricting the enclosure of balconies. 1.2m easements along both the Royal Oak Avenue and Rumble Street frontages for the rear sidewalk boulevards are also required.
- 3.5 Necessary dedications include 3.05m along the lane, 0.32 m along the Grimmer Street frontage, a taper along the Royal Oak Avenue frontage ranging from 0.93 m at the south end to 2.45m at the north end of the site, and a 1.52 m by 1.52 m corner truncation.

- 3.6 Undergrounding of the existing overhead wiring along the east side of Royal Oak Avenue is required.
- 3.7 Given the traffic on Royal Oak Avenue and proximity to Kingsway, a noise study will be undertaken to ensure compliance with Council-adopted sound criteria.
- 3.8 One carwash stall and appropriately screened garbage and recycling holding areas will be provided on site.
- 3.9 Applicable Development Cost Charges include:
 - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross residential floor area
 - b) GVS & DD Sewerage Development Cost Charge of \$0.811 per sq. ft. for the commercial space and \$1,082 per dwelling unit
 - c) School site Acquisition Charge of \$700 per dwelling unit
- 3.10 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors and commercial users.
- 3.11 Site Profile is required.
- 3.12 One of the two lots, 6564 Royal Oak Avenue is City-owned. The recommended sale price of \$66 per sq. ft. has been recommended by the Legal and Lands Department. This price will be valid for nine months following the date of Second Reading. The completion of the sale of City lands is subject to the rezoning application being pursued to completion and to consolidation of the site into one legal lot. The estimated area to be sold is 436.63 m² (4,700 sq. ft.), to be confirmed by a detailed survey.
- 3.11 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division, Engineering Department.
- 3.12 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

3.13 **4.0 DEVELOPMENT PROPOSAL**

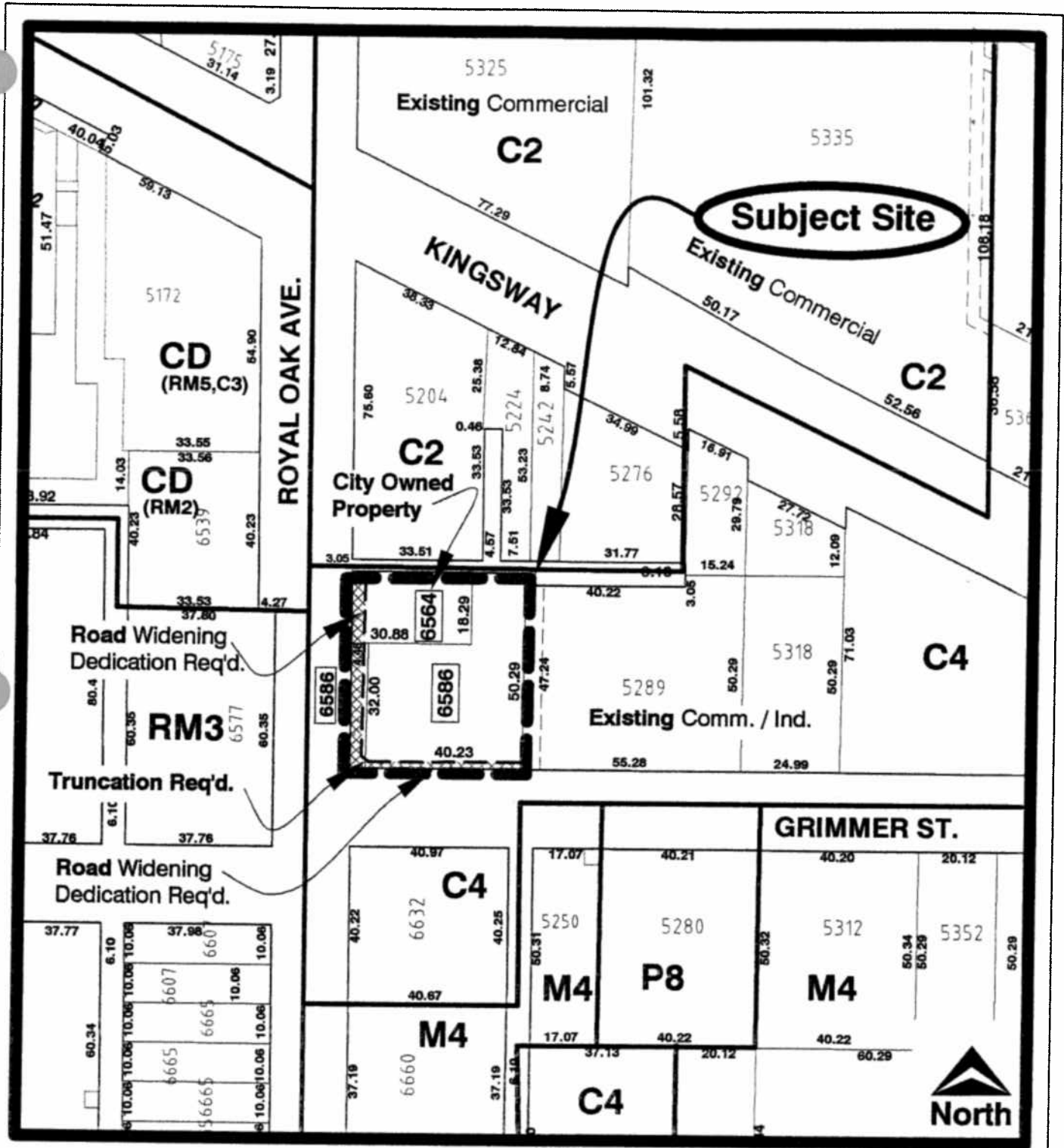
4.1	Gross Site Area:	-	2,232.31m ² (24,029.16 sq.ft.)
	Dedications:	-	228.51m ² (2,459.74 sq.ft.)
	Net Site Area:	-	2,003.80m ² (21,569.45 sq.ft.)
	Site Coverage:	-	70%

- 4.2 FAR Permitted & Provided: - 1.995
- Overall: - 3,997.59 m² (43,031.05 sq. ft.)
Residential: - 3,311.28 m² (35,643.47 sq. ft.)
Commercial: - 686.31 m² (7,387.58 sq. ft.)
- 4.3 Height: - 4 storeys
- 4.4 Unit Mix & Commercial Floor Space:
- 19 - 1 bedroom units (602.99-665.20 sq. ft.)
20 - 2 bedroom units (763.09 sq. ft. to 910.81 sq. ft.)
39 Units
- 686.31 m² (7,387.58 sq. ft. commercial)
- 4.4 Parking Required & Provided:
- 1.6 spaces per residential - 63 spaces (including 10 visitor spaces) and 1 carwash
- 1 space per 495.16 sq. ft. commercial space - 16 spaces
- TOTAL - 80 spaces**
- Loading Required and Provided: - 1 space
- Bicycle parking: - 8 commercial spaces (2 racks)
- 39 residential spaces (secure)
- 8 visitor spaces (2 racks)



J. S. Belhouse
Director Planning and Building

FA:gk
Attach
cc. Director Engineering
City Clerk
City Solicitor



Planning and Building Department

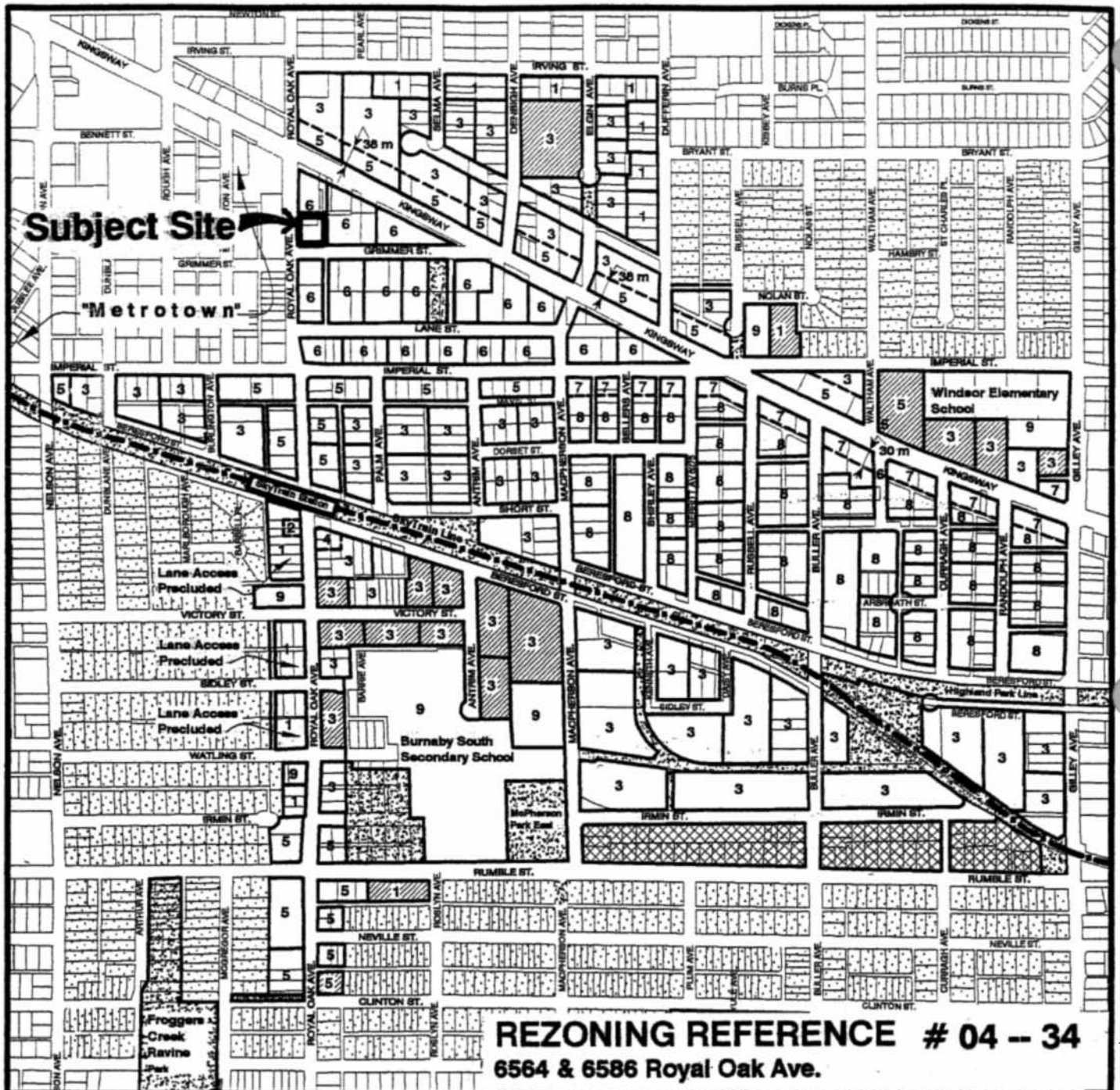
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Drawn By: J.P.C.

Date: July 2004

REZONING REFERENCE # 04 -- 34
 6564 & 6586 Royal Oak Ave.

Sketch # 1



REZONING REFERENCE # 04 -- 34
6564 & 6586 Royal Oak Ave.

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 Development Department

Royal Oak Community Plan
Development Guidelines