

TO: CITY MANAGER 2005 September 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #05-05**  
**Low-rise Apartment & Townhouse Project**  
**with Underground Parking**  
**Royal Oak Community Plan – Sub- Area 2**

ADDRESS: 7325 MacPherson Avenue (See attached Sketches)

LEGAL: Lot A, D.L. 98, Group 1, NWD Plan BCP14532

FROM: CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential Development" prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Wanson (Bristol) Development Ltd.  
204 - 5740 Cambie Street  
Vancouver, B.C. V5Z 3A6  
(Attention: Dominic Li)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2005 October 25.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 October 03 and to a Public Hearing on 2005 October 25 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 undergrounding of existing overhead wiring abutting the site.
- e. The provision of a suitable Certificate of Compliance.
- f. Compliance with Council-adopted sound criteria.
- g. 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.
- h. The deposit of the applicable Parkland Acquisition Charge.
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- j. The deposit of the applicable School Site Acquisition Charge.
- k. The provision of facilities for cyclists in accordance with this report.
- l. The granting of a 219 Covenant restricting enclosure of balconies and preventing age restrictions.
- m. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- n. 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.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a low-rise apartment and townhouse project with underground parking.

### 2.0 BACKGROUND

- 2.1 The subject site, which contained the former City-owned McPherson Convention Centre, was recently rezoned through Rezoning Reference #03-66 from the C4 Service Commercial District to the CD (RM3) District to establish development guidelines for future development, subject to a specific amendment rezoning, of the site.
- 2.2 The site was subsequently sold by public tender to the applicant for \$7,066,600, with completion on 2005 July 25.
- 2.3 Council on 2005 March 21 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 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 two-storey street-fronting townhouses with two four-storey apartment buildings behind. All parking is underground parking, accessed off MacPherson Avenue.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, sanitary sewer downstream modelling for capacity, possible storm sewer upgrading and separated sidewalk and street trees along MacPherson Avenue
- 3.3 The developer is responsible for the undergrounding of the overhead wiring abutting the site on the west side of MacPherson Avenue.
- 3.4 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited, to Section 219 Covenants preventing age restrictions and the enclosure of balconies.

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- 3.5 A Certificate of Compliance is required to ensure the site meets suitable environmental standards.
- 3.6 Given the site's location near SkyTrain, a suitable acoustic study is required.
- 3.7 Two car wash stalls and an appropriately screened garbage handling and recycling holding area will be provided underground.
- 3.8 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS & DD Sewerage Charge (Fraser Area) will be required with this application.
- 3.9 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.
- 3.10 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division, Engineering Department.
- 3.11 A suitable storm water management plan and 219 Covenant to ensure its continued provision are required.
- 3.12 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Site Area: - 8,469.02m<sup>2</sup> (91,162.80 sq.ft.)
- 4.2 Density:  
 Floor Area Ratio Permitted & Provided - 1.1 FAR  
 Gross Floor Area: - 9,315.93m<sup>2</sup> (100,279.08 sq.ft.)  
 Site Coverage: - 32.1 %
- 4.3 Height: - 2 storey townhouses  
 - 4 storey apartments
- 4.4 Unit Mix  
 17 - 1bedroom 56.3- 66.6 m<sup>2</sup> (606 to 717 sq.ft.) per unit  
 23 - 1 bedroom & den 65.5-74.0 m<sup>2</sup> (706-797 sq.ft.) per unit  
 61 - 2 bedroom 77.8-101.35 m<sup>2</sup> (838 to 1091 sq.ft.) per unit  
 6 - 2 bedroom & den 83.7-110.09 m<sup>2</sup> ( 901 to1185 sq. ft.) per unit  
**107 units total**

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4.5 Parking Provisions

Vehicle Parking


94 apartment units @ 1.6 spaces per unit	-	151 spaces
13 townhouse units @ 1.75 spaces per unit:	-	23 spaces
Total	-	174 spaces (including 27 visitor spaces)
	-	2 carwash spaces

Bicycle Parking:

Secure Residential:	-	107 spaces
Visitors' racks	-	20 spaces

4.6 Communal Facilities

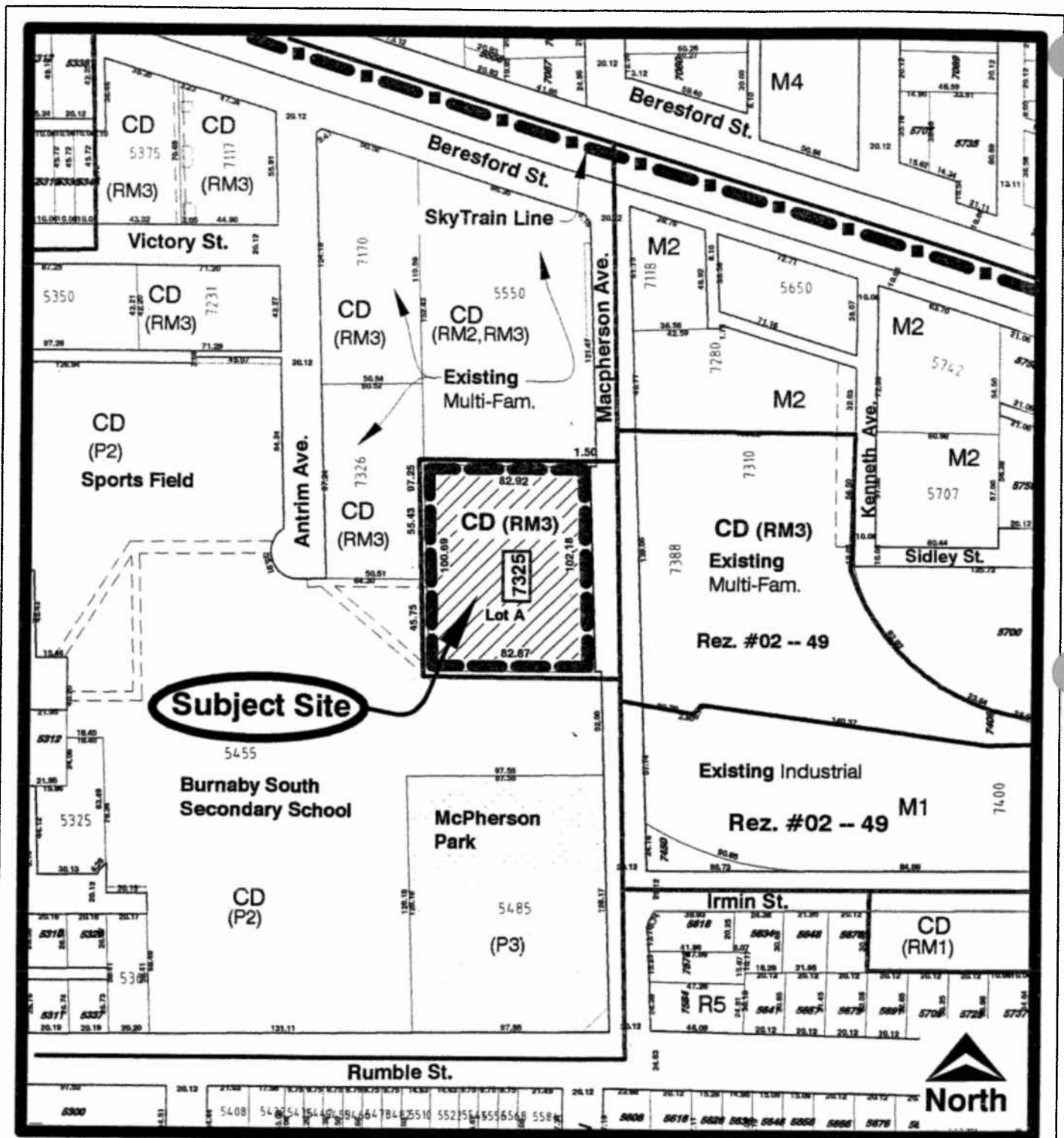
-	2 amenity rooms (972 sq. ft. total area excluded from Floor Area), tot play lot & barbecue gazebo
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J. S. Belhouse  
Director Planning and Building

FA:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor

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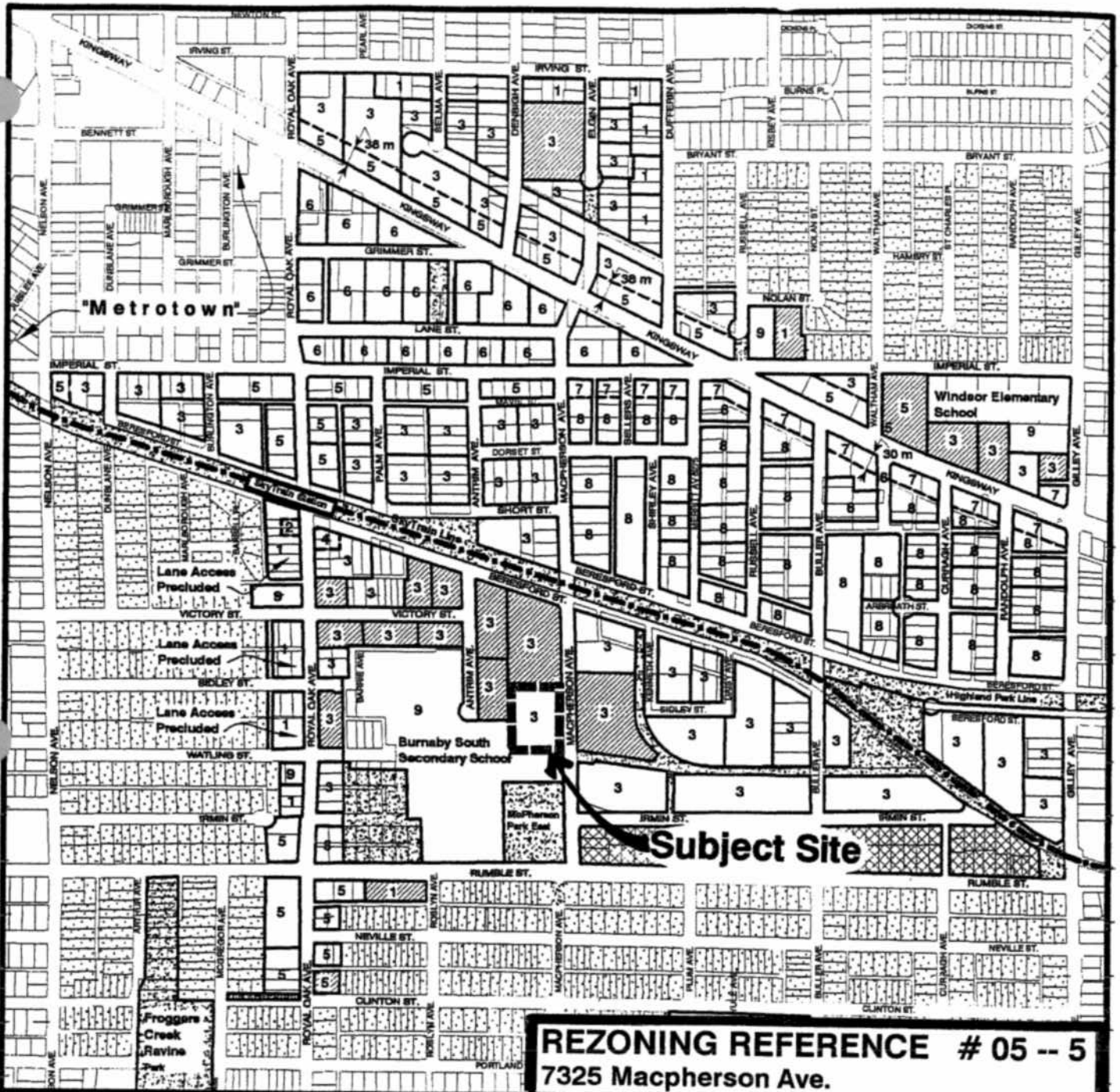


**Planning and Building Department**

Scale: 1 = 3000  
 Drawn By: J.P.C.  
 Date: February 2005

**REZONING REFERENCE # 05 -- 5**  
**7325 Macpherson Ave.**

**Sketch # 1**



**REZONING REFERENCE # 05 -- 5**  
**7325 Macpherson 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 )
- 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: December 2004



