

TO: CITY MANAGER

2005 June 08

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #05-11
3-Storey Townhouse Project with In-Building Parking
Royal Oak Community Plan - Subarea 9**

ADDRESS: 6490 & 6498 Elgin Avenue (See attached Sketches)

LEGAL: Lot 26 of Lot A and Lot 27, D.L. 94, Group 1, NWD Plan 11289

FROM: R5 Residential District

TO: 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 Townhouse Development, 6490 & 6498 Elgin Avenue Springbank Development Corporation" prepared by Hywel Jones Architect Ltd.)

APPLICANT: Springbank Development Corporation
330 - 319 W. Pender Street
Vancouver, B.C. V6B 1T4
(Attention: John Ritchie)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2005 July 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 July 11 and to a Public Hearing on 2005 July 26 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. 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 Office 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 undergrounding of existing overhead wiring abutting the site.
- g. The retention of the 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 preservation of the existing tree is 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 the identified existing tree, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- h. Compliance with 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 this report.
- n. The granting of a 219 Covenant restricting enclosure of balconies and indicating that project driveway access will not be restricted by gates.
- 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a townhouse project with in-building parking.

2.0 BACKGROUND

2.1 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. At that time it was noted that since the developer had tried unsuccessfully to acquire abutting properties at 6480 and 6524 Elgin Avenue, a multiple-family infill development site comprising 6490 and 6498 Elgin Avenue utilizing the CD Comprehensive Development District with the RM3 District as guidelines was considered supportable. In line with the report's recommendations, copies of the report were sent to the owners of 6470, 6480 and 6524 Elgin Avenue. No comments were received.

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 two groups of townhouses around a central driveway with in-building parking accessed at-grade off Elgin Avenue. All the units have individual ground-oriented entries.

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, storm sewer upgrading and the upgrading of Elgin Avenue including a separated sidewalk and street trees.

3.3 The site will need to be consolidated into one legal lot. The consolidation of the site will require demolition of existing dwellings prior to Final Adoption. Unless otherwise directed


by Council, staff will pursue, if requested by the applicant, the release of Demolition Permits for existing dwellings on the site, after Second Reading and prior to Third Reading of the Bylaw, in order to allow for the required notice of two months to vacate to be given to tenants of the dwellings, subject to the proviso that the actual demolition of any dwellings will not commence until after Third Reading.

- 3.4 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited, to Section 219 Covenants restricting enclosure of balconies and provision of driveway gates. Another 219 Covenant is required to protect the existing tree on the south side of the site that merits retention.
- 3.5 The developer is responsible for the undergrounding of the overhead wiring abutting the site on the east side of Elgin Avenue.
- 3.6 Given the site's location near Kingsway, a suitable acoustic study is required.
- 3.7 One combined visitor/ car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 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 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.10 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

4.0 DEVELOPMENT PROPOSAL

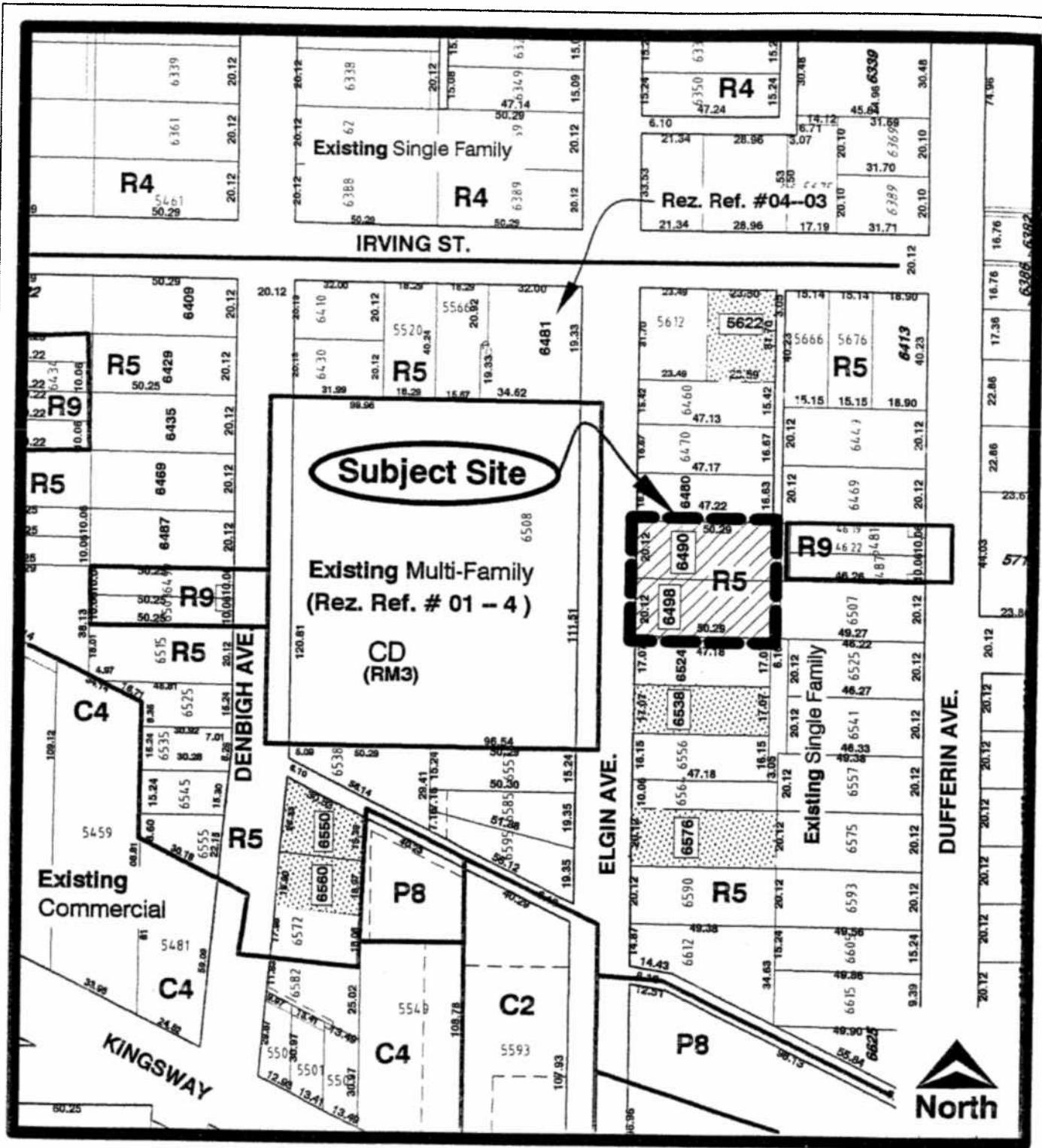
- 4.1 Site Area: - 2,023.36m² (21,780 sq.ft.)
- 4.2 Density:
Floor Area Ratio Permitted &
Provided - 0.9 FAR

- Gross Floor Area: - 1,821.03m² (19,602 sq.ft.)
Site Coverage: - 41.0 %
- 4.3 Height: - 3 storeys
- 4.4 Unit Mix
- 5 - 2 bedrooms - 102.1-106.46m² (1,099-1,146 sq.ft.) per unit
10 - 3 bedrooms - 109.25-137.03m² (1,176-1,475 sq. ft.) per unit
15 units total
- 4.5 Parking
- Vehicle Parking
15 units @ 1.75 spaces per unit: - 27 spaces (including 14 tandem spaces credited as 1.5 residential spaces for each 2 spaces or 10.5 spaces as well as 4 visitor spaces of which one is a combination car wash/visitor space)
- Bicycle Parking:
Secure Residential: - 15 spaces
Visitors' racks - 4 spaces
- 4.6 Communal Facilities - Tot play lot


J. S. Belhouse
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
City Clerk
City Solicitor



Planning and Building Department

Scale: 1 = 2000

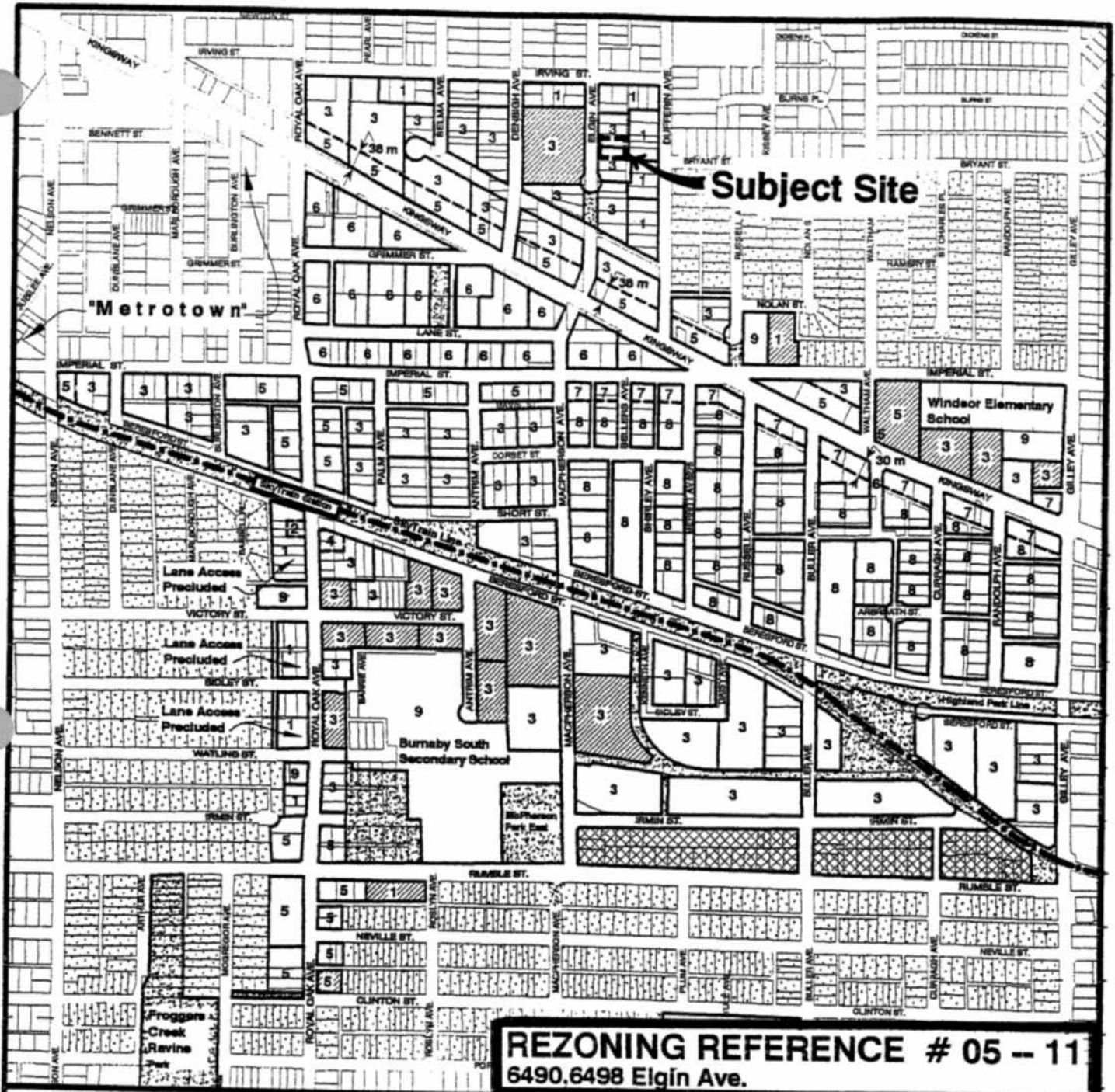
Drawn By: J.P.C.

Date: March 2005

 City Owned Property

REZONING REFERENCE # 05 - 11
6490,6498 Elgin Ave.

Sketch # 1



Subject Site

"Metrotown"

Windsor Elementary School

Burnaby South Secondary School

Froggers Creek Ravine

REZONING REFERENCE # 05 -- 11
6490.6498 Elgin 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



