
TO: CITY MANAGER **DATE:** 2006 FEBRUARY 2

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez 05-42

**SUBJECT: EXPANDED SITE
REZONING REFERENCE #05-42
7462 & 7438 ROYAL OAK AVENUE
ROYAL OAK COMMUNITY PLAN – SUB-AREA 2**

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #05-42.

RECOMMENDATIONS:

1. **THAT** Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing for the expanded site in line with this report on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to the owner of 7428 Royal Oak Avenue.

REPORT

At the 2005 October 24 Council meeting, Council lifted from the table and adopted the Initial Report for Rezoning Reference #05-42 to permit the development of a small infill CD (RM2) townhouse project with direct vehicular access from Royal Oak Avenue for a site encompassing the two lots at 7462 and 7438 Royal Oak Avenue (see **attached** Sketches #1 and #2). At that time it was noted that a larger site, as envisioned by the Royal Oak Community Plan, with the addition of 7428 Royal Oak Avenue and 5229 Irmin Street would be preferable. However, a small two-lot CD (RM2) infill development was considered preferable to two new two-family dwellings.

As Council is aware, repeated attempts by the developer to include 5229 Irmin Street into the development site were unsuccessful. As such, Council subsequently authorized the Planning Department to work with the applicant with a two lot assembly that excluded 5229 Irmin Street. The owner of 5229 has now agreed to terms with the developer.. This will create a much larger site with a net area of approximately 28,670 sq. ft. permitting vehicular access to the site via Irmin Street to Royal Oak Avenue (see **attached** sketch #3). The developer has requested that this larger site with its access via Irmin Street be considered for the CD (RM3) designation rather than the CD (RM2) designation previously noted for the smaller two-lot site.

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From: Director Planning and Building
Re: Expanded Site – Rezoning Ref. 05-42
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This Department is supportive of this request for CD (RM3) designation. It would have a substantial net site area of approximately 28,670 sq. ft., well beyond the usual minimum RM3 site size guideline of 17,976.32 sq. ft. This larger site will result in improved vehicular access via Irmin Street, a recognized road intersecting with Royal Oak Avenue which also gives access to other existing single family dwellings further east, themselves a future park site, and commercial lots to the south, designated for redevelopment under the CD (C9) zoning, rather than directly off Royal Oak Avenue. This requested designation is in line with the CD (RM3) designation of the Royal Oak Community Plan. As previously indicated, the further abutting lot to the north at 7428 Royal Oak Avenue could remain to accommodate its single-family dwelling use or a possible future small multiple-family infill development in light of the continued understood disinclination of this owner to sell to be included in the subject site consolidation. Therefore, unless otherwise directed by Council, this Department will work with the developer towards a suitable plan of development for the proposed three lot consolidation in line with the CD (RM3) designation.

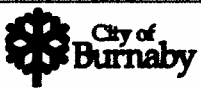
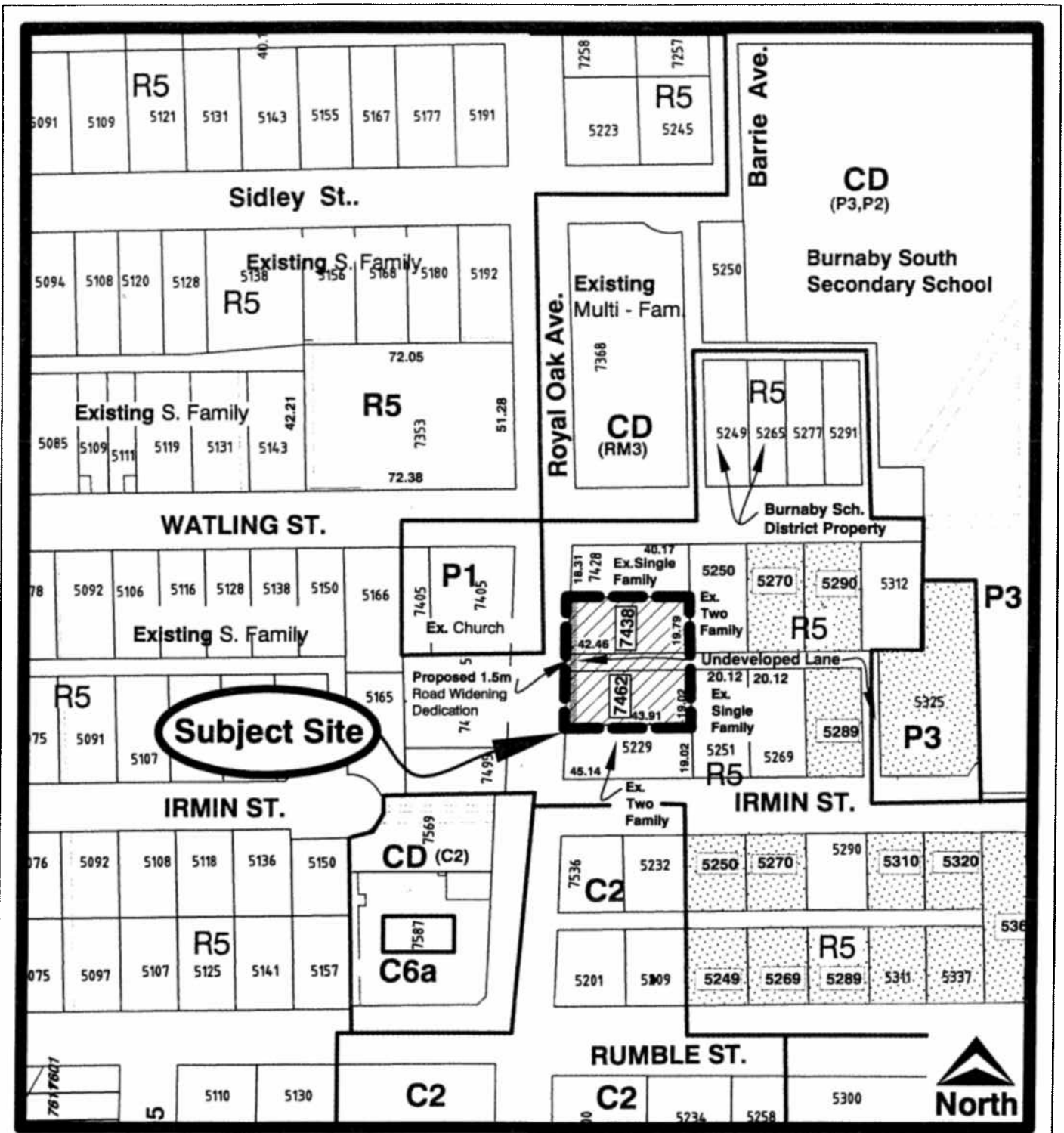


J. S. Belhouse
Director Planning and Building

FA:gk
Attachments

cc: City Clerk
City Solicitor

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Planning and Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

Date: September 2005

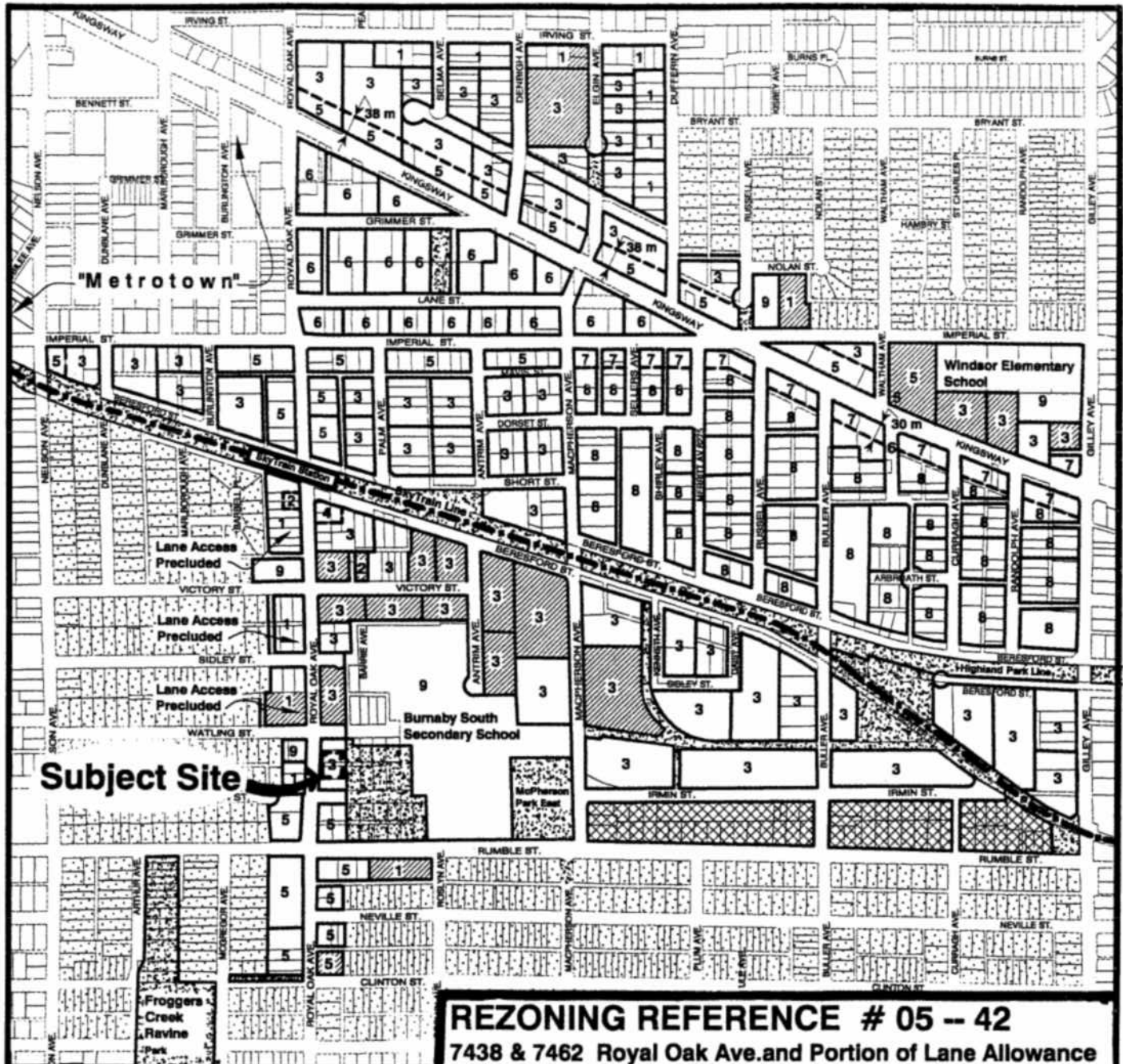
REZONING REFERENCE # 05 -- 42

7438 & 7462 Royal Oak Ave. and Portion of Lane Allowance



City Property

Sketch # 1



REZONING REFERENCE # 05 -- 42
7438 & 7462 Royal Oak Ave and Portion of Lane Allowance

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

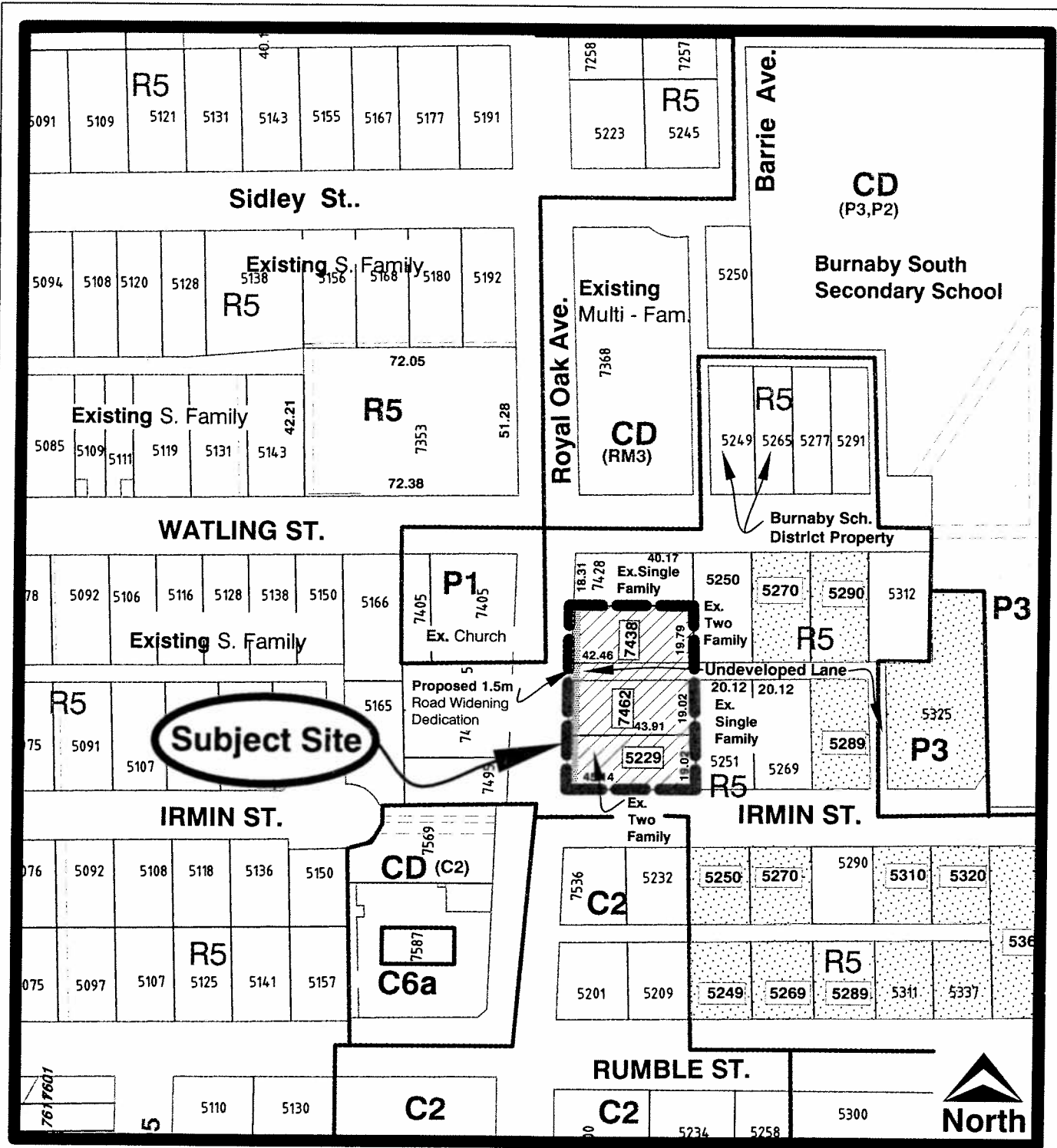
Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

- Transition Area - Consult Planning for further information

**** This Sketch is Subject to Updating on a Continuous Basis.**

Updated to: August 2005





Planning and Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

Date: January 2006

REZONING REFERENCE # 05 -- 42

7438 & 7462 Royal Oak Ave., 5229 Irmin St. and Portion of Lane Allowance.



Sketch # 3

