
TO: CITY MANAGER 2006 June 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #05-42**
36-UNIT STACKED TOWNHOUSE PROJECT
ROYAL OAK COMMUNITY PLAN SUB-AREA 2

ADDRESS: 7438, 7462 Royal Oak Avenue, 5229 Irmin Street and Portion of Lane Allowance
(*attached* Sketches #1 and #2)

LEGAL: Lot "P", D.L. 98, Group 1, NWD Plan 23774, Parcel "One" (BY44553E) of Lot
"A", D.L. 98, Group 1, NWD Plan 9676, South Half Lot "A", D.L. 98, Plan 9676

FROM: R5 Residential District

TO: CD Comprehensive District (based on RM3 Multiple Family Residential District
and the Royal Oak Community Plan, and in accordance with the development
plan entitled "7462 Royal Oak" prepared by Matthew Cheng Architect Inc.)

APPLICANT: Bima Holdings Inc.
5058 Irmin Street
Burnaby, BC V5J 1Y5
(Attn: Bim Singh)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2006 July 25.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 10, and to a Public Hearing on 2006 July 25 at 7:30 p.m.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- 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 Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e) The consolidation of the net project site into one legal parcel.
- f) The dedication of any rights-of-way deemed requisite.
- g) The completion of the sale of City-owned net road right-of-way, after dedications, in line with Section 3.3 of this report.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) Completion of the Highway Closure Bylaw.
- j) The granting of any necessary easements and covenants.
- k) Compliance with the Council-adopted sound criteria.
- l) Compliance with the guidelines for underground parking for visitors.
- m) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- n) The pursuance of Storm Water Management Best Practices in line with established guidelines.

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- o) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p) The deposit of the applicable Parkland Acquisition Charge.
- q) The deposit of the applicable GVS & DD Sewerage Charge.
- r) The deposit of the applicable School Site Acquisition Charge.
- s) 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 36-unit stacked townhouse development with underground parking.

2.0 **BACKGROUND**

2.1 Council, on 2005 September 19, received the report of the Planning & 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. Subsequent reports were received by Council on 2005 October 24 to address concerns regarding the initial two lot assembly at 7462 and 7438 Royal Oak Avenue, as well as on 2006 February 13 to inform Council that the proposed development site would be expanded to include the property at 5229 Irmin Street. The owner of the remaining lot to the north at 7428 Royal Oak Avenue has been sent a copy of the report regarding the proposed three-lot assembly.

2.2 The subject site includes three properties currently zoned R5 Residential District and a portion of City-owned unopened lane allowance with a total net area of 2,645.73 m² (28,479.35 sq.ft.). The subject site is currently occupied by older single family dwellings at 7438 and 7462 Royal Oak Avenue, and a two-family dwelling at 5229 Irmin Street.

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A development is being pursued for townhouse development, utilizing the CD Comprehensive Development District (with the RM3 District as a guideline) in line with the objectives of the adopted Royal Oak Community Plan.

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

3.0 GENERAL COMMENTS

3.1 The development proposal is for a 36-unit three-storey stacked townhouse development with underground parking. The maximum density of the project under the RM3 District guidelines is 1.1 F.A.R with full underground parking. All townhouse units have individual ground-oriented entrances.

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:

- Construction of road widening and separated sidewalk on the east side of Royal Oak Avenue including space for bicycle provisions.
- Construction of road widening and separated sidewalk on the north side of Irmin Street.

3.3 Dedications are required along the Royal Oak Avenue frontage including approximately 2.1m for road widening to accommodate bicycle provisions and a separated sidewalk with a landscaped boulevard and street trees, and a 3m x 3m corner truncation dedication at Royal Oak Avenue and Irmin Street.

3.4 Council, on 2005 September 19, approved in principle, the sale of City-owned road allowance between 7438 and 7462 Royal Oak Avenue for inclusion in the subject site. The purchase of this unopened lane allowance and finalization of a Highway Closure Bylaw by the developer is required prior to final adoption of this rezoning. The unopened lane allowance between 7438 and 7462 Royal Oak Avenue, measures approximately 262.35 m² (2,824 sq.ft.) in area (subject to detailed survey). The area to be dedicated for road is approximately of 140.84 m² (1,516 sq.ft.). The net area of unopened road right-of-way proposed to be sold to the developer, as a result of the exchange for dedication, measures approximately 116.42 m² (1,253 sq.ft.) at a price of \$66.00 per sq.ft. of land as determined by the Legal Department.

3.5 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.

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- 3.6 In light of the proposed developments proximity to Royal Oak Avenue, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.8 The developer is responsible for the undergrounding of the overhead wiring abutting the site on the east side of Royal Oak Avenue.
- 3.9 Development Cost Charges:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
 - b) School Site Acquisition Charge of \$800.00 per unit
 - c) GVS&DD Sewerage Development Cost Charge of \$1,515.00 per unit
- 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.
- 3.12 No trees are being retained.
- 3.14 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site	-	2,769.36 m ² (29,810 sq.ft.)
Gross Lot Area (7348, 7462 Royal Oak Ave and 5229 Irmin St.)	-	2,519.82 m ² (27,124 sq.ft.)
Net Lane Right-of-way	-	249.54 m ² (2,686 sq.ft.)
Dedication	-	128.03 m ² (1,378 sq.ft.)
Net Site (Subject to detailed survey)	-	2,641.33 m ² (28,432 sq.ft.)

Net Lane Right-of-Way (to be sold) (Subject to detailed survey)	-	121.51 m ² (1,308 sq.ft.)
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4.2 Density

Floor Area Ratio Permitted	-	1.10 FAR
Gross Floor Area Permitted	-	2,905.47 m ² (31,275.2 sq.ft.)

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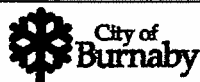
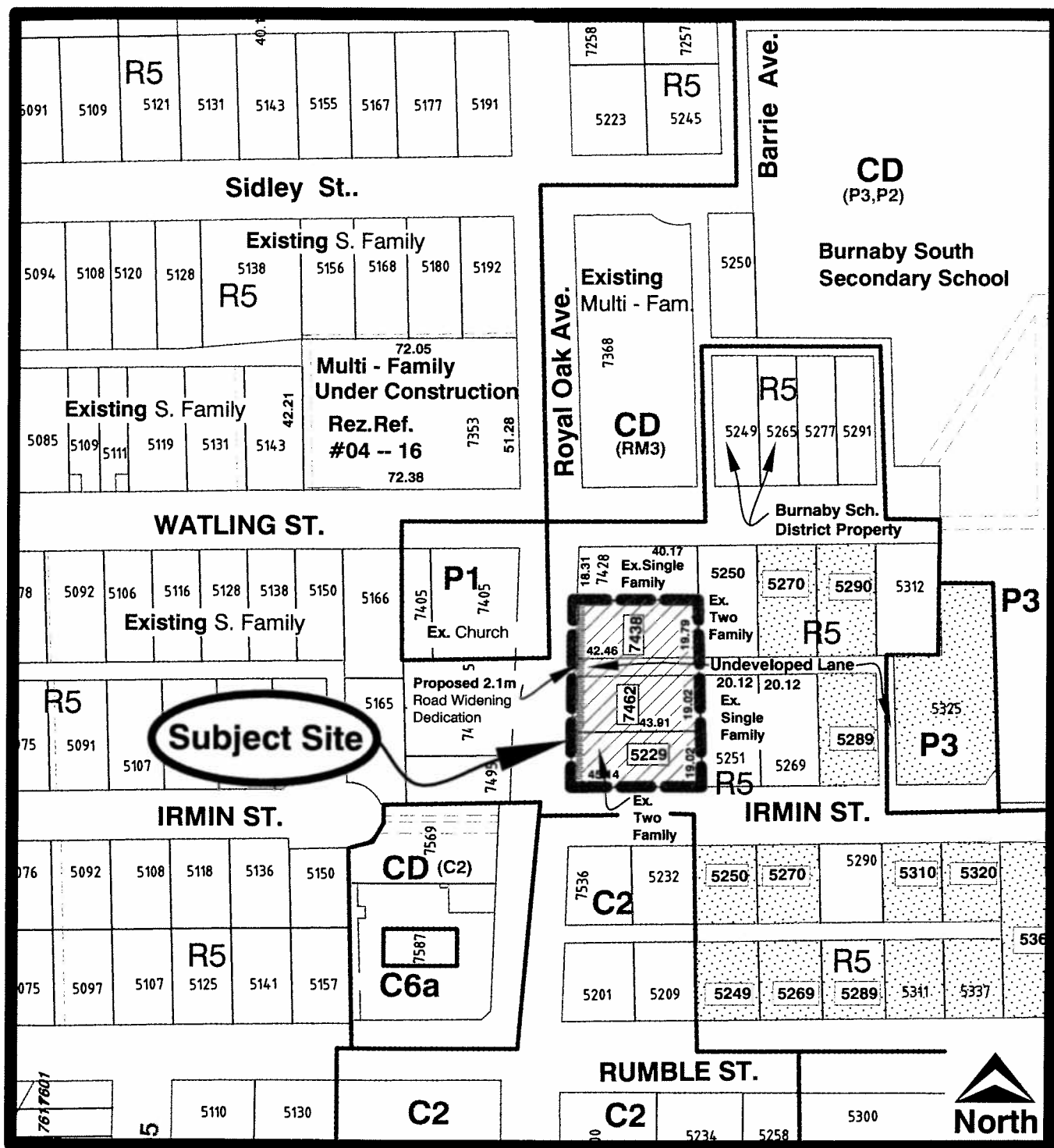
	Gross Floor Area Provided	-	2,890.13 (31,110.1 sq.ft.)
	Site Coverage	-	37.5 %
4.3	<u>Height</u>	-	3 storeys
4.4	<u>Unit Mix</u>		
	10 one-level two-bedroom units:	-	73.28 - 81.64m ² (788.81 - 878.81 sq.ft.)
	2 one-level three-bedroom units:	-	88.72 m ² (955.03 sq.ft.)
	20 two-level two-bedroom units:	-	74.67 - 83.08 m ² (803.8 - 894.3 sq.ft)
	<u>4 two-level three-bedroom units:</u>	-	90.42 - 100.86m ² (973.33 - 1,085.66 sq.ft.)
	36 units total		

4.5	<u>Parking:</u>		
	Vehicle Parking	<u>Required</u>	<u>Provided</u>
	1.75 spaces/unit	63	63 spaces (including 9 visitor spaces) <u>1 car wash stall</u>
	Total		64 spaces
	Bicycle Parking	<u>Required</u>	<u>Provided</u>
	Secure residential 1 locker/unit	36 spaces	36 spaces
	Visitors' racks 0.2 spaces/unit	8 spaces	10 spaces

J.S. Belhouse
 J. S. Belhouse
 Director Planning and Building

JBS:gk
 Attachments

cc: Director Parks, Recreation and Cultural Services
 Director Engineering
 City Solicitor
 City Clerk



Planning and Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

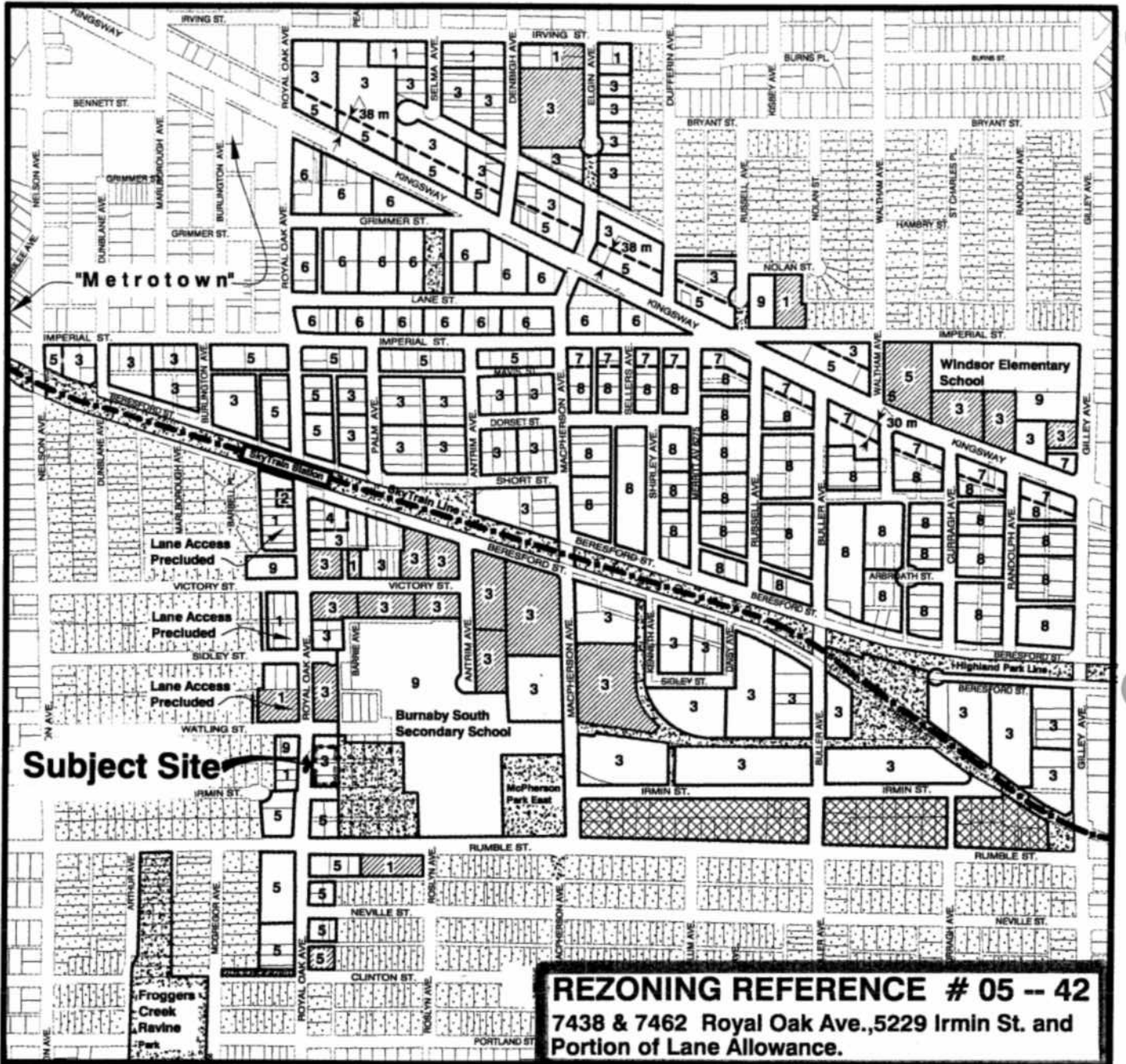
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REZONING REFERENCE # 05 -- 42

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



Sketch # 1



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: April 2006

