

TO: CITY MANAGER 2006 March 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #05-38
Three-Storey Townhouse Project with Underground Parking
Royal Oak Community Plan – Sub-Area 9

ADDRESS: 6524, 6538 & 6556 Elgin Avenue (see attached sketches)

LEGAL: Lots 32, 33 & 34, D.L. 94, Group 1, NWD Plan 16466

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, Elgin Avenue, Burnaby, B.C., DCM Projects Ltd.” prepared by Hywel Jones Architect Ltd.)

APPLICANT: DCM Projects Ltd.
6838 Bryant Street
Burnaby, B.C. V5E 1S8
(Attention: Bryan Bains)

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

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.9 of this report, contingent upon the granting 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 3.9 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 April 03, and to a Public Hearing on 2006 April 25 at 7:30 p.m.

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4. **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 Bylaw but not prior to Third Reading of the Bylaw. The demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to nuisance 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 undergrounding of existing overhead wiring abutting the site.
 - h. Compliance with the Council-adopted sound criteria.
 - i. Compliance with the guidelines for underground parking for visitors.
 - 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. Completion of the Highway Closure Bylaw.
 - l. The deposit of the applicable Parkland Acquisition Charge.
 - m. The deposit of the applicable GVS & DD Sewerage Charge.

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- n. The deposit of the applicable School Site Acquisition Charge.
- o. The provision of facilities for cyclists in accordance with this report.
- p. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- q. The completion of the sale of City property.
- r. The granting of a 219 Covenant restricting enclosure of balconies.
- 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.

R E P O R T

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of townhousing with underground parking.

2.0 **BACKGROUND**

2.1 Council on 2005 July 25 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 a property at 6564 Elgin Avenue. A multiple-family infill development site comprising 6524, 6538 and 6556 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 6564, 6590 and 6616 Elgin Avenue to advise of them of a differing assembly pattern in this segment of the Royal Oak Community Plan. No comments were received.

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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 proposed plan has two groups of townhouses around a central courtyard with underground parking accessed off Elgin Avenue. All the units will have individual ground-oriented entries.

3.2 Road dedications are required for the future cul-de-sac on Elgin Avenue and for a future access drive to protect a potential future assembly to the south (see **attached** Sketch #1).

3.3 The net 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 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, a new separated sidewalk and boulevard trees along the east side of Elgin Avenue. As the construction of the cul-de-sac is a longer term proposal, the adjacent Elgin Avenue will be constructed along its standard line of alignment, although the separated sidewalk will follow the course of the cul-de-sac dedication (providing some notice of the future cul-de-sac). The developer will be requested to ensure that the prospectus include reference to the future cul-de-sac.

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.

3.6 The developer is responsible for the undergrounding of the overhead wiring abutting the site on the east side of Elgin Avenue.

3.7 Given the site's location near Kingsway, a suitable acoustic study is required.

3.8 A car wash stall and an appropriately screened garbage handling and recycling holding area will be provided in the underground parking.

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- 3.9 One of the three lots, 6538 Elgin Avenue, with an area of 805.36 m² (8,669.14 sq. ft.) is City-owned. As well, the undeveloped lane allowance abutting 6556 Elgin Avenue and half of the undeveloped full lane allowance abutting 6538 and 6524 Elgin Avenue with a total area of 153.39 m² (1,651.07 sq. ft.) are to be included in the site. The sale to this developer would be made on a net basis after the dedications listed in Section 3.2 above with a Highway Closure Bylaw required. A purchase agreement for the City-owned land must be pursued and completed as part of this rezoning. The City Solicitor has determined a recommended sale price for the City property of \$65.00 per sq.ft. The completion of the sale of City-owned property would be a prerequisite of the rezoning application.
- 3.10 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS & DD Sewerage Charge (Fraser Area) will be required.
- 3.11 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.
- 3.12 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division, Engineering Department.
- 3.13. No trees are being retained.
- 3.14 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.15 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: - 2,529.48m² (27,228 sq.ft.)
Dedications: - 64.57m² (695 sq.ft.)
Net Site Area (subject to survey): - 2,464.91m² (26,533 sq.ft.)
- 4.2 Density:
Floor Area Ratio Permitted &
Provided - 1.1 FAR

Gross Floor Area (subject to survey): - 2,711.4m² (29,186 sq.ft.)
Site Coverage: - 43.0 %
- 4.3 Height: - 3 storeys

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4.4 Unit Mix

- 1 - 1 bedroom - 57.88m² (623 sq.ft.) per unit
- 5 - 1 bedroom + den - 58.99m² – 64.7 m² (635 – 696 sq.ft.) per unit
- 21 - 2 bedrooms - 78.9-107.6m² (848 -1,152 sq.ft.) per unit
- 2 – 2 bedrooms + den - 96.71 – 97.08m² (1,041 – 1,045 sq.ft.) per unit
- 1 - 3 bedrooms - 122.96m² (1,324 sq. ft.) per unit
- 30 units total**

4.5 Parking

Vehicle Parking

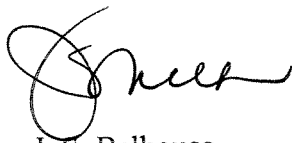
- 30 units @ 1.75 spaces per unit: - 53 spaces underground (including 12 tandem spaces, credited as 1.5 residential spaces for each 2 tandem spaces resulting in 9 residential spaces, and including 8 visitor spaces)
- 1 car wash space

Bicycle Parking:

- Secure Residential: - 30 spaces
- Visitors' racks - 6 spaces

4.6 Communal Facilities

- Tot play lot

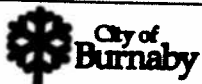
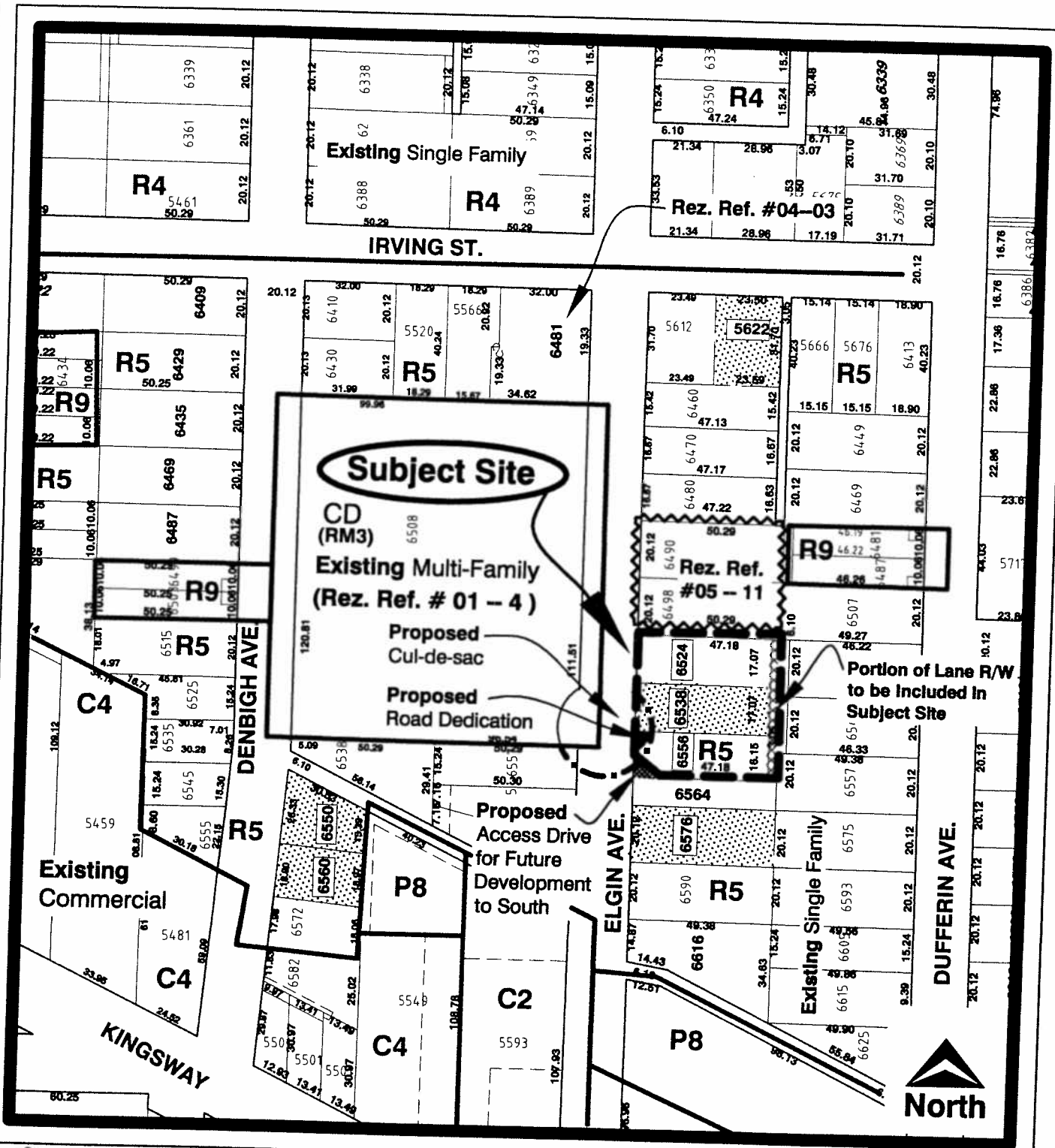


J. S. Belhouse
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
City Clerk
City Solicitor

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Planning and Building Department

Scale: 1 = 2000

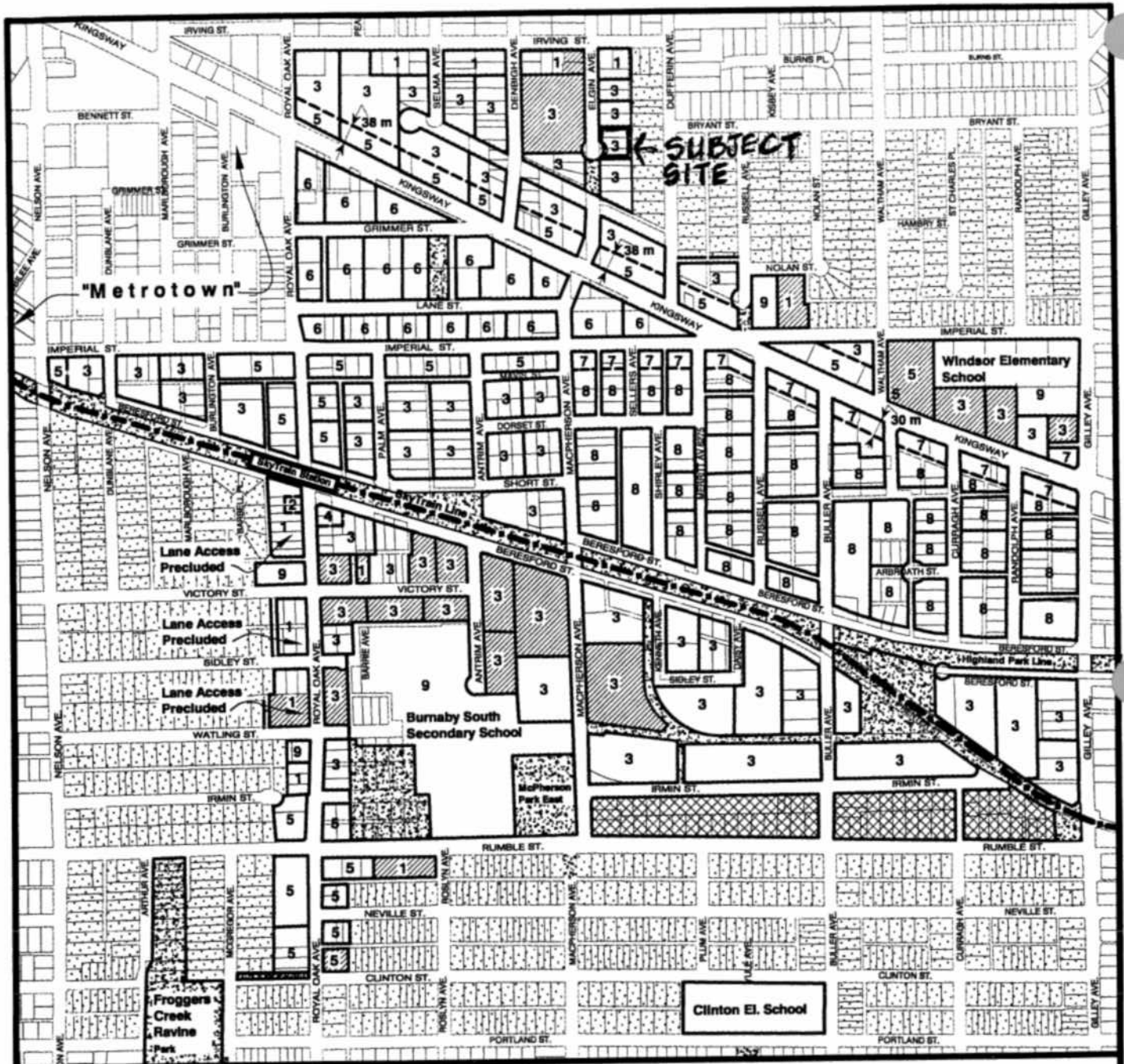
Drawn By: J.P.C.

Date: July 2005

 City Owned Property

REZONING REFERENCE # 05 -- 38
6524,6538,6556 Elgin Ave.

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: February 2006



SKETCH # 2