
TO: CITY MANAGER 2008 March 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-29
Four-storey mixed-use development
Royal Oak Community Plan, Sub-Area 7

ADDRESS: 6808, 6826 Royal Oak Avenue and 5250 Imperial Street (See **attached** Sketches #1 and #2)

LEGAL: Lot 1 Except Parcel 'X' (RP33213), D.L. 98, Group 1, NWD Plan 4559, Lot 2, D.L. 98, Group 1, NWD Plan 4559, and Lot 3 Except: Parcel 'Y' (RP33213), Blks 4 & 5, D.L. 98, Group 1, NWD Plan 2066

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Royal Oak Gardens Mixed-Use Project" prepared by WG Architecture Inc.).

APPLICANT: 0799108 B.C. Ltd.
6826 Royal Oak Avenue
Burnaby, B.C. V5J 4J2
(Attention: Gurmit Aujla)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 April 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 April 07, and to a Public Hearing on 2007 April 22 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

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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. 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 lot.
- f) The dedication of any rights-of-way deemed requisite.
- g) The undergrounding of existing overhead wiring abutting the site.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i) The granting of a Section 219 Covenant restricting enclosure of balconies.
- j) Compliance with the Council-adopted sound criteria.
- k) Compliance with the guidelines for underground parking for visitors.
- l) 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.
- m) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- n) The submission of a Site Profile and resolution of any arising requirements.

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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 four-storey mixed use development with retail at grade and residential above with under-building and underground parking.

2.0 BACKGROUND

2.1 Council, on 2007 September 17, 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.

2.2 The subject site is located within the Council adopted Royal Oak Community Plan, Sub-area 7, south of Imperial Street and east of Royal Oak Avenue. The subject site includes three lots at 6808, 6826 Royal Oak Avenue and 5250 Imperial Street. As noted in the initial rezoning report dated 2007 September 17, the Royal Oak Community Plan identified the three subject properties to be consolidated with the properties at 5270 and 5292 Imperial Street. However, as the existing service commercial / light industrial building at 5270 Imperial Street was constructed in 1998, and based on its current improvement value, it was not considered economically feasible for inclusion in the

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subject site. A site comprising of 5270 and 5292 Imperial Street could proceed on its own as a future separate rezoning application for development in line with the C9 Urban Village Commercial District. A copy of the previous report with this recommendation was sent to the owners of 5270 and 5292 Imperial Street for their information. However, no response was received from the owners of 5270 and 5292 Imperial Street.

2.3 The development is being pursued for four-storey mixed-use development with retail at grade and residential above. The guideline zoning district C9 Urban Village Commercial District permits. The maximum permitted density of the project is 2.2 F.A.R.

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 42 apartment units within the second to fourth floors and commercial floor area on the ground floor. Resident and visitor parking is provided underground and convenience parking and loading for commercial units is provided at grade within a fully enclosed parking structure behind the commercial retail units. Vehicular access is restricted to the flanking east west lane.

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:

- the widening of Royal Oak Avenue abutting the subject site to accommodate a left turn lane and construction of an abutting sidewalk with a stamped concrete rear boulevard, street lighting and pedestrian lighting along the development frontage;
- the widening of Imperial Street to provide for bicycle provisions and construction of a separated sidewalk including stamped concrete boulevards, street trees in grates, street lighting and pedestrian lights across the development frontage; and
- the repaving of the abutting lane across the development frontage.

Road widening dedications of 2.3m are required along the Royal Oak Avenue frontage, 2.1m from the Imperial Street frontage and a 4.5m x 4.5m corner truncation at the intersection of Royal Oak and Imperial Street.

3.3 Any necessary easements, covenants and statutory rights-of-way 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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- 3.4 In light of the proximity to Royal Oak Avenue and Imperial Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.5 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Royal Oak Avenue and the rear lane.
- 3.7 Development Cost Charges:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$700.00 per unit
 - c) GVS&DD Sewerage Charge of \$1082.00 per apartment unit and \$0.811 per sq.ft. of commercial floor area.
- 3.8 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.
- 3.9 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.10 A tree survey has been undertaken and it has been determined that there are no trees on site suitable for preservation.
- 3.11 Due to the existing M4 District zoning of the site, a site profile and resolution of any resultant conditions is required.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site:	-	2,239.0 m ²	(24,101 sq.ft.)
Dedications:	-	194.0 m ²	(2,088 sq.ft.)
Net Site	-	2,045.0 m ²	(22,013 sq.ft.)

4.2 Density

F.A.R. Permitted & Provided	-	2.20 FAR	
Gross Floor Area (G.F.A.)	-	4,498.2 m ²	(48,420 sq.ft.)
Residential	-	3,620.8 m ²	(38,975 sq.ft.)
Commercial	-	877.4 m ²	(9,445 sq.ft.)

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	<u>Site Coverage</u>	-	87.5%
4.3	<u>Height</u>	-	4 storeys
4.4	<u>Unit Mix</u>		
	6 one-bedroom :	-	56.5 – 64.8 m ² (608 – 698 sq.ft.)
	16 one-bedroom + den :	-	63.4 – 70.4 m ² (682 – 758 sq.ft.)
	6 two-bedroom :	-	84.3 – 92.4 m ² (907 – 995 sq.ft.)
	11 two-bedroom + den :	-	77.0 – 87.3 m ² (829 – 940 sq.ft.)
	3 three-bedroom:	-	97.1 m ² (1,045 sq.ft.)
	<u>Total 42 Units</u>		

4.5 Parking and Loading:

Vehicle Parking Required and Provided


Residential @ 1.6 spaces/unit	-	67 (including 10 visitor spaces)
<u>Commercial @ 1/46m²</u>	-	<u>19</u>
Total Parking	-	86

Car Wash Stall - 1

Bicycle Parking Required and Provided

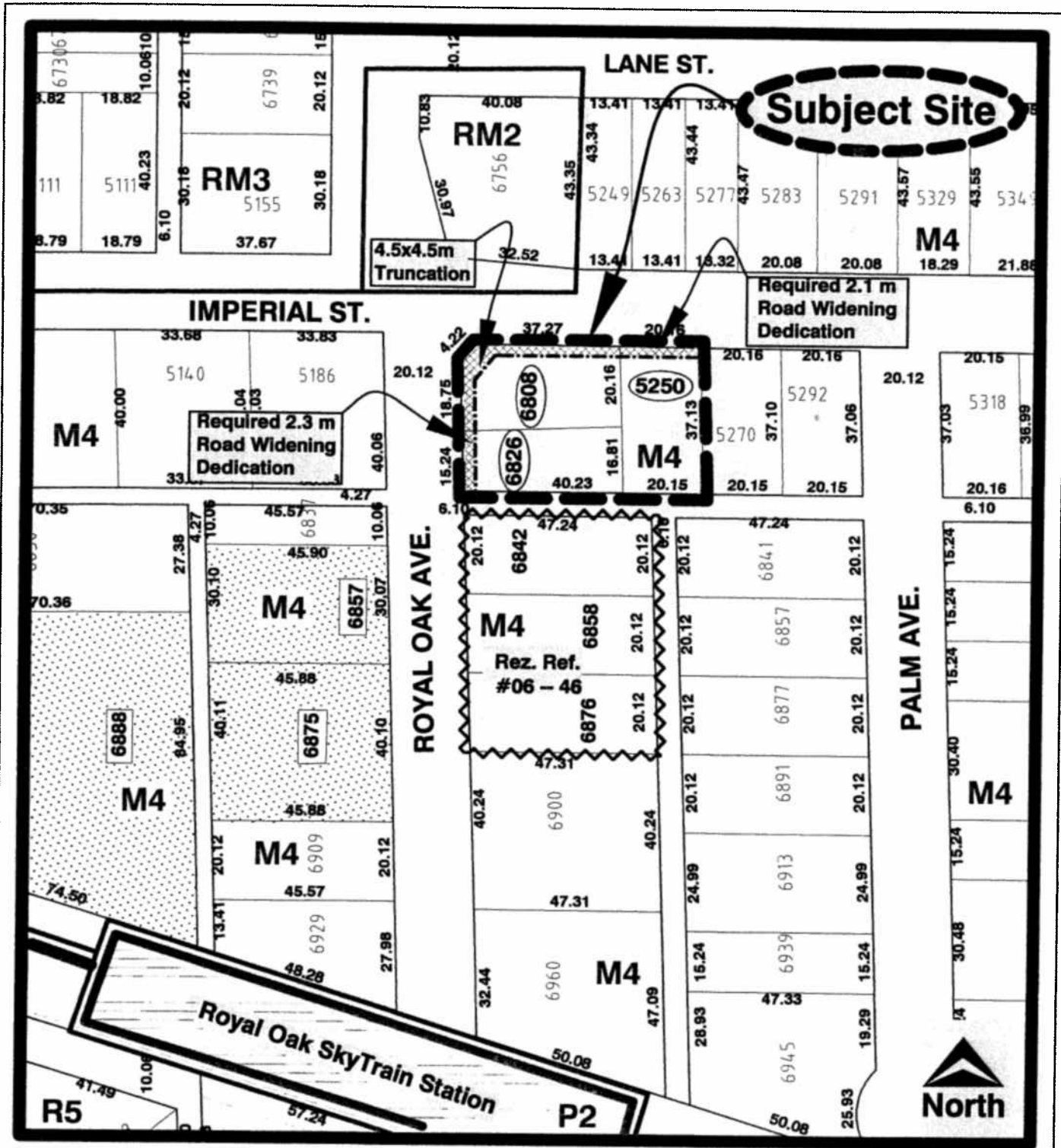
Secure Residential @ 1 locker/unit	-	42
Visitor racks @ 0.2 spaces/unit + 10% of Commercial off-street parking	-	10

Commercial Loading Provided - 1 space


 B. Luksun
 Director Planning and Building

JBS/gk
 Attachments

cc: Director Engineering
 City Clerk
 City Solicitor



Planning and Building Department

Scale: 1 = 1500

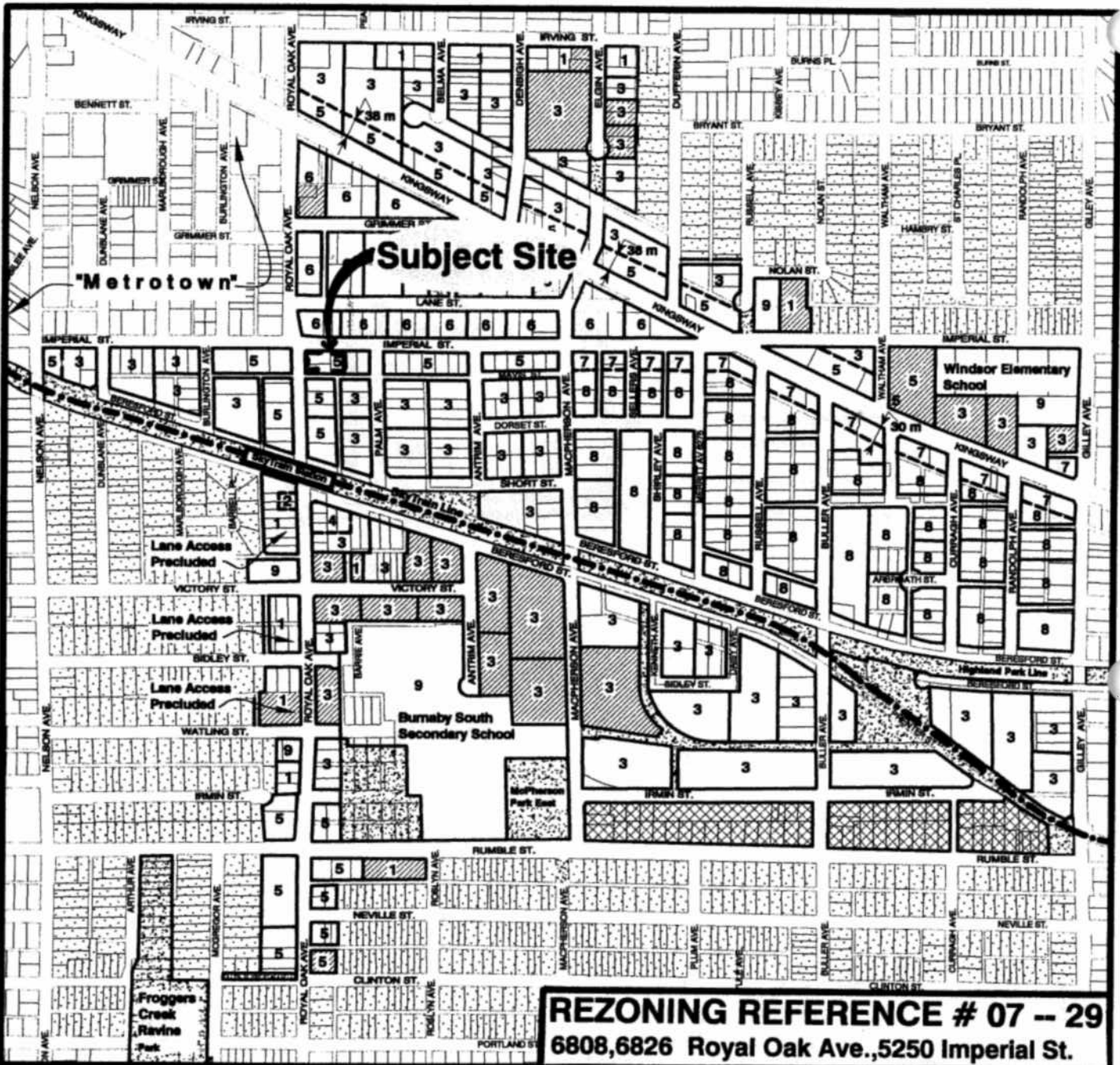
Drawn By: J.P.C.

Date: September 2007

REZONING REFERENCE # 07 -- 29
6808,6826 Royal Oak Ave.,5250 Imperial St.



Sketch # 1



REZONING REFERENCE # 07 -- 29
 6808,6826 Royal Oak Ave.,5250 Imperial St.

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 2007

