



Item.....
Meeting..... 2008 June 23

## COUNCIL REPORT

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**TO:** CITY MANAGER 2008 June 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #08-04**  
**Townhouse Development**  
**Royal Oak Community Plan Sub-Area 6**

**ADDRESS:** 7423, 7449, 7481 and 7515 Gilley Avenue (See attached Sketches #1 and #2)

**LEGAL:** Parcel 'B' (Ref. Pl. 14934) Lot 30, D.L. 97, Group 1, NWD Plan 824, Lot 6, D.L. 97, Group 1, NWD Plan 15773, Lots 4 & 5, D.L. 97, Group 1, NWD Plan 4674

**FROM:** M2 General Industrial District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Gilley Avenue Townhomes" prepared by Scott Posno Design and B<sup>2</sup> Architecture Inc.).

**APPLICANT:** Mosaic Avenue Developments Ltd.  
500 – 2609 Granville Street  
Vancouver, B.C. V6H 3H3  
(Attention: Luciano Zago)

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

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### RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.6 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 with the subject development site in accordance with the terms outlined in Section 3.7 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 2008 July 07, and to a Public Hearing on 2008 July 22 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 removal 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of Section 219 Covenants including:
  - restricting enclosure of balconies,
  - provision, operation and ongoing maintenance of required of stormwater management facilities.
  - indicating that project driveway access will not be restricted by gates, and
  - providing that all disabled parking is to remain as common property.
- h) Compliance with the Council-adopted sound criteria.
- i) Compliance with the guidelines for underground parking for visitors.

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- j) The provision of one 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.
- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- o) The deposit of the applicable Parkland Acquisition Charge.
- p) The deposit of the applicable GVS & DD Sewerage Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) The completion of the sale of City property.
- s) The completion of the Highway Closure Bylaw.
- t) 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 49 unit townhouse development with surface parking.

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## **2.0 BACKGROUND**

- 2.1 Council, on 2008 March 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 area, west of Gilley Avenue between Beresford Street and Rumble Avenue. The subject site includes four lots at 7423, 7449, 7481 and 7515 Gilley Avenue, occupied by a mixture of industrial and legally non-conforming single family dwellings. The property at 7449 Gilley Avenue is City-owned and is currently leased.

A development is being pursued for townhouse development with in unit and surface parking to a maximum density of 0.9 FAR, utilizing the CD Comprehensive Development District (with the RM3 District as a guideline) in line with 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 49 unit townhouse development comprised of five contiguous structures. Vehicular access is restricted to two driveways off Gilley Avenue. The maximum density of the project under the RM3 District guidelines is 0.9 F.A.R with surface parking.
- 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 construction of new curb and gutter along the Gilley Avenue frontage and a separated sidewalk with boulevard grass, street trees and street lighting.

Widening dedications of 1.5m from 7449 and 7481 Gilley Avenue is required for the provision of separated sidewalks.

- 3.3 Any necessary easements, 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Covenant restricting enclosure of balconies
  - Covenant restricting driveway gates

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- Covenant to guarantee the provision, operation and continuing operation of stormwater management facilities
  - Covenant providing that all disabled parking is to remain as common property
- 3.4 In light of the proximity to SkyTrain and Rumble 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 proposed development site encompasses the closure of two lane rights-of-way and a portion of the Gilley Avenue road right-of-way for inclusion in the proposed development site. The proposed road closure area, to be sold to the applicant net of required road dedications of approximately 52.8 m<sup>2</sup> (568 sq.ft.), is approximately 405.1 m<sup>2</sup> (4,361 sq.ft.) (subject to detailed survey). A Highway Closure Bylaw will be required, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw. The City Solicitor has determined a recommended sale price for the City road right-of-way of \$86 per sq.ft. buildable.
- 3.7 The property at 7449 Gilley Avenue is City-owned and is intended to be sold to the applicant and consolidated into the proposed development site as a requirement of the subject rezoning. The property has net area after dedications of 40.0 m<sup>2</sup> of approximately 1,760.6 m<sup>2</sup> (18,951.56 sq.ft.) (subject to detailed survey). The completion of the sale of City-owned property is a prerequisite of this rezoning application. The City Solicitor has determined a recommended sale price for the City property of \$86 per sq.ft. buildable.
- 3.7 Development Cost Charges:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
  - b) School Site Acquisition Charge of \$700.00 per unit
  - c) GVS&DD Sewerage Charge of \$1,515.00 per townhouse unit
- 3.8 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.9 A suitable on-site stormwater management system is required to the approval of the Director Engineering. A Section 219 Covenant will be required to guarantee its provision and continuing operation will also be required.

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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 industrial history of the site, a site profile and resolution of any resultant conditions is required.

#### 4.0 **DEVELOPMENT PROPOSAL**

##### 4.1 **Site Area**

Gross Lot area:	-	6,533.80 m <sup>2</sup> (70,332 sq.ft.)
Gross Road Closure Area	-	487.88 m <sup>2</sup> (5,252 sq.ft.)
Gross Road Dedication Area:	-	92.8 m <sup>2</sup> (999 sq.ft.)
Net Site	-	6,928.88 m <sup>2</sup> (74,585 sq.ft.)

##### 4.2 **Density**

F.A.R. Permitted	-	0.9 F.A.R.
F.A.R. Provided	-	0.865
Floor Area (G.F.A.) Permitted	-	6,235.99 m <sup>2</sup> (67,126 sq.ft.)
Floor Area (G.F.A.) Provided	-	5,994.84 m <sup>2</sup> (64,530 sq.ft.)

<b><u>Site Coverage</u></b>	-	45%
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4.3 **Height** - 3 storeys

##### 4.4 **Unit Mix**

10 two-bedroom units:	-	113.15 - 137.96 m <sup>2</sup> (1,281-1,485 sq.ft.)
39 two-bedroom + den units:	-	115.56 - 137.96 m <sup>2</sup> (1,244-1,485 sq.ft.)
<b>Total 49 Units</b>		

##### 4.5 **Parking:**

###### Vehicle Parking

Required Parking 1.75 spaces per unit	-	86 (including 12 visitors)
Provided Parking (Tandem @ 2=1.5)	-	98 Tandem = 74 spaces plus 12 visitors spaces
<b>Total Parking Provided</b>	-	<b>86 (including 12 visitor spaces)</b>

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Covered Car Wash Stalls Provided - 1

Bicycle Parking: *Required & Provided*

Secure Residential @ 1 /unit - 49

Visitors racks @ 0.2 spaces/unit - 10

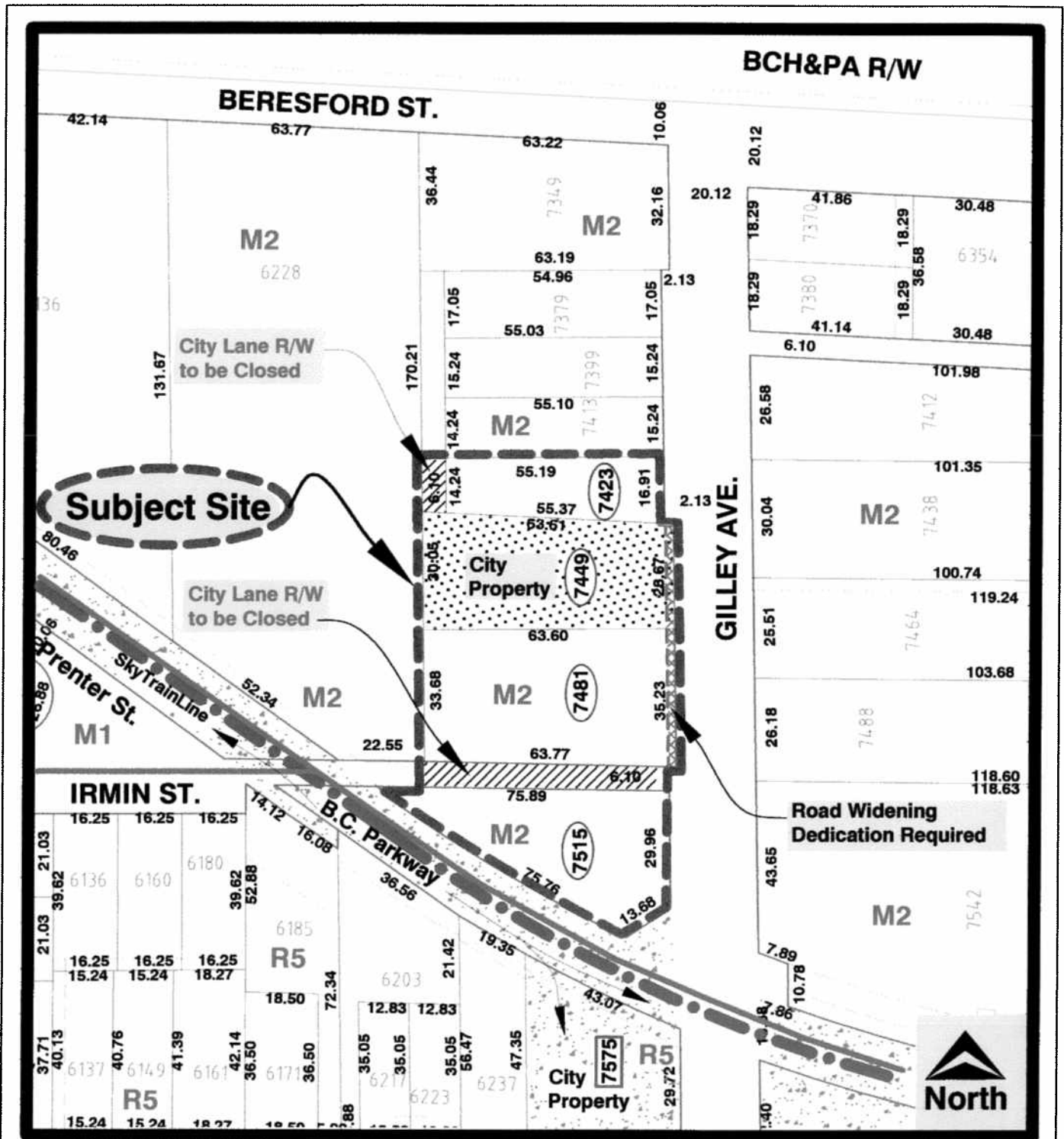
4.6 Communal Facilities: - Children's play area (tot lot)



B. Luksun  
Director Planning and Building

JBS/gk  
Attachments

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



## Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

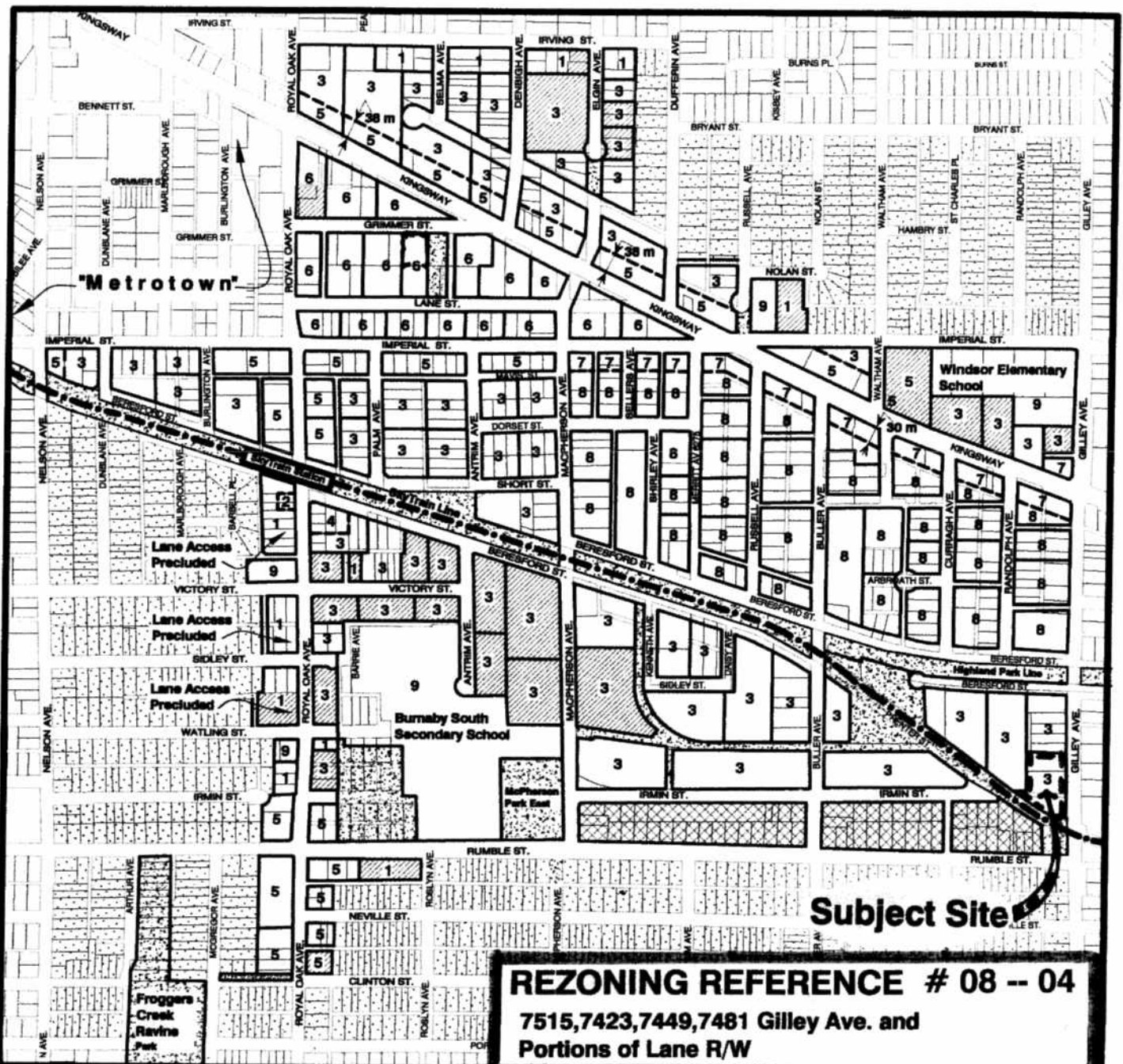
Date: June 2008

### REZONING REFERENCE # 08 -- 04

7515,7423,7449,7481 Gilley Ave. and  
Portions of Lane R/W

Sketch # 1





## REZONING REFERENCE # 08 -- 04

7515,7423,7449,7481 Gilley Ave. and  
Portions of Lane R/W

### LEGEND:

1. CD (RM2 or Infill)
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: October 2007

