



Item
Meeting 2008 May 26

COUNCIL REPORT

TO: CITY MANAGER 2008 May 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-42
Stacked Townhouse Development with Underground Parking
Royal Oak Community Plan – Sub-Area 3

ADDRESS: 5172, 5182 & 5194 Victory Street (see attached Sketches #1 and #2)

LEGAL: Lot 2, Blk 46, Lots 3 and 4, Blks 45 & 46, D.L. 98, Group 1, NWD Plan 2066

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines, and in accordance with the development plan entitled “Multi-Family Residential Development, 5194 Victory St., Burnaby, B.C.” prepared by Wilson Chang Architect”)

APPLICANT: Sovee Homes Ltd.
5058 Irmin Street
Burnaby, B.C. V5J 1Y5
(Attention: Sonu Sahdev)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 June 24.

RECOMMENDATIONS:

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 June 9 and to a Public Hearing on 2008 June 24 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 parcel.
- f) The dedication of any rights-of-way deemed requisite.
- g) The granting of any necessary statutory rights-of-way, easements and /or covenants.
- h) The granting of Section 219 Covenants restricting enclosure of balconies, restricting vehicular access from the lane, and ensuring that all disabled parking spaces remain as common property.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) Compliance with Council-adopted sound criteria.
- m) The undergrounding of existing overhead wiring abutting the site.

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- n) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- p) Compliance with the guidelines for underground parking for residential visitors.
- q) 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 28-unit stacked townhouse development with underground parking.

2.0 BACKGROUND

- 2.1 The subject site at 5172, 5182 & 5194 Victory Street is located within the Council-adopted Royal Oak Community Plan, at the southwest corner of Victory Street and Royal Oak Avenue (see Sketches #1 & #2 attached). Each property is currently improved with an older single-family dwelling.
- 2.2 On 2007 November 26, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. A townhouse development on the subject property, utilizing the CD Comprehensive Development District with the RM2 District as guidelines, was considered to be supportable for this smaller site. Vehicular access to the site from Victory Street, future closure of the east-west lane to the south of the subject site and its consolidation with a future three-lot assembly fronting Sidley Street, and a future north-south lane dedication

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along the westerly side of the Sidley assembly were also considered to be supportable. These minor adjustments to the Community Plan will be advanced as part of the suitable plan of development (see Sketch #2 attached).

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 28-unit stacked townhouse development with underground parking. The maximum density of the project under the RM2 District guidelines is 0.9 FAR. Vehicular access is from Victory Street. Access from the lane will not be permitted as it is planned for future closure. Minor interim upgrading of the lane will be pursued as it is currently utilized by two properties fronting Sidley Street.
- 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 following:
- 1.2m pavement widening and construction of a new separated sidewalk with boulevard grass, street trees, and curb and gutter on Royal Oak Avenue abutting the site;
 - Road upgrading of Victory Street abutting the westerly portion of the site to a full 11m standard;
 - Provision of a new separated sidewalk with boulevard grass, street trees, and streetlighting on Victory Street abutting the full length of the site; and
 - Construction of an interim asphalt lane abutting the site.
- 3.3 A 2m road dedication on Royal Oak Avenue is required.
- 3.4 The applicant has submitted a tree survey, and the City's Landscape Technician has confirmed there are no trees worthy of retention.
- 3.5 Section 219 Covenants are required to ensure the retention of open balconies, decks, and porches; to restrict vehicular access from the lane; and to ensure all disabled parking spaces remain the common property of the strata corporation.
- 3.6 The following Development Cost Charges apply:
- Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area;
 - School Site Acquisition Charge of \$800.00 per unit; and
 - GVS & DD Sewerage Development Cost Charge (Fraser) of \$1,515.00 per unit.

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- 3.7 As the site is influenced by traffic noise from Royal Oak Avenue and from the nearby Skytrain line, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria.
- 3.8 Detailed plans for an engineered sediment control system may be a requirement of the Preliminary Plan Approval. This requirement is contingent upon the project timing and the amount of excavation involved.
- 3.9 Overhead wiring on Royal Oak Avenue and Victory Street abutting the site will need to be replaced underground. If this is not feasible, preducting will be required, with funds on deposit for future undergrounding.
- 3.10 Given the site's size, best management practices, including the provision of one covered car wash stall with sanitary drain, will be acceptable in lieu of a formal stormwater management plan.

4.0 **DEVELOPMENT PROPOSAL**

4.1 Site Area (subject to detailed survey)

Gross Site Area	- 2,292.9 m ² (24,681 sq.ft.)
Required Dedications	- 84.42 m ² (908.72 sq.ft.)
Net Site Area	- 2,208.48 m ² (23,773.66 sq.ft.)

4.2 Site Coverage - 37%

4.3 Density

Floor Area Ratio Permitted and Provided	- 0.9 FAR
Gross Floor Area Permitted and Provided	- 1,987.63 m ² (21,395 sq.ft.)

4.4 Building Height - 3 storeys

4.5 Unit Mix and Floor Area

14 One bedroom units	- 56.06 m ² (603.48 sq.ft. per unit
<u>14 Two bedroom units</u>	- <u>85.9 m² (924.7 sq.ft.) per unit</u>
28 units total	- 1,987.63 m ² (21,395 sq.ft.) total

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4.6 Parking required and provided

Vehicle parking

1.75 spaces/unit - 49 spaces, including 7 visitor stalls
one separate car wash stall

Bicycle Parking

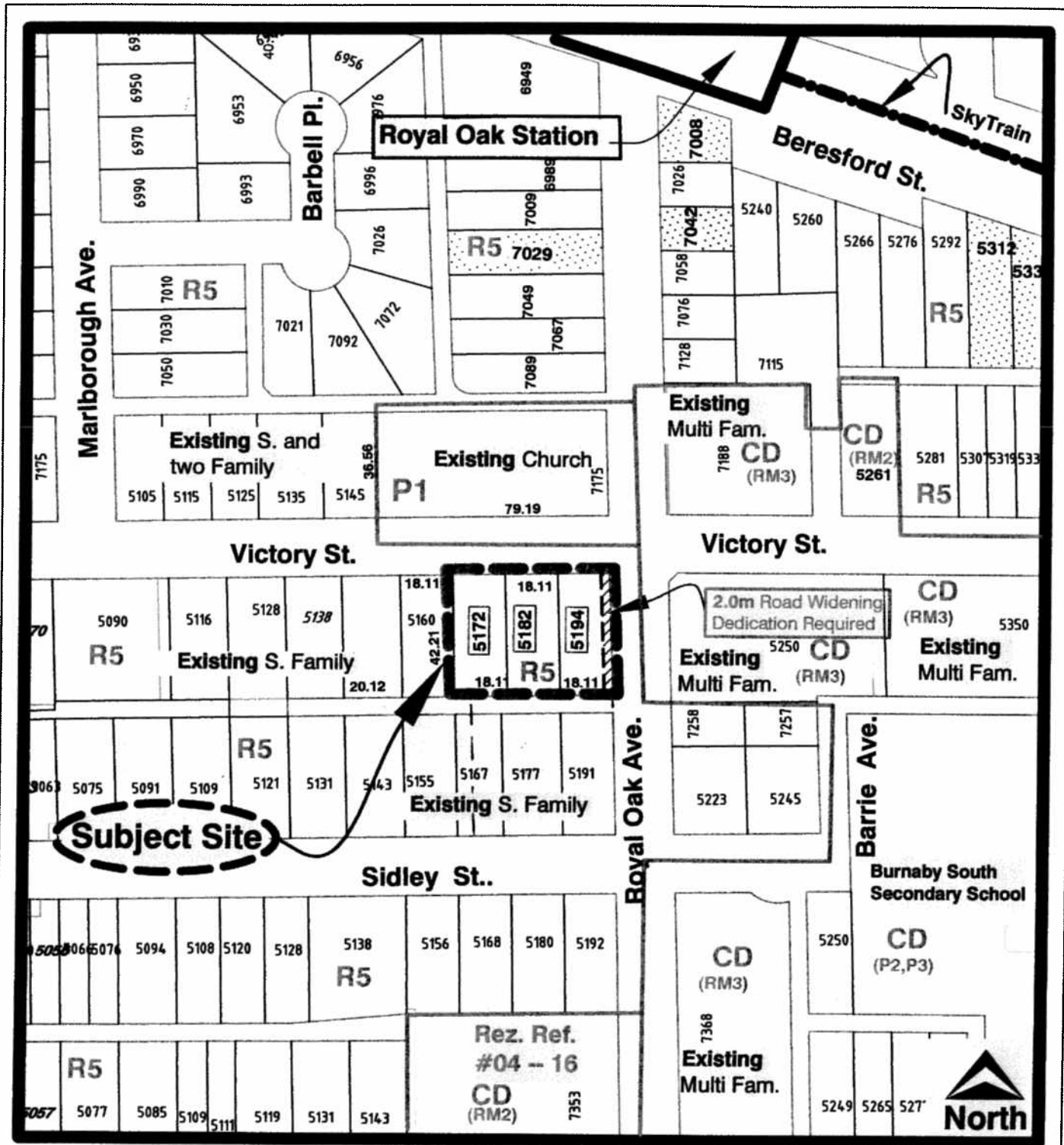
Secure residential - 28 spaces

Visitors' racks - 6 spaces

B. Luksun
Director Planning and Building

KH:gk
Attach

cc: City Clerk
Director Engineering
City Solicitor



Planning and Building Department

Scale: 1 : 2000

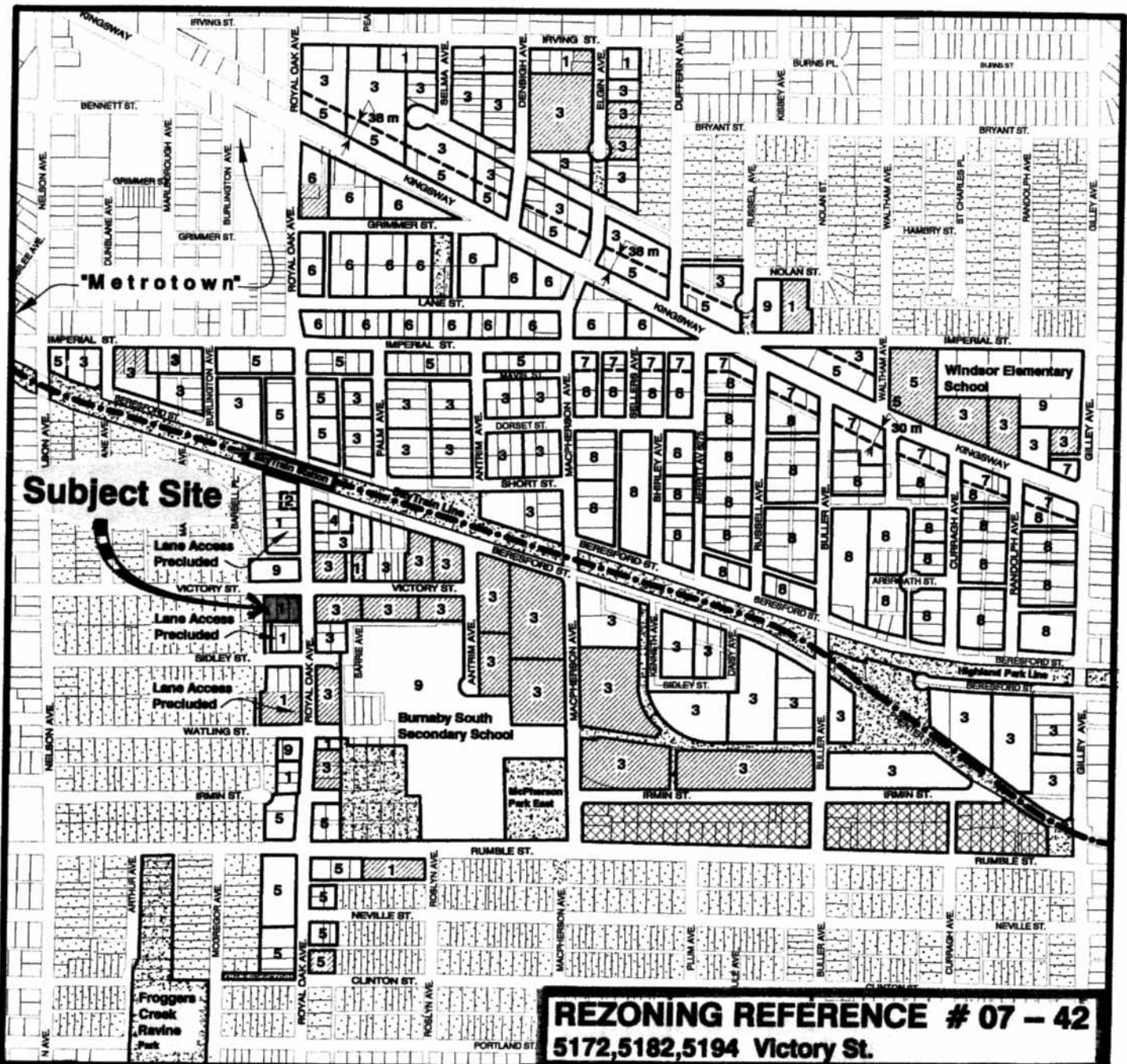
Drawn By: J.P.C.

Date: November 2007

REZONING REFERENCE # 07 -- 42
5172, 5182, 5194 Victory St.



Sketch # 1



REZONING REFERENCE # 07 - 42
5172, 5182, 5194 Victory St.

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: May 2008

