
TO: CITY MANAGER **DATE:** 2009 January 07

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #08-09

**SUBJECT: REZONING REFERENCE #08-09
6508 SELMA AVENUE
RESPONSE TO PUBLIC HEARING ISSUES**

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #08-09

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to delegations who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #08-09.

REPORT**1.0 BACKGROUND**

On 2008 December 16, a Public Hearing was held for Rezoning Reference #08-09. The subject rezoning application proposes a 5-unit infill townhouse development in accordance with the Council Adopted Royal Oak Community Plan (see **attached** Sketches #1 and #2).

At the Public Hearing, issues were raised by four area residents who spoke at the hearing, as well as submission received in two letters and one petition with 23 signatures from 10 properties. The concerns raised by these area residents included issues related to fire access; project height, loss of trees and privacy; the interim standard of Selma Avenue and the density of the development. At the conclusion of the Public Hearing, Council requested that a report be submitted on the issues raised at the Public Hearing. This report is in response to that request.

2.0 ISSUES RAISED*Issue #1 – Proposed Project Height, Loss of Trees and Privacy*

Concerns were raised indicating that the combination of the height of the building and the loss of trees on the subject site would lessen the privacy of the neighbouring properties on Denbeigh Avenue.

The Council-adopted Royal Oak Community Plan designates this site for future RM3 development with a maximum Floor Area Ratio of 1.1 with underground parking. This Plan was adopted by Council in 1999 after a comprehensive public review process pursued by a Council

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appointed committee. Due to the smaller size of the subject development site, a lower development density under the RM2 Development District is proposed at a maximum Floor Area Ratio of 0.7 with under-unit parking at grade. The RM2 District allows a maximum building height of three storeys or 12m (39.37 ft.). The maximum height of the proposed development from its lowest excavated point to the peak of the roof structure is within the permitted height limit at 11.20 m (36.75 ft.)

The proposed development has a rear (east) setback of 6.1 m (20 ft) with the dwellings to the east fronting Denbeigh Avenue having existing rear-yard setbacks in excess of 60 ft. Just beyond the east property line of the subject site there is a large row of screening Douglas Fir trees on 6515 Denbeigh Avenue, which will not be affected by the subject development. The subject development will be required to provide for a Section 219 Covenant to protect the drip lines of these specific off-site trees.

Further, it is noted that the development will retain three of the existing trees on the property through the CD zoning. The proposed landscape plan also provides for several larger specimen trees, which would eventually grow to a substantial height and enhance the site.

Overall, the proposed development is considered to be appropriately sited and landscaped to maintain a proper relationship to other neighbouring properties.

Issue #2 – Fire Safety

Concerns were raised regarding fire access on Selma Avenue.

In August of 2008, a fire occurred on Selma Avenue at 6419 Selma Avenue. Petitions indicate that there were difficulties accessing this fire via Selma Avenue. However, the Fire Department indicates that no issues arose with regards to access during this incident. Concerns were also raised regarding propane tanks stored at the adjacent 5459 Kingsway. The Fire Department has inspected this site and reports that these materials are appropriately stored from a fire prevention viewpoint.

Issue #3 – Status of Selma Avenue

Issues were raised regarding the interim road standard of Selma Avenue and the lack of a formal turnaround for the cul-de-sac.

With regard to the need for a turnaround for the cul-de-sac on Selma Avenue, the construction of a hammerhead turnaround will be required to accommodate residents and service vehicles including on-street paving and the addition of a 4.0 metre statutory right-of-way on the subject site.

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As noted, Selma Avenue is currently constructed to an interim standard with gravel shoulders. The subject development will be required to deposit funds for future curb, sidewalk, street lighting and street trees fronting the development. Beyond the 45 foot frontage of the subject site, the Local Area Service Program (LASP) is available for area residents to upgrade existing streets to a finished standard on a cost shared basis with the City. Residents are advised that they may contact the Engineering Department for further information on the process and requirements for an LASP to upgrade Selma Avenue to a finished standard.

Issue #4 – Density of the Development

Issues were raised regarding the density of the proposed development. As mentioned above, the subject site is proposed to be developed in accordance with the adopted Royal Oak Community Plan at the lower density available under the RM2 District. The project has a proposed Floor Area Ratio of 0.7. As such, the proposal for a small five-unit infill development is consistent with the adopted community plan designation.

3.0 CONCLUSION

In conclusion, the proposed five-unit townhouse development with at-grade under-unit parking is considered to be appropriately designed and in-line with the redevelopment objectives of the adopted Royal Oak Community Plan. In response to the expressed resident concerns, the construction of a hammerhead turnaround will be required, as well, a Section 219 Covenant for the protection of off-site trees near the east property line will be provided.

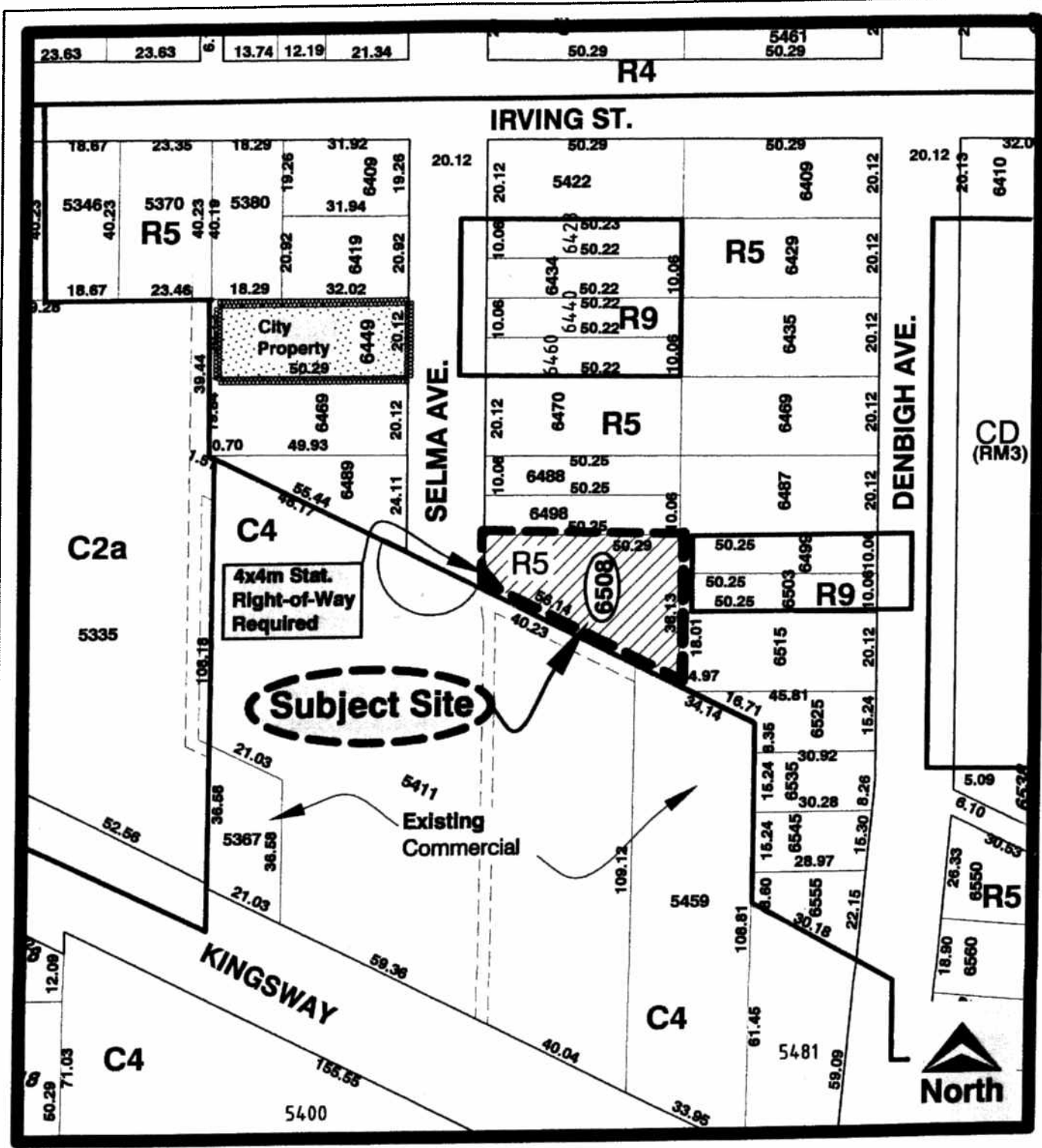
It is recommended that a copy of this report be sent to the applicant and to delegations who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #08-09.

This is for the information of Council.


B. Luksun
Director Planning & Building

DR:gk
Attach

cc: City Clerk
Director Engineering
Deputy Fire Chief- Admin
Chief Building Inspector

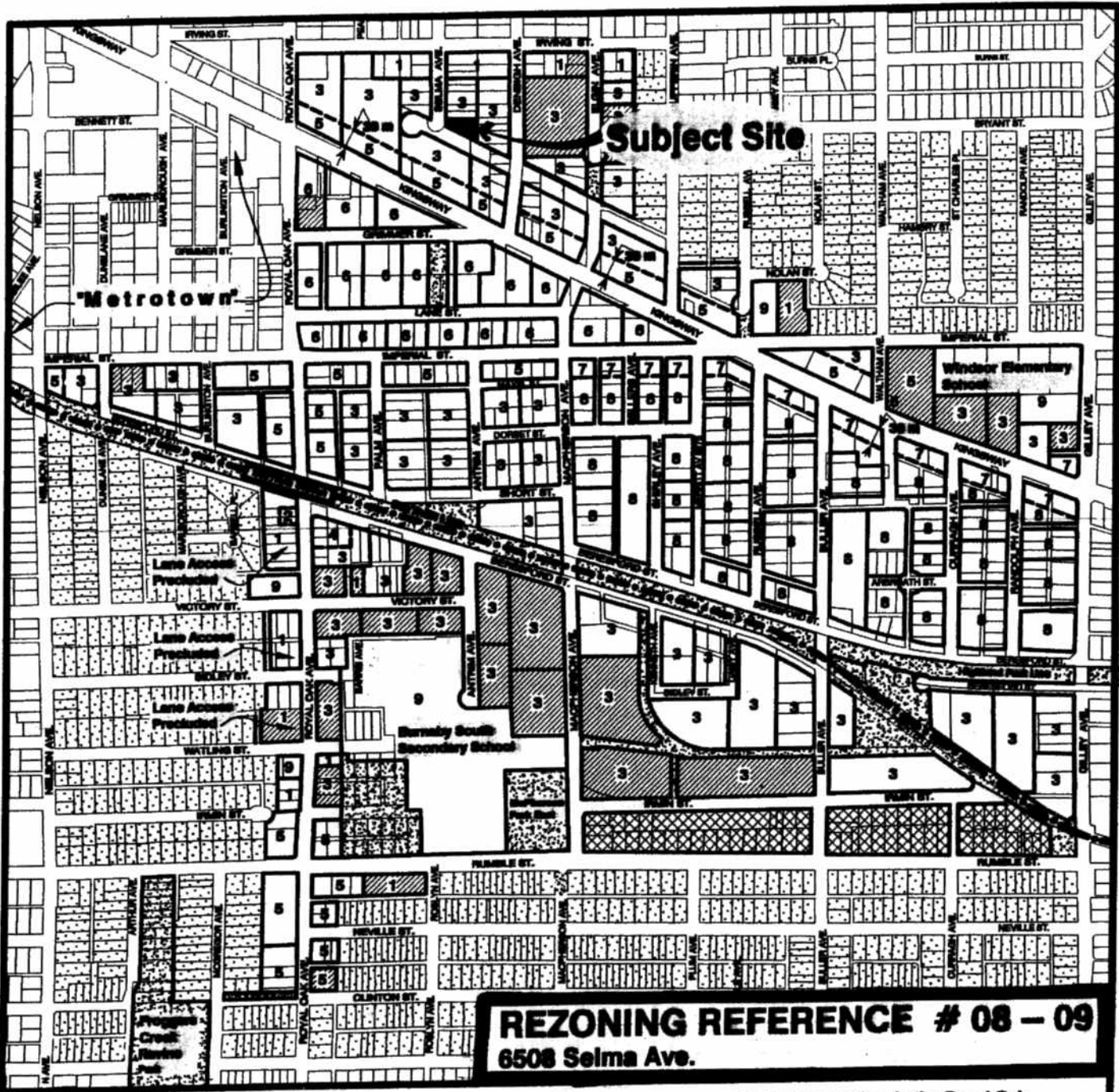


Planning and Building Department

Scale: 1 : 1500
 Drawn By: J.P.C.
 Date: November 2008

REZONING REFERENCE # 08 -- 09
 6508 Selma Ave.

Sketch # 1



REZONING REFERENCE # 08 - 09
6508 Selma Ave.

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 C8a)
- 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: March 2008



Royal Oak Community Plan
Development Guidelines