



Item .....
Meeting ..... 2009 June 22

COUNCIL REPORT

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**TO:** CITY MANAGER 2009 June 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-46**  
**Four-storey mixed-use development**  
**Royal Oak Community Plan, Sub-Area 7**

**ADDRESS:** 6842, 6858 and 6876 Royal Oak Avenue (See **attached** Sketches #1 and #2)

**LEGAL:** Lot 6, Blk 5, Lot 7, Blk 4 & 5, and Lot 8, Blk 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 "Residential/Commercial Development 6888 Royal Oak Ave. Burnaby, BC" prepared by Chris Dikeakos Architects Inc.).

**APPLICANT:** Imperial Oak Investment Ltd.  
200 – 12235 No. 1 Road  
Richmond, BC V7E 1T6  
(Attention: Shiraz Chatur)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2009 July 21

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**RECOMMENDATIONS:**

1. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No 45/07, Bylaw #12362, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 July 06, and to a Public Hearing on 2009 July 21 at 7:30 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

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- 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. 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 Section 219 Covenants restricting enclosure of balconies and to retain disabled parking as common property administered by the Strata Corporation.
- 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.

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- 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.
- o) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p) The review of a detailed Sediment Control System by the Director Engineering.
- q) The deposit of the applicable Parkland Acquisition Charge.
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- s) The deposit of the applicable School Site Acquisition Charge.
- 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 four-storey mixed use development with retail at grade and residential above with underground parking.

### **2.0 BACKGROUND**

- 2.1 The subject site is located within the Council-adopted Royal Oak Community Plan area, south of Imperial Street and east of Royal Oak Avenue and is designated for Comprehensive Development (CD) zoning utilizing the C9 District as a guideline. The subject site includes three lots at 6842, 6858 and 6876 Royal Oak Avenue which are currently vacant. Prior to demolition in 2007, the property at 6842 Royal Oak was occupied by a single family dwelling, 6856 Royal Oak was occupied by an automotive repair facility and 6876 was vacant.

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- 2.3 A specific proposed suitable plan of development was presented to to Public Hearing on 2007 November 27, with corresponding Bylaw advancement up to Third Reading on 2008 April 7. However, due to current market conditions, the applicant is looking for changes in the design to make the project more economically viable and efficient while not reducing the quality of the project. The proposed revisions to the design are to increase the number of available residential units from 48 to 60 by reducing the unit sizes from between 72.74 m<sup>2</sup> (783 sq.ft.) – 120.30 m<sup>2</sup> (1,295 sq.ft.) to between 60.39 m<sup>2</sup> (650 sq.ft.) and 88.44 m<sup>2</sup> (952 sq.ft.) and to reduce the commercial floor area from 907.21 m<sup>2</sup> (9,765.40 sq.ft.) to 600.13 m<sup>2</sup> (6,460.00 sq.ft.), while still meeting the allowable maximum four storey height, 2.2 FAR and bylaw parking requirements.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 **GENERAL COMMENTS**

- 3.1 As noted the development proposal is for 60 apartment units within the second to fourth floors and 469.14 m<sup>2</sup> (5,050 sq.ft.) of commercial floor area on the ground floor fronting Royal Oak Avenue. Vehicular access is restricted to the flanking east west lane and the rear north south lane. The maximum proposed density of the project is 2.2 F.A.R with underground/underbuilding 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 widening of Royal Oak Avenue abutting the subject site including a separated sidewalk with stamped concrete boulevards, street trees in grates, street lighting and pedestrian lights.

Road widening dedications of 2.04m are required along the Royal Oak Avenue frontage with a 3m x 3m corner truncation at the intersection of the two rear lanes.

- 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 and to retain disabled parking as common property administered by the Strata Corporation.
- 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.

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- 3.6 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Royal Oak Avenue and the rear north south lane.
- 3.7 Development Cost Charges that apply include:
- 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 \$8.73 per m<sup>2</sup> (\$0.811 per sq.ft.) of commercial floor area.
- 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 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 industrial use history of the site, a site profile and resolution of any resultant conditions is required.

#### **4.0 DEVELOPMENT PROPOSAL**

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

Gross Site:	-	2,843.30 m <sup>2</sup> (30,610.6 sq.ft.)
Dedications:	-	127.51 m <sup>2</sup> ( 1,372.6 sq.ft.)
Net Site	-	2,715.79 m <sup>2</sup> (29,237.4 sq.ft.)

##### **4.2 Density**

F.A.R. Permitted & Provided	-	2.20 FAR
Gross Floor Area (G.F.A.)	-	5,975.61 m <sup>2</sup> (64,323.00 sq.ft.)
Residential	-	5,375.47 m <sup>2</sup> (57,863.00 sq.ft.)
Commercial	-	600.13 m <sup>2</sup> ( 6,460.00 sq.ft.)

<u>Site Coverage</u>	-	60.86%
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<b><u>4.3 Height</u></b>	-	4 storeys
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#### 4.4 Unit Mix

12	one-bedroom + den units:	-	60.39– 66.60 m <sup>2</sup>	(650 – 717 sq.ft.)
42	two-bedroom:	-	71.07 – 81.84 m <sup>2</sup>	(765 – 881 sq.ft.)
<u>6</u>	<u>two-bedroom + den units:</u>	-	<u>83.70 – 88.44 m<sup>2</sup></u>	<u>(901 – 952 sq.ft.)</u>
Total 60 Units				

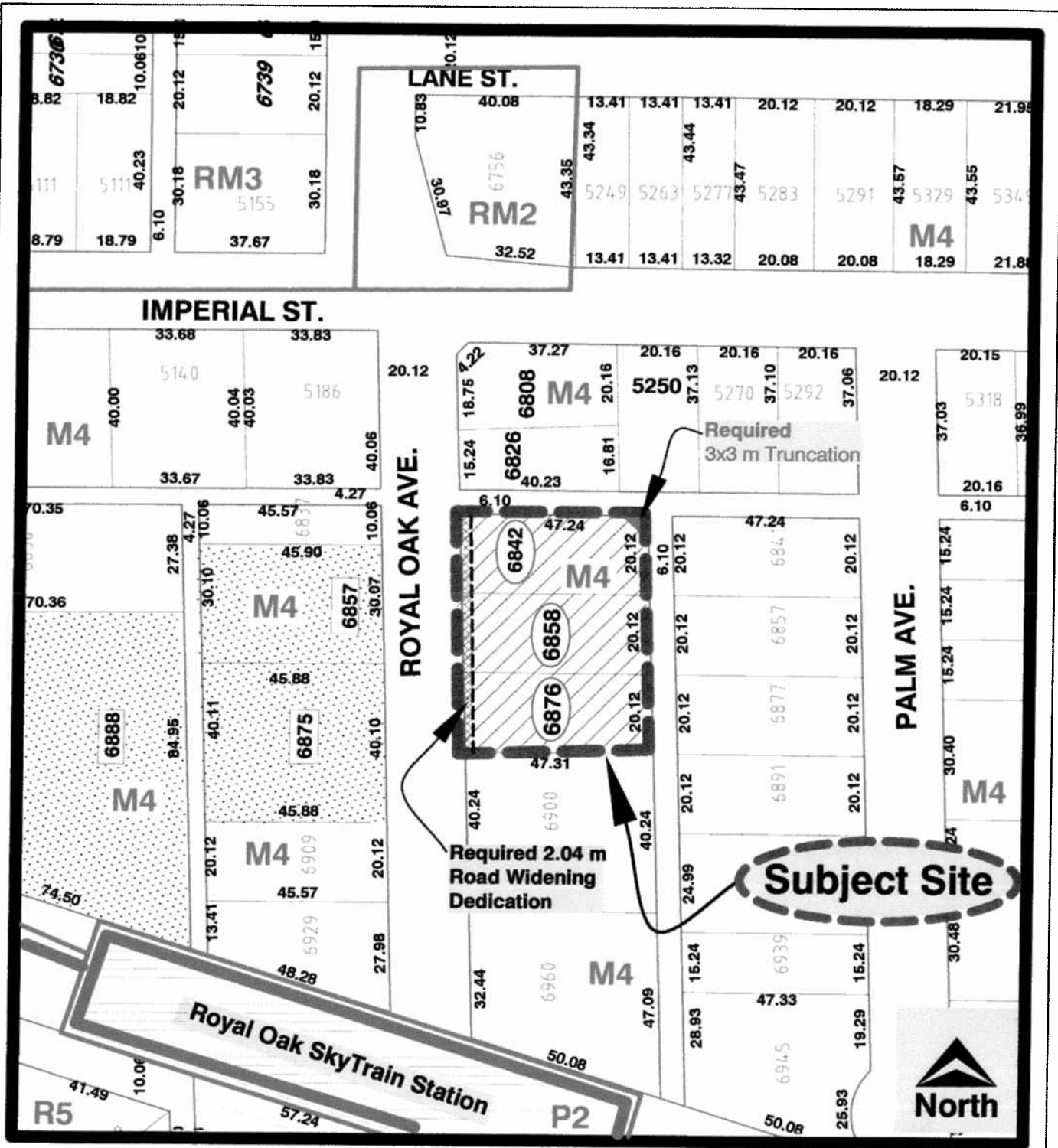
#### 4.5 Parking and Loading:

Vehicle Parking Required		<i>Required</i>	<i>Provided</i>
Residential @ 1.6 spaces/unit	-	96 (Incl. 15 visitor)	96 (Incl. 15 visitor)
Car Wash Stall	-	1	1
<u>Commercial @ 1/46m<sup>2</sup></u>	-	<u>13</u>	<u>13</u>
<b>Total Parking</b>	-	<b>107</b>	<b>107</b>
Bicycle Parking Required		<i>Required</i>	<i>Provided</i>
Secure Residential @ 1 locker/unit	-	60	60
Visitors @ 0.2 spaces unit	-	12	12
<u>Commercial @ 10% off-street parking</u>	-	<u>2</u>	<u>2</u>
<b>Total Bicycle Parking</b>		<b>74</b>	<b>74</b>
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: JBS/JPC

Date: June 2009



**REZONING REFERENCE # 06 -- 46**  
6842, 6858, 6876 Royal Oak Ave.

**Sketch # 1**

