



Item
Meeting..... 2012 May 28

COUNCIL REPORT

TO: CITY MANAGER 2012 May 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #10-25**
Four Storey Apartment Development
Royal Oak Community Plan Sub-Area 7

ADDRESS: 4950, 4984 Imperial Street and 6861 Dunblane Avenue
(see *attached* Sketches #1 and #2)

LEGAL: Lot 1, Except PCL "B" (Explanatory Plan 11325), Blk 10, DL 98, Group 1, NWD Plan 8184; Lot 2, Except: North 115 Feet, DL 98, Group 1, NWD Plan 8184; the North 115 Feet of Lot 2, Blk 10, DL 98, Group 1, NWD Plan 8184

FROM: C2 Community Commercial District and M4 Special Industrial District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, Royal Oak Community Plan guidelines and in accordance with the development plan entitled "42 Unit Apartment Building" prepared by WG Architecture Inc.)

APPLICANT: Ranjit Rai
1493 W 32nd Avenue
Vancouver, BC V6H 204

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 June 26.

RECOMMENDATIONS:

1. **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 3.6 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the introduction of a Road 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.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 June 11 and to a Public Hearing on 2012 June 26 at 7:00 p.m.

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 of 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 dedication of any rights-of-way deemed requisite.
 - f. The consolidation of the net project site into one legal parcel.
 - 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. Compliance with the Council-adopted sound criteria.
 - j. The granting of Section 219 Covenants including:
 - restricting enclosure of balconies;
 - providing that all disabled parking is to remain as common property; and
 - to ensure compliance with the accepted acoustical evaluation.
 - k. Compliance with the guidelines for underground parking for visitors.

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- l. 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.
- m. The review of a detailed Sediment Control System by the Director Engineering.
- n. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p. The completion of the sale of City property.
- q. Completion of the Road Closure Bylaw.
- r. The deposit of the applicable Parkland Acquisition Charge.
- s. The deposit of the applicable GVS & DD Sewerage Charge.
- t. The deposit of the applicable School Site Acquisition Charge.
- u. 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 apartment development (42 units) with underground parking.

2.0 BACKGROUND

2.1 Council, on 2010 September 20, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to

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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, on the southwest corner of Imperial Street and Dunblane Avenue. The subject site is comprised of three lots at 4950, 4894 Imperial Street and 6861 Dunblane Avenue as well as a portion of the unopened Beresford Street right-of-way. The properties at 4950 Imperial Street and 6861 Dunblane Avenue are City-owned.

To the north across Imperial Street are older three storey apartment buildings constructed in the 1960s. To the east across Dunblane Avenue is a new three storey apartment building constructed in 2009 under Rezoning Reference #06-31. To the south is the Expo SkyTrain line and BC Parkway, with single family uses beyond. Directly to the west is a 2 ½ storey mixed use development constructed in 1955.

The development being pursued is for a 42 unit apartment building with underground parking to a maximum density of 1.1 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 42 unit apartment building with full underground parking. Vehicular access is restricted to the proposed lane to the south. The maximum density of the project under the RM3 District guidelines is 1.1 F.A.R with full underground 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 Imperial Street, with concrete curb and gutter and separated sidewalks, complete with boulevard grass, street trees and street lighting across the development frontage,
- the construction of Dunblane Avenue with concrete curb and gutter and separated sidewalks with boulevard grass, street trees and street lighting across the development frontage; and
- the construction of a new 6.1m (20ft.) lane across the southern portion of the site within a portion of the unopened Beresford Street right-of-way.

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A road dedication of 2.14m across the north property line is required to accommodate bicycle provisions and separated sidewalks. A 3m x 3m corner truncation dedication at Dunblane Avenue and Imperial Street is also required.

- 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 providing that all disabled parking is to remain as common property;
 - Covenant to ensure the provision and ongoing maintenance of on-site stormwater best management practices;
 - Covenant for the retention of identified existing trees on site; and
 - Covenant to ensure compliance with the accepted acoustical evaluation.
- 3.4 In light of the proximity to SkyTrain 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 Council, on 2010 September 20, approved in principle, the sale of City-owned land, including 4950 Imperial Street, 6861 Dunblane Avenue and a portion of the unopened Beresford Street right-of-way for inclusion in the proposed development site. 4950 Imperial Street has a net area after road dedications of approximately 1,441.67 m² (15,518 sq.ft.) subject to detailed survey. 6861 Dunblane Avenue has an area of approximately 636.85 m² (6,855 sq.ft.) subject to detailed survey. The portion of unopened Beresford Street right-of-way to be closed, measures approximately 262.92 m² (2,830 sq.ft.) subject to detailed survey. The completion of a Road Closure Bylaw is a prerequisite of this rezoning application. The Road Closure area will be sold net of the required 56.49 m² (608 sq.ft.) dedication from 4984 Imperial Street. The amount of land to be sold will be the subject of a detailed survey and is in the range of approximately 2,284.95 m² (24,595 sq.ft.) after dedications (subject to detailed survey).

The Legal and Lands Department has determined a recommended sale price for the City land of \$125 per sq.ft. of land. This recommended land value would be valid for nine months from the date of Second Reading of the rezoning bylaw. At that time, and every six months thereafter until the sale is completed, the land value would be updated by the Legal and Lands Department. If there is a decrease in land value, further Council approval would be required for a reduction in the sale price. If there is an increase in value, the developer would be informed and the sale price for the City land would be based on that increased value.

- 3.7 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Grimmer Street.
- 3.8 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 \$590 per unit (Vancouver Sewerage Area)
- 3.9 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.
- 3.10 A detailed approach addressing stormwater best management practices is required in conjunction with this rezoning application. A Section 219 Covenant to guarantee its provision and continuing operation will also be required.
- 3.11 A tree survey and arborists report has been undertaken and one significant tree directly adjacent the site within the front boulevard area of Dunblane Avenue has been identified for retention and will be protected by Section 219 Covenant. Existing tree to be retained are to be protected by 4ft. high temporary chain link fencing, on steel posts for the duration of construction and the deposit of sufficient monies to ensure the protection of identified existing trees is required, which will be refunded one year after the release of occupancy permits, upon satisfactory inspection.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Site Area:	-	2,993.05 m ² (32,217 sq.ft.)
Road Closure Area		262.92 m ² (2,830 sq.ft.)
Road Dedication Area:	-	<u>116.13 m² (1,250 sq.ft.)</u>
Net Site Area:	-	3,139.84 m ² (33,797 sq.ft.)

4.2 Density

F.A.R. Permitted & Provided	-	1.1 F.A.R.
Floor Area (G.F.A.) Permitted & Provided	-	3,453.76 m ² (37,176 sq.ft.)
<u>Site Coverage</u>	-	31%

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4.3	<u>Height</u>	-	4 storeys
4.4	<u>Unit Mix</u>		
	8 one-bedroom units	-	56.02 m ² (603 sq.ft.)
	27 two-bedroom units:	-	71.34 – 77.29 m ² (768 - 832 sq.ft.)
	3 two-bedroom + den units:	-	125.9 m ² (849 sq.ft.)
	<u>4 three-bedroom units:</u>	-	89.46 m ² (963 sq.ft.)
	Total 42 Units		

4.5 Parking:

Vehicle Parking Provided:

Required Parking 1.6 spaces per unit	-	68 (including 11 visitors)
Covered Car Wash Stalls Provided	-	1

Bicycle Parking:

Secure Residential @ 1 /unit	-	42 (located in individual bike lockers)
Visitors racks @ 0.2 spaces/unit	-	9 (provided in racks at grade)

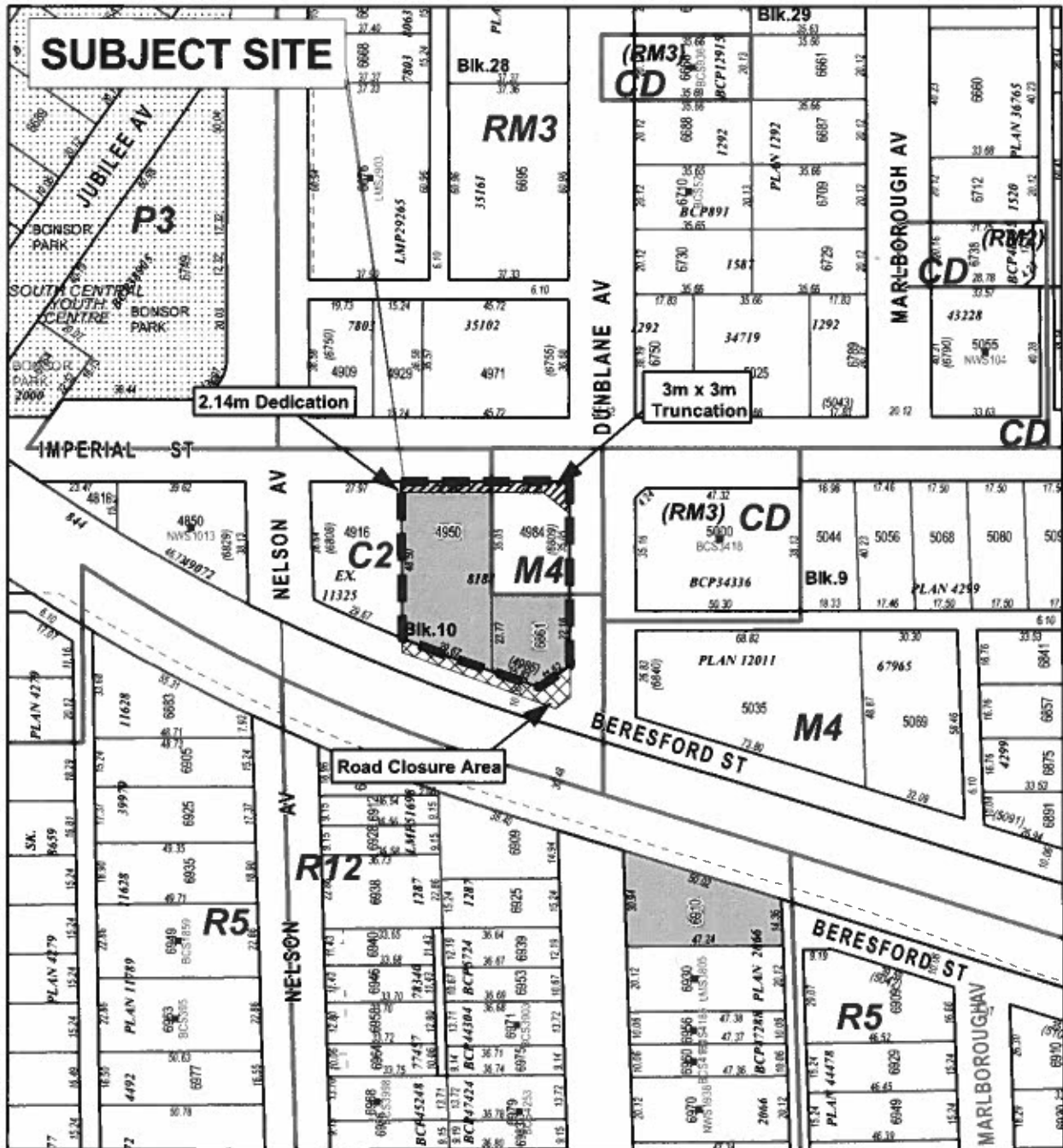
4.6 Communal Facilities:
 (Excluded from F.A.R. Calculations)

Communal facilities are proposed for the ground floor on the corner of Imperial Street and Dunblane Avenue include a multi-purpose meeting/entertainment/fitness room and amenity lobby. The proposed 217.89 m² (2345 sq.ft.) of gross floor area to be exempted from FAR calculations, is below the permitted maximum exemption of 278.7 (3,000 sq.ft.) permitted in the Zoning Bylaw. The development is also provided with an outdoor amenity space which includes a children’s play area (tot lot) and landscaped seating area.


 B. Luksun, Director
 PLANNING AND BUILDING

JBS:spf/tn
 Attachments

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




PLANNING & BUILDING DEPARTMENT




DATE:
APRIL 16 2012

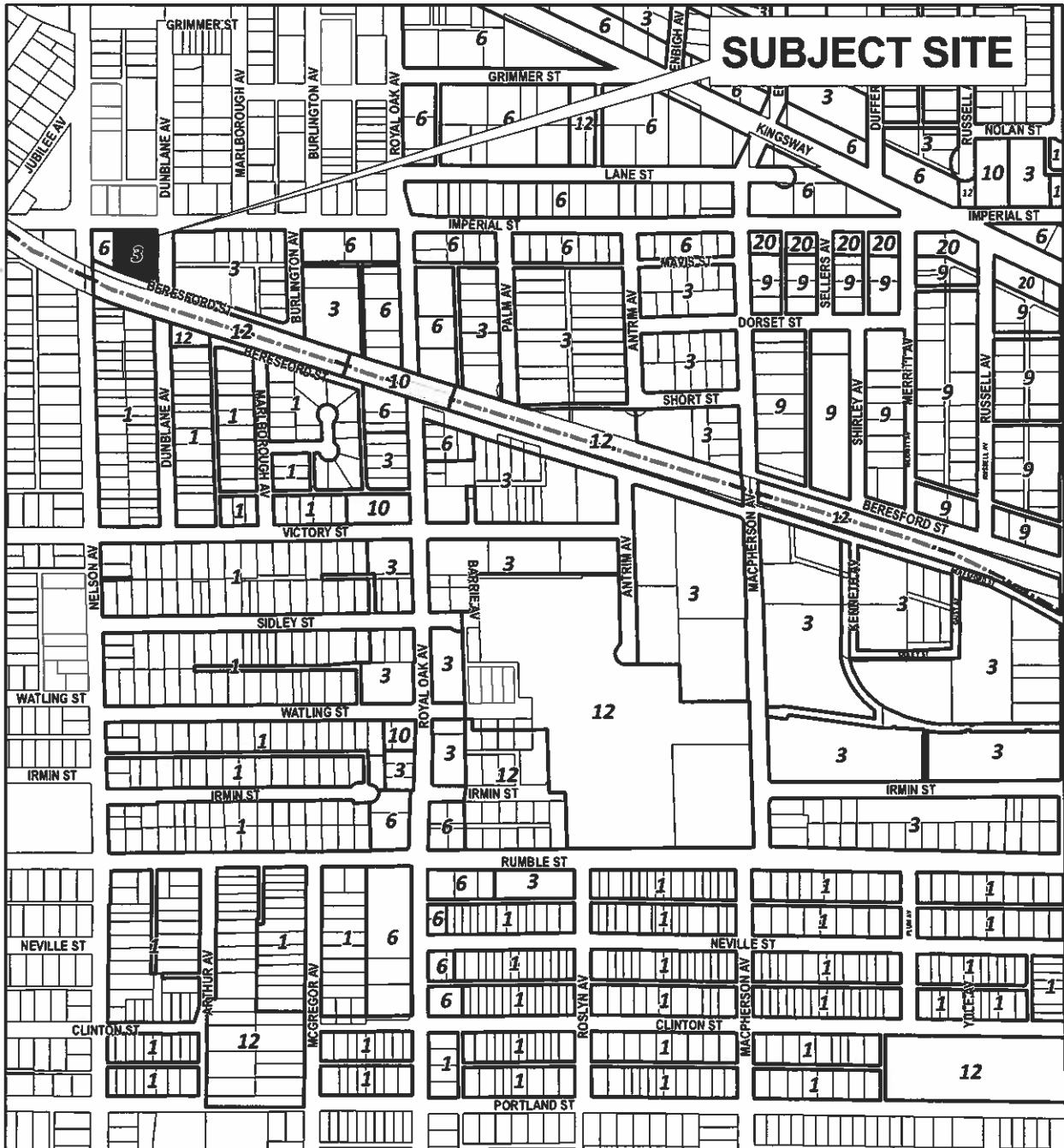
SCALE:
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DRAWN BY:
DJ

 Subject Site

 City-Owned Property

REZONING REFERENCE #10 -- 25
4950, 4984 IMPERIAL ST
AND 6861 DUNBLANE AVE



**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

