

TO: CITY MANAGER 2012 January 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-17**
Townhouse Development with Surface Parking
Metrotown Development Plan, Sub-Area #6

ADDRESS: 6709 Royal Oak Avenue (See attached Sketches #1 & 2)

LEGAL: The North Half Lot "F", D.L. 152, Group 1, NWD Plan 10076

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Metrotown Development Plan as guidelines, and in accordance with the development plans entitled, "Royal Oak Fourplex" prepared by TD Studio).

APPLICANT: DCM Projects Ltd.
#302 – 4885 Kingsway
Burnaby, BC V5H 4T2
(Attention: Bryan Bains)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 February 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 February 06 and to a Public Hearing on 2012 February 21 at 7:00 pm.
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 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 or vandalism.
- e. The utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.6 of this report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The review of a detailed Sediment Control System by the Director Engineering.
- h. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i. Compliance with the guidelines for surface parking for residential visitors.
- j. The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - The granting of a 219 Covenant restricting the enclosure of balconies.
- k. Compliance with the Council-adopted sound criteria.
- l. The provision of covered car wash stalls and 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.
- m. The deposit of the applicable Parkland Acquisition Charge.

- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. 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.

R E P O R T

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-unit, three-storey town house development with surface parking.

2.0 **BACKGROUND**

- 2.1 The subject site is located within the Council-adopted Metrotown Development Plan, Sub-Area #6 (see ***attached*** Sketch #2), in which the subject block is designated for medium-density multiple-family residential development, based on the RM3 Districts as guidelines. The subject site has an area of 569.1 m² (6,126 sq. ft.) and width of 15.1 m (49.5 ft.). As such, the site does not have sufficient lot area or width for apartment development under RM3 District zoning, and assembly with neighbouring properties for such purposes is not anticipated in the near future as the existing apartments to the north and south are both in reasonable condition and are likely to remain for the foreseeable future. Under the current R5 Residential District zoning of the subject site, a new single-family dwelling could be constructed.
- 2.2 On 2011 May 30, Council received a report regarding the rezoning of the subject site to the CD Comprehensive Development District, based on RM2 Multiple Family Residential District and Metrotown Development Plan guidelines, in order to achieve a development scale which is appropriately related to the size of the subject site, and authorized the Planning and Building Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a further and more detailed report would be submitted at a later date.

The applicant has prepared a plan of development which is suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The development proposal is for a 4-unit three storey townhouse development. The maximum proposed density of the project is 0.8 F.A.R (inclusive of a 0.1 F.A.R. density bonus) with surface parking. Vehicular access to the development site is from the existing rear lane.

Off-street parking will be provided at a ratio of 1.5 spaces per unit with 4 dedicated residential spaces, one visitor stall and one combined visitor/carwash stall. This standard provides for a reduction of the Zoning Bylaw standard of 1.75 off-street parking spaces for each dwelling unit, plus one separate car wash stall for each 100 dwelling units, reflecting the constraint on the development imposed by the site's small lot area and width.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

- Construction of Royal Oak Avenue to its full standard, including separated sidewalks with street trees and boulevard grass; and
- Cash-in-lieu for the replacement and upgrade of sanitary and storm sewer lines (in the rear lane).

3.3 A 2.1 m road dedication is required along Royal Oak Avenue for separated sidewalk and cycle road provisions.

3.4 Any necessary Easements, Section 219 Covenants and Statutory Rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Covenant restricting the enclosure of balconies.

3.5 One car wash stall (dual use as a visitor parking space) and an appropriately screened garbage handling and recycling holding area will be provided on site.

3.6 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.1 F.A.R., which translates into an additional 578.5 sq. ft. of floor area. The Legal and Lands Department reports the value of the density bonus to be \$123.00 per sq. ft. of buildable area, for a total value of \$71,155.50.

On 2006 March 06, Council adopted the recommendation of the Community Development Committee which established a policy for receipt of cash contributions in lieu of on-site amenities for bonus contributions valued at less than \$800,000.00, which would not require the review of the Community Development Committee. Therefore, the subject contribution of \$71,155.50 will be deposited to the Community Benefit account for the Metrotown Development Plan Area as a prerequisite of this rezoning application. Further, in line with adopted Council policy, 20% or \$14,231.10 will be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$56,924.40 for the provision of other community amenities, including housing, within the town centre area.

- 3.7 The site has been reviewed by the City’s Landscape Development Technician and it has been determined that the three existing trees are not suitable for retention. A tree survey and arborist’s report have been submitted, further confirming that the existing trees are not suitable for retention due to previous topping and the resultant unstable multi-stem growth. As such, the landscape plan has identified three replacement trees including two Katsura trees (*cercidiphyllum japonica*) trees within the front yard and one Red Maple (*acer rubrum*) in the rear yard.
- 3.8 In view of traffic on Kingsway and Imperial Street, a noise study is to be undertaken to ensure compliance with the Council-adopted sound criteria.
- 3.9 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.62 per sq. ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$800.00 per unit
 - c) GVS&DD Sewerage Charge of \$1,515.00 per townhouse unit
- 3.10 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site	-	569.1 m ² (6,126 sq. ft.)
Dedication	-	31.7 m ² (341 sq. ft.)
Net Site	-	537.4 m ² (5,785 sq. ft.)

4.2 Density:

F.A.R. Permitted & Provided	-	0.80 FAR (inclusive of 0.1 FAR density bonus)
Gross Floor Area (G.F.A.) Proposed	-	429.9 m ² (4,628 sq. ft.)

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #11-17

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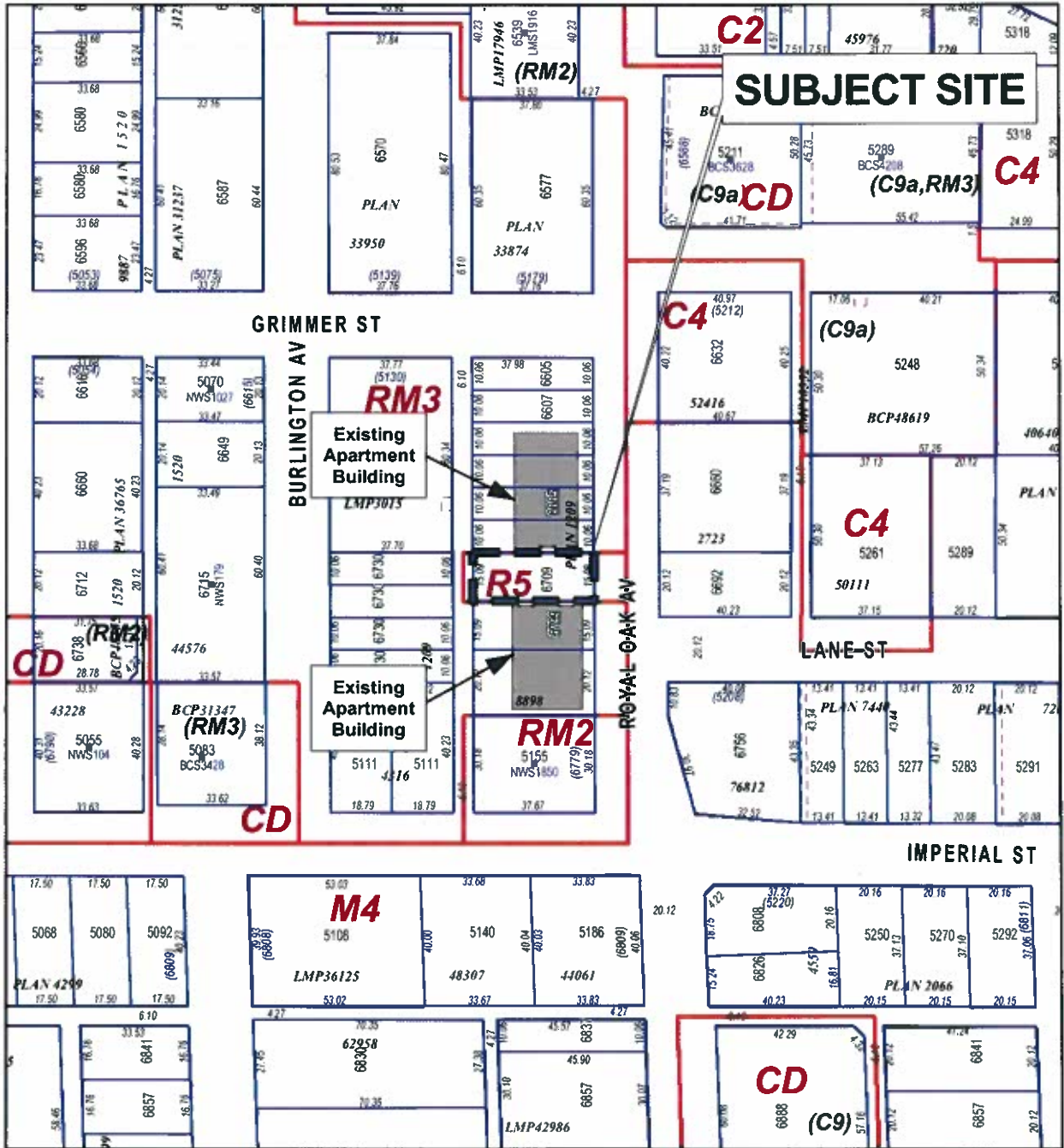
- 4.3 Site Coverage - 29 %
- 4.4 Height - 3 storeys
- 4.5 Unit Mix
 - 4 - 3 Bedroom Townhouse units with den - 107.5 m² (1,157 sq. ft.)
- 4.6 Parking and Loading:
 - Required: 1.5 spaces/unit - 6 (including 2 visitor parking spaces)
 - Provided: - 6 surface parking stalls (including 1 visitor parking space and 1 combined visitor parking/car wash space)



B. Luksun, Director
PLANNING AND BUILDING

ZM:spf
Attachments

cc: Director Engineering
City Clerk
City Solicitor




PLANNING & BUILDING DEPARTMENT



DATE:
JAN 24 2012

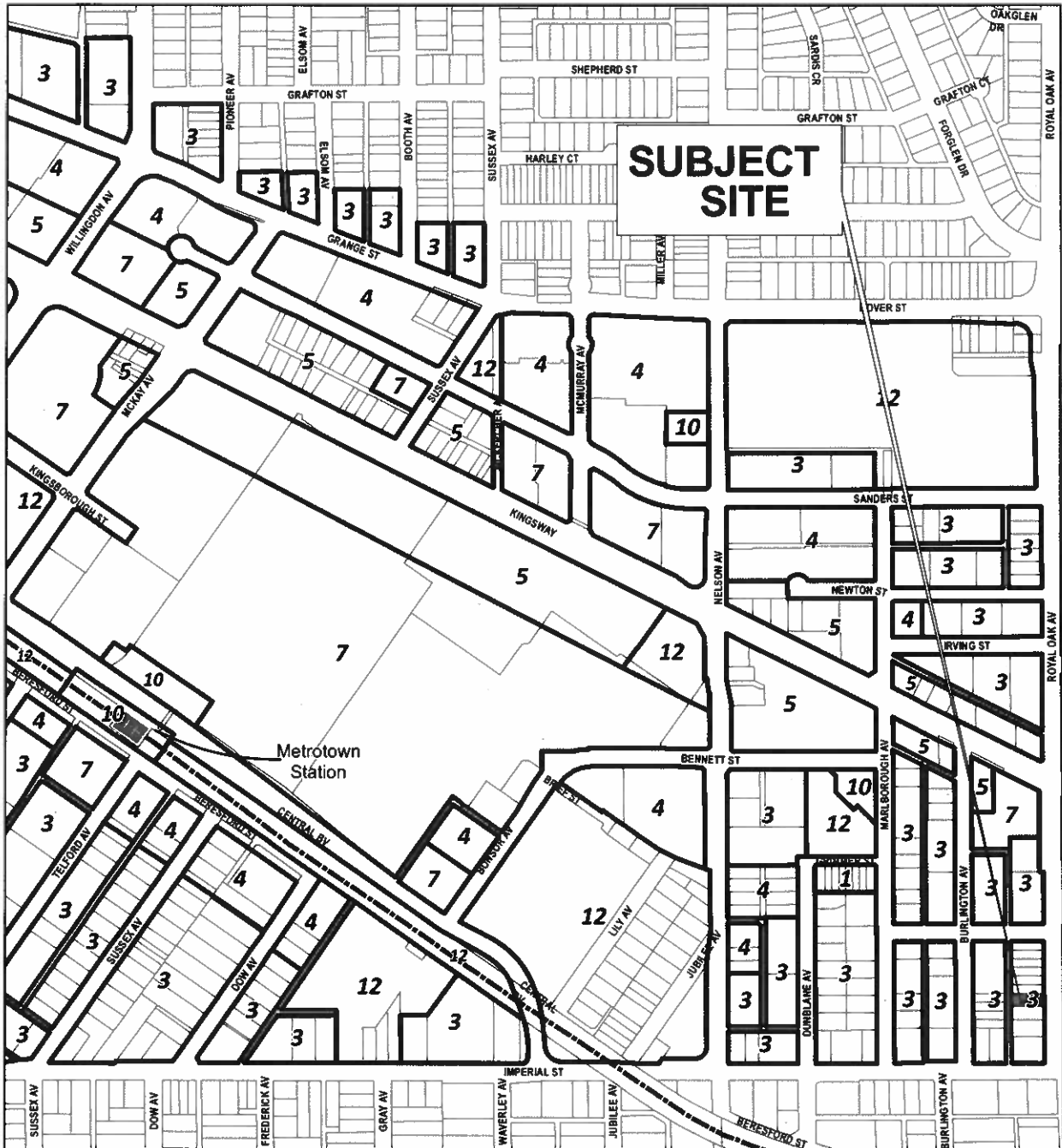
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 Subject Site

REZONING REFERENCE #11 -- 17

6709 ROYAL OAK AVENUE

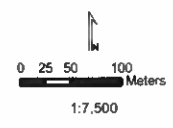


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|--|--------------------------------------|
| 1 Single and Two Family Residential | 7 High Density Mixed Use |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept
 Printed on Jan 20 2012

Metrotown Plan



Sketch #2