



Item
Meeting 2013 November 04

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2013 October 30

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #13-05

SUBJECT: 6989, 7009 AND 7029 ROYAL OAK AVENUE
ROYAL OAK COMMUNITY PLAN (SUB-AREA 3)
REZONING REFERENCE #13-05

PURPOSE: To seek Council authorization to work with the applicant for Rezoning Reference #13-05 towards a suitable plan of development for presentation to a future Public Hearing.

RECOMMENDATIONS:

1. **THAT** the Planning and Building Department be authorized 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 more detailed report will be submitted at a later date.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** copies of this report be sent to the owners of 6949, 6969, 7049, 7067 and 7089 Royal Oak Avenue.

REPORT

1.0 BACKGROUND

- 1.1 The subject site is located on the west side of Royal Oak Avenue south of Beresford Street (see *attached* Sketch #1). The site is within the adopted Royal Oak Community Plan, and was intended as part of an eight lot consolidation including the two properties to the north at 6949 and 6969 Royal Oak Avenue along with the three properties to the south at 7049, 7067 and 7089 Royal Oak Avenue, for rezoning to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District as a guideline (see *attached* Sketch #2). The Plan further indicated that the proposed assembly would include a small convenience commercial component on Royal Oak Avenue immediately adjacent to the Royal Oak SkyTrain station at 6949, 6969 and 6989 Royal Oak Avenue based on the C1 Neighbourhood Commercial District as guidelines to replace the existing convenience store at that location.

To: City Manager
From: Director Planning and Building
Re: 6989, 7009 and 7029 Royal Oak Avenue
Royal Oak Community Plan

2013 October 30..... Page 2

- 1.2 The applicant has repeatedly attempted to pursue the larger assembly pattern proposed under the adopted Plan, but has been unsuccessful to date. Specifically, the applicant contacted the owners of the two properties to the north at 6949 and 6969 Royal Oak Avenue, as well as the three properties to the south at 7049, 7067 and 7089 Royal Oak Avenue with a view to acquiring them. However, none of the owners have indicated a willingness to participate in the consolidated development of the site at this time.
- 1.3 At its 2013 May 13 meeting, Council received a report regarding the subject rezoning and referred the application the Community Development Committee for further review. On 2013 June 25, the Community Development Committee received the subject report and requested that staff review the proposed development of the site as part of a larger consolidation with the adjacent properties to the north and south, in line with the Royal Oak Community Plan, and report back to Council accordingly.

Council, at its 2013 July 22 meeting, received a closed report on the supported consolidation and rezoning of 6989, 7009 and 7029 Royal Oak Avenue. At that time, Council directed staff to confirm that the private properties to the north at 6949 and 6969 Royal Oak Avenue were not available for purchase and inclusion in the proposed assembly.

Staff have obtained copies of written offers to purchase the subject properties at 6949 and 6969 Royal Oak Avenue from the applicant. Further, staff have contacted the property owners directly to confirm whether the properties are available for purchase. Both property owners advised staff that they are unwilling to sell their property at this time.

Therefore, as the properties at 6949 and 6969 Royal Oak Avenue cannot be included as part of this application, they would proceed as part of a future Comprehensive Development rezoning for a residential/commercial development utilizing the RM2 Multiple Family Residential and C1 Neighbourhood Commercial Districts as guidelines. The remainder properties at 7049, 7067 and 7089 Royal Oak Avenue would also proceed as part of a future Comprehensive Development rezoning for multiple-family residential development utilizing the RM2 Multiple Family Residential District as guidelines. Both of the resultant sites meet the minimum lot area and width requirements for future RM2 development in line with the adopted Plan. Given this situation, this Department has supported a multiple-family infill development at 6989, 7009 and 7029 Royal Oak Avenue utilizing the CD Comprehensive Development District with the RM2 District as a guideline.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, which is located on the west side of Royal Oak Avenue south of Beresford Street, is rectangular in shape with a width of approximately 41.08 m (134.8 ft.) and an area of approximately 2,222.06 m² (23,918 sq.ft.) (see *attached* Sketch #1). The site includes two privately owned properties at 6989 Royal Oak Avenue, which is improved with an older single-family dwelling, and 7009 Royal Oak Avenue, which is vacant. The property at 7029 Royal Oak Avenue is City-owned and currently vacant. Directly north is an older single-family dwelling, beyond which, is a small neighbourhood convenience store, the Expo SkyTrain line and BC Parkway. To the west across a rear lane, immediately south, and across Royal Oak Avenue to the east, is a mix of older and newer single and two-family dwellings. Vehicular access to the site is currently from a rear lane and from Royal Oak Avenue.

3.0 GENERAL INFORMATION

- 3.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the Royal Oak Community Plan and the RM2 Multiple Family Residential District as guidelines) in order to permit the construction of an infill multiple-family residential development of up to three-storeys. The maximum FAR is 0.9 with full underground parking. Vehicular access would be from the rear lane.
- 3.2 The application involves the sale of the City-owned lot at 7029 Royal Oak Avenue which has an area of approximately 635.08 m² (6,836 sq.ft.) net of the required 24.38 m² road dedication area (subject to detailed survey) on Royal Oak Avenue. A further report related to the purchase price of the City land will be submitted to Council at a later date to seek Council approval of the purchase price.
- 3.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:
- construction of new curb, gutter and a separated sidewalk with boulevard grass, and street trees along the Royal Oak Avenue frontage; and,
 - construction of the rear lane to its full standard.
- A road dedication of 2.0 m on Royal Oak Avenue will be required for an approximate 1.1 m road widening and separated sidewalk.
- 3.4 Undergrounding of the existing overhead wires abutting the site along Royal Oak Avenue is required.
- 3.5 The consolidation of the net project site into one legal parcel will be required.
- 3.6 A tree survey of the site will be required to determine the suitability of preserving any of the existing trees.
- 3.7 Due to the subject site's proximity to Royal Oak Avenue and SkyTrain, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 3.8 Required covenants will include, but not be limited to, a restriction on the enclosure of balconies, prohibiting gates on the project's surface driveways, and that all handicap accessible stalls remain as common property.
- 3.9 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 3.10 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 3.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.

To: City Manager
From: Director Planning and Building
Re: 6989, 7009 and 7029 Royal Oak Avenue
Royal Oak Community Plan

2013 October 30..... Page 4

- 3.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 3.13 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 3.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

4.0 CONCLUSION

Council, at its 2013 May 13 meeting, received a rezoning application for a three lot consolidation, including two privately-owned properties at 6989, 7009 Royal Oak Avenue and one City-owned property at 7029 Royal Oak Avenue with the intent to construct a low-rise multiple-family residential development in the Royal Oak Community Plan area. Council referred the report to the Community Development Committee for further review.

At its 2013 July 22 meeting, Council received a closed report on the supported consolidation and rezoning of 6989, 7009 and 7029 Royal Oak Avenue. At that time, Council directed staff to confirm that the private properties to the north at 6949 and 6969 Royal Oak Avenue were not available for purchase and inclusion in the proposed assembly.

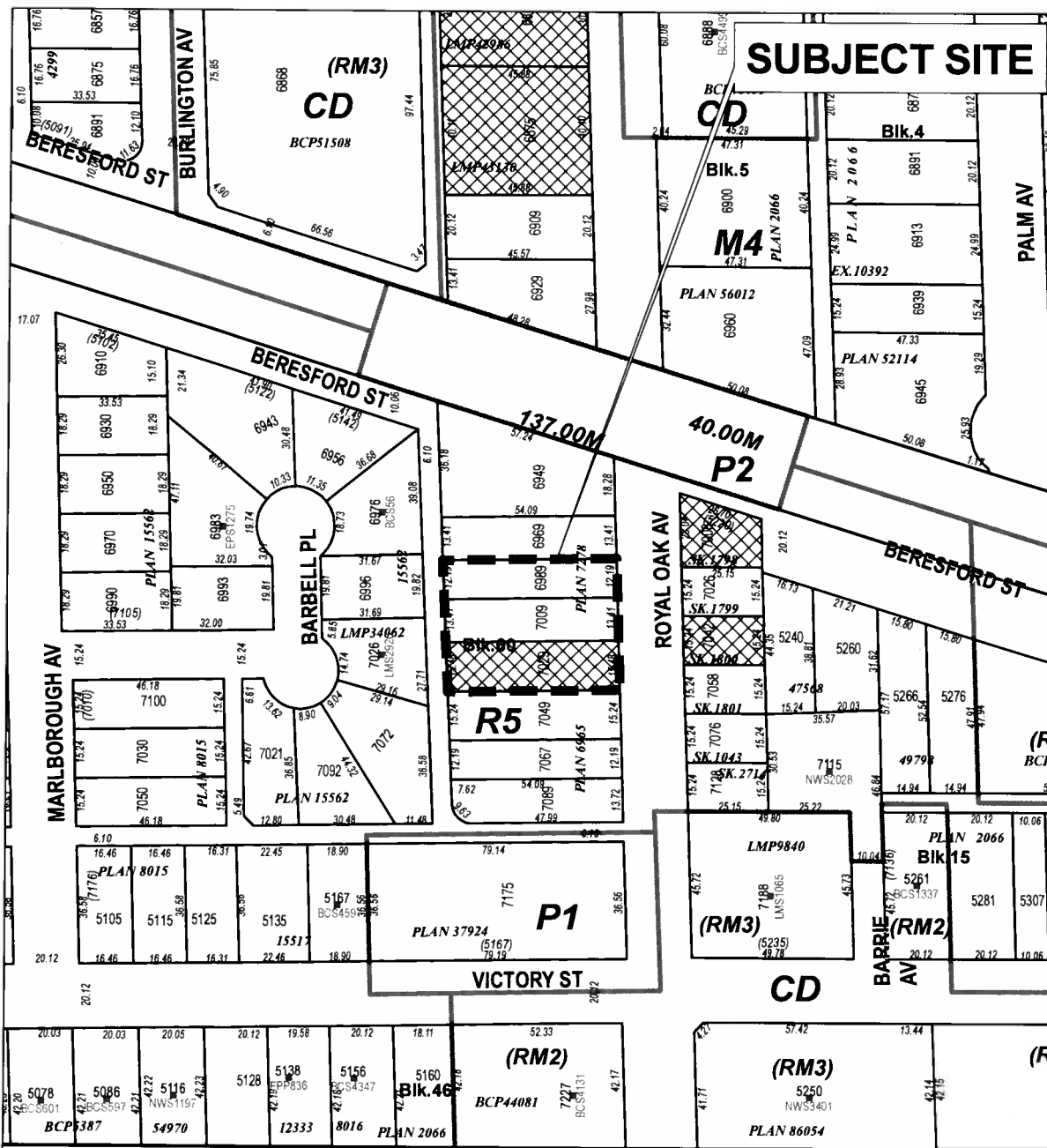
Staff have obtained copies of written offers to purchase the subject properties at 6949 and 6969 Royal Oak Avenue from the applicant. Further, staff contacted the property owners directly to confirm whether the properties are available for purchase. Both property owners advised staff that they are unwilling to sell their property at this time. The proposed assembly advanced under the subject rezoning application is suitable for the intended development, recognizing that the remaining smaller consolidations are also suitable for future development in the near to medium term.

It is therefore recommended that with Council's receipt of this report, that staff be authorized to work with the applicant towards a suitable plan of development for presentation to a future Public Hearing.

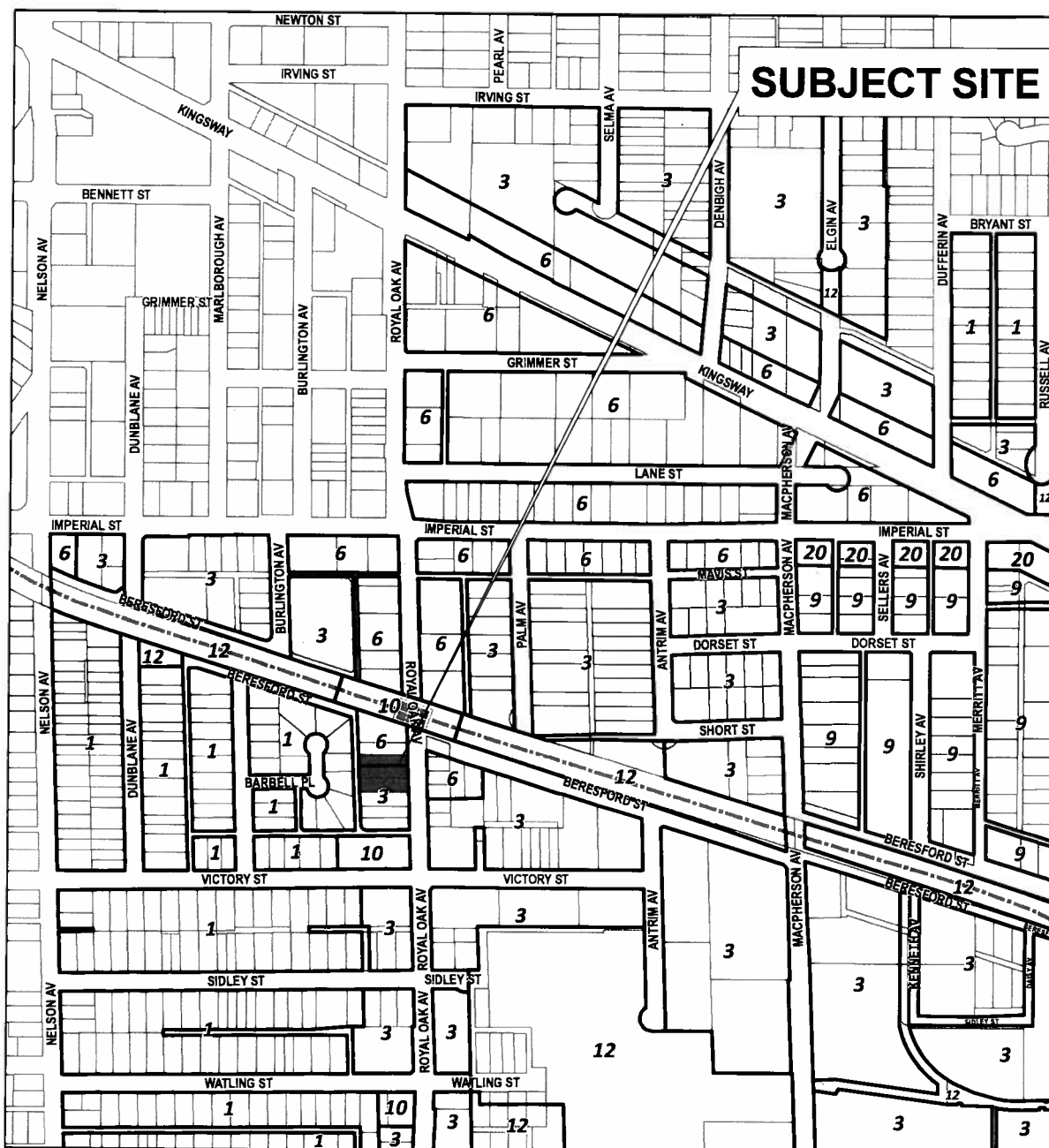

Lou Pelletier, Director
PLANNING AND BUILDING

SMN:spf/tn
Attachments

- cc: Deputy City Managers Director Engineering
- Director Finance City Solicitor
- Acting City Clerk



		PLANNING & BUILDING DEPARTMENT	
Date: OCTOBER 24, 2013		REZONING REFERENCE #13-05 6989, 7009 AND 7029 ROYAL OAK	
Scale: 1:2,000			
Drawn By: AY			
		Subject Site	City-Owned Property



**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

