



Item
Meeting 2016 June 27

COUNCIL REPORT

TO: CITY MANAGER 2016 June 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-36
MULTIPLE FAMILY DEVELOPMENT
Royal Oak Community Plan

ADDRESS: 5177 Sidley Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 63, DL 98, Group 1, NWD Plan 24504

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Multiple Family Residential Building, 5177 Sidley St., Burnaby" prepared by Wilson Chang Architect)

APPLICANT: Sidley Developments Ltd.
7429 Morley Drive
Burnaby, BC V5E 3X9
(Attention: Bim Sahdev)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 July 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 26 at 7:00 p.m.
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

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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 within six months of the rezoning being effected 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 dedication of any rights-of-way deemed requisite.
- f. The review of a detailed Sediment Control System by the Director Engineering.
- g. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h. Compliance with the guidelines for surface parking for residential visitors.
- i. The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants including:
 - restricting enclosure of balconies; and,
 - assuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- j. The provision of an 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.
- k. The provision of facilities for cyclists in accordance with this report.

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- l. The deposit of the applicable Parkland Acquisition Charge.
- m. The deposit of the applicable GVS & DD Sewerage Charge.
- n. The deposit of the applicable School Site Acquisition Charge.
- o. 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 unit multiple-family townhouse development with enclosed parking at grade.

2.0 BACKGROUND

- 2.1 The subject property is located on the north side of Sidley Street, west of Royal Oak Avenue (see *attached* Sketch #1). To the north is a low-rise townhouse complex developed under Rezoning Reference #07-42. To the south across Sidley Street are two older single-family dwellings and a vacant lot owned by the City. Immediately to the east is a newer single-family dwelling constructed in 1999. To the west is a newer single-family dwelling constructed in 2002, with an established single- and two-family residential neighbourhood beyond. Vehicular access to the property is currently taken from the rear lane.
- 2.2 The subject property is located within the Council-adopted Royal Oak Community Plan area, and is identified to be consolidated with 5167 and 5191 Sidley Street, for rezoning to the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*).
- 2.3 The applicant has approached the owners of 5167 and 5191 Sidley Street with regards to forming a larger desired assembly. The applicant has indicated that the owner of 5167 Sidley Street is not interested in selling their property at this time. The applicant has also

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presented a purchase offer to the owner of 5191 Sidley Street. This offer has been rejected and they are not interested in selling their property at this time.

Staff have reviewed the lot widths and areas of the properties located at 5167, 5177 and 5191 Sidley Street and note that each of the properties are of suitable and sufficient size to support individual development utilizing the RM2 Multiple Family Residential District as a guideline. This form of development would be compatible with adjacent single-family dwellings. In view of the applicant being unable to achieve the larger assembly of properties, a townhouse development at the subject property, with the adjacent properties located at 5167 and 5191 Sidley Street developing as individual townhouse projects in the future utilizing the RM2 District as a guideline, is supported.

- 2.4 On 2015 September 28, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to 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.

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

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a three-storey multiple family residential building, with four ground-oriented townhouse units. Vehicular access is proposed to be from the rear lane. The maximum proposed density of the project is 0.7 FAR with at grade detached garage parking.
- 3.2 Vehicular access to the site will be from the rear lane. This will require the retention of the existing east-west lane, with the identified future north-south lane no longer being required. These minor adjustments to the Community Plan will be advanced as part of the suitable plan of development.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily be limited to: separated sidewalk on Sidley Street; lighting in the lane; and water, sanitary, and storm upgrades as required.
- 3.4 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 assuring that any individually secured vehicle and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage).

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- 3.5 One small car visitor parking stall and adequately sized and sited garbage handling and recycling holding areas will be provided on site.
- 3.6 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.
- 3.7 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.8 There are no trees suitable for retention on the subject site. Therefore, a tree survey and arbourist's report are not required.
- 3.9 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
 - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit
 - c) School Site Acquisition Charge of \$900 per unit

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 862.0 m² (9,278.7 sq.ft.)
- 4.2 Site Coverage - 38 %
- 4.3 Density and Gross Floor Area Required and Provided
 - Floor Area Ratio (FAR) - 0.7 FAR
 - Gross Floor Area (GFA) - 603.2 m² (6,493 sq.ft.)
- 4.4 Unit Mix
 - 4 – Three bedroom units - 151.8 m² (1,623 sq.ft.) each
 - 4 Units Total**
- 4.5 Building Height - 3 storeys
- 4.6 Vehicle Parking Required and Provided
 - Residential: 4 units @ 1 space per unit - 5 spaces
 (including 1 visitor parking space)

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4.7 Bicycle Parking

Required and Provided

Residential 4 units @ 1 space per unit

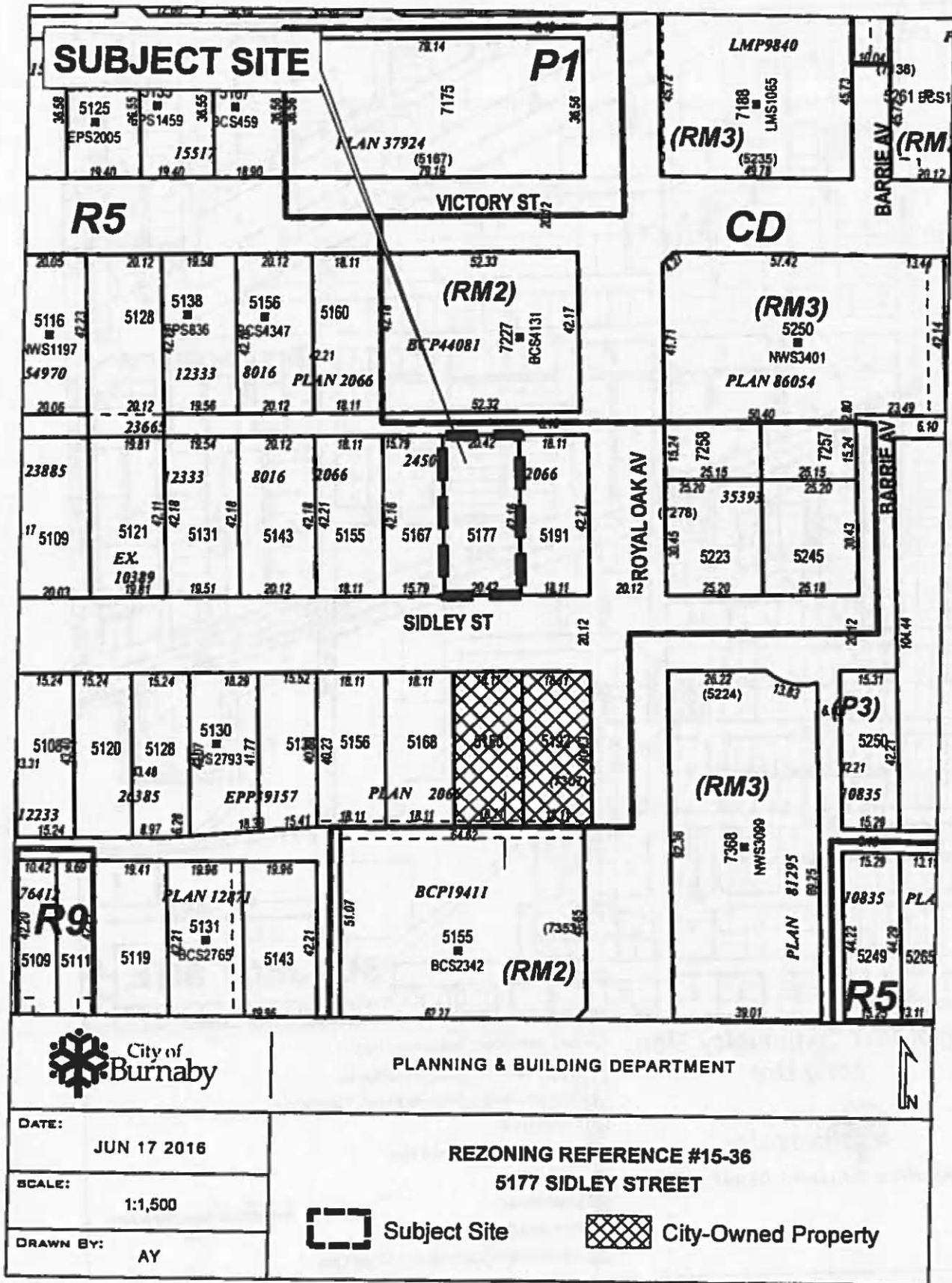
- 5 spaces (4 wall-mounted brackets in garages plus 1 visitor space)


Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

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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

