



Item	
Meeting	2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-48
Three-Storey Townhouse Development
Royal Oak Community Plan

ADDRESS: 7349 Gilley Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 97, Group 1, NWD Plan 4674

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and the development plan entitled "Multiple Family Development, 7349 Gilley Avenue, Burnaby, B.C." prepared by Wilson Chang Architect Inc.)

APPLICANT: South Seas Developments Ltd.
4521 Neville Street
Burnaby, BC V5J 2G4
(Attention: Gurpreet Rakhra)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15 and to a Public Hearing on 2017 May 30 at 7:00 p.m.
2. **THAT** a copy of this report be sent to the owners of 7379, 7399, 7413 and 7423 Gilley Avenue for information.
3. **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

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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. 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The granting of any necessary Section 219 Covenants including:
 - restricting enclosure of balconies;
 - ensuring compliance with the approved acoustical study; and,
 - ensuring that handicap accessible parking stalls be held in common property to be administered by the Strata Corporation.
- h. Compliance with the guidelines for underground parking for residential visitors.
- i. The review of a detailed Sediment Control System by the Director Engineering.
- j. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- k. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.
- l. The provision of a covered car wash stall and 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.

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- m. The submission of a Site Profile and resolution of any arising requirements.
- n. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o. The provision of facilities for cyclists in accordance with this report.
- p. Compliance with the Council-adopted sound criteria.
- q. The undergrounding of existing overhead wiring abutting the site.
- 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 3-storey stacked townhouse development (17 units) with full underground parking.

2.0 BACKGROUND

2.1 The subject site is located at the southwest corner of Gilley Avenue and Beresford Street (see *attached* Sketch #1). The site is within the Council-adopted Royal Oak Community Plan area and was intended to develop as part of a five lot consolidation, involving the four properties to the south at 7379, 7399, 7413 and 7423 Gilley Avenue and an unopened City-owned road (lane) right-of-way, for rezoning to the CD Comprehensive Development District based on the RM3 Multiple Family Residential District as a guideline (see *attached* Sketch #2).

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2.2 The applicant has made reasonable attempts to achieve the desirable assembly under the Council-adopted Plan, which has been verified by staff, but ultimately has been unsuccessful in acquiring the additional properties to the south. As the subject property exceeds the minimum site area to accommodate a multiple-family development under the RM3 guidelines it is considered appropriate to advance the subject rezoning application is for 7439 Gilley Avenue. The remaining four properties within the planned assembly could be suitably developed as part of a future rezoning and subdivision application in accordance with the RM3 District as a guideline.

2.3 At its meeting of 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject property and authorized staff to work with the applicant towards a suitable plan of development in line with the RM3 Multiple Family Residential District, 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 to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The development proposal is for a 17-unit, three-storey stacked townhouse development, with full underground parking. The maximum proposed density of the project is 1.1 FAR. Vehicular access is provided from Gilley Avenue.

3.2 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:

- the construction of Gilley Avenue to its final (collector) standard, including the construction of new curb, gutter and separated sidewalk with boulevard grass, street lighting, and street trees on the west side across the development frontage;
- the construction of Beresford Street to its final (local road) standard (14.6m), including the construction of curb and gutter on both sides, a new separated sidewalk with boulevard grass, street lighting, and street trees on the south side across the development frontage;
- removal of invasive species, and grading and grassing of the Highland Park Line right-of-way adjacent across the development frontage;
- the construction of a new interim asphalt curb on the north side of Beresford Street to tie into the existing concrete curb and gutter across from 6088 Beresford Street, including the grading and grassing of the former gravel parking area,
- installation of a new signalized pedestrian crossing at Gilley Avenue and Beresford Street, and the realignment of the existing Highland Park Line urban trail and pedestrian crossing to the south of the right-of-way in order to connect to the new signalized pedestrian crossing, and;
- the upgrade of sanitary storm and water services as required.

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A 3.90m (12.8 ft.) dedication from the Beresford Street frontage, a 2.13m (7.0 ft.) dedication from the Gilley Avenue frontage and a 3.0m x 3.0m truncation at the corner of Gilley Avenue and Beresford Street are required to support the works described above. The total area of dedications is approximately 310.1 m² (3,338 sq.ft.) (subject to legal survey).

- 3.3 In regard to the re-alignment of the Highland Park Line trail and pedestrian crosswalk, and installation of a new pedestrian signal at Beresford Street and Gilley Avenue, the applicant would be responsible for the total costs associated with the design, trail construction and signal installation. However, additional road works on the north side of Beresford Street at Gilley Avenue are also necessary to improve intersection safety at this location. As these works are beyond the scope of the subject rezoning application, a funding allocation for the City component of the works will be advanced for consideration as part of the Development Coordinated Works – Roads component of the Financial Plan.
- 3.4 In accordance with the City’s policy for adaptable units, one unit (20% of the total number of single-level residential units) has been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq. ft. for each adaptable unit is exempt from F.A.R., resulting in a total adaptable unit F.A.R. exemption of 1.85 m² (20 sq. ft.). One handicap accessible parking stall is provided in connection with this development within the residential parking area. The accessible parking stall will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.5 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking to remain as Common Property; and,
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis.
- 3.6 In light of the proximity to Gilley Avenue and the Expo SkyTrain Line, an acoustic study is required to ensure compliance with the Council-adopted sound criteria.
- 3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.8 Due to the industrial history of the site, a Site Profile and the resolution of any arising issues will be required.
- 3.9 The developer is responsible for the undergrounding of overhead wiring abutting the site on Beresford Street.

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- 3.10 The 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.
- 3.11 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.12 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.84 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.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site	-	2,157.8 m ² (23,226 sq.ft.)
Dedications	-	310.1 m ² (3,338 sq.ft.)
Net Site	-	1,847.7 m ² (19,888 sq.ft.)
		(Subject to detailed survey)

4.2 Density:

FAR Permitted and Provided	-	1.1 FAR
Gross Floor Area (GFA)	-	2,030.6 m ² (21,857 sq.ft.)
Adaptable Unit Exemption (20 sq. ft./unit)	-	1.85 m ² (20 sq. ft.)
Amenity Space Exemption	-	34.7 m ² (374 sq. ft.)
Site Coverage	-	37.8 %

4.3 Height - 3 Storeys

4.4 Unit Mix:

15	three-bedroom units:	-	104.4 – 124.0 m ² (1,124 – 1,335 sq.ft.)
2	three-bedroom + den units:	-	134.4 – 142.2 m ² (1,447 – 1,531 sq.ft.)

TOTAL NUMBER OF UNITS - **17 units (inclusive of 1 adaptable unit)**

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4.5 Vehicle Parking and Loading:

	<u>Required</u>	<u>Provided</u>
Residential @ 1.75 spaces/unit	-	
	30	31 (incl. 5 visitor parking spaces)
Total Parking Provided	-	31
Car Wash Stall Required and Provided	-	1
Disabled spaces (included in parking total)	-	1 residential space provided underground

4.6 Bicycle Parking:

	<u>Required</u>	<u>Provided</u>
Secure Residential @ 1 locker/unit	-	17
Visitor Racks @ 0.2 spaces/unit Required and Provided	-	22
	4	

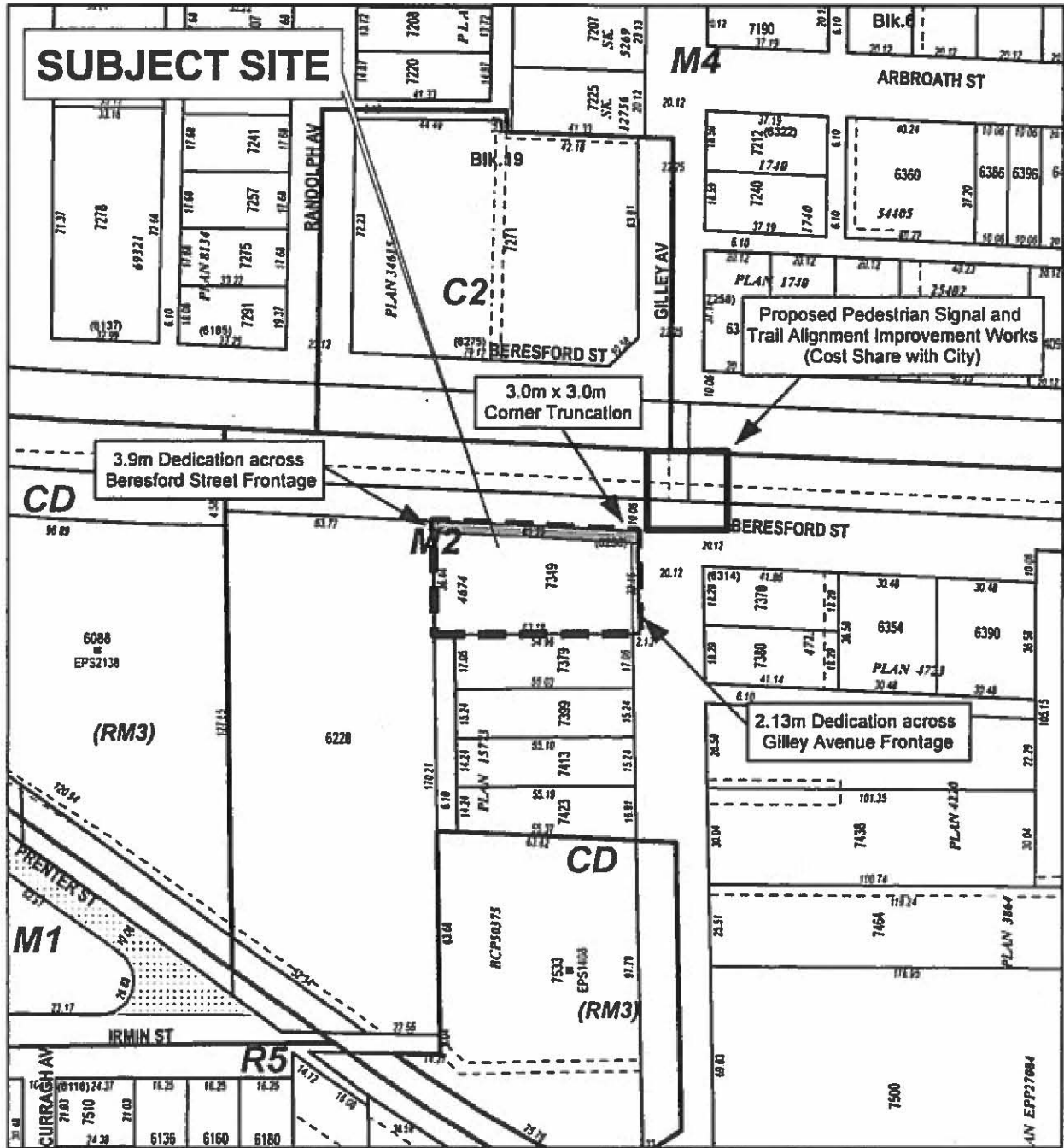
4.7 Communal Facilities (Excluded from FAR Calculations)

Communal facilities for residents are located on the ground floor of the development. Amenities include an amenity vestibule and handicapped accessible elevator. The total amenity area measures 34.7 m² (374 sq. ft.), which is less than the 101.6 m² (1,094 sq.ft.) permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.


Lou Pelletier, Director
PLANNING AND BUILDING

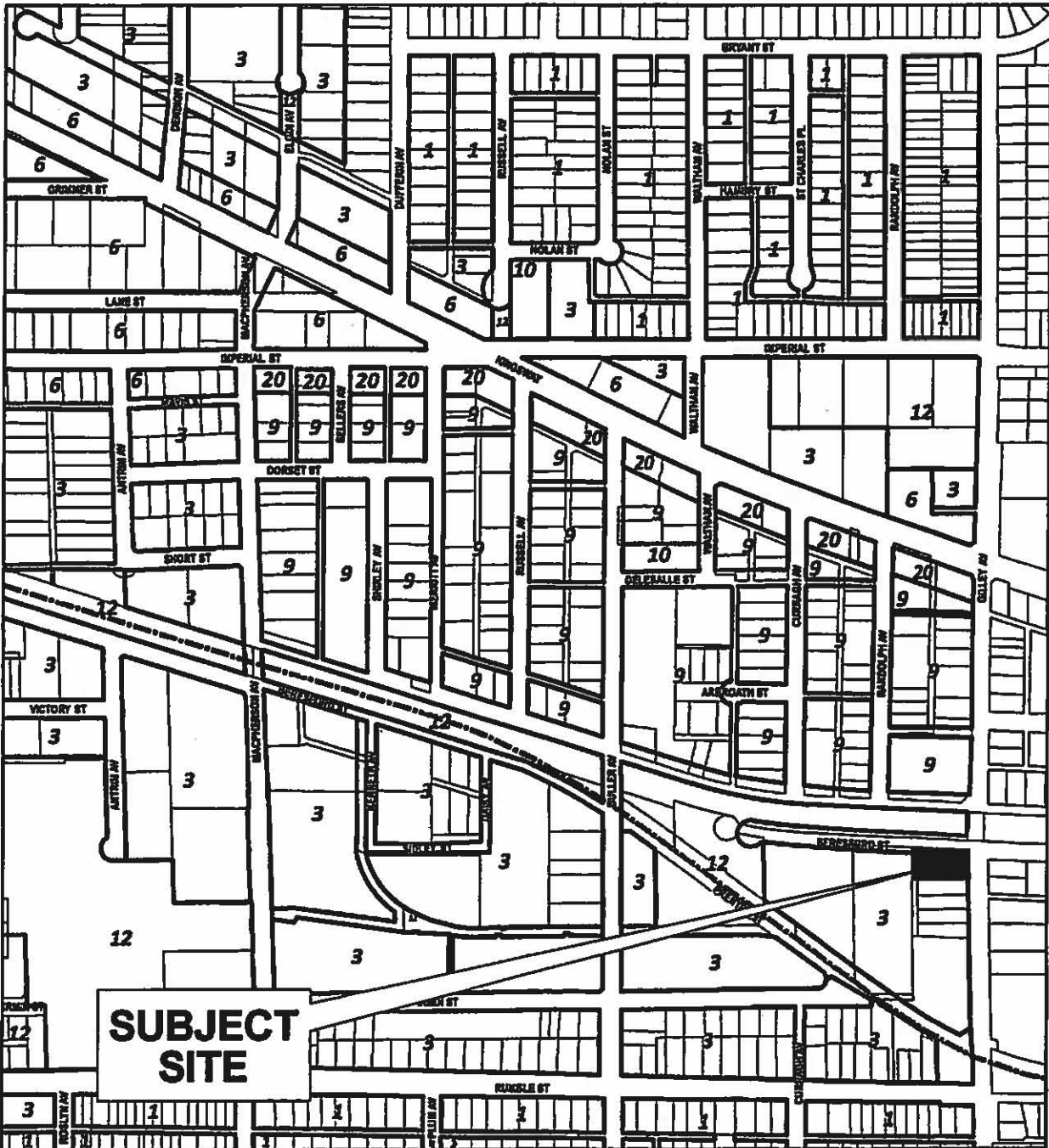
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Attachments

cc: Director Engineering
City Solicitor
City Clerk



		PLANNING & BUILDING DEPARTMENT	
Date: APR 04 2017		REZONING REFERENCE #15-48 7349 GILLEY AVENUE  Subject Site	
scale: 1:2,000			
Drawn By: SC			

Sketch #1



SUBJECT SITE

**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

