

ITEM	11
MANAGER'S REPORT NO.	54
COUNCIL MEETING	92/08/24

**TO:** MUNICIPAL MANAGER 1992 AUGUST 18

**FROM:** ACTING DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #32/92**

LEGAL: LOT 99, S. 41 FT., D.L. 135, GROUP 1,  
 N.W.D. PLAN 4484; LOT 99 EX. S. 41 FT.,  
 D.L. 135, GROUP 1, N.W.D. PLAN 4484;  
 BLOCK 100 EX. PARCEL "A" AND ROAD  
 (EP 13753), D.L. 135, GROUP 1,  
 N.W.D. PLAN 4484; PARCEL "A" (EP 13753),  
 LOT 100, D.L. 135, GROUP 1, N.W.D. PLAN 4484

ADDRESSES: 1570/1580/1632/1636 DUTHIE AVENUE  
 (See attached Sketch #1)

PURPOSE: To seek Council authorization to forward this application to a  
 Public Hearing on 1992 September 29.

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RECOMMENDATIONS:

- 1) THAT the introduction of a Road Closing Bylaw, be authorized according to the terms outlined in Section 4.7 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
- 2) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 September 14 and to a Public Hearing on 1992 September 29.
- 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 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 Municipal 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. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.

- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) The retention of as many existing mature trees as possible on the site and the submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) Compliance with the Council-adopted sound criteria.
- l) The provision of an adequately sized and screened garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- m) Completion of the Road Closing Bylaw.
- n) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

REPORT

1.0 APPLICANT:

Tiffany Oaks Enterprises Ltd.  
#105 - 3350 Fraser Street  
Vancouver, B.C.  
V5V 4C1  
Attention: Loretta Chow

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit townhouse development.

3.0 BACKGROUND:

- 3.1 The subject site falls within adopted Community Plan Seven and is designated for low-density residential comprehensive development (townhousing) at a density of 10 to 12 units per acre (see attached Sketch #2).
- 3.2 The subject site is currently occupied by three older dwellings. The site is relatively flat and there are a number of mature trees on it. Adjacent to the east is a similar site which has been developed for townhousing, while to the north are single-family homes comprising a future expansion area for the same form of redevelopment. To the south is a Comprehensive Development small lot single-family subdivision, while to the west across Duthie is an R4 residential area.

3.3 Council on 1992 July 27, received the report of the Planning and Building Department concerning the new zoning application for the subject site, and adopted a recommendation authorizing staff 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 to a Public Hearing.

**4.0 GENERAL COMMENTS:**

4.1 The subject site is being rezoned:

**FROM:** R4 Residential District

**TO:** CD Comprehensive Development District  
(based on RMI Multiple Family Residential District and Community Plan 7 Guidelines and in accordance with the development plan entitled "Townhouse Development" prepared by Studio One Architecture)

4.2 The proposed rezoning is in accordance with the adopted Community Plan for the area. In conformity with the adopted Community Plan, the maximum density applicable to the site is 12 units per acre, which results in a total of 20 to 21 units.

4.3 Vehicular access to the site will be from Duthie Avenue which is constructed with a curb sidewalk adjacent to the site.

4.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. This will include, but not necessarily be limited to provision of street lighting, street trees and any required fire hydrants.

4.5 The developer will be expected to remove existing overhead wiring adjacent to the site.

4.6 A tree survey has been undertaken and several mature trees will be preserved.

4.7 The site including a portion of road right-of-way to the rear of 1632/36 Duthie Avenue will be consolidated into one parcel. A Road Closing Bylaw with sale of the closed right-of-way to the developer is recommended. Details will be the subject of a future report.

4.8 A Neighbourhood Parkland Acquisition Charge, which is currently \$829 per unit, will apply to the proposed development.

4.9 In view of traffic on Duthie Avenue, a noise study is to be conducted to ensure compliance with the Council-adopted sound criteria.

4.10 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

**5.0 DEVELOPMENT PROPOSAL:**

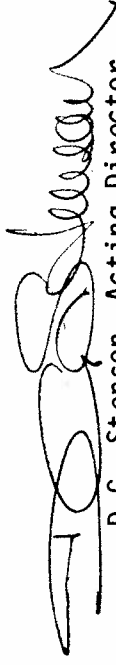
5.1 Net Site Area: 0.688 ha (1.7 acres)

5.2 Site Coverage: 35 per cent

- 5.3 Floor Area: 3099 m<sup>2</sup> (33,360 sq.ft.)  
5.4 Floor Area Ratio: 0.45 maximum  
5.5 Unit Mix: **119**  
21 three bedroom units @ 143 to 154 m<sup>2</sup> (1540 to 1660 sq.ft.)

- 21 Units Total  
5.6 Unit Density: 30.6 units/ha (12.4 units per acre)  
5.7 Building Height: two storeys  
5.8 Parking Required: 37 spaces (including 6 visitors' spaces)  
Parking Provided: 37 spaces on surface (including 6 visitors' spaces)  
5.9 Exterior Materials: cedar shakes, wood siding, wood trim.  
5.10 A screened garbage and recycling area as well as a covered car wash space are provided.

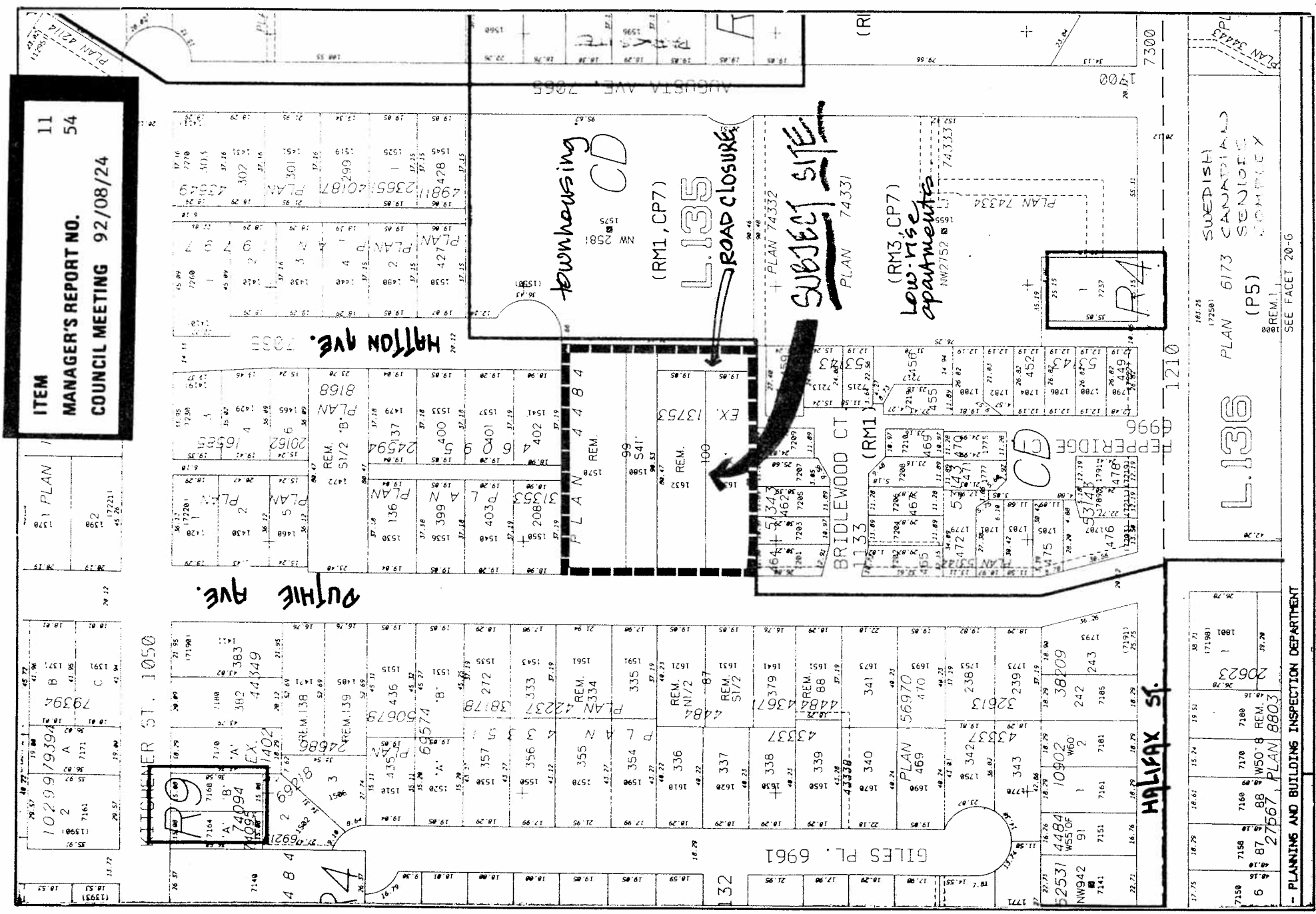
- 5.11 Communal Facilities: children's play area.



D.G. Stenson, Acting Director  
Planning and Building

RR:yg

cc: Director Engineering  
Municipal Solicitor  
Municipal Clerk



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Date: July 1992  
 Scale: 1:2000  
 Drawn By: J.P.C.



REZONING REFERENCE # 32/92  
 SEE FACET 20-6  
 SWEDISH CANADIAN SENIORS SOCIETY (P5)  
 PLAN 6173  
 PLAN 74334  
 PLAN 74331  
 PLAN 74332  
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SKETCH # 1

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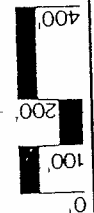


**SUBJECT SITE**

- 1-7 - Proposed Low Density Comprehensive Development Unit Density - 10/12 UPA
  - 8 - Proposed Non-profit Residential Comprehensive Development RM1 Guidelines
  - 9a - Existing small lot development
  - 9b-10a - Proposed Medium Density Comprehensive Development RM3 Guidelines Unit Density - 50 UPA
  - 10b-11 - Comprehensive Development RM4 Guideline; Unit Density - 80 UPA
  - 12 - Municipal Development Site (Under Review)
  - 13 - Comprehensive Development C2 / RM1 Guidelines
- ..... Pedestrian System
- 14 - Park
- ▨ - Constructed
- ▨ - Future expansion area
- Revised 1980 May  
 Reference date 1976 March  
 Updated to 1990 October



North



**COMMUNITY PLAN SEVEN**



Date:

July 1992

Scale:

N.F.S.

Drawn By:

J.P.C.

**REZONING REFERENCE # 32/92**

**SKETCH # 2**