

ITEM	9
MANAGER'S REPORT NO.	59
COUNCIL MEETING	93/10/04

TO: CITY MANAGER 1993 SEPTEMBER 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #11/93
 AMENDMENT NO. 54, 1993; BYLAW NO. 9969

SIX LOT SINGLE-FAMILY DWELLING SUBDIVISION

ADDRESS: 2695 BAINBRIDGE AVENUE

LEGAL: LOT 176, D.L. 59, GROUP 1, N.W.D. PLAN 52964

FROM: A2 SMALL HOLDINGS DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON R2 RESIDENTIAL DISTRICT AND APARTMENT STUDY AREA F: LOUGHEED-BAINBRIDGE GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BAINBRIDGE/ELLERSLIE DEVELOPMENT" PREPARED BY J. & J.K. PROJECTS LTD.) (SEE ATTACHED SKETCHES)

APPLICANT: JERZY KOSTANSKI
 J. & J.K. PROJECTS LTD.
 4281 MADELEY ROAD
 NORTH VANCOUVER, B.C. V7N 4E1

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1993 October 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 October 04 and to a Public Hearing on 1993 October 26 at 7:30 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 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 satisfaction of all necessary subdivision requirements.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by chain link fencing or other approved physical containment during the whole course of site preparation and construction work, and deposit of sufficient monies to ensure the protection of identified existing vegetation to be presented.
- h) The retention of the existing watercourse in an open condition over the subject site in its existing alignment, to the approval of the Director Engineering.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.
- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) The granting of 215 Covenants to protect the landscaped buffer zones and natural treed area being preserved on the site and the creek setbacks.

- 1) The submission of a suitable engineered design for an approved on-site sediment control program.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the site into six lots for the construction of five new single family dwellings.

2.0 BACKGROUND

Council on 1993 May 17 received the report from 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.

This plan of development is to be in keeping with the guidelines of Apartment Study Area F - Lougheed-Bainbridge.

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

3.0 GENERAL COMMENTS

The subject site is being rezoned:

From: A2 Small Holdings District

To: CD Comprehensive Development District (based on R2 Residential District use and density and Apartment Study Area F: Lougheed-Bainbridge guidelines, and in accordance with the Development Plan entitled "Bainbridge/Ellerslie Development" prepared by J. & J.K. Projects Ltd.)

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3.1 Development Plan

The development plan calls for the subdivision of the site into six lots for the construction of five new single family dwellings, each with a double garage. The existing house is to be retained and the connecting portion of Ellerslie Avenue constructed through the site. A buffer of existing trees to the south along the Hydro right-of-way is to be retained, as is the creek in a natural condition.

3.2 Relationship to Apartment Study Area

The proposed density and use as well as related road works are in keeping with the guidelines indicated in Apartment Study Area F: Loughheed-Bainbridge.

3.3 Servicing Requirements

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, constructing Ellerslie Avenue to City standards with street lighting, a separated sidewalk and boulevard treatment through the site and constructing Bainbridge to City standards with street lighting, separated sidewalk and boulevard treatment, including the abutting portion of the cul-de-sac, open at the south end. The developer will also be responsible for providing appropriate watercourse treatment, as determined by the Director Engineering.

3.4 Required Dedications

Two dedications are required, one for the Ellerslie Avenue right-of-way through the property, the other for a portion of the Bainbridge Avenue cul-de-sac.

3.5 Site Subdivision

The subdivision of the site into six lots is required.

3.6 Required Easements and/or Covenants

An access easement is required for an on-site driveway connecting two dwellings fronting on Ellerslie Avenue to Bainbridge Avenue. Restrictive

covenants are also required to protect a landscaped buffer strip, an existing stand of trees and the creek setbacks.

3.7 Watercourse Retention

The existing watercourse is to be retained in an open condition in existing alignments, to the approval of the Director Engineering.

3.8 Ministry of Transportation and Highways Approval

Ministry of Transportation and Highways approval to this rezoning is required.

3.9 Overhead Wiring

B.C. Hydro transmission lines are located within a major B.C. Hydro right-of-way abutting the site to the south and are not feasible for undergrounding.

3.10 Parkland Levy

The applicant is responsible for Neighbourhood Parkland Acquisition Charges of \$933.00 per unit for each of the new single-family dwellings.

4.0 DEVELOPMENT PROPOSAL

4.1 Gross Site: 4,692.75 m² (50,514 sq.ft.)
Dedications: 921.48 m² (9,919 sq.ft.)

Net Site: 3,771.27 m² (40,595 sq.ft.)

4.2 Floor Area Allowed: 2,262.77 m² (24,357 sq.ft.)
Floor Area Proposed: 1,707.78 m² (18,383 sq.ft.)

F.A.R.: Allowed: .60
F.A.R.: Proposed: .45

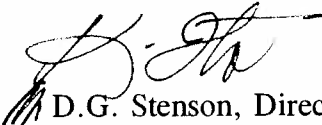
Height: 8.99 m (29.5 ft.)
Site Coverage (Total) 21.8%

4.3 Unit Mix: Six single-family dwellings from 220.92 - 393.71 m² (2,378 - 4,238 sq.ft.)

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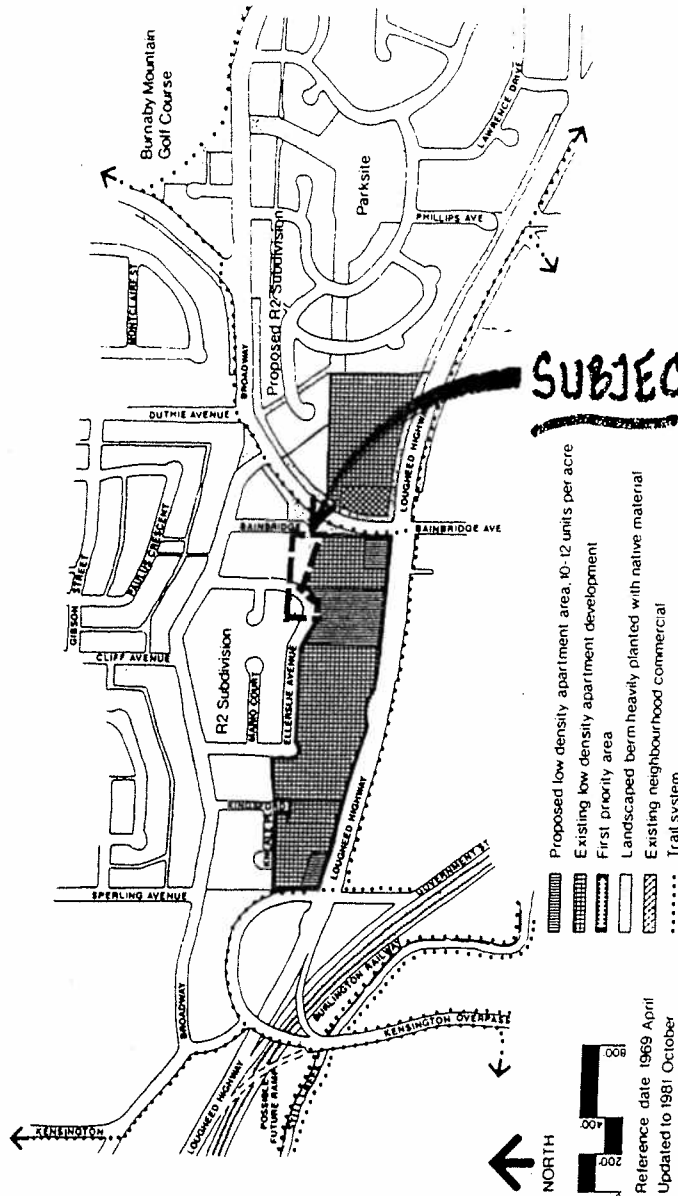
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- 4.4 Parking: Required: 1 space per dwelling
 Parking: Provided: 2 spaces per dwelling
- 4.5 Communal Facilities: There are no communal facilities.
- 4.6 Exterior Materials and Finish: Cedar shingles, cedar siding, painted wooden frame and brick veneer.


 D.G. Stenson, Director
 Planning and Building

FA:yg

Attach.



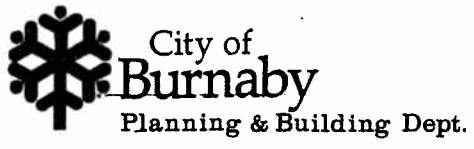
SUBJECT SITE

APARTMENT STUDY AREA F Drawing Number 6

Date:
MAY 1993

Scale:
N.F.S.

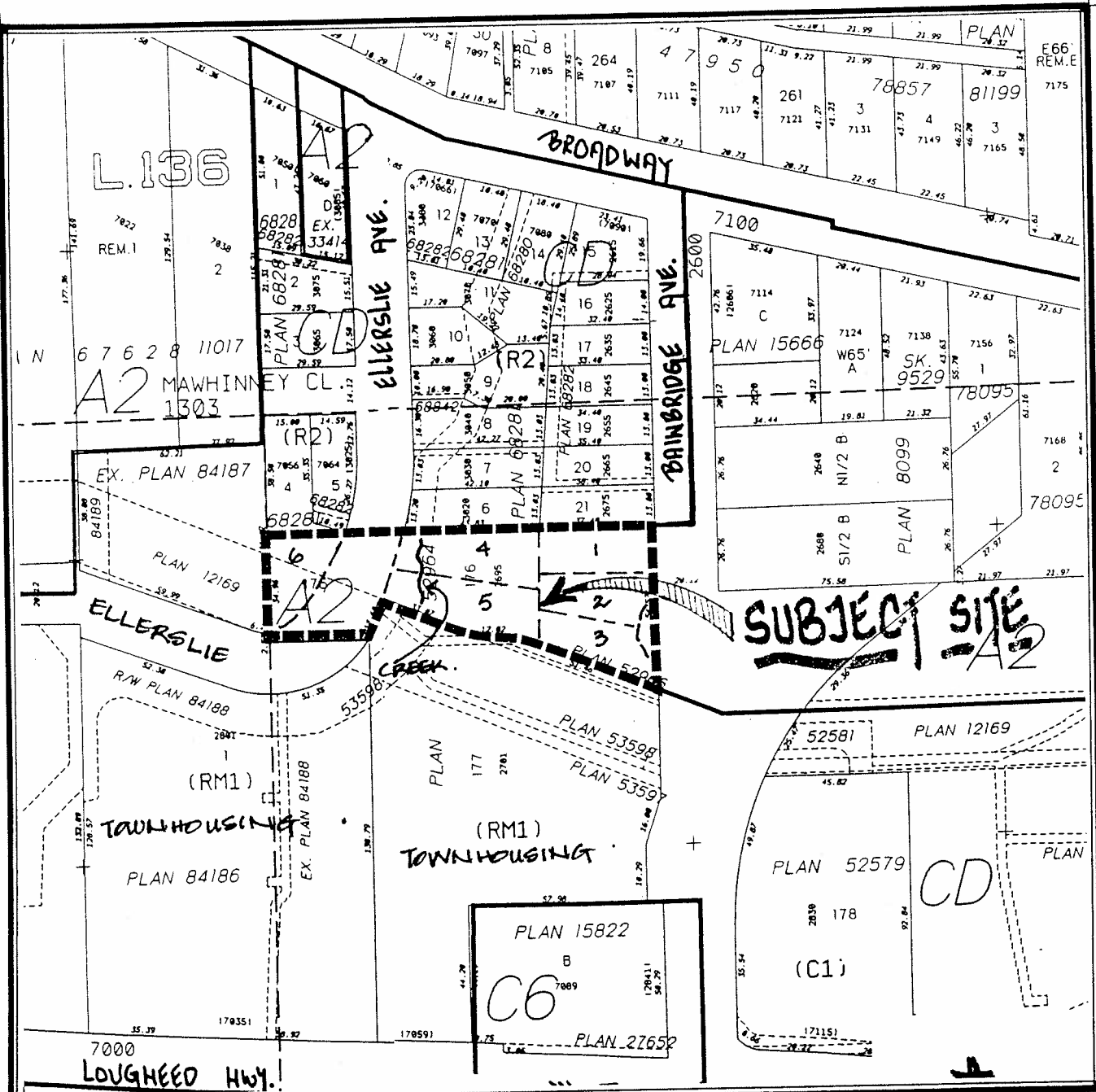
Drawn By:
J.P.C.



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SKETCH # 1

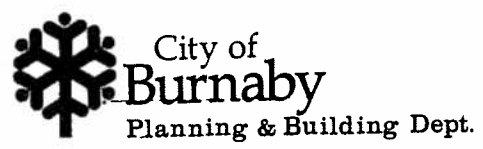
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Date:
MAY 1993

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1:2000

Drawn By:
J.P.C.



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SKETCH # 2