

ITEM 20
MANAGER'S REPORT NO. 71
COUNCIL MEETING 94/12/19

TO: CITY MANAGER 1994 DECEMBER 13
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #54/94

61 UNIT TOWNHOUSE DEVELOPMENT

ADDRESS: 8868 - 16TH AVENUE

LEGAL: LOT 5, D.L. 13, GROUP 1, N.W.D. PLAN 81254

FROM: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE CARIBOO COMMUNITY PLAN GUIDELINES)

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND CARIBOO COMMUNITY PLAN AS GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "CARIBOO LANDS SITE 7E" PREPARED BY W.A. FOUGERE ARCHITECTURE)

APPLICANT: TOWNLINE HOMES
210 - 8971 BECKWITH ROAD
RICHMOND, B.C. V6X 1V4
ATTENTION: RICK ILICH

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 January 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 January 09, and to a Public Hearing on 1995 January 24 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- a) 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.
- b) 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.
- c) The satisfaction of all necessary subdivision requirements.
- d) The granting of any necessary easements.
- e) 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 refunded a year after completion of construction.
- f) The granting of a 215 covenant to protect the landscaped buffer zone being preserved on the site.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) Compliance with the Council adopted sound criteria.
- j) The submission of an undertaking that the subject condominium project will not have a bylaw restriction pertaining to age.

- k) The provision of a covered car wash stall and an adequately sized and screened garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- l) The granting of a 215 Covenant restricting enclosure of balconies.
- m) 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 development of a 61 unit townhouse project.

2.0 BACKGROUND:

- 2.1 The configuration of this Site 7E, was determined by the Cariboo Community Plan (see *attached* Sketches #1 and #2). The City initiated a new zoning bylaw (Rezoning Reference #72/93) which stipulated guidelines prior to offering the site for sale by public tender. This rezoning received Final Adoption on 1994 May 16.
- 2.2 Council on 1994 June 13 approved the offering for sale of this site by Public Tender and on 1994 July 25 accepted the highest bid for the site by the subject applicant.
- 2.3 Council on 1994 September 26 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 to a Public Hearing.

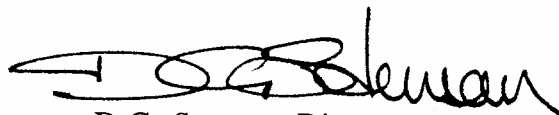
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3.0 GENERAL COMMENTS:

- 3.1 The site is to be developed in accordance with the guidelines for the site, including the provision of walkways, recreation areas and the use of largely natural materials. A letter of commitment from the applicant will be required to ensure the project has no age restrictions.
- 3.2 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, boulevard treatment and construction of a separated sidewalk along Sixteenth Avenue from Cariboo Road to the bus stop by Erin Avenue.
- 3.3 Every effort will be made to preserve the notable trees on the edges of the site as indicated by the tree survey. Buffer areas ranging from 35 to 50 feet wide will be kept around the site and planted with supplementary planting as necessary.
- 3.4 An easement is required to accommodate the separated sidewalk along Sixteenth Avenue.
- 3.5 A covenant is required with respect to a 50 feet wide conservation buffer abutting the main road frontages of Sixteenth Avenue and Cariboo Road.
- 3.6 No gates are shown nor will be permitted on the driveway into the developments.
- 3.7 Given the site's proximity to busy roads and the nearby Trans Canada Highway, a suitable sound study will be required.
- 3.8 Provision of an adequately sized and sited garbage and recycling area and of a separate, roofed car wash stall is required.
- 3.9 Ministry of Transportation and Highways approval is required for this rezoning application.
- 3.10 No Neighbourhood Parkland Acquisition Charges are required since the area's parkland was established in the Cariboo Heights Community Plan.

4.0 DEVELOPMENT PROPOSAL:

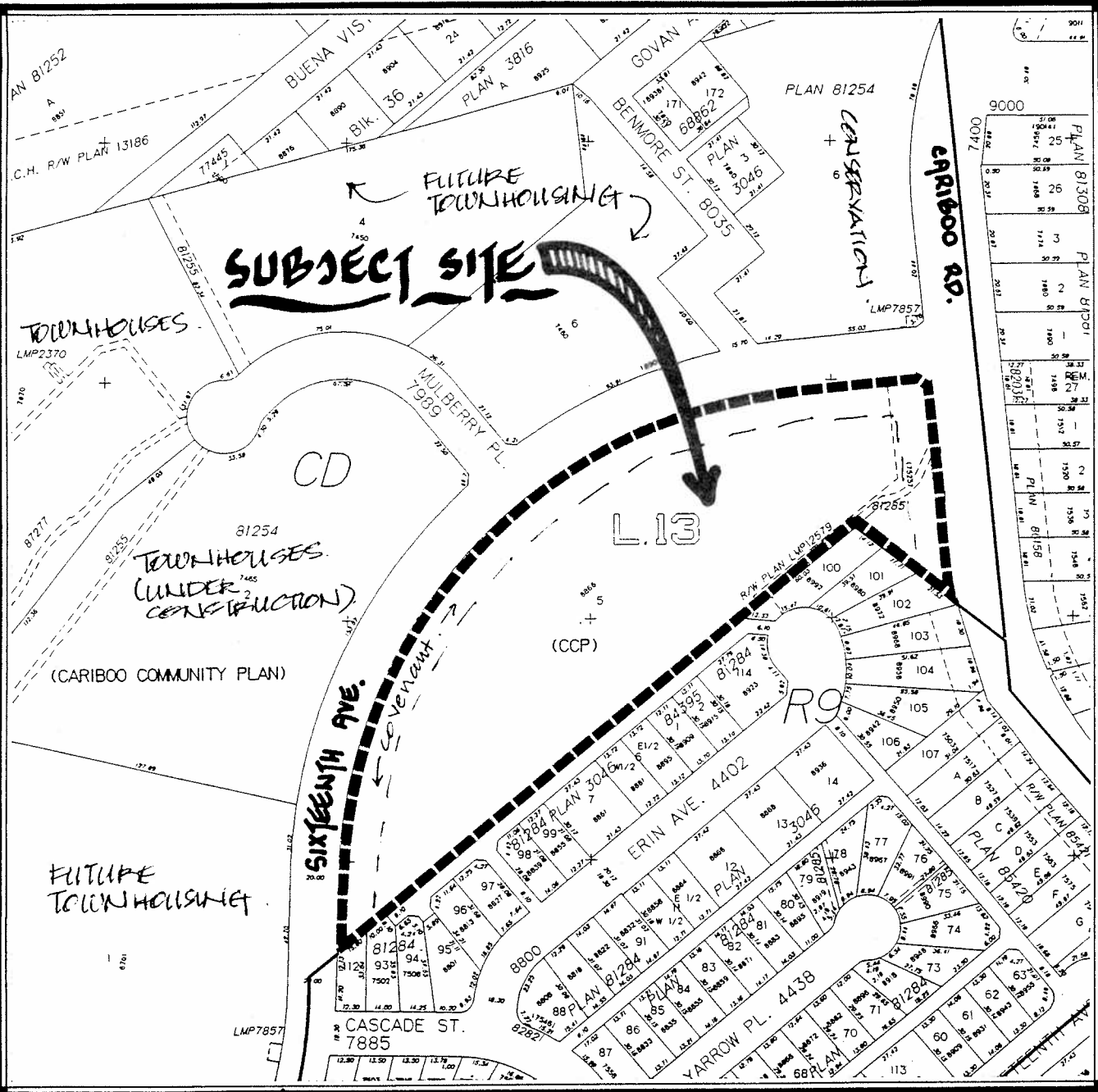
- 4.1 Gross and Net Site Area: 2.49 ha (6.15 acres)
Site Coverage: 23%
- 4.2 Floor Area: 8,958.6 m² (96,433 sq.ft.)
Floor Area Ratio: 0.36
Height: Two and a half storeys
- 4.3 Unit Size and Mix: 61 - 3 bedroom units ranging in size from 137.6 - 155.8 m² (1,481 - 1,677 sq.ft.)
Unit Density: 24.5 units per ha (10 units per acre)
- 4.4 Parking:
Total Required 107 (of which 16 are visitor parking) and 1 carwash stall
Total Provided 122 (of which 16 are visitor parking) and 1 carwash stall
- 4.5 Communal Facilities: Communal facilities include a recreation building with meeting space, exercise facilities and changing rooms, an outdoor pool and tot lot.
- 4.6 Exterior Materials and Finish: Exterior materials include wood and stucco siding, wood trim and speckled asphalt shingles.



D.G. Stenson, Director
Planning and Building

FA:yg
Attach.

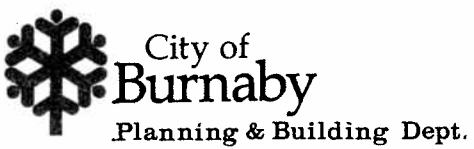
cc: City Clerk
Director Engineering
Director Administrative & Community Services



Date:
SEPTEMBER 1994

Scale:
1:2500

Drawn By:
J.P.C.



REZONING REFERENCE # 54/94



SKETCH #1

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Date:
SEPTEMBER 1994

Scale:
N=1:5.

Drawn By:
J.P.C.



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SKETCH #2

