

**TO:** CITY MANAGER 1994 APRIL 26

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #18/94  
(PREVIOUS REZONING REFERENCE #100/89)

**LOW-RISE APARTMENT DEVELOPMENT**

**ADDRESS:** 5270 OAKMOUNT CRESCENT  
(SEE ATTACHED SKETCHES #1 AND #2)

**LEGAL:** LOT 5, D.L. 84 AND 94, GROUP 1, N.W.D. PLAN  
LMP5547

**FROM:** CD COMPREHENSIVE DEVELOPMENT DISTRICT

**TO:** "AMENDED" CD COMPREHENSIVE DEVELOPMENT  
DISTRICT (BASED ON RM2 MULTIPLE FAMILY  
RESIDENTIAL DISTRICT AND OAKALLA DEVELOPMENT  
PLAN AS GUIDELINES AND IN ACCORDANCE WITH  
THE DEVELOPMENT PLAN ENTITLED "LOT 5  
OAKLANDS" PREPARED BY L.D. LAIDLAW  
ARCHITECTURE)

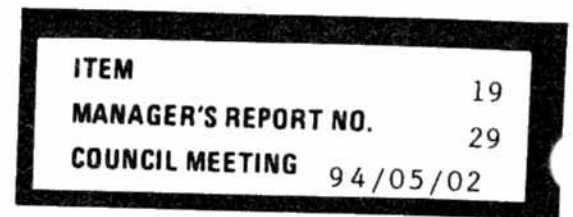
**APPLICANT:** POLYGON DEVELOPMENT 53 LTD.  
1800 SPYGLASS PLACE  
VANCOUVER, B.C. V5Z 4K8  
ATTENTION: JOHN O'DONNELL

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1994 May 31.

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**RECOMMENDATIONS:**

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 May 09, and to a Public Hearing on 1994 May 31 at 7:30 p.m., and 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) Completion of a subdivision adjusting property lines to establish the net project site as one legal parcel.
- e) The satisfaction of all necessary subdivision requirements.
- f) The granting of any necessary easements.
- g) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to comply with the arborist's recommendations for tree preservation and 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 the identified existing trees, to be refunded a year after completion of construction.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding spaces within the underground parking and a commitment to implement the recycling provisions.
- j) The granting of a 215 Covenant restricting enclosure of balconies.
- k) Resolution of current drainage and sediment control issues for the overall Oaklands development to the satisfaction of Environmental Health Services and deposit of sufficient monies by B.C. Buildings Corporation to cover the costs of necessary works.

- l) The submission of a suitable engineered design for an approved on-site sediment control program and deposit of a letter of credit as a performance guarantee and to meet the cost of engaging an independent consultant by the City to monitor the effectiveness of the on-site sediment control program and to recommend, where applicable, corrective actions.
- m) An undertaking to retain if necessary, a qualified consultant to identify, assess, segregate and sample for analysis, any material found and/or excavation water suspected of questionable quality during excavation and construction.
- n) The Final Adoption of Rezoning Reference #28/93, a social housing project, and initiation and substantial pursuance of a rezoning application by B.C.B.C. for a further 36 unit seniors housing project.

## **REPORT**

### **1.0 REZONING PURPOSE:**

The purpose of the proposed rezoning bylaw amendment is to permit a 57 unit four-storey apartment development.

### **2.0 BACKGROUND:**

- 2.1 The Oakalla Development Plan was adopted by Council in 1991 to redevelop the former Oakalla lands for housing and parkland (see attached Sketch #2). An overall rezoning (Rezoning Reference #100/89) was pursued to bring the existing zoning into conformance with the adopted Development Plan and to permit subdivision and servicing of the site in line with the Plan. Rezoning Reference #100/89 was given Final Adoption on 1992 August 24. Individual amendment rezoning applications are required to be made for the development of specific projects on specific sites.
- 2.2 As part of the first phase of developments, four rezoning applications were introduced, three market housing proposals (Rezoning References #24/93, #25/93 and #26/93) and one social housing proposal (Rezoning Reference #28/93).
- 2.3 The site comprises 'Enclave 4' within the Oakalla Development Plan (see attached Sketches #1 and #2). It is designated for a maximum four-storey apartment development with a maximum of 57 units and a maximum Floor Area Ratio of 0.90. The site slopes fairly steeply down to the northeast. It is bounded on the south by Oakmount Crescent, on the southeast by the Linear

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Parkway, and on the north by a pedestrian walkway. There are a number of significant trees on site. A parcel designated for townhouse development located adjacent to the west and north of the site is the subject of a rezoning application (Rezoning Reference #19/94) by the same developer.

- 2.4 Council on 1994 March 24 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.

**3.0 GENERAL COMMENTS:**

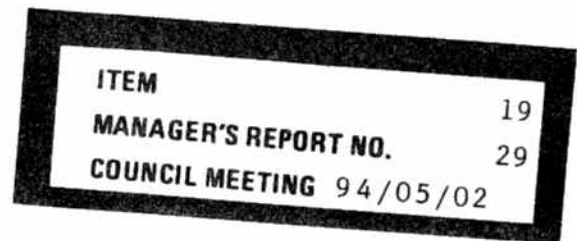
- 3.1 The applicant has confirmed that neither a phased strata plan nor resubdivision of the development site will be pursued. A small adjustment of the common property line between the subject site and the adjacent site, Lot 9 (Rezoning Reference #19/94) is being pursued by the developer of the two sites in order to better accommodate the townhouse development on the latter site (see attached Sketch #3). The net site areas of both lots will remain unchanged.
- 3.2 A tree survey and arborist's assessment have identified seven very fine specimen trees (six basswood and one elm) in the central portion of the site which are being preserved. Arborist's recommendations and preliminary servicing designs to preserve the trees have been prepared. Bonding for the value of these trees will be provided to guarantee their preservation.
- 3.3 The subject site is being serviced as a condition of Subdivision Reference #55/90. Any additional servicing requirements related to the specific proposed development will be identified.
- 3.4 Environmental Health Services has indicated that, during these formative stages of the Oakalla development when the silt runoff due to site construction tends to be relatively high and the desired vegetation is not yet established, some drainage correction matters need to be resolved through an additional comprehensive sediment control plan to be prepared and implemented on behalf of B.C.B.C. In order not to exacerbate this drainage situation with respect to further construction of next phase housing developments, it is recommended that the advancement of the subject rezoning for consideration of Final Adoption be subject to the resolution of current drainage matters to the satisfaction of Environmental Health Services including the deposit of sufficient monies to cover the costs of the necessary works. The usual engineered design

for an approved on-site sediment control program will also be required for the subject site itself, as well as deposit of a letter of credit as a performance guarantee and to meet the cost of engaging an independent consultant by the City to monitor the effectiveness of the on-site sediment control program and recommend, where applicable, corrective actions.

- 3.5 The development meets the minimum unit size requirements of the condominium guidelines adopted by Council.
- 3.6 The developer has indicated that the proposed development will be targeted to the senior citizens and retirement market, and that age restrictions may be imposed. The initial rezoning report for this site indicated that since the proposed apartment development is to consist of two bedroom units which are neither ground-oriented nor particularly suitable for families with children, this approach was considered acceptable, unless otherwise directed by Council.
- 3.7 Provision within the underground parking of a covered carwash stall and adequately sized recycling areas with a commitment to implement recycling procedures is required.
- 3.8 No Parkland Acquisition Charge is applicable since parkland provisions for this site were made as part of the original rezoning, Rezoning Reference #100/89.
- 3.9 The Oakalla Development Plan calls for a 20% component of non-market housing. At the time of the first phase of the rezonings, the first non-market development was included but is not yet completed. Once the three projects in this second phase of the project are complete, 81% of the market housing will be in place.

Similar to the development scheduling of the George Derby and Cariboo Heights Lands, the City has looked for assurances that the non-market housing is scheduled in line with the market housing. Within this context, it is desirable for the B.C. Buildings Corporation (B.C.B.C.) to advance the Phase II 36 unit seniors project outlined in Rezoning Reference #28/93 in tandem with the proposed Phase II market housing sites.

It is therefore proposed that Final Adoption of Rezoning Reference #28/93 for 73 social housing units and the initiation by B.C.B.C. of a rezoning bylaw and its substantial pursuance encompassing the 36 unit seniors project be established as a prerequisite condition for consideration of Final Adoption of the subject rezoning proposal.



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

**4.0 DEVELOPMENT STATISTICS:**

The proposed development comprises two four-storey buildings with underground parking.

- |     |                                  |   |
|-----|----------------------------------|---|
| 4.1 | <u>Net Site Area:</u>            | 0.773 ha (1.91 acres)   |
| 4.2 | <u>Site Coverage:</u>            | 25%   |
| 4.3 | <u>Maximum Floor Area:</u>       | 6,931 m <sup>2</sup> (74,610 sq.ft.)                          |
| 4.4 | <u>Maximum Floor Area Ratio:</u> | 0.900   |
| 4.5 | <u>Unit Mix:</u>                 |   |
|     | 55 two bedroom units @           | 105.2 to 111.4 m <sup>2</sup> (1,132 to 1,199 sq.ft.)         |
|     | 2 one bedroom units @            | 72.8 m <sup>2</sup> (784 sq.ft.)                              |
|     | —                                |   |
|     | 57 units total                   |   |
| 4.6 | <u>Unit density:</u>             | 73.7 units/ha (29.8 units per acre)                           |
| 4.7 | <u>Building Height:</u>          | four storeys stepped with the slope plus underground parking. |
| 4.8 | <u>Parking Required:</u>         | 92 spaces (including 14 visitors' spaces)                     |
|     | <u>Parking Provided:</u>         | 92 spaces (including 14 visitors' spaces)                     |
| 4.9 | <u>Communal Facilities:</u>      | Recreation room with patio; bicycle storage.                  |

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4.10 Exterior Materials:

Wood siding, wood trim, stone veneer,  
and cedar shingle roof.

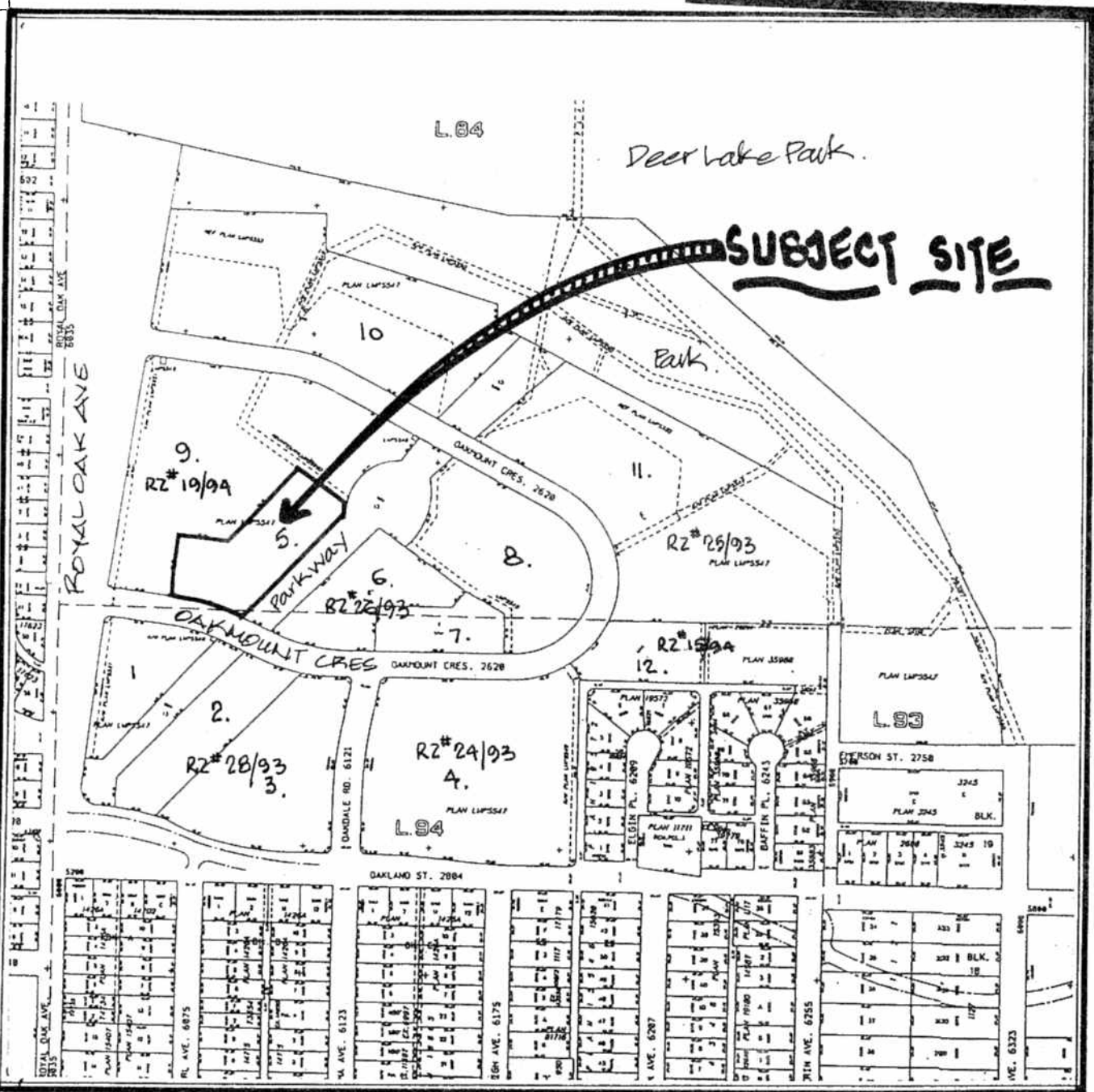


D.G. Stenson, Director  
Planning and Building

RR:yg  
Attach.

cc: Director Engineering  
City Clerk  
City Solicitor  
Director Recreation & Cultural Services  
Director Administrative & Community Services  
Chief Environmental Health Officer

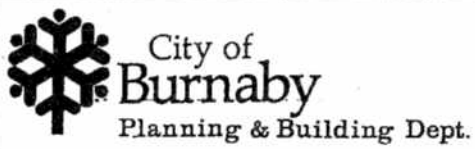
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Date:  
 MARCH 1994

Scale:  
 N.T.S.

Drawn By:  
 J.P.C.



REZONING REFERENCE #18/94  
 (EXISTING SUBDIVISION PLAN)

SKETCH #1





176

LOT 9  
RZ # 18/94

LOT 5  
RZ # 18/94

AREA SUBTRACTED  
FROM LOT 5 - TO LOT 9  
3016.8 SF

AREA ADDED  
TO LOT 5 - FROM LOT 9  
3016.8 SF

WALKWAY

PARKWAY

OAKMOUNT CRES.



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SKETCH # 3

NOTE: SITE AREA STATISTICS PROVIDED BY POLYGON

# PROPOSED PROPERTY LINE ADJUSTMENT

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