

ITEM	13
MANAGER'S REPORT NO.	44
COUNCIL MEETING	94/07/25

TO: CITY MANAGER 1994 JULY 18
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #6/94

LOW-RISE APARTMENT DEVELOPMENT

ADDRESS: 5587/5605 SMITH AVENUE (see attached Sketches #1 and #2)

LEGAL: LOT 4, D.L. 35, GROUP 1, N.W.D. PLAN 1198;
N.1/2 LOT 3, D.L. 35, GROUP 1, N.W.D. PLAN 1198

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND METROTOWN AREA 11 DEVELOPMENT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED RESIDENTIAL DEVELOPMENT 5587/5605 SMITH AVENUE" PREPARED BY TED MURRAY ARCHITECT INC.)

APPLICANT: TED MURRAY ARCHITECT
209 - 2211 W. 4TH AVENUE
VANCOUVER, B.C. V6K 4S2

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1994 August 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 August 08, and to a Public Hearing on 1994 August 23 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) Consolidation of the net project site into one legal parcel and the satisfaction of all necessary subdivision requirements.
- e) The granting of any necessary easements.
- f) 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 identified existing trees and succession planting, to be refunded a year after completion of construction.
- g) The granting of a 215 covenant to protect the identified existing trees being preserved and succession planting on the site.
- h) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- i) The granting of a 215 covenant restricting enclosure of balconies.

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- j) 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.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) The undergrounding of existing overhead wiring abutting the site.
- m) Compliance with the Council adopted sound criteria.
- n) The deposit of the applicable per unit Parkland Acquisition Charge.
- o) 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 a 40 unit four-storey apartment development.

2.0 BACKGROUND

- 2.1 The subject site is currently occupied by one older dwelling. There are a number of mature trees on the site.

The site is located within a low-rise apartment area, adjacent to both redeveloped sites and existing single family homes designated for future apartment redevelopment.

The subject site is located within the Metrotown Area 11 Development Plan (see attached Sketch #2) and comprises the northerly portion of a site designated for development at RM3 density. Both the proposed site and the remaining area to the south (which would comprise a future site assembly for redevelopment) are considered suitable development sites.

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2.2 Council on 1994 March 21 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 proposed rezoning is generally in conformity with the adopted Development Plan for Metrotown Area 11.
- 3.2 The development site will be consolidated into one legal parcel.
- 3.3 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, provision of a separated sidewalk, boulevard grassing and street lighting on Smith Avenue adjacent to the site.
- 3.4 The developer will be expected to underground overhead utilities adjacent to the site.
- 3.5 A Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to the development.
- 3.6 The applicant is not proposing any units adaptable to the needs of the disabled in the development.
- 3.7 A carwash stall as well as garbage and recycling areas are provided within the underground parking. A commitment to implement recycling procedures will be provided.
- 3.8 A detailed arborist's report has been prepared to assist in the preservation of a grove of trees on the rear (western) portion of the site. The 29 deciduous trees comprising this grove are 22 Cottonwoods, 5 Red Alder and 2 Common Walnut. Due to the age, size and nature of the trees, as well as drainage conditions in the immediate area, these trees in general have relatively high hazard ratings. The arborist's recommendations for hazard abatement include staged removal of 28 of the 29 trees: i.e. immediate removal of 7 trees, removal within three years of 7 further trees, removal within five years of 9 trees, and removal within seven years of 5 trees. One remaining tree is to be

observed for stress. The staged removal of existing trees based on hazard ratings will allow succession planting within the grove area to be implemented in order to grow trees to replace the currently existing trees. Hazard abatement measures including pruning and observation are required for trees while they remain on site. The defined grove area will be protected by chain link fencing throughout the entire course of site preparation and construction.

Succession planting in the grove area will include the following trees:

5 Big Leaf Maple	(6 ft. height)
8 Red Maple	(1.5 in. caliper)
9 Red Alder	(6 ft. height)
9 Trembling Aspen	(1.5 in. caliper)
5 Black Locust	(1.5 in. caliper)
3 Mountain Ash	(1.5 in. caliper)
6 Douglas Fir	(6 ft. height)
6 Western Hemlock	(6 ft. height)
7 Western Red Cedar	(6 ft. height)

In addition, groundcover (Lily of the Valley, Wintergreen and Western Sword Fern) will be planted at the drip-line of the tree preservation area to augment the existing understorey growth. A letter of credit should be deposited by the developer to guarantee tree preservation and succession planting in the grove area.

- 3.8 Environmental Health Services has advised that the site is influenced by Skytrain noise and traffic noise on Smith Avenue on Kingsway. A noise study is required to ensure compliance with the Council adopted sound criteria.
- 3.9 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 Net Site Area: 0.333 ha (0.822 acres) subject to survey
- 4.2 Site Coverage: 32%

- 4.3 Maximum Floor Area: 3,651 m² (39,300 sq.ft.)
subject to site survey

- 4.4 Maximum Floor Area Ratio: 1.1

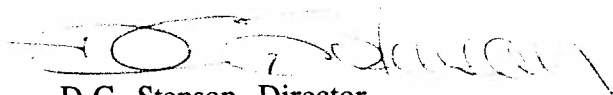
- 4.5 Unit Mix:
 - 21 two bedroom units @ 86.4 to 100.8 m² (930 to 1,085 sq.ft.)
 - 4 one bedroom + den units @ 80.5 m² (867 sq.ft.)
 - 15 one bedroom units @ 70.7 to 86.4 m² (761 to 930 sq.ft.)
 -
 - 40 Units Total

- 4.6 Unit Density: 120 units/ha (49 units per acre)

- 4.7 Building Height: three-storeys plus smaller partial (43 percent) fourth storey plus underground parking; 12.9 m (42.3 ft.) to roof peak.

- 4.8 Parking Required: 64 spaces (including 10 visitors' spaces)
Parking Provided: 64 spaces (including 10 visitors' spaces)

- 4.9 Exterior Materials: Wood siding, wood trim, stucco, asphalt shingle roof.


D.G. Stenson, Director
Planning and Building

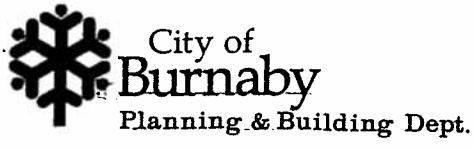
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Date:
 MARCH 1994

Scale:
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Drawn By:
 J.P.C.



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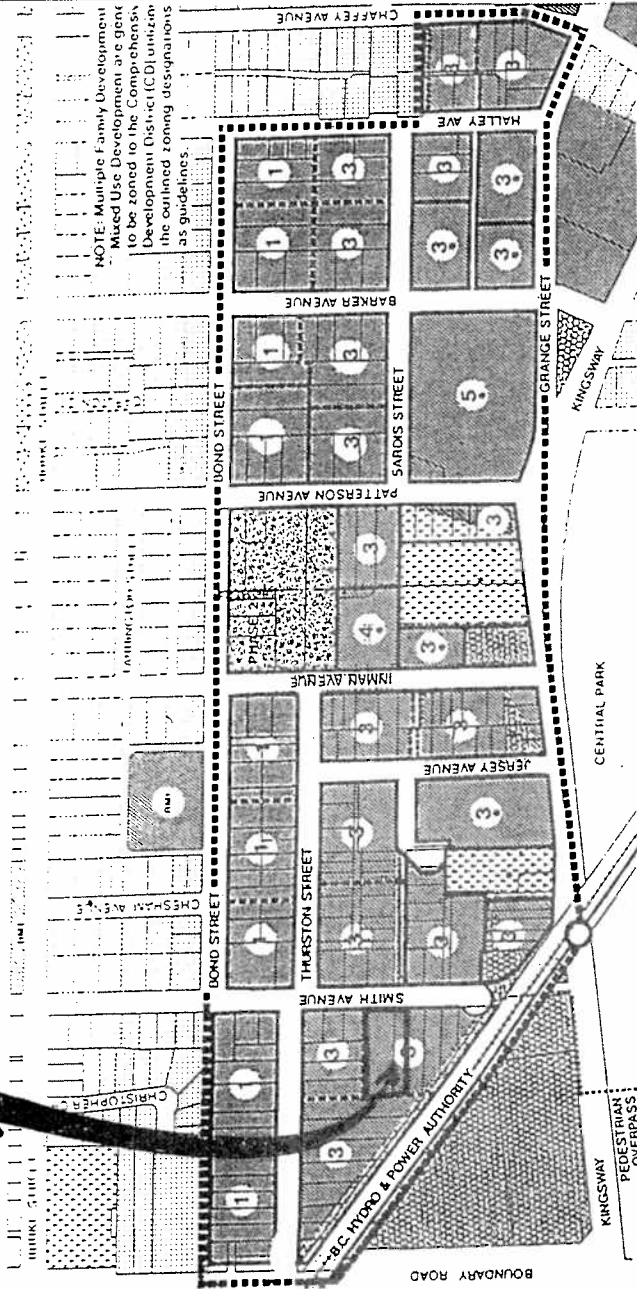
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SUBJECT SITE



LEGEND:

- RESIDENTIAL R5
- RESIDENTIAL RM1 20/35 UPA
- RESIDENTIAL RM2 20/35 UPA
- RESIDENTIAL RM3 30 UPA
- RESIDENTIAL RM4 30 UPA
- RESIDENTIAL RM5 30 UPA
- MIXED USE
- COMMERCIAL
- INSTITUTIONAL
- PARK
- WALKWAY
- ALERT
- SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN
- FUTURE ALERT STATION

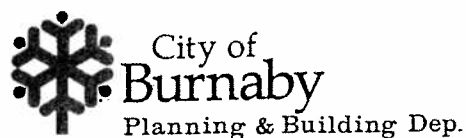
DEVELOPMENT PLAN
Metrotown - Area 11
 Residential / Mixed Use
 ADOPTED BY COUNCIL 1982 AUGUST 23



Date:
MARCH 1994

Scale:
N.T.S.

Drawn By:
J.P.C.



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SKETCH # 2