

TO: CITY MANAGER 1994 JUNE 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19/94
(PREVIOUS REZONING REFERENCE #100/89)

FAMILY ORIENTED TOWNHOUSE DEVELOPMENT

ADDRESS: 5200 OAKMOUNT CRESCENT
(SEE ATTACHED SKETCHES #1, #2 AND #3)

LEGAL: LOT 9, D.L. 84, GROUP 1, N.W.D. PLAN LMP5547

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RMI MULTIPLE FAMILY RESIDENTIAL DISTRICT DENSITY AND USE AND OAKALLA DEVELOPMENT PLAN AS GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED RESIDENTIAL PROJECT, LOT 9, THE OAKLANDS" PREPARED BY RAYMOND LETKEMAN ARCHITECTS INC.)

APPLICANT: POLYGON DEVELOPMENT 54 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 July 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 July 11, and to a Public Hearing on 1994 July 26 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 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) Retention of the key identified mature trees 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) The granting of a 215 covenant to protect the identified existing trees being preserved on the site.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) 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.

- k) The submission of an undertaking that the subject condominium project will not have a bylaw restriction pertaining to age.
- l) Compliance with the Council adopted sound criteria.
- m) 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.
- n) 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.
- o) 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.
- p) The provision of unobstructed access to visitor parking in accordance with the Bylaw.
- q) The submission of detailed designs, to the approval of the Engineering and Planning Departments, for cut and fill provisions including berms, landscaping and fences within the cut/fill easement area along the Royal Oak Avenue frontage and deposit of sufficient monies to cover the costs of the works.
- r) The Final Adoption of Rezoning Reference #28/93, a social housing project, and initiation and substantial progress on 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 78 unit townhouse development.

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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 This site comprises "Enclave 9" within the Oakalla Development Plan, the third largest enclave, and is situated in the centre of the western edge of the overall project (see attaches Sketches #1 and #2). It is designated for a maximum three-storey, except for 2 storeys along the western frontage, townhouse development, with a maximum of 82 units and a maximum Floor Area Ratio of 0.5. The land, which is partly fill, slopes gently to a fairly steep bluff at the northern edge. Trees are scattered throughout the site, with four very notable mature specimens at the top of the hill at the southern end.

A public pedestrian walkway linking the northwest sector of the Development Plan to Deer Lake Park traverses this site creating a portion to the northeast about a third the size of the total site. Roads ring the site on three sides - Royal Oak Avenue to the west and Oakmount Crescent to both the north and south.

2.4 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 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 5 (Rezoning Reference #18/94) is being pursued by the developer of the two sites in order to better accommodate this townhouse development (see attached Sketch #3). The net site area of both lots will remain unchanged.

The applicant also proposes a reduction in the number of units from 82 units to 78 units. This adjustment is considered supportable.

- 3.2 The site is scattered with a number of trees including cypress, beech, elm, cedar and maple. The tree survey submitted indicates that four mature, individual trees at the south end are of exceptional quality and size. Designs to preserve these trees as a focal point and project amenity area are being prepared. Bonding for the value of these trees will be provided to guarantee their preservation. Other trees being removed, such as the cypresses and chestnut trees at the north end of the site, are large but have been evaluated as being in poor or pastprime condition as well as being sited in locations required for housing and roadways. In addition, natural treed buffer landscaping needs to be provided along the western edge of the site adjacent to the future realigned Royal Oak Avenue.
- 3.3 Since the site has a significant curving drop towards the northern edge and is partly built on fill, a detailed topographical survey and grading plan showing natural and finished grades have been submitted to assist with the internal driveway circulation and site layout.
- 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.

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- 3.5 With respect to communal facilities, the developer is providing a playground area, landscaped common areas and a gazebo in the area of the specimen trees to be retained.
- 3.6 The site has been primarily serviced as a condition of the subdivision arising out of Rezoning Reference #100/89. The Director Engineering will be requested to prepare an estimate for any additional services necessary to serve the site. The upgrading and realignment of Royal Oak Avenue and associated works is a major roads project for the City. The applicant, however, has offered to provide the fill for the on-site fill easement in order to complete the project's landscaping and fencing. The applicant is working toward a scheme satisfactory to the Directors Engineering and Planning. To accommodate the proposed site layout, the applicant proposes to adjust the alignment of the existing public walkway and easement within the site.
- 3.7 The applicant has indicated that this project will be family-oriented and there will be no age restrictions.
- 3.8 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.

- 3.9 The development meets the minimum unit size and parking requirements of the condominium guidelines adopted by Council.

- 3.10 Provision within the underground parking of a covered carwash stall and adequately sized recycling areas with a commitment to implement recycling procedures is required.
- 3.11 Given the site's proximity to Royal Oak Avenue, an acoustic study is required.
- 3.12 No Parkland Acquisition Charge is applicable since parkland provisions for this site were made as part of the original rezoning, Rezoning Reference #100/89.
- 3.13 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

4.0 **DEVELOPMENT STATISTICS:**

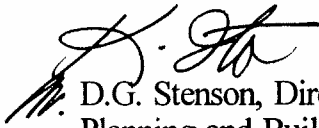
The proposed development comprises clusters of one to five unit buildings with attached parking.

4.1	<u>Net Site Area</u>	2.39 ha (5.9 acres)
4.2	<u>Site Coverage</u>	30%
4.3	<u>Maximum Floor Area:</u>	11,936.9 m ² (128,492.5 sq.ft.)
	<u>Floor Area Provided</u>	11,632.6 m ² (125,216 sq.ft.)
4.4	<u>Maximum Floor Area Ratio:</u>	0.5
	<u>Floor Area Provided</u>	0.49
4.5	<u>Unit Mix:</u>	
	78 3 bedroom units @	136.56 to 180.41 m ² (1470 to 1942 sq.ft.)
4.6	<u>Unit Density:</u>	32.6 ha (13.2 per acre)
4.7	<u>Building Height:</u>	One or two storey plus cellar

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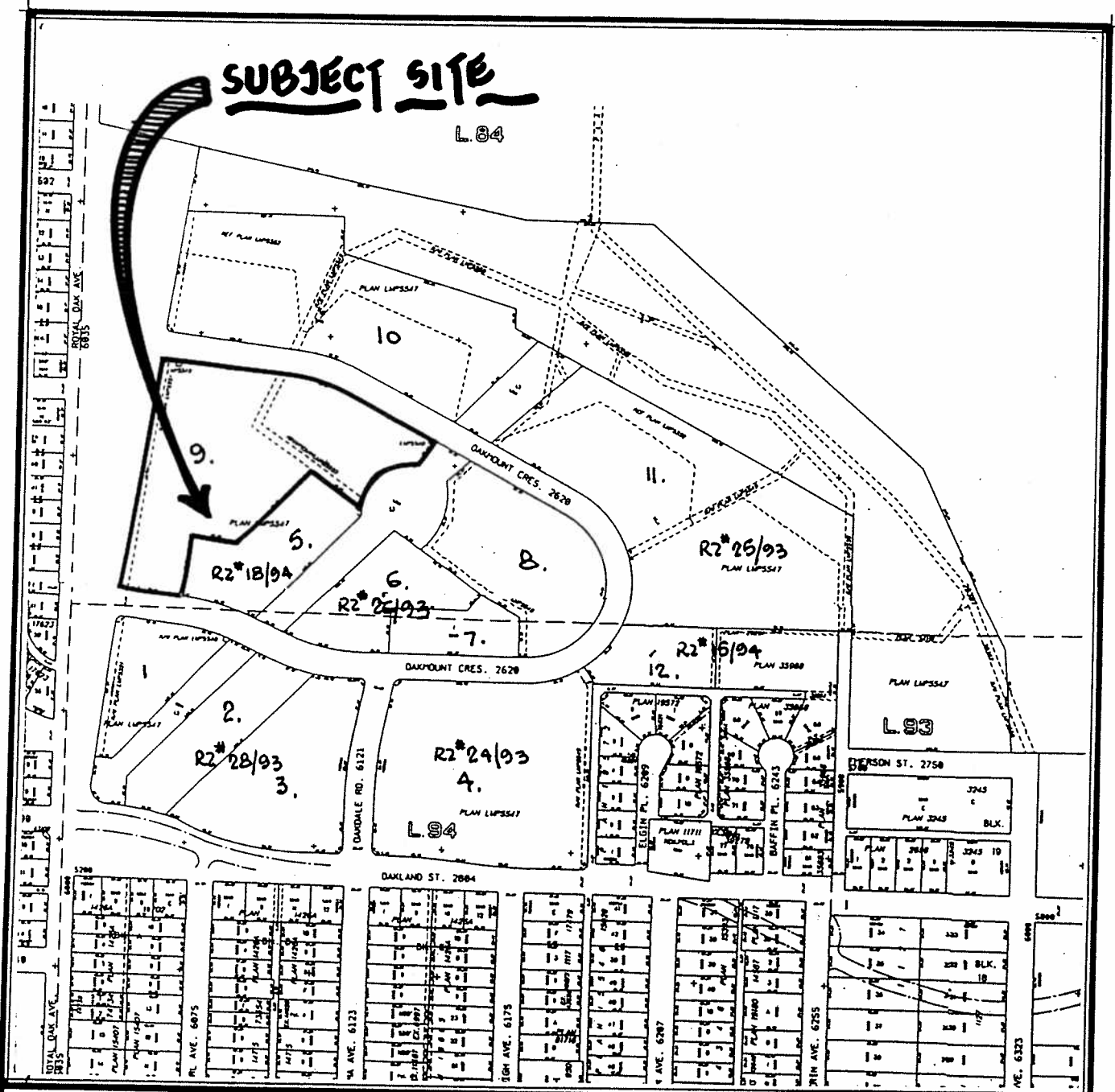
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- 4.8 Parking Required: 137 stalls (including 20 visitor stalls) + 1 carwash
- Parking Provided: 176 stalls (including 20 visitor stalls) + 1 carwash
- 4.9 Communal Facilities: Playground and garden gazebo
- 4.10 Exterior Materials: Cedar shakes and wood siding.


D.G. Stenson, Director
Planning and Building


FA:yg
Attach.

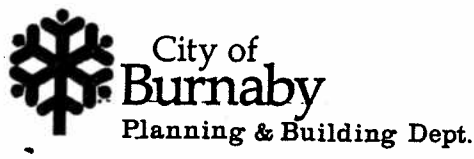
cc: Director Administrative & Community Services
Director Engineering
Director Recreation & Cultural Services
City Solicitor
City Clerk
Chief Environmental Health Officer



Date:
MARCH 1994

Scale:
N.F.S.

Drawn By:
J.P.C.



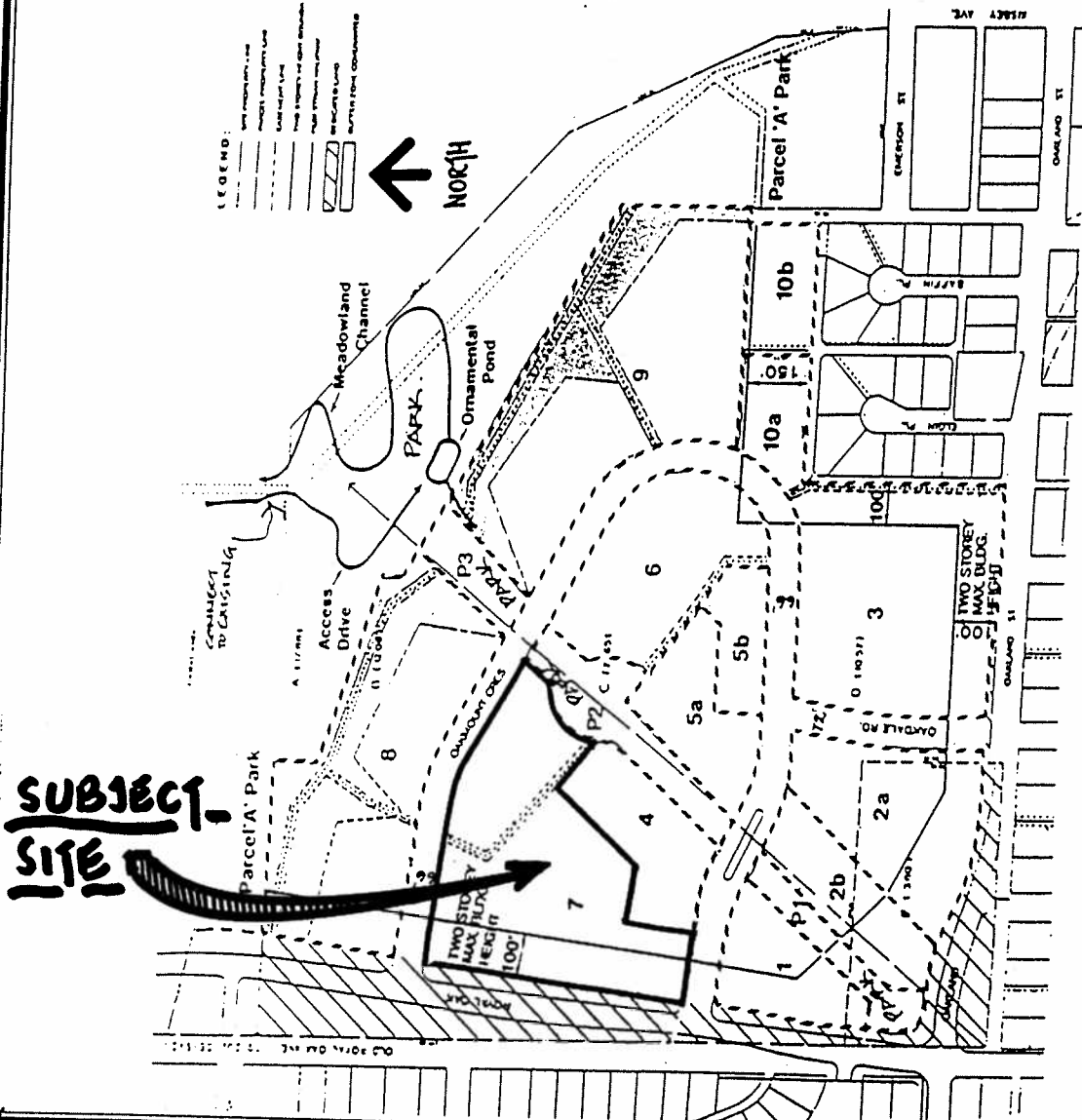
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(EXISTING SUBDIVISION PLAN)

SKETCH # 1

OAKALLA DEVELOPMENT PLAN

Site Designations

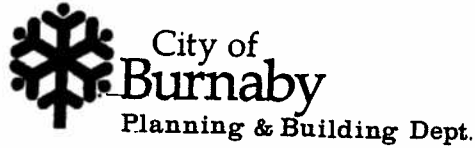
- LEGEND:**
- Sewer Main
 - Water Main
 - Gas Main
 - Electric Main
 - Storm Sewer
 - Fire Main
 - Public Utility
 - Private Utility
 - Survey Line
 - Survey Point
 - Survey Monument



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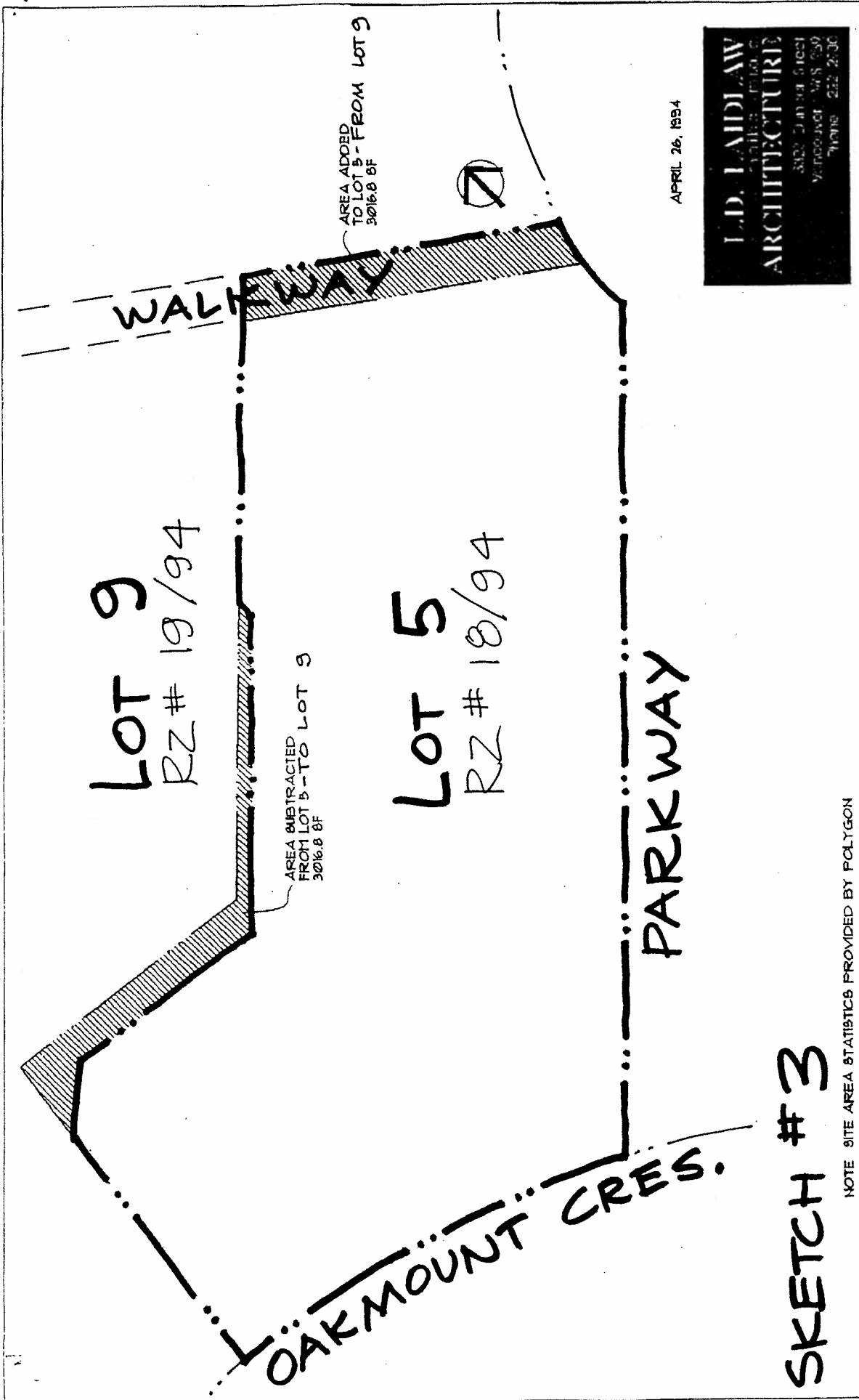
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SKETCH * 2



SKETCH # 3

PROPOSED PROPERTY LINE ADJUSTMENT

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