

ITEM	8
MANAGER'S REPORT NO.	40
COUNCIL MEETING	94/06/27

TO: CITY MANAGER

1994 JUNE 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15/94
(PREVIOUS REZONING REFERENCE #100/89)

TOWNHOUSE DEVELOPMENT

ADDRESS: 5241 OAKMOUNT CRESCENT; PTN. 5842 BAFFIN PLACE

LEGAL: LOT 12, D.L. 94, GROUP 1, N.W.D. PLAN LMP5547;
PTN. LOT 66, D.L. 94, GROUP 1, N.W.D. PLAN 35988

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT AND
R4 RESIDENTIAL DISTRICT

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON RM1 MULTIPLE FAMILY
RESIDENTIAL DISTRICT AND OAKALLA DEVELOPMENT
PLAN AS GUIDELINES, AND IN ACCORDANCE WITH
THE DEVELOPMENT PLAN ENTITLED "OAKLANDS
HOUSING LOT 12 AND PROPOSED BAFFIN PLACE
TOWNHOUSE DEVELOPMENT" PREPARED BY URBAN
DESIGN GROUP AND DAVID HO ARCHITECTS)

APPLICANT: URBAN DESIGN GROUP ARCHITECTS LTD.
900 - 815 W. HASTINGS STREET
VANCOUVER, B.C. V6C 1B4
ATTENTION: TOM THOMPSON

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:
- 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 to establish the net project site as two legal parcels.
 - e) The satisfaction of all necessary subdivision requirements.
 - f) The granting of any necessary easements.
 - g) 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.
 - 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) 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.
 - j) The submission of a suitable engineered design for an approved on-site sediment control program and deposit of a letter of credit as a

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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.

- k) 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.
- l) The provision of unobstructed access to visitor parking in accordance with the Bylaw.
- m) 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.
- n) The deposit of the per unit Parkland Acquisition Charge applicable to existing Lot 66 (5842 Baffin Place).
- o) The submission of an undertaking that the subject condominium projects will not have bylaw restrictions pertaining to age.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a 14 unit townhouse development.

2.0 BACKGROUND

- 2.1 The site slopes steeply down to the east. It is bounded on the west by Oakmount Crescent, on the north by a townhouse site, and on the south by the Elgin Place and Baffin Place subdivisions. To the east is parkland. There are trees on the easterly portion of the site.
- 2.2 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

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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.

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 Areas 10a and 10b within the Oakalla Development Plan (see attached Sketch #2). It is designated for townhouse development with a maximum of 14 units, maximum Floor Area Ratio of 0.35, and a maximum site coverage of 30 percent.

Specific criteria were established by the Plan for the subject site as follows:

- a) A 2-storey maximum height limit band 150 feet wide. Some reasonable response to the sloping grades would be allowed the architect of the proposed townhouses with care being taken to assure the south side of any units being limited to 2-storeys. A maximum height of 25 feet with a minimum roof pitch of 4 in 12 is established for the building south faces.
- b) A minimum building setback of 35 feet is required from the south property line of the subject site.
- c) The access driveway to the townhouses on the subject site is restricted to the north side of the townhouses.

Council on 1991 May 13 also requested that in pursuing any development on Area 10b, it be determined what would need to be done to assure preservation of existing views from adjacent existing single-family dwelling residences.

- 2.4 Council in 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.

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3.0 GENERAL COMMENTS:

- 3.1 The submitted plan of development meets the Plan criteria for the subject site. The development is being pursued by two developers for the east and west portions of the site, but with a single integrated project approach. Although our previous report indicated that the subject site should be consolidated into one legal parcel, the applicant wishes to pursue development of the subject site on two legal parcels, the easterly one having a panhandle frontage on Oakmount Crescent (see attached Sketch #3). Provision of the panhandle for the easterly lot will not affect the development potential of either of the two lots. The current single rezoning application and plan of development is continuing to be pursued for the two lots comprising the development site. The proposed subdivision will also create an R4 parcel fronting on Baffin Place and dedicate a lane turnaround area for the Elgin Place lane.
- 3.2 Since the physical driveway and pedestrian access to the easterly lot does not coincide with the legal access panhandle, a reciprocal access easement will be required for vehicular, pedestrian and firefighting access, as well as for common facilities including mailboxes, garbage and recycling space, the covered car wash space, and the children's play area.
- 3.3 The subject site is being partially serviced as a condition of Subdivision Reference #55/90. All additional servicing requirements related to the proposed rezoning and subdivision will be identified, including construction of two hammerhead turnarounds for the lanes for Elgin Place and Baffin Place.
- 3.4 In line with Council direction, the applicant has as much as feasible addressed view preservation concerns related to the existing single-family dwellings to the south. The roof ridges of all the townhouses are located below the 25 foot height line established at the 35 foot setback line from the south property line, which given this slope of the land in the area is well below the ground level on the single family properties to the south. A number of elevations and sections, including sight lines, have been prepared by the architects to illustrate the relationship between the existing single-family dwellings and the proposed townhouse development. These are available for viewing in Planning. The applicants will be requested to make a presentation on this aspect at the Public Hearing.
- 3.5 The deposit of the applicable Parkland Acquisition Charge, which is currently \$829.00 per unit, is required for the easterly portion of the site (Lot 66, 5842 Baffin Place). No Parkland Acquisition Charge is applicable to the westerly portion of the site (Lot 12) since parkland provision for Lot 12 was made as part of the overall Oakalla rezoning, Rezoning Reference #100/89.

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- 3.6 Since the site is designated for ground-oriented townhouse development and is therefore potentially family oriented, it is considered desirable that there be no age restrictions. A commitment to this effect will be requested as a prerequisite condition.
- 3.7 Two garage parking spaces are provided under each townhouse unit. Four visitor spaces are provided on grade. The applicant has been advised of the Zoning Bylaw requirement for unobstructed access to the visitor parking, which precludes provision of a security gate across the driveway entrance to the site which had been proposed by the applicant. The submitted plan of development does not incorporate security gates and consistent with other developments now being processed, none will be permitted, unless otherwise directed by Council.
- 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 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.

- 3.10 Although there are trees on the easterly portion of the site, no particularly valuable specimens have been identified. A buffer area, will however, be maintained along the treed portion of the south property line and augmented additional planting.
- 3.11 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 projects of seven 3-bedroom townhouses each.

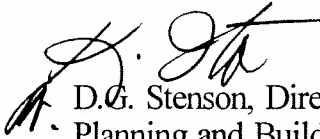
- 4.1 Net Site Area: 0.86 ha (2.1 acres) subject to survey
- 4.2 Site Coverage: 23.6 %
- 4.3 Maximum Floor Area Ratio: 0.35
- 4.4 Maximum Floor Area:

<u>West Project</u>	7 townhouses	@ 207.5 m ² (2,234 sq.ft.)
	Total	1,453 m ² (15,638 sq.ft.)
<u>East Project</u>	7 townhouses	@ 221.8 m ² (2,388 sq.ft.)
	Total	1,553 m ² (16,716 sq.ft.)
<u>Overall Total</u>	14 townhouses	3,006 m ² (32,357 sq.ft.) (subject to site area survey)
- 4.5 Unit Density: 16 units/ha (6.7 units per acre)
- 4.6 Building Height: 2-storeys plus cellar and under unit garage.
- 4.7 Parking Required: 25 spaces (including 4 visitors' spaces).
Parking Provided: 32 spaces (including 4 visitors' spaces).

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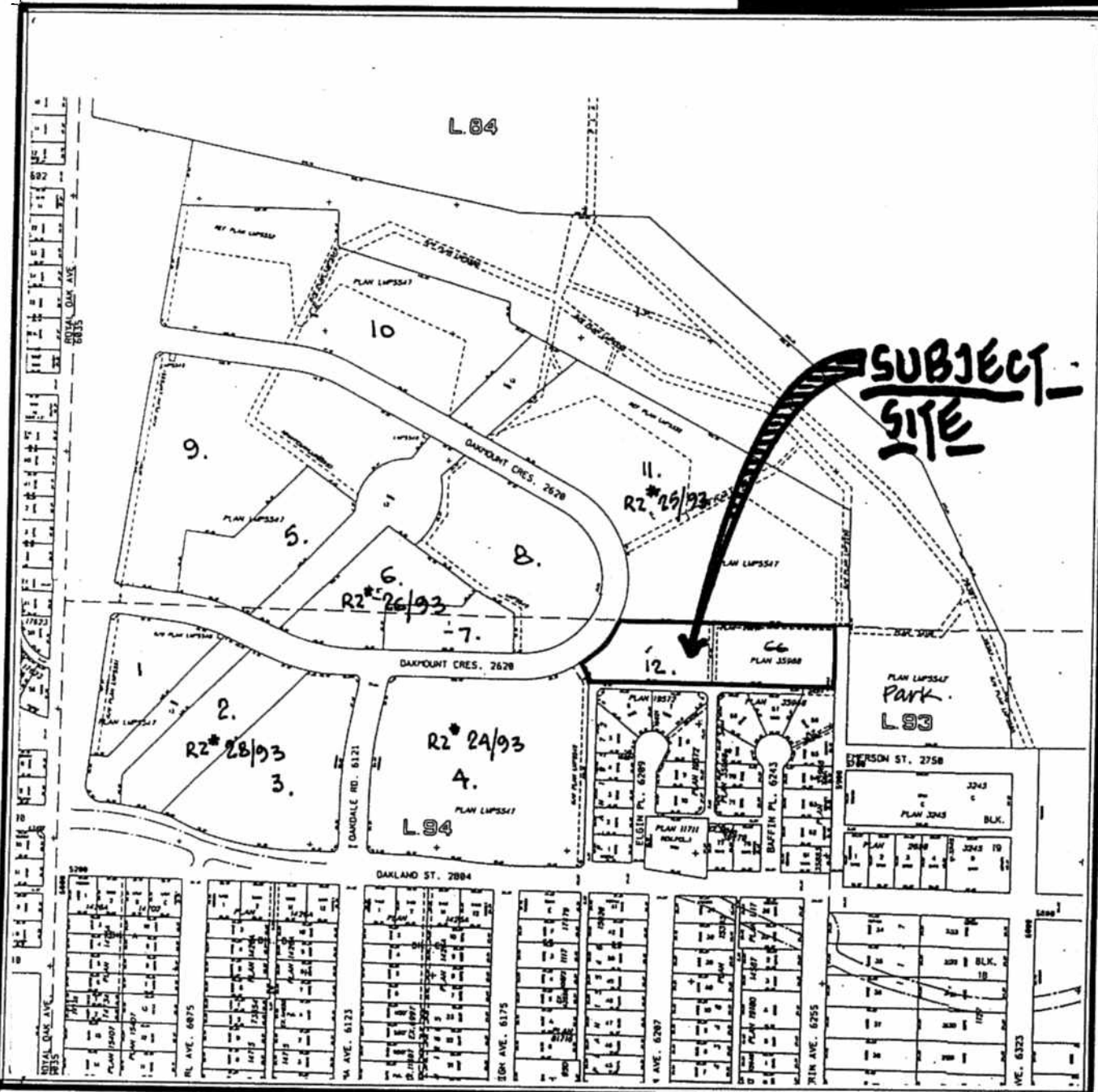
- 4.8 Communal Facilities: Mail boxes, car wash space, garbage and recycling area, children's play area.
- 4.9 Exterior Materials: Wood siding, wood trim, brick, stucco and cedar shake roof.


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.F.S.

Drawn By:
J.P.C.



REZONING REFERENCE #15/94
(EXISTING SUBDIVISION PLAN)

SKETCH #1

