

TO: CITY MANAGER 2000 March 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #99-37
Cranberry Commons Cohousing
3½ Storey Stacked Townhouses and Apartments

ADDRESS: 4250, 4256, 4264, 4266 & 4274 ALBERT STREET (see *attached* Sketches 1 & 2)

LEGAL: Lots 12 to 16, Block 7, D.L. 121, Group 1, NWD Plan 1054

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM4 Multiple Family Residential District to a maximum F.A.R. of 1.3 and the Hastings Street Area Plan and in accordance with the development plan entitled "Cranberry Commons Cohousing" prepared by Birmingham and Wood Architects and Planners.)

APPLICANT: Cranberry Commons Cohousing Development Corp.
3719 West 2nd Avenue
Vancouver, B.C. V6R 1J8
(Att: Rosemary Lowe)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 2000 April 18.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2000 April 3 and to a Public Hearing on 2000 April 18 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) 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 resultant debris prior to Third Reading.
- e) The consolidation of the net project site into one legal parcel.
- f) The dedication of any rights-of-way deemed requisite.
- g) The undergrounding of existing overhead wiring abutting the site.
- h) Compliance with the Council-adopted sound criteria.
- i) The provision of facilities for cyclists in accordance with Section 4.5 of this report.
- j) The provision of a covered car wash stall within the underground parking and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- k) The deposit of the applicable Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area.
- l) The deposit of the applicable GVS & DD sewerage charge (Vancouver Sewerage Area) of \$590 per unit for apartments and \$826 per unit for townhouses.
- m) The granting of any necessary easements and covenants including, but not necessarily limited to, a Section 219 Covenant restricting enclosure of balconies.
- n) The completion of the sale of City property as outlined in Section 3.9 in this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed bylaw amendment is to permit the development of a mixed townhouse and apartment multi-family residential development.

2.0 BACKGROUND

The subject site, currently zoned R5 Residential, has been designated for redevelopment under RM7 Hastings Village Multiple Family Residential Guidelines in the adopted Hastings Street Area Plan. As outlined in the report that was adopted by the Community Planning and Housing Committee on 1999 June 29 and by Council on 1999 July 12, the subject rezoning application is for a multi-family housing development according to RM4 guidelines to accommodate special shared communal facilities with the design of the proposal consistent with the principles of the RM7 district. The applicant, Cranberry Commons Housing Cooperative, owns 4274 Albert Street and the City owns the four adjoining lots to the west. Cranberry Commons has approached the City for purchase of these lots for consolidation.

Cohousing, a concept which first emerged in Denmark, is an alternative approach to housing which typically takes the form of a development where resident households are involved from the initial design stages in order to allow the built form to reflect the specific needs of the resident households. Cohousing projects also incorporate facilities which are shared by all households such as common living space, play areas, gardens and kitchen facilities in order to facilitate shared meal preparation and areas for social interaction among residents. Cohousing principles aim for the creation of a strong community through the sharing of responsibilities, social interaction and consensus-based decision-making among residents.

The form of townhouses in the Hastings Street Area is intended to reflect their role as a transitional buffer between the surrounding single-family R5 District and multiple-family dwellings or commercial areas. Important design aspects for the Hastings Street Area townhouses are individual ground access with front door orientation to the public streetscape, pitched roofs to reflect the character of local structures and facade modulation to distinguish individual units.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a 3½ storey mixed stacked townhouse and apartment building with underground parking. The maximum density of the project under the RM4 guidelines is 1.3 F.A.R. The intent of the proposed development meets that of the adopted Hastings Street Area Plan for this section of Albert Street and incorporates important elements such as street-oriented front doors, pitched roofs and facade modulation to distinguish individual units and provide interest along the street.

- 3.2 The City Engineer will assess the need for any further services to the site, including, but not necessarily limited to the provision of separated sidewalks and street trees along Albert Street
- 3.3 All parking will be provided underground and accessed from the rear lane.
- 3.4 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to, a Section 219 Covenant restricting enclosure of balconies.
- 3.5 Provision of an adequately sized and sited garbage and recycling area and of a separate car wash stall is required.
- 3.6 Due to the proximity of Hastings Street a noise study will be required to ensure compliance with Council adopted noise criteria.
- 3.7 The developer will be responsible for the removal of overhead wiring abutting this site in the lane.
- 3.8 The applicable Parkland Acquisition and GVS & DD Sewerage Development Cost Charges will be required with this application, to be deposited prior to Final Adoption.
- 3.9 The completion of the sale of the City property at 4250, 4256, 4264 and 4266 Albert Street is required prior to Final Adoption of the proposed Rezoning Bylaw amendment. Approval in principle was given by Council at the 1999 November 12 meeting for the sale of the City-owned property of the 1,496 m² / 16,100 sq.ft. property to the applicant for inclusion in the development site. The City Solicitor has established a price of \$55 per sq. ft. for the City-owned property, and a further report will be submitted to Council by the Legal Department for its consideration outlining detailed recommended arrangements for the sale of this property.
- 3.10 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Site Area - 1,869 m²/20,117 sq.ft.

4.2 Density

FAR Permitted & Provided - 1.3 - 2,467 m²/26,554.5 sq.ft.

4.3 Height - 3½ storeys / 13.2 m / 43.4 ft.

4.4 Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
1 - Bachelor Apt.	- 45.8 m ² / 493 sq.ft.
1 - 1 Bedroom Apt.	- 54.3 m ² / 585 sq.ft.
5 - 2 Bedroom Apt.	- 73 - 83 m ² / 783 - 896 sq.ft.
4 - 3 Bedroom Apt.	- 95 - 100 m ² / 1,020 - 1,078 sq.ft.
1 - 3 Bedroom + Den Apt	- 150 m ² / 1,616 sq.ft.
3 - 1 Bedroom + Loft Townhouse	- 77 - 86 m ² / 831 - 927 sq.ft.
<u>7 - 3 Bedroom Townhouse</u>	- 96 - 118 m ² / 1,034 - 1,267 sq.ft.
22 Units Total	

4.5 Parking

Vehicle Parking:

Apartment: Required & Provided	-	10 units @ 1.6 spaces =	16
Townhouses: Required & Provided	-	12 units @ 1.75 spaces=	21
Carwash Stall: Required & Provided	-		<u>1</u>
TOTAL:			38

(Visitor parking component-6 spaces)

Bicycle Parking Required & Provided

Secure Resident Parking	-	22 stalls
Visitor (Rack) Parking	-	5 stalls

4.6 Communal Facilities

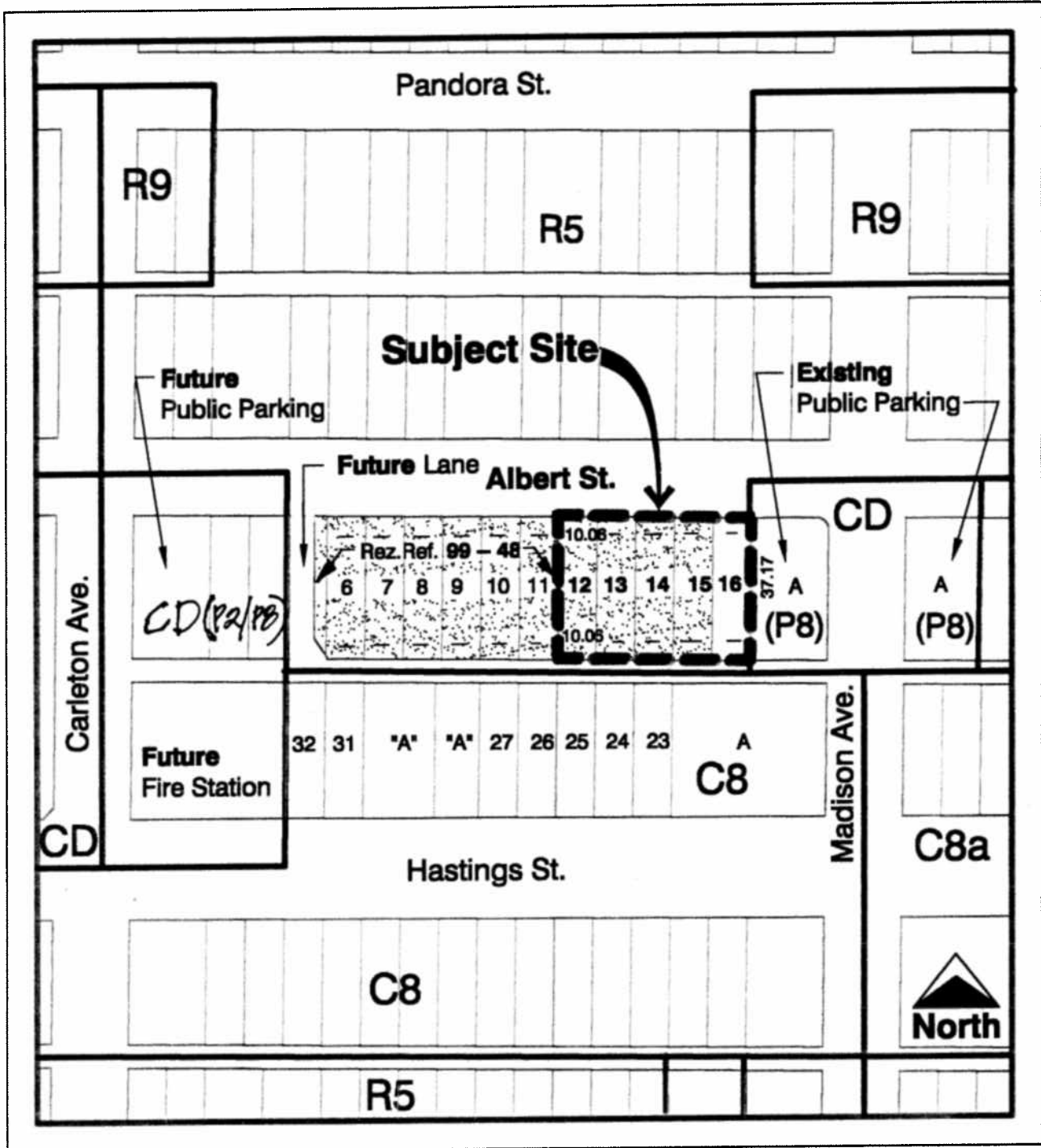
- The common house has a guest room, meeting room, office, playroom, lounge, dining area and kitchen and a common library/reading room is located on the fourth floor.



D. G. Stenson
 Director Planning and Building

PSF:gk
 Attach

cc: City Clerk
 Director Engineering
 City Solicitor



Planning And Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

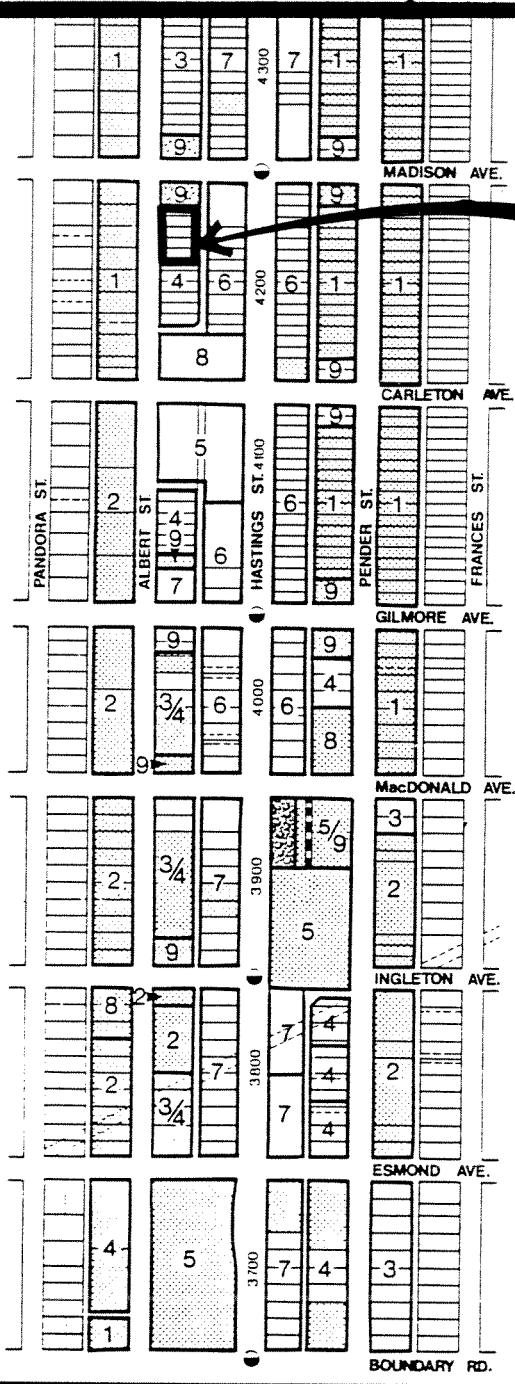
Date: Oct. 1999



City Owned Property

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Sketch # 1



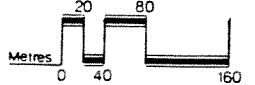
Subject Site

**Hastings Street Area Plan
(Adopted)**

Legend:

- 1 ▶ Single and Two Family Dwellings (Retained)
- 2 ▶ Low Rise Multi Family Residential
- 3 ▶ Single, Two Family Or 2 1/2 Storey Townhousing (RM6)
- 4 ▶ 3 1/2 Storey Townhousing (CD-RM7)
- 5 ▶ Comprehensive Development (CD)
- 6 ▶ Core Commercial (4 Storey Mixed Use) (C8)
- 7 ▶ Non-Core Commercial (4 Storey Mixed Use) (C8a)
- 8 ▶ Institutional
- 9 ▶ Parking
- ▶ Park
- ▶ Existing
- ▶ Existing Traffic Signal

Updated to 1999 August



Community Plan Three



Planning And Building Department

Scale: 1 = N.T.S.

Drawn By: J.P.C.

Date: Sept. 1999

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Sketch # 2

