

TO: CITY MANAGER 2002 January 14

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #01-30**  
**4238 Albert Street - 2 & 3 Storey Stacked Townhouses**  
**Hastings Street Area Plan**

**ADDRESS:** 4238 ALBERT STREET (see *attached* Sketches 1 & 2)

**LEGAL:** Lot A, D.L. 121, Group 1, N.W.D. Plan LMP 44614

**FROM:** CD Comprehensive Development (Based on RM7 Hastings Village Multiple Family Residential)

**TO:** Amended CD Comprehensive Development (based on RM7 Hastings Village Multiple Family Residential District, the Hastings Street Area Plan and in accordance with the development plan entitled "Townhouses at 4238 Albert Street" prepared by Creekside Architects.)

**APPLICANT:** Zeus Developments Ltd.  
428 - 755 Burrard Street  
Vancouver, B.C. V6Z 1X6  
(Attention: David Bird)

**PURPOSE:** To seek Council authority to forward this application to a Public Hearing on 2002 February 19.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 February 4 and to a Public Hearing on 2002 February 19 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 undergrounding of existing overhead wiring abutting the site.
- e) Compliance with the Council-adopted sound criteria.
- f) The provision of facilities for cyclists in accordance with Section 4.5 of this report.
- g) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- h) The deposit of the applicable Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area.
- i) The deposit of the applicable School Site Acquisition Charge of \$900.00 per unit.
- j) The deposit of the applicable GVS&DD sewerage charge (Vancouver Sewerage Area) of \$826.00 per unit for townhouses.
- k) The granting of any necessary easements and covenants including, but not necessarily limited to, a Section 219 Covenant restricting enclosure of balconies.
- l) The completion of the sale of City property.

## R E P O R T

### 1.0 REZONING PURPOSE:

The purpose of the proposed bylaw amendment is to permit the development of a stacked townhouse project with underground parking.

### 2.0 BACKGROUND:

The subject site, currently zoned CD(RM7), has been designated for redevelopment under RM7 Hastings Village Multiple Family Residential Guidelines in the adopted Hastings Street Area Plan. Rezoning Reference #99-48, which applies to the subject site and was given Final Adoption on 2000 April 10, has consolidated the site and established site development guidelines. As outlined in the adopted guidelines, a development on the subject site must meet the RM7 requirements and create a pedestrian-friendly streetscape along Albert Street. 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 29-unit two and three storey stacked townhouse development in three separate buildings with common underground parking. The maximum density of the project under the RM7 guidelines is 1.1 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. The proposed height proposed for the Albert Street fronting building is slightly over the RM7 guideline at 12.5 m (41 ft.) with the maximum height under RM7 being 12 m / 39.3 ft. The additional 0.5 m (1.6 ft.) extra height is proposed to allow a steeper roof angle on the Albert Street fronting building, and is considered appropriate given the design of the proposal and the height of the building immediately to the east which is 13.2 m (43.4 ft.).
- 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 and repaving of the rear lane.
- 3.3 All parking will be provided underground and accessed from the lane on the eastern side of the property.
- 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 within the underground parking.
- 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, School Site 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 4238 Albert Street is required prior to Final Adoption of the proposed Rezoning Bylaw amendment. Council did accept the bid submitted by the applicant for the subject property at the meeting held on 2001 October 22.

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 - 2,383 m<sup>2</sup>/25,651 sq.ft.

4.2 Density

FAR Permitted & Provided - 1.1 - 2,688 m<sup>2</sup>/28,936 sq.ft.  
Site Coverage Permitted & Provided - 43%

4.3 Height

Permitted & Provided - 3 storeys

4.4 Unit Mix

All 2 Bedroom Units (29 Units) - 76 m<sup>2</sup>/ 819 sq.ft. - 101 m<sup>2</sup>/1,087 sq.ft.

4.5 Parking

Vehicle Parking:

Required & Provided - 29 units @ 1.75 spaces= 51  
Carwash Stall: Required & Provided - 1  
**TOTAL:** 52  
(Visitor parking component = 8 spaces)

Bicycle Parking Required & Provided

Secure Resident Parking - 29 stalls  
Visitor (Rack) Parking - 6 stalls

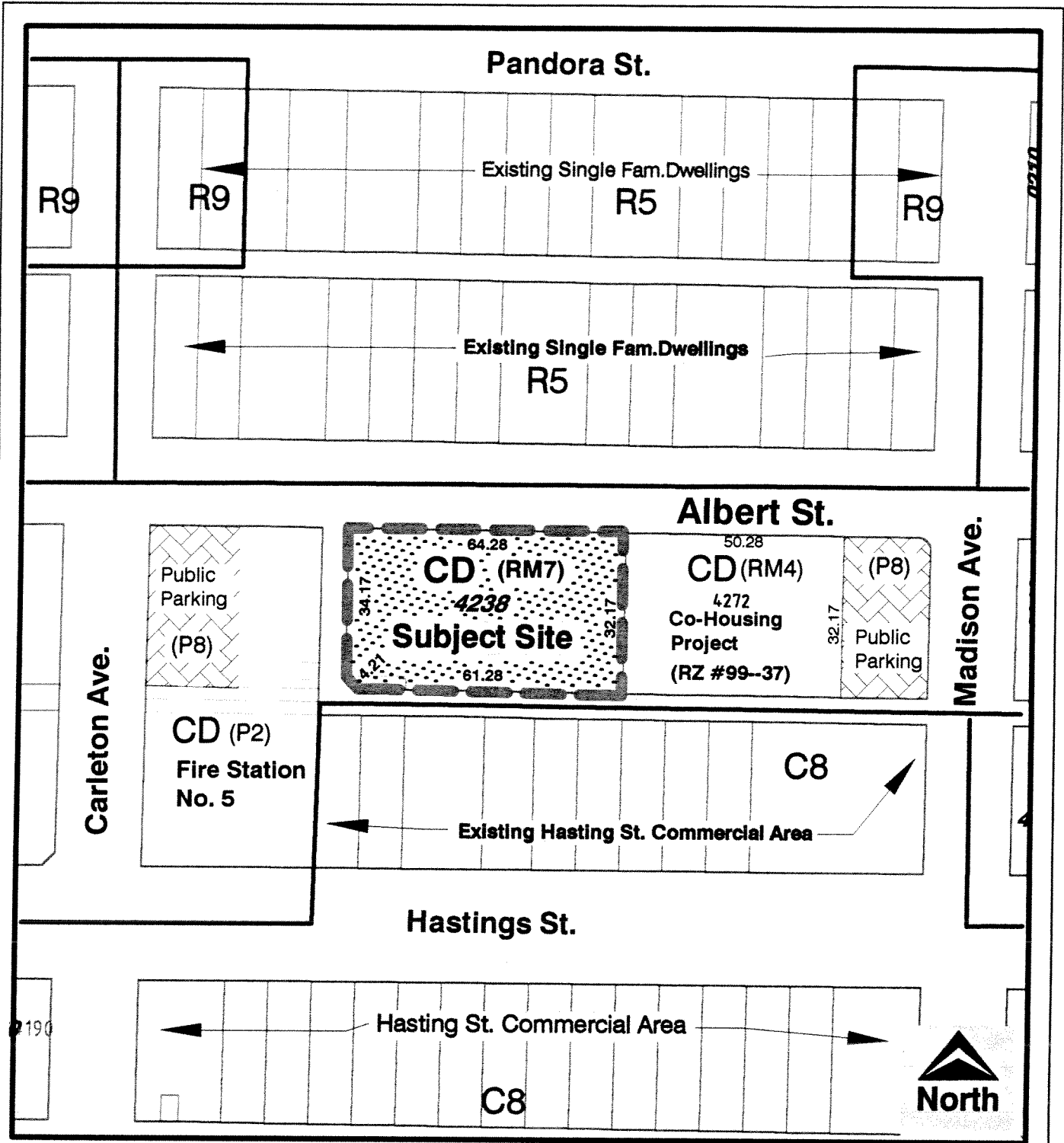


J. S. Belhouse  
Director Planning and Building

PSF:hr

Atts.

cc: City Clerk  
Director Engineering  
City Solicitor



Planning And Building Department

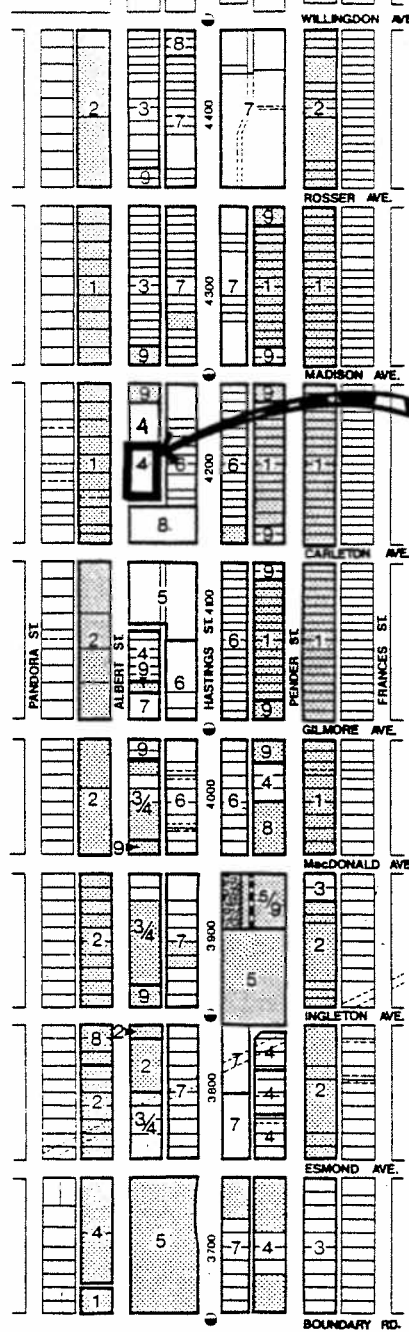
Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2001

REZONING REFERENCE 01 -- 30

Sketch # 1



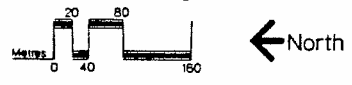
**Subject Site**

**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: N.T.S.

Drawn By: J.P.C.

Date: October 2001

**REZONING REFERENCE 01 -- 30**

**Sketch # 2**