

TO: CITY MANAGER 2001 December 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #99-42
Multiple Family Townhouse Development
Lougheed Town Centre Plan

ADDRESS: 9211 & 9195 Cameron Street, 3250, 3312, 3338 & 3362 Noel Drive

LEGAL: Lot 4, D.L. 6, Group 1, NWD Plan 68479, Lots 1, 2, 3, 4 & 5, Block 11, D.L. 6, Group 1, NWD Plan 17130.

FROM: R2 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Cameron and Beaverbrook Townhouses" prepared by Neale Staniszkis Doll Adams Architects.)

APPLICANT: Ledingham McAllister Homes Ltd.
800 - 1199 West Hastings St.
Vancouver, B.C., V6E 3T5
(Att: John O'Donnell)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 2002 January 22.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.6 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved, in principle, of City-owned property for inclusion within the subject development site as outlined in Section 3.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 January 7, and to a Public Hearing on 2002 January 22 at 7:30 p.m.

4. **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 Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
 - e) The satisfaction of all necessary subdivision requirements.
 - f) The granting of any necessary easements and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies and indicating that project driveway accesses will not be restricted by gates .
 - g) The dedication of any rights-of-way deemed requisite, including, but not necessarily limited to, a right-of-way to allow the urban trail along a portion of the Cameron Street frontage of the subject site.
 - h) The retention of existing identified trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
 - i) The submission of a suitable on-site storm water management system to the approval of the Director Engineering, and the granting of a 219 Covenant to guarantee its provision and continued operation including maintenance and monitoring programs.

- j) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- k) The deposit of the applicable GVS & DD sewerage charge.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable School Site Acquisition Charge if a Building Permit for the subject development is not approved by 2002 July 22.
- n) The provision of facilities for cyclist in accordance with Section 4.4 of this report.
- o) The completion of sale of the City-owned property.
- p) The completion of the Highway Exchange Bylaw.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is for the development of townhouses with individual garages for vehicle parking including an on-site storm water management system.

2.0 BACKGROUND

2.1 On 1999 September 20 Council 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.

2.2 The subject site, currently zoned R2 - Residential District, has been designated for redevelopment under the Loughheed Town Centre Plan as low density multiple family (see *attached* Sketch #1). The site, which is contained by Cameron Street on the south, Noel Drive on the west and Beaverbrook Drive on the east (see *attached* Sketch #2), is currently divided into five privately-owned properties fronting Noel and one large, vacant city-owned property on the remainder of the site. The five single-family properties along Noel are all developed with older single family homes.

To the north of the site is existing single family homes. East of the site is an undeveloped portion of Cameron Park. South of the site is a number of three-storey walk-up apartment buildings and to the west are single family homes designated for future development as ground-oriented townhousing.

- 2.3 As noted, the Lougheed Town Centre Plan designates the subject site for development as a low-density multiple family residential area. Within the Lougheed Town Centre Plan this is defined as ground-oriented townhouses with an overall density between 0.9 and 1.1 Floor Area Ratio.
- 2.4 The subject site is located within the Stoney Creek Watershed. The Council-adopted Stoney Creek Storm Water Management Plan outlines that the effective impervious area within the watershed is to be maintained at 1998 levels and that new development must provide on-site storm water detention. The development proposal for this site is required to meet these requirements.
- 2.5 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development is for 87 townhouse units on the site with a tree conservation area on the northern portion of the site. Units are designed in blocks and will provide street-oriented front doors and patios along all of the exterior streets, with the exception of the tree conservation area at the north end of the site. Units at the interior of the site will have their front doors and patios oriented towards a central green space which will include a children's play area. Vehicle parking for residents will be provided in individual garages built into each unit which will be accessed from an internal roadway. This under-unit parking is being assessed as underground parking in this case. Vehicle parking for visitors is provided in a small underground parking garage under a portion of the central green space. A network of pathways is proposed to allow pedestrian access throughout the site and into the tree retention area at the north end of the site.

The density of the proposed project is 0.9 Floor Area Ratio based on the maximum permitted under RM2 - Multiple Family Residential. The intent of the proposed plan meets that of the adopted Lougheed Town Centre Plan in use, density and scale of development.

- 3.2 Due to the requirements of the Stoney Creek Storm Water Management Plan, the development proposal includes a series of measures to address storm water on-site. These include the use of vegetated swales, permeable pavers and an underground storage tank to handle storm water run-off from roofs, patios and the internal road. A detailed maintenance and monitoring program will be developed as well, to be included in a Section 219 Covenant, to ensure proper upkeep and implementation of the on-site storm water management system. As well, a security deposit will be required to guarantee installation of the system. The proposed on-site storm water management system will also require approval by the Director Engineering.
- 3.3 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to, road works including the widening of the east side of Noel

Drive to 11m and installation adjacent to the development of separated sidewalks with street trees, provision of new cul-de-sac on Cameron Street west of the realigned Beaverbrook, the widening of Cameron Street to 14m (on north side) and the provision of a public urban trail along the Cameron Street frontage. Servicing requirements include upgrading of the existing sanitary sewer at Beaverbrook and Noel.

- 3.4 In addition to the road works outlined in Section 3.3, the Lougheed Town Centre Plan outlines a realignment of the intersection of Beaverbrook Drive and Cameron Street (see attached Sketch 2). The subject rezoning application presents an opportunity to consider the funding and construction of this realignment by the City in conjunction with this development. If coordinated with this rezoning application, details of the cost sharing arrangement could be included in the servicing agreement subject to Council approval.

The proposed agreement would entail the City providing funds for construction of the realignment and related facilities including street lighting, the urban trail and compensation tree planting. The realignment will also require the City to dedicate as road a small piece of property (approximately 294 m²/3,165 sq.ft) at the corner of Cameron Park required for the realignment. This could be accomplished through a dedication plan or a Highway Exchange Bylaw involving closure of an existing undeveloped lane right-of-way within the park. The road widening dedication of 3.05m (10 ft.) has been provided along Cameron Street except for a 41.66m (136.7 ft.) portion entailing a dedication of 127m² (1,367 sq.ft.) which could also be achieved through the Highway Exchange Bylaw. As noted, the widening of Cameron Street along this stretch from 11m to 14m wide pavement would achieve its classification as a major collector tying into the existing 14m wide pavement to the east and also to the west tying into Beaverbrook Drive. The cul-de-sacing of Cameron Street just west of Beaverbrook Drive would also be achieved by this realignment proposal. Funding for this construction could be considered from the Land Assembly and Development account in the Capital Financial Plan related to the sale of City property for development.

Due to the affect on Cameron Park of the proposed realignment outlined in the Lougheed Town Centre Plan, the concurrence of the Parks, Recreation and Cultural Services Commission will also be pursued. A report to the Commission addressing the realignment would be prepared by Parks staff in co-operation with Planning. Council consideration of the proposal through a further report would occur once alignment design details are finalized and appropriate cost estimates are prepared.

- 3.5 Subdivision requirements for this application will include the consolidation of the site into one legal parcel and the provision of a statutory right-of-way for the urban trail along the Cameron Street frontage of the site. The City-owned property at 9211 Cameron Street is proposed to be sold to the applicant at market value, with the details of the sale of property to be addressed in a future report to Council.
- 3.6 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies, covering the

tree conservation area at the north end of the site and the individual trees along the Cameron Street frontage and regarding implementation, maintenance and monitoring commitments and schedules for the storm water management system.

- 3.7 Road dedications required with this application include a truncation at the corner of Cameron Street and Beaverbrook Drive to accommodate the new cul-de-sac on Cameron and dedication of an approximately 3 metre wide strip from an existing lot on the west end of the Cameron Street frontage to accommodate a separated sidewalk. These dedications would be provided through a Highway Exchange Bylaw which would exchange the required dedication for an existing lane within the site, with the applicant purchasing any additional land at market value.
- 3.8 Vehicle accesses to the internal road of the site is proposed to be from Noel Drive and a Section 219 Covenant is required prohibiting gates at the project driveway. The access to the underground visitor parking area will be from the site's internal road.
- 3.9 The applicable GVS & DD Sewerage Development Cost Charges will be required with this application, to be deposited prior to Final Adoption.
- 3.10 The applicable Park Land Acquisition Fee will be required with this application, to be deposited prior to Final Adoption.
- 3.11 In Burnaby's Town Centres, developers are encouraged to voluntarily include 5% of the proposed residential units to be adaptable to meet the needs of persons with disabilities in private multiple-family residential developments. Discussion with the applicant has indicated that the proposed townhouse units would not be appropriate for persons with disabilities due to individual stairway entrances and multiple levels of each unit.
- 3.11 The applicable School Site Acquisition Charge will be required with this application if a Building Permit is not obtained by 2002 July 22.
- 3.12 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	<u>Net Site Area</u>	-	14,273 m ² /153,637 sq.ft. (subject to detailed survey)
4.2	<u>Density</u>		
	F.A.R. Permitted & Provided	-	0.9 F.A.R.
	Gross Floor Area Permitted & Provided	-	12,678 m ² /136,469 sq.ft.

4.3 Site Coverage

Permitted (guideline) - 45%
 Provided - 34%

4.3 Height

- 2 & 3 storeys

4.4 Unit Mix

All 3-Bedroom Units (87 units) - 111 m²/1,196sq.ft. - 133 m²/1,437sq.ft.

4.4 Parking

Vehicle Parking

Required

Provided

87 units @ 1.75 spaces/unit

153

164 -including 63 tandem spaces for two cars credited as 1.5 spaces each and 22 visitor parking spaces

Bicycle Parking

Resident - 1/unit @ 87 units

87

87 (in each garage)

Visitor - 10% of required vehicle parking

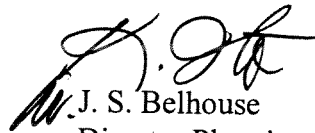
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4.5 Communal Facilities

-

A children's play area and central green space.



J. S. Belhouse
 Director Planning and Building

PSF:gk
 Attach.

cc: Director Parks, Recreation and Cultural Services
 Director Engineering
 Director Finance
 City Solicitor
 City Clerk

Lougheed Town Centre Area

Map I

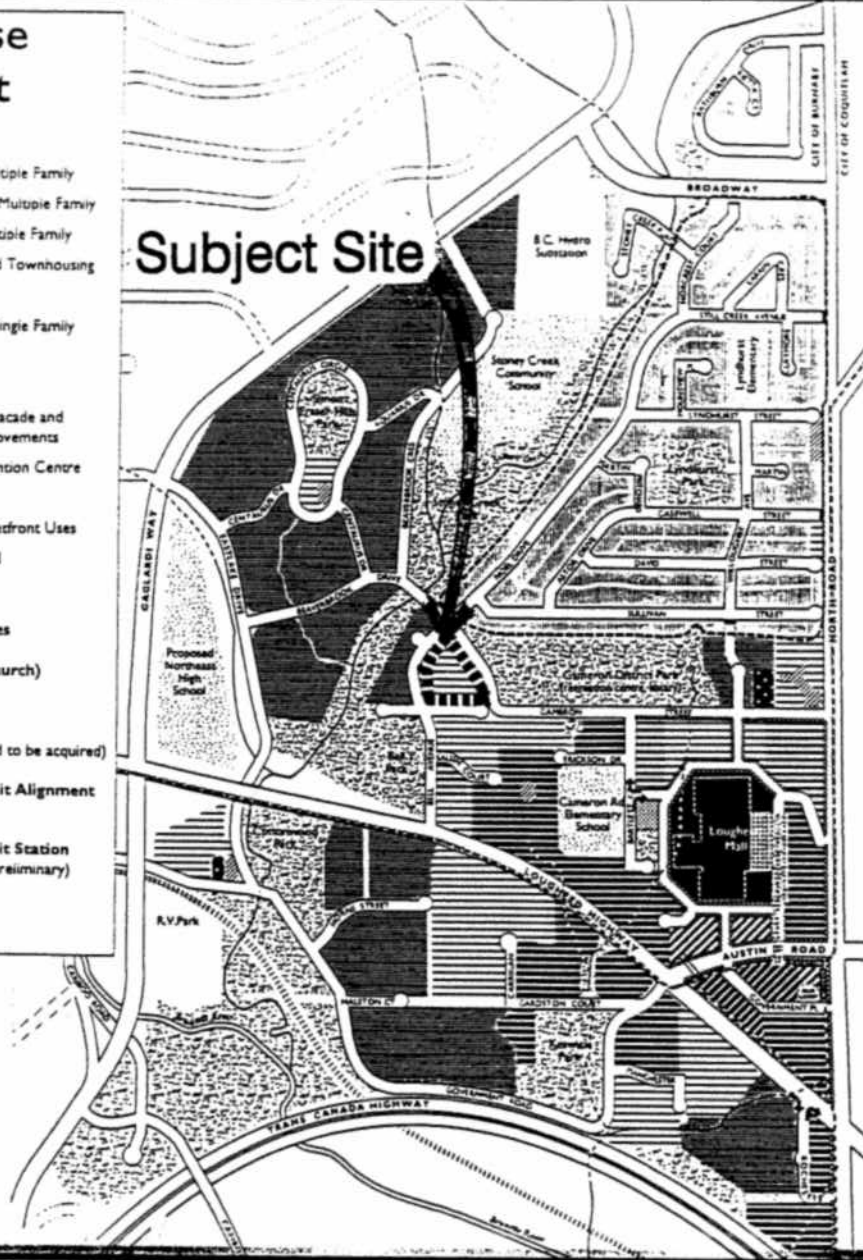


Land Use Concept



- Residential**
- High Density Multiple Family
- Medium Density Multiple Family
- Low Density Multiple Family
- Ground Oriented Townhousing
- Single Family
- Sullivan Heights Single Family Review Area
- Commercial**
- Lougheed Mall: Facade and Streetscape Improvements
- Hotel and Convention Centre
- Major Office
- Commercial Streetfront Uses
- Local Commercial
- Public/Civic Uses**
- Institutional (church)
- School
- Park (existing and to be acquired)
- Light Rail Transit Alignment (preliminary)
- Light Rail Transit Station and Bus Loop (preliminary)
- Land Bridge

Subject Site



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Planning And Building Department



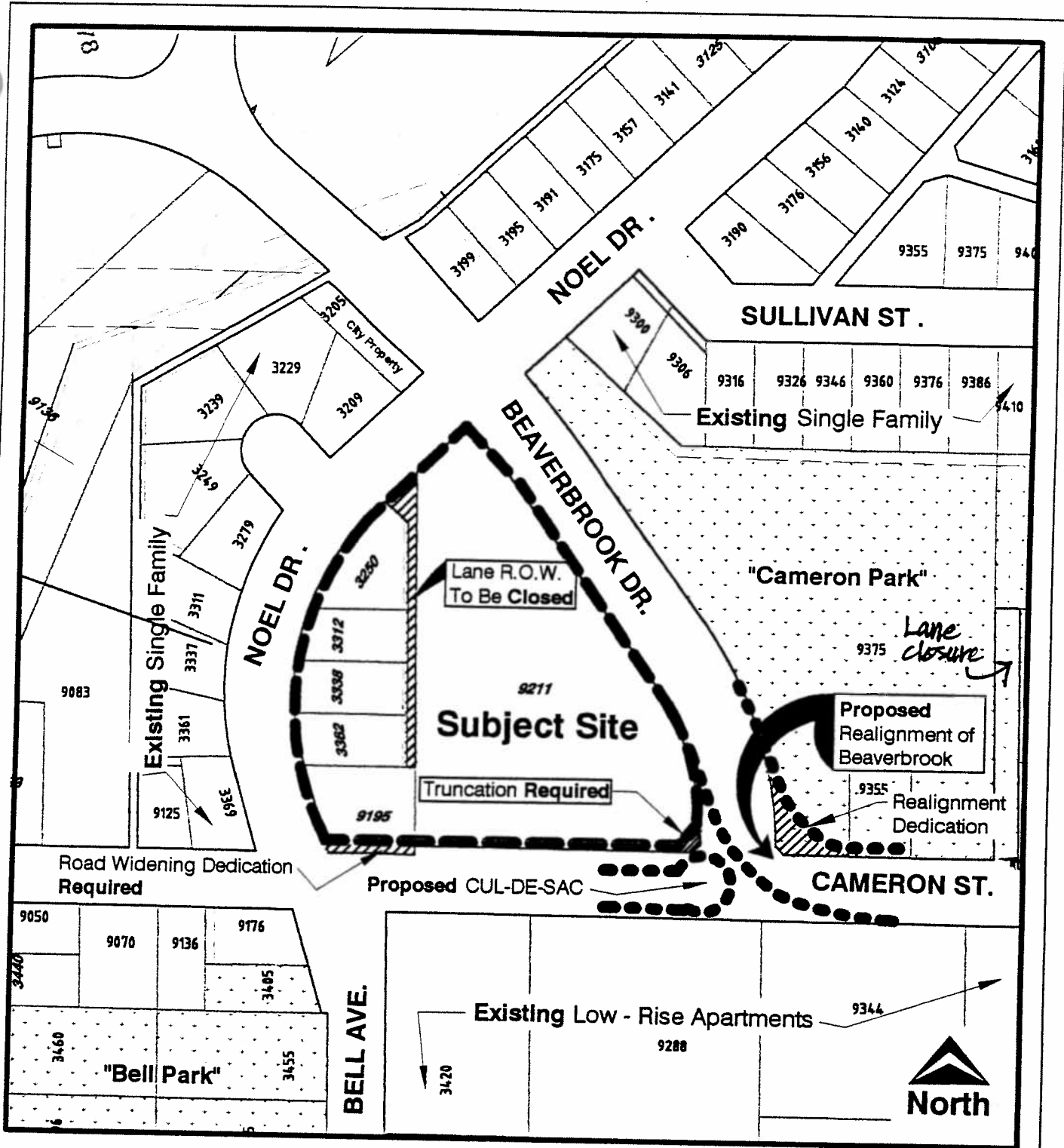
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Date: Sept. 1999

REZONING REFERENCE 99---42

Sketch # 1



Planning And Building Department

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Drawn By: J.P.C.

Date: December 2001

Rezoning Reference 99--42

Sketch # 2

