

**TO:** CITY MANAGER 2003 July 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #03-07  
**High-rise residential tower with street-fronting mixed-use commercial  
Brentwood Town Centre Development Plan**

**ADDRESS:** 4180 Dawson Street

**LEGAL:** Lot 24, D.L. 119, Group 1, NWD Plan 28159

**FROM:** M2 General Industrial District

**TO:** CD Comprehensive Development District (based on C9 Urban Village Commercial District, RM3 Multiple Family Residential District, Brentwood Town Centre Development Plan guidelines and in line with the development plan entitled "Mixed-Use Development" prepared by Lawrence Doyle Architect Inc.)

**APPLICANT:** Lawrence Doyle Architect Inc.  
200 - 1450 Creekside Drive  
Vancouver, B.C. V6J 5B3  
(Attention: Lawrence Doyle)

**PURPOSE:** To seek Council authority to forward this application to a Public Hearing on 2003 August 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 August 11, and to a Public Hearing on 2003 August 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 including a 4% Engineering Inspection Fee 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 granting of any necessary easements and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies, indicating that project surface driveway accesses will not be restricted by gates and agreeing that any liability due to flooding is to remain with property owner.
- f) A north-south 2.44 m./8 ft. pedestrian walkway providing public access through a public access easement along the eastern portion of the site from Dawson Street south to the east-west public walkway along the southern edge of the property. Construction of the walkway is to be to the approval of the Director Engineering and its maintenance is to be the responsibility of the property owner.
- g) The dedication of any rights-of-way deemed requisite.
- h) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space within the residential portions of the development and a commitment to implement the recycling provisions.
- i) The design and provision of units adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking spaces.
- j) The deposit of the applicable GVS & DD sewerage charge.
- k) The deposit of the applicable Parkland Acquisition Charge.
- l) The deposit of the applicable School Site Acquisition Charge.
- m) The provision of facilities for cyclists in accordance with Section 4.4 of this report.

- n) The undergrounding of existing overhead wiring adjacent to the site.
- o) Compliance with the Council-adopted sound criteria.
- p) The approval of the Ministry of Transportation to the rezoning application.
- q) The submission of a Site Profile and resolution of any arising requirements.
- r) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a 219 covenant to guarantee its provision and continuing operation.
- s) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is for the development of a mixed-use low-rise development along Dawson Street with one high-rise apartment tower on the interior of the site.

### 2.0 BACKGROUND

- 2.1 On 2003 March 17 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 is located within the Brentwood Town Centre Development Plan and is designated as part of the "Village Street" along the Dawson Street frontage, linear green space along the southern edge of the site and succession industrial to residential on the remainder of the site (see *attached* Sketch #2). The site is located on the south side of Dawson Street two properties west of Gilmore Avenue (see *attached* Sketch #1).

- 2.3 The Brentwood Town Centre Development Plan designates the residential portion of this site to the south behind the Dawson Street frontage as Succession - Industrial to Residential. This portion of the site would be developed under RM3 Multi-Family Residential guidelines which permits up to 1.1 F.A.R. in a low-rise building form. For numerous reasons – poor soil conditions, better integration with proposed surrounding developments, substantial riparian setbacks associated with the watercourse which lies on the abutting property to the south-east, and which is to be daylighted as a part of the rezoning of that property (Rezoning Reference 02-38) and efficiencies gained by a designed integration with proposed developments to the west and south-east – the residential component in the interior of the site is presented as being a residential tower, rather than a low-rise form. Therefore, to take advantage of the 1.1 F.A.R. permitted under RM3 within the identified site constraints and influences, the proposal includes one high-rise residential tower 18 storeys in height. In addition to the foregoing reasons, this is considered appropriate due to the provision of a low-rise Dawson Street “village” frontage and the future development of high-rise office towers to the north adjacent to the Gilmore Sky Train Station. Council, at its meeting of 2003 March 17, concurred with this approach in considering the initial rezoning report for this site.
- 2.4 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 includes a three-storey building along the Dawson Street frontage with one 18-storey apartment tower behind. The three-storey building on the Dawson Street frontage is proposed to contain commercial units at-grade with two levels of residential above, containing 12 strata-titled units. The 18-storey tower has 126 units which are also proposed to be strata-titled. The developer is also proposing to provide 5 units which will be adapted to persons with disabilities and associated parking.

The developer initially proposed that this development would be a rental project for a minimum of 10 years. However, poor soil conditions on this site and on the abutting site being redeveloped to the west (both 4140 and 4180 Dawson Street are being developed by the same developer) have added considerably to the projected cost of developing these properties, and thus detracted from the economic viability of these projects. Consequently, the developer is now proposing to retain the option to put the 126 units on the market. It is noted that the 288 rental units being constructed on the site to the west will continue to be protected by a Section 219 Covenant for a minimum of 10 years. Furthermore, it is noted that the tenure of the units being rental was a voluntary proposal of the developer, and not a requirement of the City.

The Zoning Bylaw permits up to 3,000 sq.ft. of amenity space in multi-family buildings to be excluded from floor area calculations. The applicant proposes 3,750 sq. ft. of amenity area within the tower, 3,000 sq. ft. of which will be considered exempt from floor area calculations.

The density of the proposed project is based on a permitted density of 2.2 Floor Area Ratio (F.A.R.) for the Dawson fronting portion and 1.1 F.A.R. for the remainder of the site. The proposed parking layout includes surface parking for the commercial use behind the Dawson-fronting buildings and underground parking for all of the residential units.

- 3.2 A north-south 2.44 m./8 ft. wide walkway, with public access provided through a statutory right-of-way, is shown roughly adjacent to the eastern property line. This will contain poured concrete for the portion of the walkway situated within the developed part of the site, with the walkway transitioning to a crushed gravel path through the more landscaped green spaces in the southern portion of the site. This walkway is intended to provide public access to a proposed east/west 2m wide gravel trail running through the southern part of the site (within the B.C. Hydro Statutory Right-of-Way). The southern trail will also be protected by a Statutory right-of-way, and serve as a link between this development and those to the west and southeast. Bonding for the various provisions, including the gravel trail, riparian planting, bio ponds and monitoring of these areas will be required.
- 3.3 Vehicular access to the site will be from Dawson Street via a reciprocal access arrangement with the development to the west (4140 Dawson Street), which takes access from two driveways on Dawson Street. The primary vehicle access for 4140 Dawson Street is located at the eastern end of the site opposite Totem Court. A secondary vehicle access is located in the middle of the site's Dawson Street frontage, and would be restricted to a right-in-right-out only configuration.
- 3.4 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to:
  - widening of pavement on Dawson to accommodate median transition at the west edge of the site and construction of separated sidewalk with stamped concrete, street trees and pedestrian lighting in front of a boulevard and a stamped concrete back boulevard.
  - upgrading of existing sanitary sewer on Dawson.
- 3.5 Subdivision requirements for this application will include the dedication of 1.5m across the entire site frontage to accommodate a separated sidewalk.
- 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, prohibiting gates from the project surface driveways, guaranteeing provision of the 5 units adapted to

persons with disabilities, guaranteeing provision of the 2.44m./8 ft. public access corridor along the eastern edge of the site and assuring that liability due to flooding is to remain with the property owner.

- 3.7 Undergrounding of existing overhead lines located on the Dawson Street frontage is required.
- 3.8 Due to the proximity of the subject site to the Gilmore SkyTrain Station, the SkyTrain guideway and the railway line to the south, the applicant is required to provided an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.9 Provision of an adequately sized and sited garbage and recycling area for the tower and the low-rise residential component is required. As well, separate car wash stalls are required.
- 3.10 The applicable GVS & DD Sewerage, Parkland Acquisition and School Site Acquisition Development Cost Charges will be required with this application.
- 3.11 Due to the industrial history of the site, a Site Profile application and resolution of any resultant conditions is required
- 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.
- 3.13 An approved stormwater management plan and associated 219 Covenant and bonding are required.

**4.0 DEVELOPMENT PROPOSAL**

4.1 Net Site Area

C9 Portion	-	1,870 m <sup>2</sup> /20,125 sq.ft.
RM3 Portion	-	<u>6,906 m<sup>2</sup>/74,344 sq.ft.</u>
<b>TOTAL</b>	-	<b>8,776 m<sup>2</sup>/94,469 sq.ft.</b> (subject to detailed survey)

4.2 Density

F.A.R. Permitted & Provided	-	2.2 F.A.R. on C9 portion
	-	1.1 F.A.R. on RM3 portion
Gross Floor Area Permitted & Provided	-	4,113 m <sup>2</sup> /44,275 sq.ft. (C9)

**TOTAL** - 7,667 m<sup>2</sup>/82,528 sq.ft. (RM3)  
 - 11,780 m<sup>2</sup>/126,803 sq.ft.  
 (excludes 278.7m<sup>2</sup>/3,000 sq.ft. of amenity  
 space at ground level)

4.3 Site Coverage  
 Permitted & Provided: - 14.1%

4.4 Height - 3 storeys on Dawson frontage  
 - 18 storeys for the residential tower

4.5 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
Tower:	
61- 1 Bedroom	- 58-60 m <sup>2</sup> /622-643 sq.ft.
61- 2 Bedroom	- 78-81 m <sup>2</sup> /843-872 sq.ft.
<u>4 - 3 Bedroom</u>	- 95-99 m <sup>2</sup> /1,022-1,067 sq.ft.
Subtotal: 126 units	
Low-rise:	
8 - 1 Bedroom	- 56 m <sup>2</sup> /604 sq.ft.
<u>4 - 2 Bedroom + Den</u>	- 93 m <sup>2</sup> /1,005 sq.ft.
Subtotal: 12 units	
<b>TOTAL: 138 UNITS</b>	

4.6 Parking

<b>Vehicle Parking</b>	<u>Required</u>	<u>Provided</u>
138 Apartment Units (1.6 spaces/unit)	221	221 (including 35 visitor spaces)
6,162 sq.ft. commercial (1/495.16 sq.ft.)	13	13
<u>Loading</u>	1	2
<u>Car Wash Stalls</u>	2	2
<b>Bicycle Parking</b>	<u>Required</u>	<u>Provided</u>
<u>Residential</u>		
Resident - 1/unit @ 138 units	138	138
Visitor - 10% of required vehicle parking	22	22 (racks at main entries)
<u>Commercial</u>	-	12 (racks at main entries)

4.7 Communal Facilities

- A children's play area, green space, lounge and recreation rooms in the tower.



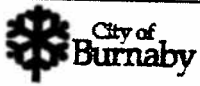
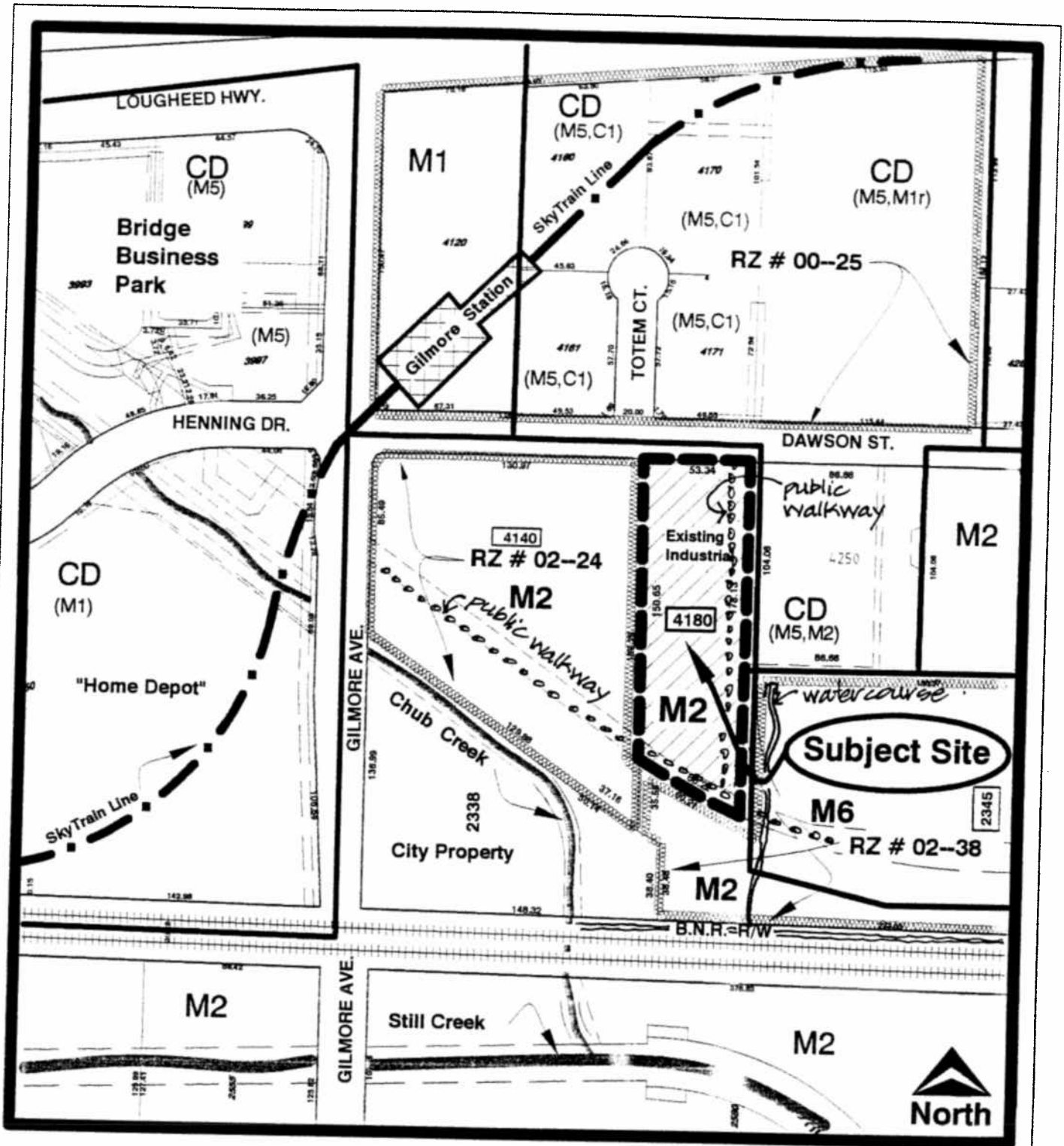
J. S. Belhouse  
Director Planning and Building

EK:gk  
Attach.

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

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**Planning and Building Department**

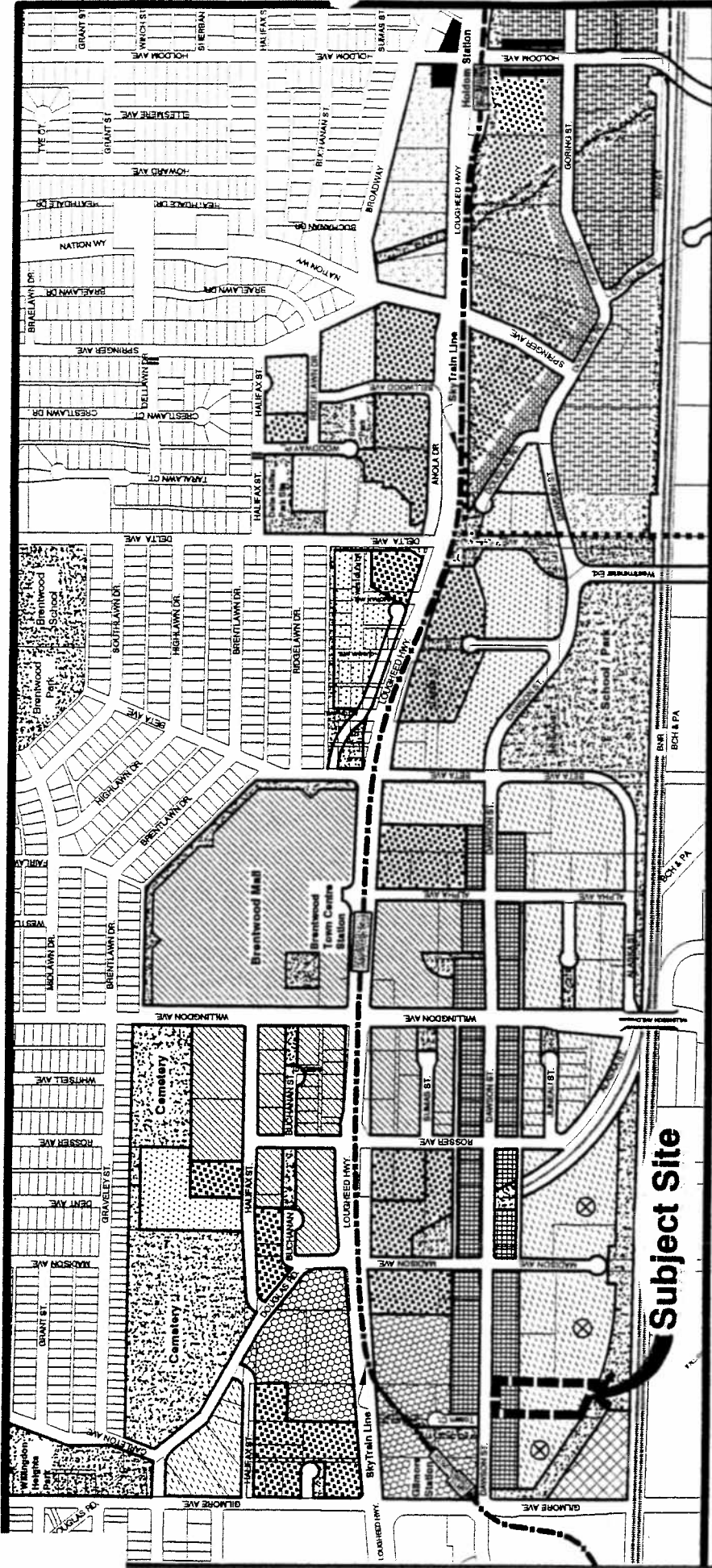
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Drawn By: J.P.C.

Date: March 2003

**REZONING REFERENCE 03 -- 7**  
**4180 Dawson Street**

Sketch # 1



**Subject Site**

**Brentwood Town Centre  
Development Plan**

**Land Use Concept**

See Holdom Station Area Plan.

- ▲ Core Development
- ▲ Village Street
- ▲ Residential (High Density)
- ▲ Residential (Medium Density)
- ▲ Residential (Low - Density Townhousing)
- ▲ Succession (Industrial to Medium Density Residential)
- ▲ Secondary Commercial
- ▲ Industrial
- ▲ Public Open Space, Buffer
- ▲ Suburban Business Centre (B1)
- ▲ Urban Business Centre (B2)
- ▲ Live/Work or Townhouse Development
- ▲ Street Front Commercial Mixed Use
- ▲ Site may Include Tower Forms.



Updated to February 2003



**REZONING REFERENCE 03 -- 7**  
4180 Dawson Street

Sketch # 2