

TO: CITY MANAGER 2003 JUNE 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-10
Low-rise Multiple-Family Housing Project

ADDRESS: 9753, 9789, 9825 & 9845 Cameron Street, Ptn. of 9720 Sullivan Street and 9812 Sullivan Street

LEGAL: Lot 82 Exc Part Subdivided by Plan 69548, D.L. 6, Grp 1, NWD PI 64808; West 63 ft. of Lot 6, D.L. 6, Grp 1, NWD PI 4155; Lot 6 Exc. West 63 ft. Subdivided by Plan 24955, D.L. 6, Grp 1, NWD PI 4155; Lot 44, D.L. 6, Grp 1, NWD PI 24955; Ptn. of Lot 83, D.L. 6, Grp 1, NWD PI 64808; and Lot 87, D.L. 6, Grp 1, NWD Plan 68034

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 Willoughby" prepared by Neale Staniszki Doll Adams Architects and Lougheed Town Centre Plan guidelines for the remnant of 9789 Cameron Street) and R2 Residential District

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2003 July 22 2003.

RECOMMENDATIONS:

1. **THAT** Council approve, in principle, the sale of the City-owned property for inclusion in the development site subject to consolidation of the subject properties into one legal parcel and the completion of rezoning as outlined in Section 3.7 of this report.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 July 7, and to a Public Hearing on 2003 July 22 at 7:30 p.m.

3. **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 consolidation of the net project site into one legal parcel.
 - f. The granting of any necessary statutory rights-of-way and easements.
 - g. The dedication of any rights-of-way deemed requisite, including the road dedications for the new Willoughby Avenue cul-de-sac and the widening of the north side of Cameron Street adjacent to the site.
 - 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. The deposit of the applicable Parkland Acquisition Charge.
 - j. The deposit of the applicable GVS & DD Sewerage charge.
 - k. The deposit of the applicable School Site Acquisition Charge.

- l. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies, assuring that project driveways will not be restricted by gates, provision of the required 5 m wide landscaped riparian area and retention of the south portion of 9789 Cameron Street for future consolidation and rezoning with the adjacent 9805 Cameron Street.
- m. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- n. The provision of facilities for cyclists in accordance with Section 4.6 of this report.
- o. The completion of sale of the City-owned property.
- p. Compliance with the Council-adopted sound criteria.
- q. 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of townhouses with individual garages for vehicle parking and a four-storey apartment building with underground parking.

2.0 BACKGROUND

- 2.1 The subject site has been designated for ground-oriented, low-density, multiple-family residential development suitable for family accommodation as outlined in the adopted Lougheed Town Centre Plan (see **attached** Sketch #2). The RM2 Multiple Family Residential District is intended to be used as a guideline for this development. The subject site includes portions of 9720 Sullivan Street and 9753 Cameron Street which are owned by the City.
- 2.2 In line with the Lougheed Town Centre Plan, the subject properties, together with 9805 Cameron Street, were the subject of a previous rezoning application (Rezoning Reference #59/97) which involved a proposal to develop multi-family housing on the combined lands.

This development proposal also included the dedication and construction of a new cul-de-sac to extend north from Cameron Street to provide appropriate vehicular access to the site. Rezoning Reference #59/97 was not pursued.

- 2.3 On 2003 March 7, Council received the report of the Planning and Building Department concerning rezoning of the subject site by a new applicant and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further more detailed report would be submitted at a later date.
- 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 applicant has requested rezoning in order to construct a four-storey, 65 unit apartment building with underground parking within the southeast portion of the site and 53 townhousing units with individual under-building garages to be at or below existing ground levels within the remaining north and west portions of the site. The RM2 Multiple Family Residential District is used as a guideline in the CD Comprehensive Development zoning. The Planning Department supports this proposal which is consistent with the land use designation in the adopted Lougheed Town Centre Plan.
- 3.2 Dedication and construction of the new Willoughby Avenue cul-de-sac is a requirement of rezoning and includes an urban trail link from Cameron Street through to Sullivan Street to replace the Reese Avenue walkway currently located at the western edge of the site. (see **attached** Sketch #3). This new urban trail will thus maintain a pedestrian connection from the Sullivan Heights residential area to the Lougheed Mall. The construction of the cul-de-sac will extend approximately 87 metres north from Cameron Street to provide vehicular access to the site and will be signalized at Cameron Street. While a portion of this road allowance will be dedicated (without construction) north to Sullivan Street, the actual road link to Sullivan Street is not expected to be constructed in the foreseeable future. A 1.5 metre wide dedication will also be required adjacent to the south property line of the site for Cameron Street road widening.
- 3.3 The existing open watercourse which runs through the City-owned community centre parkland located to the immediate west of the subject site has been further examined and determined to be nutrient bearing for fish. As a result, a 10 metre development setback, measured from the top of bank, will be required within a portion of the western edge of the subject site (see Sketch #3). The westerly 5 metres of this 10 metre setback is to be maintained as a landscaped riparian strip with supplemental planting. A Section 219 Covenant will be registered over the portion of the westerly 5 m landscaped riparian area

located within the site. The establishment of the landscaped riparian strip will result in the removal of the existing Reese Avenue walkway which will be replaced by a new urban trail to be constructed on the east side of the new Willoughby Avenue cul-de-sac outlined above.

- 3.4 A tree survey has been conducted on the site which has determined that there are no significant trees intended to be preserved.
- 3.5 The Director Engineering will provide a schedule and cost estimate for the required servicing for the subject site, which will include, but not necessarily be limited to:
 - a. Construction of the Willoughby Avenue cul-de-sac to full City standards with separated sidewalks, boulevard grassing, lighting and street trees as outlined above.
 - b. Construction of an urban trail link between Cameron Street and Sullivan Street on the east side of the cul-de-sac.
 - c. Road upgrading along the north side of Cameron Street adjacent to the site.
 - d. Contribution of funds to install a new traffic signal at the new Cameron Street intersection to line up with the revised Loughheed Mall driveway entrance to the south. This contribution will be on a cost-sharing basis with the City and the owners of the Loughheed Mall as approved by Council on 2003 April 14. The cost sharing is generally based upon applicant 25%, the City 25% and the Loughheed Mall 50%.
- 3.6 The required upgrading of Cameron Street may include the construction of a retaining wall on a portion of the south property line of the adjacent church property at 9887 Cameron Street in order to retain the existing church driveway and avoid requiring a 20 ft. wide access easement through the subject development site as an alternative vehicle access to the church.
- 3.7 The City-owned properties (approximately 5,574 m² or 60,000 sq. ft., subject to final survey) which include a portion of 9720 Sullivan Street and 9753 Cameron Street (see Sketch #3), are intended to be sold at market value subject to Council approval and consolidation with the other related properties into one consolidated site. The City Solicitor is currently in discussion with the applicant regarding the value of the subject City-owned lands. The recommended price of the City lands to be sold will be outlined in a further report to Council.
- 3.8 In order to provide an appropriate interface between the proposed residential units to be located within the northern portion of the site adjacent to the existing single-family homes fronting the south side of Sullivan Street, a 10.5m (34.34 ft.) building setback from the north property line will be provided. The majority of this setback will be landscaped.

- 3.9 While it is desirable to include 9805 Cameron Street in the subject rezoning application, Council was previously advised that the applicant has been unable to obtain the required rezoning authorization from the owner. As a result, 9805 Cameron Street is not included in the subject rezoning application. However, 9789 Cameron Street is included in the subject application of which the northerly portion is part of the subject consolidated site (see Sketch #3). In order to assure a future developable remnant site, it is proposed that the southern portion of 9789 Cameron street can be combined in future with 9805 Cameron street to create a site of approximately 1,368 m² (14,724 sq. ft.) which can be rezoned and developed at a future date for a reasonable multi-family site in line with the Lougheed Town Centre Plan. 9805 Cameron Street will retain its R2 zoning at this time. The remaining southerly portion of 9789 Cameron Street will be rezoned to the CD Comprehensive Development District but would be a separate legal parcel. A Section 219 Covenant will be registered on this new legal parcel with multi-family residential development guidelines as a basis for future redevelopment subject to rezoning and consolidation with the adjacent lot at 9805 Cameron Street.
- 3.10 The west 10 metres (33 ft.) of the finger shaped portion of 9812 Sullivan Street which extends north to Sullivan Street will be dedicated as road right-of-way but will only include the construction of an urban trail through to the south side of Sullivan Street. The east 12.8 metres (42 ft) will retain its existing R2 zoning and be consolidated with the adjacent property at 9838 Sullivan Street. A 1 metre wide statutory right-of-way will be registered adjacent to the north property line of the west 12.8 m of 9812 and 9838 Sullivan Street to accommodate the future extension of the urban trail along the south side of Sullivan Street (see Sketch #3).
- 3.11 An on-site stormwater management plan will be required.
- 3.12 The Parkland Acquisition Charge will apply to this development.
- 3.13 The GVS & DD Sewerage Development Charge (Fraser Sewerage Area) will apply to the development.
- 3.14 The School Site Acquisition Charge will apply to this development.
- 3.15 A total of 198 parking spaces will be provided on the site to meet the bylaw requirements, of which 118 spaces (88 spaces for residents and 19 spaces for visitors) will be provided in an underground parking area below the apartment building. Parking for the townhouse units will include 12 units with two spaces per unit, 30 units with two tandem spaces per unit (credited for 1.5 spaces) and 11 units with one space per unit.

- 3.16 In our primary 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. This policy has been discussed with the applicant who has provided a written response indicating that three of the units within the apartment building will be adaptable for persons with physical disabilities.
- 3.17 Approval of Engineering Environmental Services of a detailed engineered sediment control system will be a requirement of Preliminary Plan Approval.
- 3.18 The proposed development has provided required bicycle storage and bike racks.
- 3.19 Given the site's proximity to Cameron Street, North Road and the Lougheed Mall, a suitable noise study will be necessary to ensure that the development complies with the Council-adopted sound criteria.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site	-	1.78 hectares (4.4 acres)
Net Site	-	3.44 hectares (3.6 acres) subject to final survey
Remnant of 9789 Cameron Street	-	732 m ² (7,881.9 sq. ft.) approximately

4.2 Floor Area Ratio: Permitted and Provided:	-	0.90
Total Floor Area:	-	12,923m ² (139,112 sq.ft.)

4.3 Building Height:	-	3 and 4 storeys
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4.4 Unit Mix:

Townhouses

53 - 3 bedroom units @ 113m² - 177m² (1,216 square feet - 1,910 square feet)

Apartment Building

24 - 1 bedroom units @ 189 m² - 220 m² (622 sq. ft. - 722 sq. ft.)

41 - 2 bedroom units @ 233 m² - 284 m² (764 sq. ft. - 934 sq. ft.)

Total 118 units

4.5 Parking:

Vehicle Parking

Required/Provided

53 Townhouse units @ 1.75 spaces/unit	-	94 spaces (including tandem spaces for two cars credited as 1.5 spaces each for 30 units)
65 apartment units @ 1.60 spaces/unit		104 spaces
Total Required/Provided		198 spaces (of which 30 spaces are provided for visitors)

4.6 Bicycle Parking

Required/Provided

Resident:

Rowhouses - 53units@ 1/unit	-	53 spaces (1 in each garage)
Apartment Building - 65 units @ 1/unit	-	65 spaces (provided in bicycle storage room)
Visitors: 118 units @0.2/unit	-	24 spaces (bike racks).

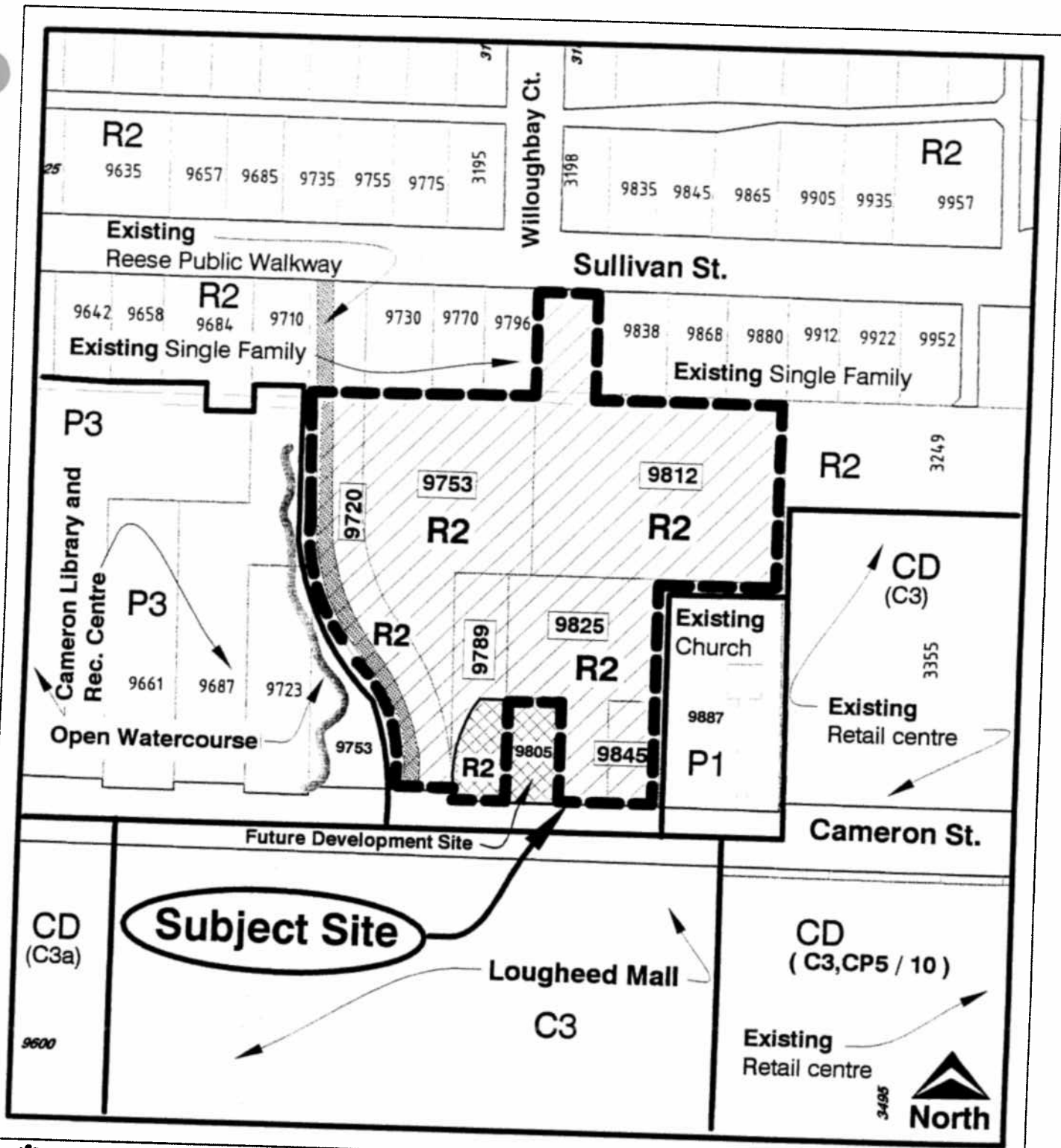
4.7 Communal Facilities:

- A children's play area.


J. S. Belhouse
Director Planning and Building

PS:gk
Attach

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



Planning and Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

Date: March 2003

REZONING REFERENCE 03 -- 10

Sketch #1

Lougheed Town Centre Area

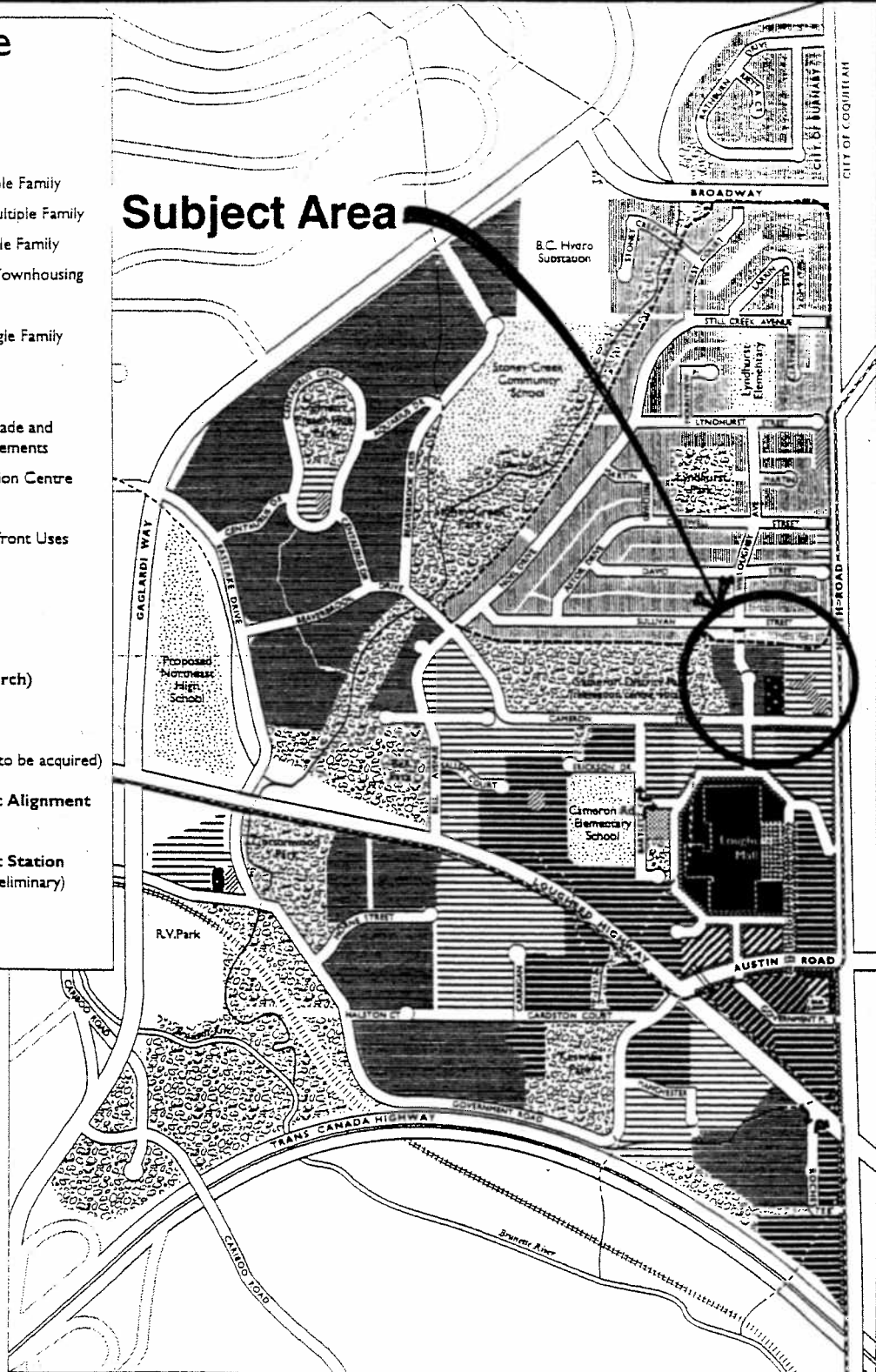
Map 1



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 Area



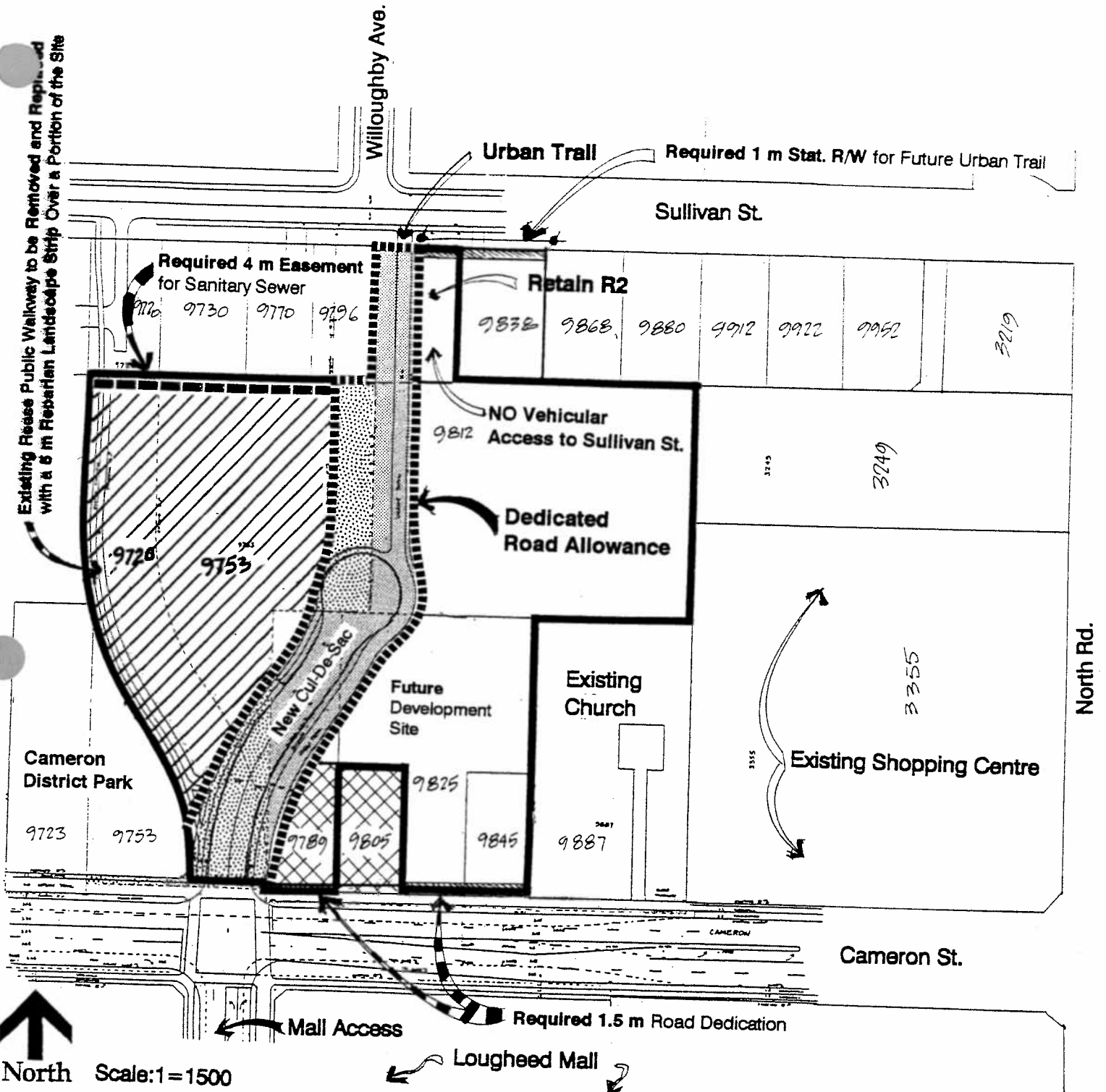
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Key Map

REZONING REFERENCE 03 -- 10

Sketch # 2

Existing Paved Public Walkway to be Removed and Replaced with a 6 m Reinforced Landscape Strip Over a Portion of the Site



North Scale: 1=1500

Proposed Development Site And Road Configuration

- LEGEND**
-  - Private Property Dedication
 -  - City Lands Dedication
 -  - City Lands Included in Development Site

