

**TO:** CITY MANAGER 2003 March 26  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT: REZONING REFERENCE #02-48**  
**Conversion of Existing Office Commercial Space to New Residential Space**  
**Metrotown Sub-Area 1**

**ADDRESS:** 6545 Bonsor Avenue (attached Sketches #1 and #2)  
**LEGAL:** Lot "C" Except: Part Subdivided by Plan 40697, D.L.'s 152 & 153, Group 1, NWD Plan 3741  
**FROM:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)  
**TO:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, Metrotown Town Centre Development Plan guidelines and in accordance with the development plan entitled "6545 Bonsor Avenue" prepared by Hancock Bruckner Eng & Wright Architects)

**APPLICANT:** Hancock Bruckner Eng & Wright Architects  
300 - 1445 West Georgia Street,  
Vancouver, B.C. V6G 2T3  
(Att: Martin Bruckner)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2003 April 29.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 April 07 and to a Public Hearing on 2003 April 29 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 provision of a separate car wash stall in the structured parking area located at the rear of the site.
- d. The deposit of the applicable per unit Parkland Acquisition Charge for the new gross floor area.
- e. The deposit of the applicable GVS & DD Sewerage Charge for the new residential units.
- f. The deposit of the applicable School Site Acquisition Charge for the new residential units.
- g. The granting of a 219 Covenant restricting enclosure of balconies.
- h. The granting of a 219 Covenant guaranteeing that the existing 106 residential rental units and the proposed 21 new residential rental units remain as guaranteed rental housing.
- i. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- j. The design and provision of one unit adapted to persons with disabilities, with allocated disabled parking space, and a Section 219 Covenant guaranteeing this provision.

## R E P O R T

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the conversion of the existing commercial/office space within the mixed-use high rise rental apartment building to create new residential rental units, resulting in the entire building being for residential use.

### **2.0 BACKGROUND**

- 2.1 On 2003 January 27, 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 site (see **attached** Sketches #1 and #2), located within the Metrotown Town Centre, is flat and presently occupied by an existing high-rise rental apartment building with an office/commercial and on-site amenity podium over underground parking. Other similar high-rise apartments abut to the southwest and northeast. The high-rise development to the southwest, 4655 Central Boulevard, has an at-grade commercial podium fronting Central Boulevard and is zoned CD (RM5, C3). Bonsor Park and the Bonsor Recreation Complex lie across Bonsor Avenue to the southeast while Metrotown Centre lies across a lane to the northwest.
- 2.3 The site was originally developed as one of the City's first mixed-use developments through Rezoning Reference #46/70. The building, which is set back from the street with a landscaped front yard, features three main components with respect to building form and use. The base is a two-storey commercial/office podium, with a Floor Area Ratio (F.A.R.) of about 0.43. Above is a one storey amenity level consisting of common lounge areas and recreation space, and an open recreation deck with a swimming pool and badminton court. The total floor area on the third floor amenity level included in the original density calculations amounts to approximately 63.4 m<sup>2</sup> (682 sq.ft.), representing the square footage of the change rooms. Above the amenity level is a fourteen storey residential tower consisting of thirteen residential storeys plus a penthouse, with a total of 106 apartment units. The density of the residential portion of the building is 2.1 F.A.R. Therefore, the total existing combined mixed use F.A.R. is approximately 2.53. Some additional space on the third floor was subsequently enclosed, creating additional common amenity space.
- 2.4 This project represents an unusual case where a mixed use development was built on a street that evolved to downplay its intended commercial component. In general, street fronting ground level commercial space is encouraged today in developments occurring in the City's town centre core areas. This provides for the service of some local needs as well as adding pedestrian activity and vitality to the streets and contributes to the variety of restaurant and retail space found in the city. Bonsor Avenue, although still in the core of Metrotown, has evolved into a predominantly residentially-oriented street opposite the Bonsor Recreation Complex and Park.
- 2.5 The proposed conversion of commercial space entails increasing the residential density beyond the 2.20 Floor Area Ratio (F.A.R.) permitted under the RM5 District. The use of density bonus provisions to achieve the proposed conversion of the existing commercial space for the creation of an additional 21 residential rental units was identified in the 2003 January 27 Council report as a means of accommodating the additional residential floor space. A report regarding the proposed density bonus arrangement was prepared for the consideration of the Housing Committee at its meeting of 2003 March 17.

The development of mixed use projects in the City's town centres is common and such developments often achieve higher densities than single-use projects. The elimination of commercial space from mixed use projects is not usually supported. However, the subject building is located outside of a core commercial area on Bonsor Avenue, which has a quieter, non-commercial street character. The provision of relatively affordable rental housing is considered supportable in this situation. The subject rezoning application represents a unique situation proposing the internal change of use and the conversion of space within an existing structure. The provision of the proposed additional rental units and the fact that the existing apartment building is to remain as guaranteed rental housing through the registration of a housing agreement/covenant are considered factors in justifying the desired density bonus. In addition, the existing commercial use is not considered to be compatible with the residential nature of this stretch of Bonsor Avenue. At its meeting of 2003 March 17, the Housing Committee members adopted the recommendation that Council approve the use of the Community Benefit Bonus policy to permit a maximum total site F.A.R. of 2.60. A report from the Housing Committee concerning this matter appears elsewhere on the agenda.

- 2.6 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 entails an internal change of use within the existing mixed-use high rise apartment building to convert the existing first and second floor commercial space and third floor amenity space to new residential space for the creation of 21 new residential rental units. The development plan also includes the relocation of existing amenity space from the third floor to new locations on the first, second and third floors. Each of the three floors to be converted will be developed with 7 new residential units. Four of the units on the first floor will have individual ground-oriented entrances with front door oriented towards the street. The remaining units will be accessed from internal common corridors.

The developer is proposing to provide one unit on the first floor which will be adapted to persons with disabilities and associated parking.

- 3.2 The exclusion of up to 278.7 m<sup>2</sup> (3,000 sq.ft.) for above grade amenity space is permitted under the Zoning Bylaw. The development plan indicates a total of 278.7 m<sup>2</sup> (3,000 sq.ft.) for above grade amenity space to accommodate the relocated common areas.
- 3.3 The site was fully serviced at the time of Rezoning Reference #46/70. The City Engineer will assess the need for any further services to the site, including, but not necessarily limited to the upgrading of the existing 1.2 m (4 ft) sidewalk to the 1.5 m (5ft) sidewalk standard.

- 3.4 The existing commercial space required 34 parking spaces and a total of 37 commercial spaces were provided. The proposed additional 21 residential units require 34 parking spaces at a ratio of 1.6 spaces per unit, including 6 visitor spaces. The development proposal indicates a conversion of the existing commercial parking spaces to meet the residential parking requirements.
- 3.5 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 and guaranteeing that the existing 106 rental units and the proposed 21 new rental units remain as guaranteed rental housing and guarantee one unit adapted to persons with disabilities and associated parking.
- 3.6 A separate car wash stall is to be provided in the structured parking area located at the rear of the site.
- 3.7 The applicable GVS&DD Sewerage, Parkland Acquisition and School Site Acquisition Development Cost Charges will apply to the new residential space.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Site Area  
 Net Site Area - 3,523.06 m<sup>2</sup> (37,923.14 sq.ft.)
- 4.2 Density  
 F.A.R. Permitted & Provided - 2.60 F.A.R.  
 (2.20 F.A.R. RM5 Residential plus  
 0.40 Community Benefit Bonus)
- Gross Floor Area - 9,159.96 m<sup>2</sup> (98,600.16 sq.ft.)  
 (not including 3,000 sq.ft.  
 of amenity space)
- 4.3 Height - 16 storeys plus penthouse

4.4 Unit Mix:

<u>Unit Type</u>	<u>Unit Size</u>
2 - Studio	43.94 - 46.54 m <sup>2</sup> (473 - 501 sq.ft.)
13 - 1 Bedroom	56.02 - 68.56 m <sup>2</sup> (603 - 738 sq.ft.)
5 - 2 Bedroom	82.87 - 100.15 m <sup>2</sup> (892 - 1,078 sq.ft.)
1 - 3 Bedroom	133.40 m <sup>2</sup> (1,436 sq.ft.)
<b>21 Units total</b>	

- 4.5 Parking for additional residential:
- |  |   |  |
|--|---|--|
| Vehicle Parking Required & Provided<br>(21 apartment units @ 1.6/unit) | - | 34 spaces (including 6 visitor spaces) |
| Car Wash Stall Required & Provided                                     | - | 1 space                                |
- Bicycle Parking:
- |                                       |   |    |
|---------------------------------------|---|----|
| Required & Provided (Secure Resident) | - | 21 |
| Visitor (Rack) Parking                | - | 5  |

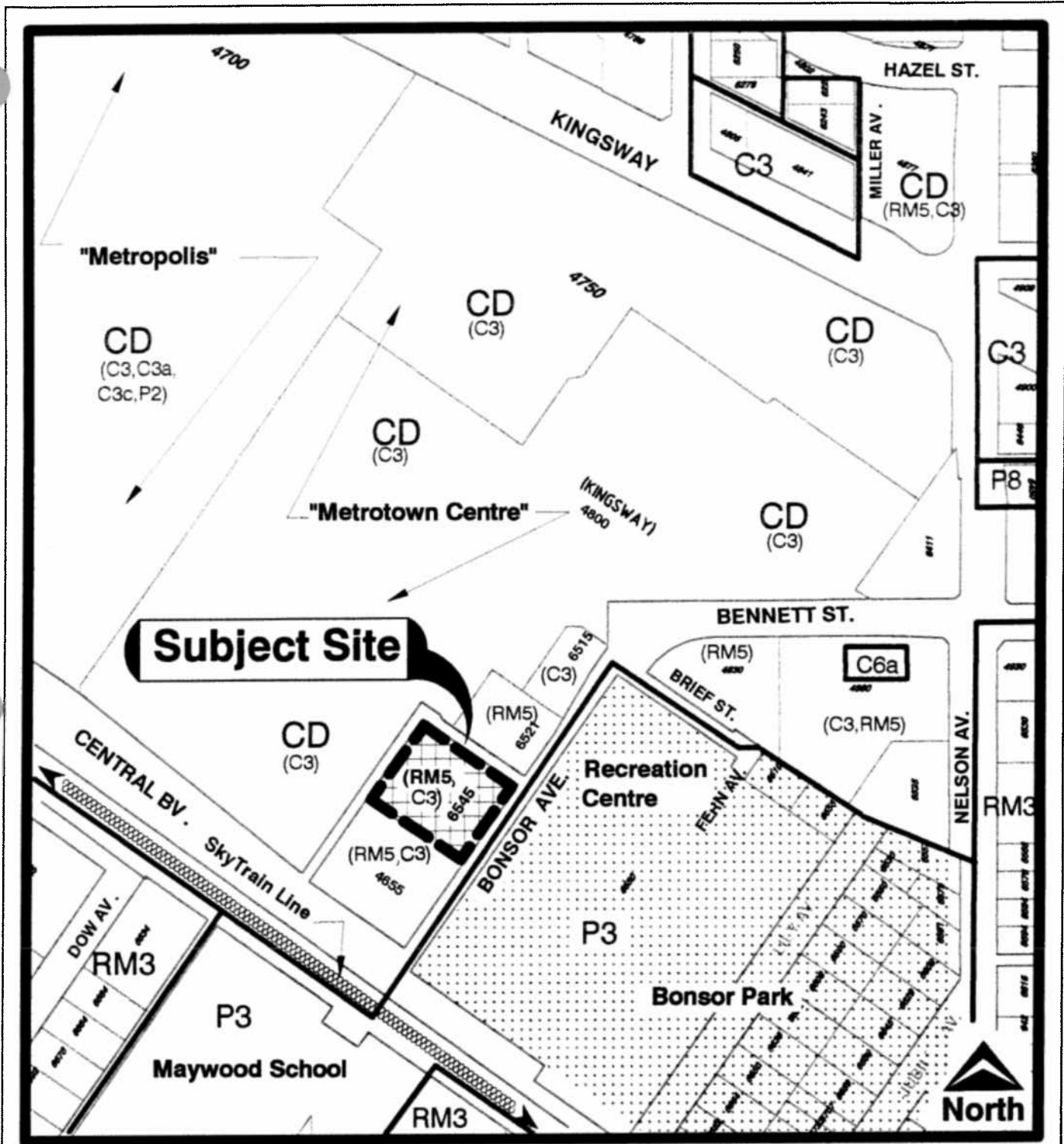


J. S. Belhouse  
Director Planning and Building

JK:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor

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**Planning And Building Department**

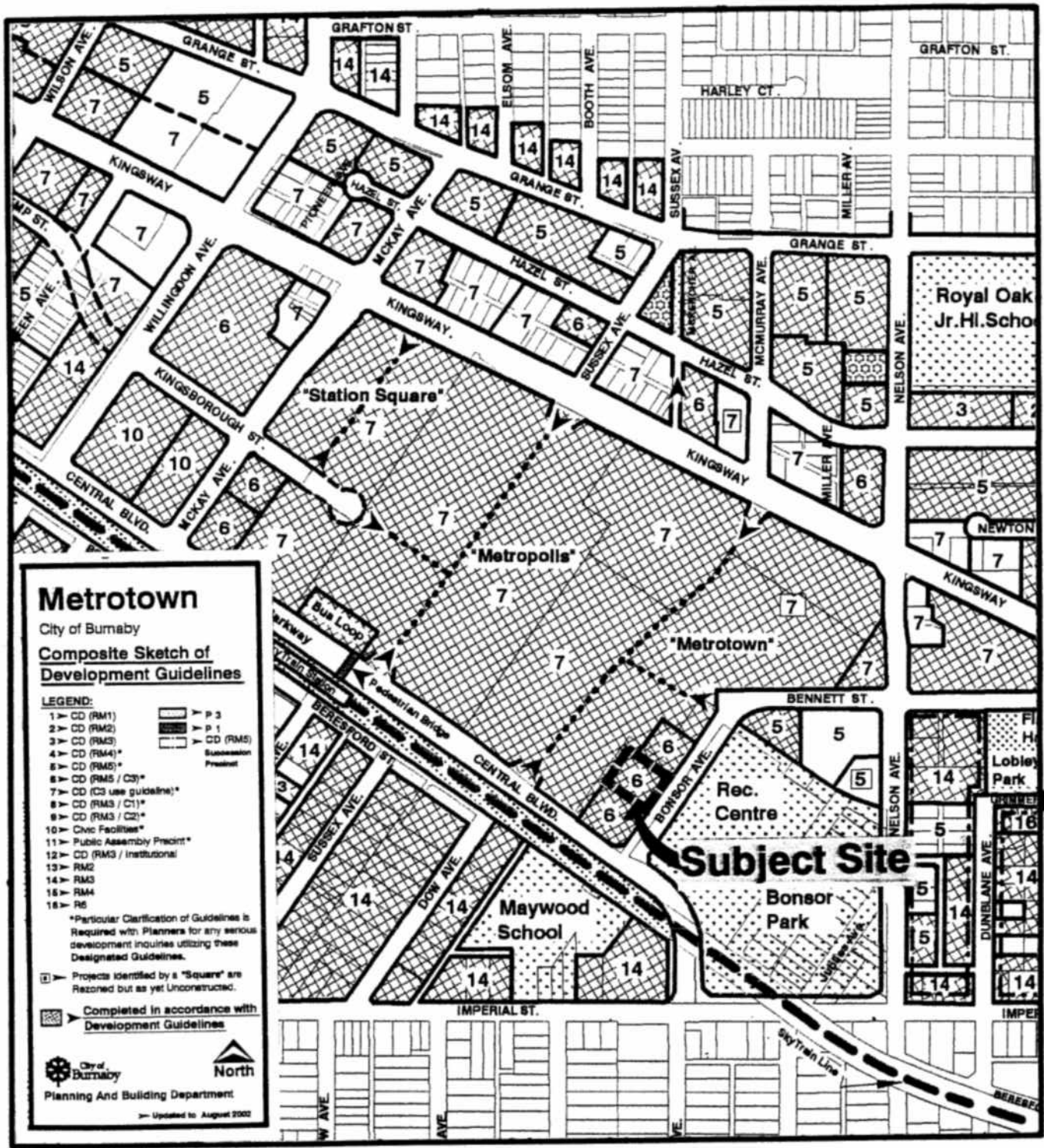
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Date: September 2002

**REZONING REFERENCE 02 -- 48**

Sketch #1



**Planning And Building Department**

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 Date: September 2002

**REZONING REFERENCE 02 -- 48**

**Sketch # 2**