

**TO:** CITY MANAGER 2004 May 12  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT: REZONING REFERENCE #04-03**  
**2 1/2 Storey Townhouse Project with Underground Parking**

**ADDRESS:** 6409 & 6429 Elgin Avenue (See attached Sketches)  
**LEGAL:** Lots A and B, Blk 7, D.L. 94, Group 1, NWD Plan LMP44384  
**FROM:** R5 Residential District  
**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Proposed Townhouse Development, 6409 & 6429 Elgin Avenue" prepared by Hywel Jones Architect Ltd.)

**APPLICANT:** DCM Projects Ltd.  
2305 Hemlock Street  
Vancouver, B.C. V6H 2V1  
(Attention: Bryan Bains)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2004 June 22.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 June 07 and to a Public Hearing on 2004 June 22 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 prior to Final Adoption of the rezoning being effected. 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 undergrounding of existing overhead wiring abutting the site.
- g. The provision of a covered car wash stall and an 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.
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- j. The deposit of the applicable School Site Acquisition Charge.
- k. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- l. The granting of a 219 Covenant restricting enclosure of balconies.
- m. 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 to permit the construction of a 12 unit townhouse project with underground parking.

### 2.0 BACKGROUND

- 2.1 Council on 2004 March 22 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. At that time it was noted that given the presence of the substantial new two-family dwelling at 5566 Irving Street and the possibility of the remaining three properties beyond to the west, 5520 Irving Street and 6340 and 6410 Denbigh Avenue, also being consolidated later in an appropriate assembly, this Department was prepared to support a small multiple-family infill development at 6429 and 6409 Elgin Avenue utilizing the CD Comprehensive Development District with the RM2 District as guidelines.
- 2.2 Falling within Sub-Area 9 of the Royal Oak Community Plan (see **attached** sketch #2), the subject properties are located at the southwest corner of Elgin Avenue and Irving Street, one long block north of Kingsway (see **attached** sketch #1). They originally ran deeper along Irving Street, encompassing the site of the existing two-family dwelling adjacent property at 5566 Irving Street which was created as a result of a subdivision approved in 1999 November. The subject properties are designated for consolidation and redevelopment for multiple-family dwellings using CD Comprehensive Development District zoning based on the RM2 guidelines as a transition between the single and two-family dwellings to the north across Irving Street and the RM3 type multiple-family redevelopment designated to the south.
- 2.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

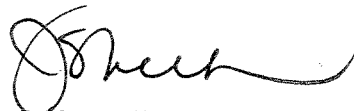
- 3.1 The current plan proposes two buildings of townhouses around a central courtyard with underground parking accessed off Irving Street. All the units have individual ground-oriented entries off Elgin Avenue, Irving Street or the central courtyard. None of the existing trees on-site merit retention.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, storm sewer upgrading and the upgrading of Elgin Avenue including a separated sidewalk and street trees and a separated sidewalk and street trees on Irving Street.
- 3.3 The site will need to be consolidated into one legal lot. The consolidation of the site will require demolition of existing dwellings prior to Final Adoption. Unless otherwise directed by Council, staff will pursue, if requested by the applicant, the release of Demolition Permits for the existing dwellings on the site, after Second Reading and prior to Third Reading of the bylaw, in order to allow for the required notice of two months to vacate to be given to tenants for the dwellings, subject to the proviso that actual demolition of any dwellings will not commence until after Third Reading.
- 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 The feasibility of undergrounding of existing overhead wiring on the south side of Irving Street will be explored through further detailed discussions with B.C. Hydro.
- 3.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.7 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS&DD Sewerage Charge (Fraser Area) will be required with this application.
- 3.8 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.
- 3.9 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division, Engineering Department.
- 3.10 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

4.0 **DEVELOPMENT PROPOSAL**

- 4.1 Site Area: - 1,338.78m<sup>2</sup> (14,411 sq.ft.)
- 4.2 Density:  
Floor Area Ratio Permitted &  
Provided - 0.9 FAR

|     |   |   |   |
|-----|---|---|---|
|     | Gross Floor Area:   | - | 1,204.91m <sup>2</sup> (12,970 sq.ft.)                    |
|     | Site Coverage:  | - | 46.0 %  |
| 4.3 | Height:   | - | 2 1/2 storeys   |
| 4.4 | <u>Unit Mix</u>   |   |   |
|     | 8 - 2 bedrooms  | - | 83.61-94.76m <sup>2</sup> (900-1,020 sq. ft.)<br>per unit |
|     | <u>4</u> - 3 bedrooms   | - | 120.31m <sup>2</sup> (1,295 sq. ft.) per unit             |
|     | <b>12 units total</b>   |   |   |
| 4.5 | Parking Required and Provided based on<br>1.75 spaces per unit: | - | 21 spaces (including 3 visitor spaces)                    |
|     | Car Wash Stall:   | - | 1 space   |
|     | <b>Total</b>  | - | <b>22 spaces</b>  |
|     | Bicycle Parking:  |   |   |
|     | Secure Residential:   | - | 12 spaces   |
|     | Visitors' racks   | - | 3 racks   |

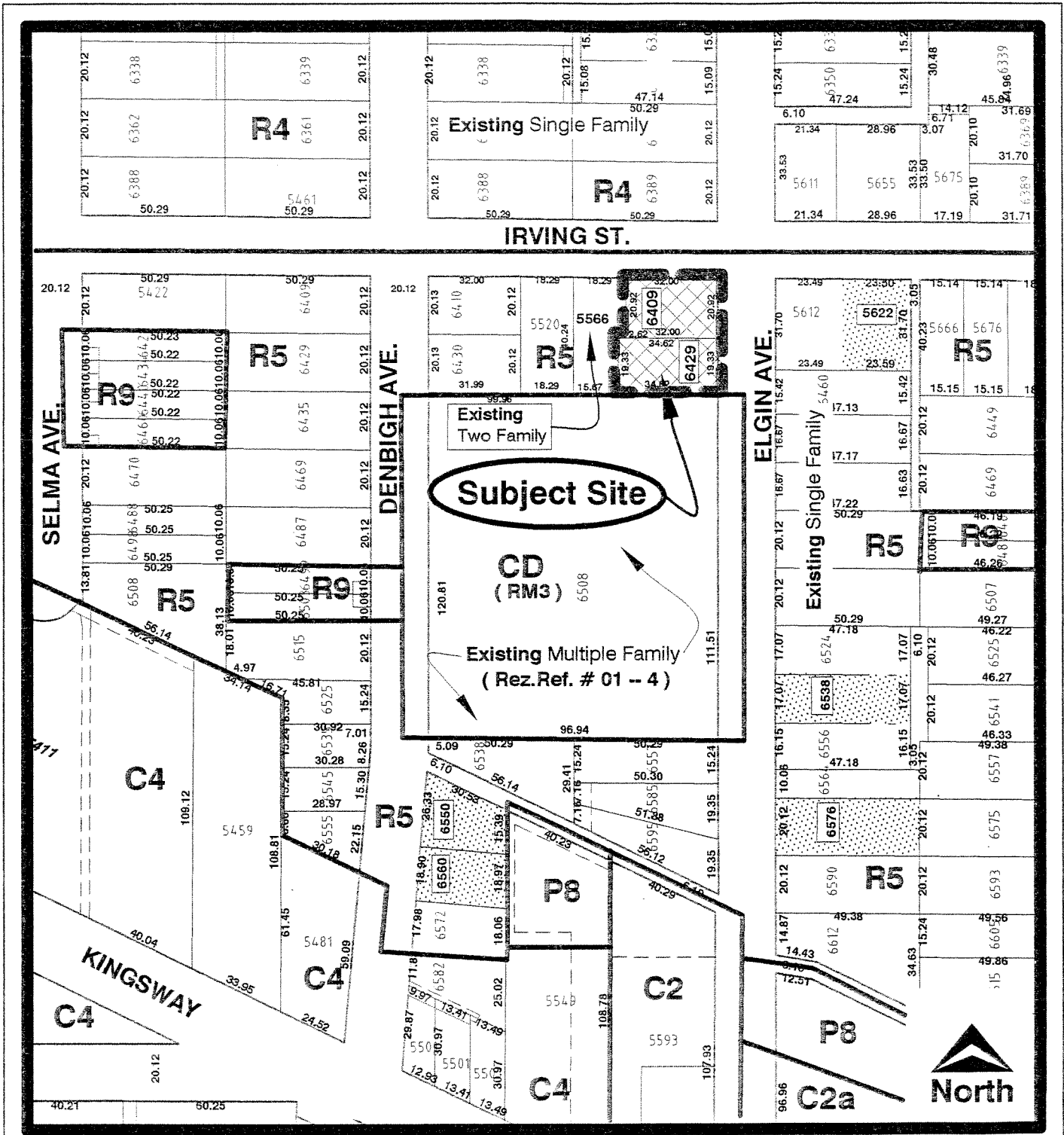


J. S. Belhouse  
Director Planning and Building

FA:gk  
Attach

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

P:\Gulzar\Fiona\Rez 04-03\Rez 04-03 PH 2 Report.wpd



Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: March 2004

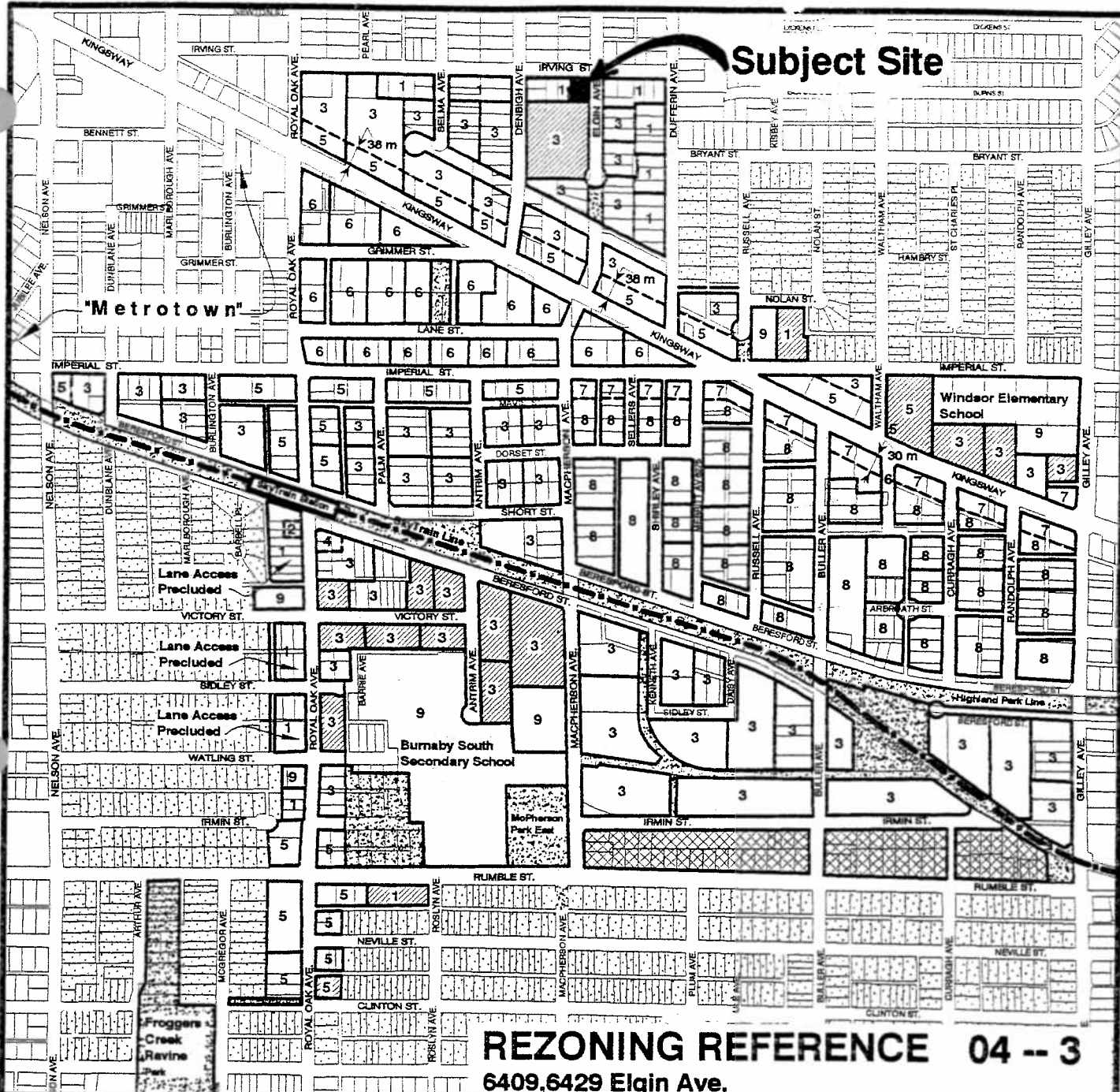
City Owned Property

**REZONING REFERENCE 04 -- 3**  
6409, 6429 Elgin Ave.

Sketch # 1

**Subject Site**

**"Metrotown"**



**REZONING REFERENCE 04 -- 3**  
**6409,6429 Elgin Ave.**

**LEGEND:**

- 1. CD (RM2)
- 2. CD (RM2 & C1 at Grade)
- 3. CD (RM3)
- 4. CD (RM3 & C1 at Grade)
- 5. CD (Proposed C9)
- 6. CD (Proposed C9a) - (Maximum 25 % Residential)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

Transition Area - Consult Planning for further information

**\*\* This Sketch is Subject to Updating on a Continuous Basis.**  
 Updated to: March 2003



