

TO: CITY MANAGER

2004 July 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-24  
6-Unit Townhouse Project

ADDRESS: 490 & 514 Grove Avenue (*attached* Sketches #1 and #2)

LEGAL: Lots 10 & 11, BLK 10, D.L. 206, Plan 1323

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Apartment Study Area "C" as guidelines, and in accordance with the development plan entitled "514 Grove Avenue" prepared by Matthew Cheng Architect Inc.)

APPLICANT: Matthew Cheng Architect Inc.  
#210 - 2223 W. Broadway  
Vancouver, B.C. V6K 2E4  
(Attention: Matthew Cheng)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2004 August 24

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 August 9 and to a Public Hearing on 2004 August 24 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 Bylaw, but not prior to Third Reading of the Bylaw. In the event that the existing improvements on 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 easements and covenants.
- g. The dedication of any rights-of-way deemed requisite.
- h. The undergrounding of existing overhead wiring in the abutting rear lane.
- i. The retention of identified existing 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.
- j. Compliance with the Council-adopted sound criteria.
- k. The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- l. The deposit of the applicable Parkland Acquisition Charge.
- m. The deposit of the applicable GVS & DD Sewerage Charge.
- n. The deposit of the applicable School Site Acquisition Charge.
- o. The granting of a Section 219 Covenant restricting enclosure of balconies.
- p. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.

- q. 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 an 6-unit townhouse development with in-unit parking.

### 2.0 BACKGROUND

- 2.1 Council, on 2003 May 26 received the report of the Planning & 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. On its regular meeting of 2003 November 24 Council received a second report of the Planning & Building Department requesting authorization to forward the previous 12-unit stacked townhouse plan with underground parking to a Public Hearing. However, prior to the Public Hearing the applicant requested that the plans be withdrawn from the Public Hearing agenda in order to review of costs of providing underground parking. Since that time staff have worked with the applicant to prepare a new lower density 6-unit development plan with in-unit parking.
- 2.2 The subject site, currently zoned M4 Special Industrial District, is designated as a first priority development area within Apartment Study Area "C" (see *attached* Sketches #1 and #2). The site currently accommodates two older single-family dwellings with existing two-family dwellings to the south, commercial buildings to the north along Hastings Street, commercial and new multiple-family dwellings to the east along Sperling Avenue and the Kensington Complex shopping centre to the west. The development proposal meets the objectives of the adopted Apartment Study Area "C".
- 2.3 The applicant has now submitted a revised plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**

- 3.1 The development proposal is for a 6-unit three-storey townhouse development with in-unit parking. The maximum density of the project under the RM2 District guidelines is 0.7 F.A.R. with surface parking. All townhouse units have individual ground-oriented entrances with front doors oriented either west toward Grove Avenue or toward the east property line.
- 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, construction of abutting sidewalks and provision of street trees along Grove Avenue and construction of the north abutting lane to City standards.
- 3.3 Lane widening dedication of 3 m along the north property line is required to construct the lane to City standard as well as a 3m x 3m corner truncation at the intersection between the north/south and east/west lanes.
- 3.4 The site will need to be consolidated into one legal lot. The consolidation of the site will require the demolition of existing dwellings prior to Final Adoption. Unless otherwise directed by Council, staff will pursue, if requested by the applicant, the release of the Demolition Permit for 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 of the dwellings, subject to the proviso that actual demolition of any dwellings will not commence until after Third Reading.
- 3.5 Undergrounding of existing overhead wiring in the rear abutting lane is required.
- 3.6 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.
- 3.7 In view of traffic on the Hastings Street corridor, a noise study will be undertaken to ensure compliance with the Council-adopted sound criteria.
- 3.8 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.9 One existing high quality specimen tree has been identified for retention. A Section 219 covenant and deposit of funds will be required to guarantee preservation of this tree.
- 3.10 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS&DD Sewerage Charge (Fraser Area) will be required with this application.
- 3.11 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 Site Area

Gross Site	-	1,258.4 m <sup>2</sup> (13,546 sq.ft.)
Dedications	-	100.2 m <sup>2</sup> (1,078 sq.ft.)
Net Site	-	1,158.2 m <sup>2</sup> (12,468 sq.ft.)

(Subject to detailed survey)

4.2 Density

Floor Area Ratio	<u>Permitted</u> 0.7 FAR	<u>Provided</u> 0.69 FAR
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Gross Floor Area	810.79 m <sup>2</sup> (8,727 sq.ft.)	799.21 m <sup>2</sup> (8,603 sq.ft.)
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Site Coverage	-	30 %
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4.3 Height

-	3 storeys
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4.4 Unit Mix

6 three-level three-bedroom units	-	134m <sup>2</sup> (1,440.74 sq.ft.)
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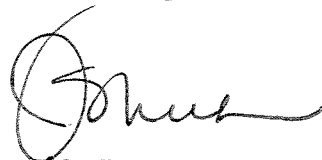
4.5 Parking:

**Vehicle Parking**

	<u>Required</u>	<u>Provided</u>
1.75 spaces/unit	11	14 (including 2 visitor spaces) <u>1 car wash stall</u>
<b>Total</b>		<b>15 spaces</b>

**Bicycle Parking**

	<u>Required</u>	<u>Provided</u>
Secure residential	6 spaces	6 spaces (6 in-unit)
Visitors' racks	3 spaces	7 spaces

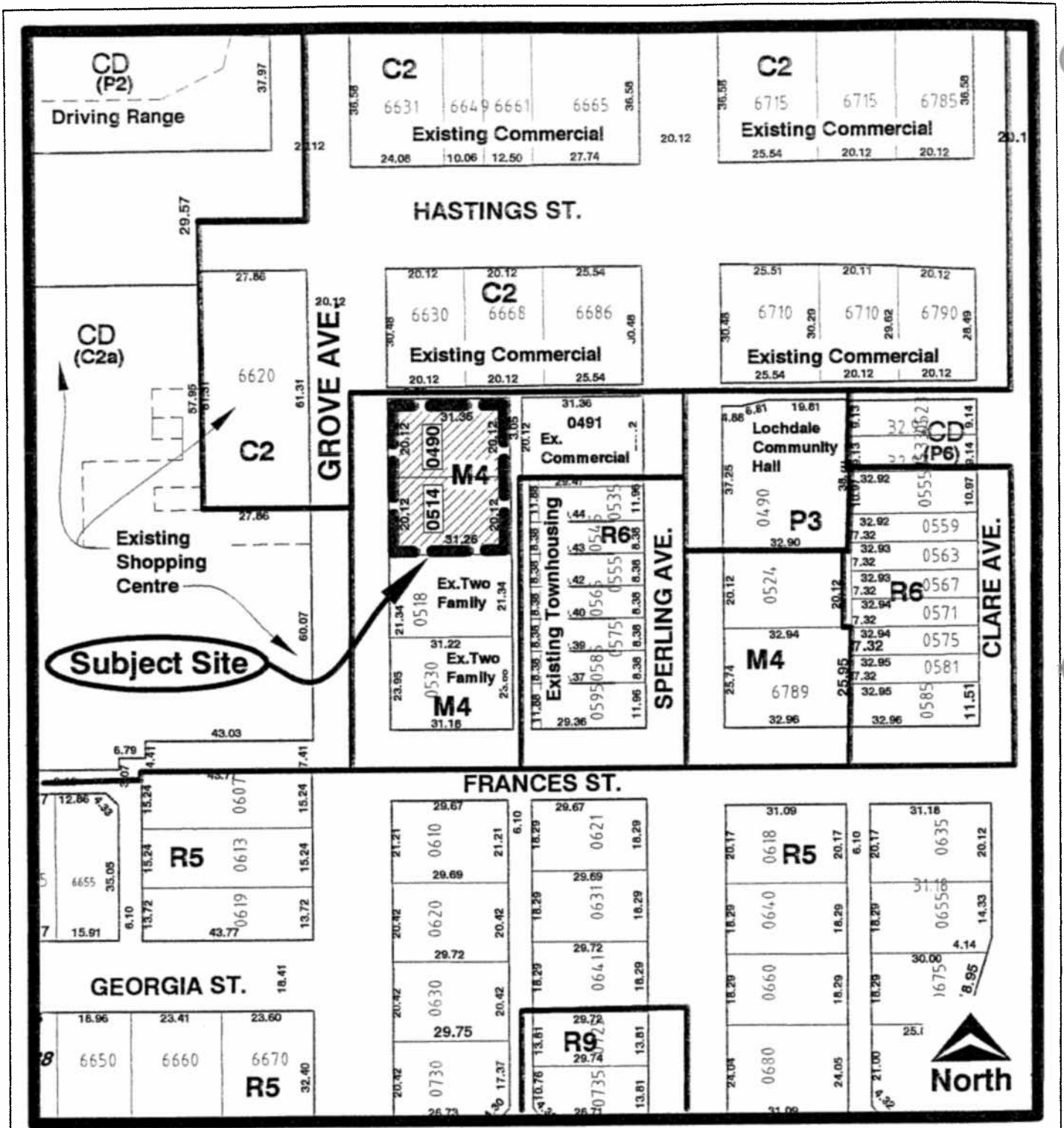


J. S. Belhouse  
 Director Planning and Building

JBS/KH:gk

Attach

cc: Director Engineering  
 City Solicitor  
 City Clerk



Planning and Building Department

Scale: 1 = 1500

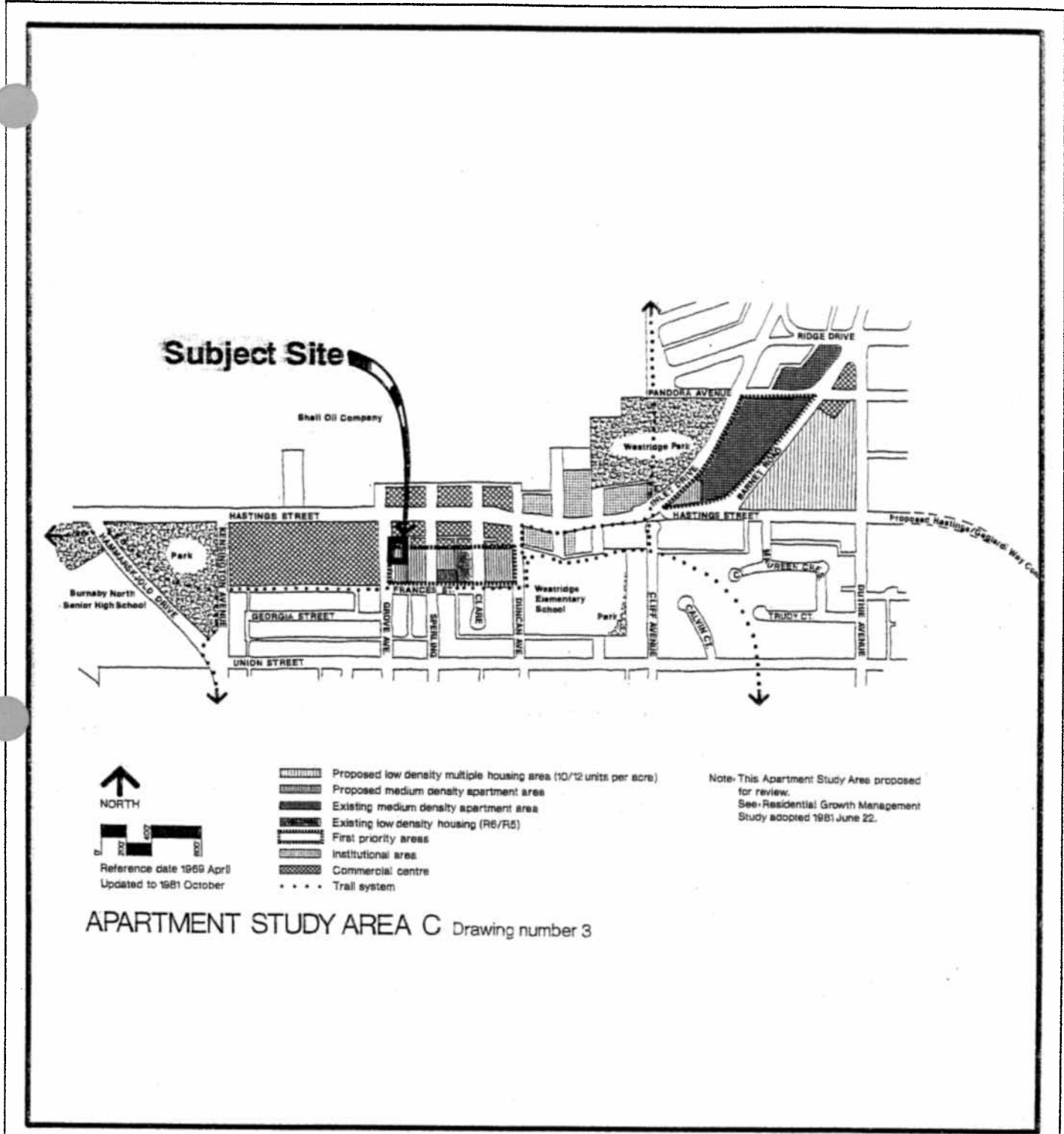
Drawn By: J.P.C.

Date: May 2003

REZONING REFERENCE 03 -- 24

490,514 Grove Ave.

Sketch # 1



**Planning and Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2003

**REZONING REFERENCE 03 -- 24**  
490,514 Grove Ave.

Sketch # 2

