

TO: CITY MANAGER

2004 September 21

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #03-63
4-Unit Townhouse Development**

ADDRESS: 3898 Albert Street

LEGAL: Lot 10, Blk 7, D.L. 116, Group 1, NWD Plan 1236

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM6 Hastings Village Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "3898 Albert Street" prepared by Lung Designs Group Ltd.)

APPLICANT: Domo Construction Ltd.
5766 Rhodes Street
Vancouver, B.C. V5R 3P4
(Attention: Cary Hayashi)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2004 October 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 October 4, and to a Public Hearing on 2004 October 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 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 undergrounding of existing overhead wiring abutting the site.
- e. Compliance with the Council adopted sound criteria.
- f. The deposit of the applicable Parkland Acquisition Charge.
- g. The deposit of the applicable GVS & DD Sewerage Charge.
- h. The deposit of the applicable School Site Acquisition Charge.
- i. The granting of a 219 Covenant restricting enclosure of balconies.
- j. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- k. Compliance with best management practices for on-site stormwater management as determined by the Environmental Services Division - Engineering Department.
- l. 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 4-unit townhouse development with carport parking.

2.0 BACKGROUND

- 2.1 On 2004 January 26, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing 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, currently zoned R5 Residential District, is located within the adopted Hastings Street Area Plan and is designated for multiple-family redevelopment using CD Comprehensive Development District zoning based upon the RM6 Multiple Family District guidelines (see **attached** Sketches #1 and #2). The site was originally developed with an older single-family dwelling that was later converted to use as the Odd Fellows Hall and most recently as a dance studio. Immediately to the north across Albert Street are a number of existing multiple family developments. A City-owned surface parking lot lies to the east across Ingleton Avenue. To the south are a number of existing commercial buildings fronting on Hastings Street, and to the west is an existing multiple-family development at 3860 Albert Street. The subject site has a net area of approximately 566.77 m² (6,100 sq.ft.) and a width of approximately 15.24 m (50 ft.).
- 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 development proposal is for a 4-unit ground-oriented townhouse development with surface parking accessed from the rear lane. The maximum density of the project under the RM6 District guidelines is 0.7 F.A.R.
- 3.2 Servicing will include, but not necessarily be limited to:
- Construction of a new separated sidewalk with provision for street trees on Albert Street;
 - Repaving of the rear lane from property line to property line; and
 - Undergrounding of overhead wires in rear lane. If currently not possible due to existing connections to Hastings Street commercial properties, then preducting will be required.
- 3.3 Due to the character and substantial serviceable nature of the existing structure, the applicant has requested that they be permitted to use the existing framing of the building. As such, the complete demolition of the existing structure will not be pursued. This Department has requested a signed and sealed letter from the applicant's structural engineer to confirm that the structure is suitable for multiple family development.
- 3.4 Due to the project's proximity to Hastings Street, an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 3.5 As the proposed development consists of only 4 townhouse units on a relatively small site,

the Engineering Department - Solid Waste and Recycling Division has suggested that as an alternative to a centrally located garbage and recycling area, that each unit be equipped with individual garbage and recycling containers which will be collected off Ingleton Avenue on regularly scheduled garbage and recycling days.

3.6 Development Cost Charges:

- a) Parkland Acquisition Charge of \$3.62 per sq.ft. of gross floor area;
- b) School Site Acquisition Charge of \$900.00 per unit; and
- c) GVS & DD Sewerage Development Cost Charge of \$826.00 per unit.

3.7 On site parking will be accessible via the rear lane and will be provided in a common covered carport. The proposed parking meets the standards for RM6 of one space per unit. Due to the width constraints of the site, it is proposed that a centrally located sanitary hookup and water hookup be installed to enable each individual stall to act as a car wash stall. This will enable a greater setback of the proposed parking from Ingleton Avenue as well as provide adequate space for a sideyard walkway connecting the rear of the units to both Albert Street and the rear lane.

3.8 An on-site sediment control system and on-site stormwater management in line with best management practices is a requirement of Preliminary Plan Approval.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross and Net Site - 566.77 m² (6,100.92 sq.ft.)

4.2 Density

Permitted and Provided

Allowable and provided FAR = 0.7 - 396.7 m² (4,270 sq.ft.)

Site Coverage - 35%

4.3 Building Height

- 2 Storeys

4.4 Unit Mix

4 two-level two-bedroom + den units: - 98.93 m² (1,064.95 sq.ft.)

4.5 Parking

Required and Provided

Vehicle Parking

1 space/unit

- 4 spaces (no visitors spaces required)

Bicycle Parking

Secure residential

1 locker/unit

- 4 in-unit bicycle storage areas

Visitors' racks

- 1 rack with 3 spaces

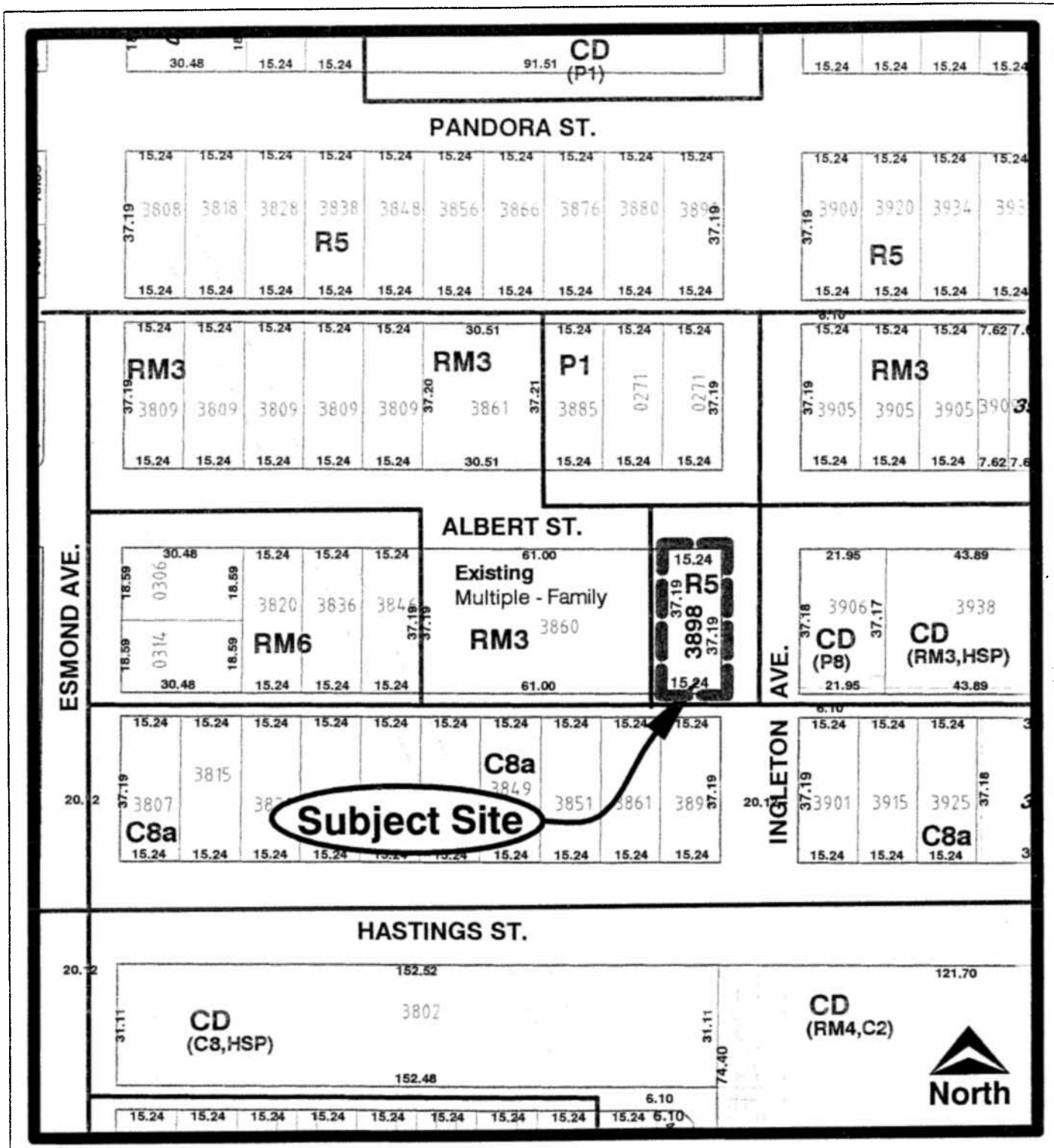


J. S. Belhouse
Director Planning and Building

JBS:KH:gk
Attach

cc: Director Engineering
City Solicitor
City Clerk

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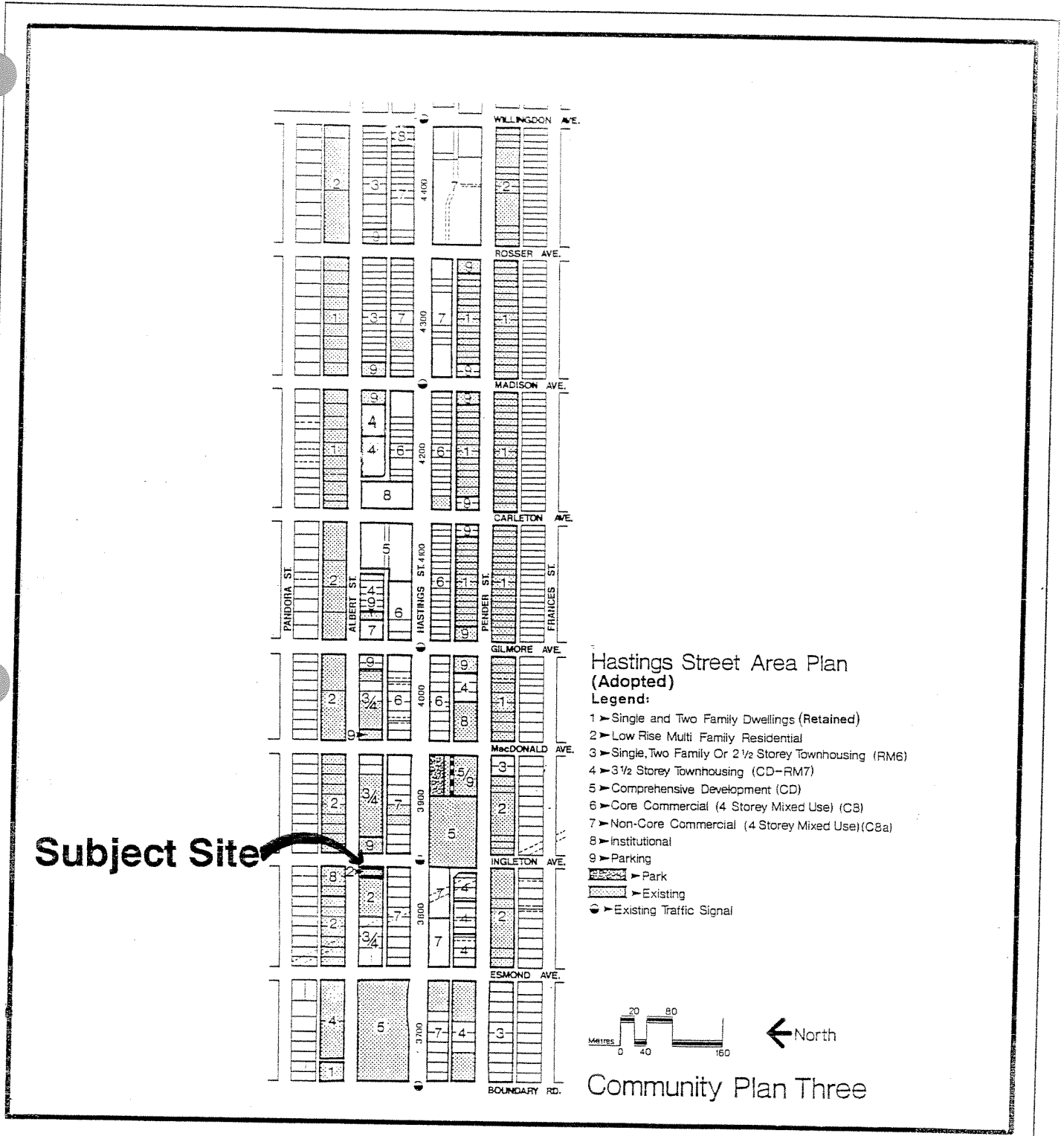


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Scale: 1 = 1500
 Drawn By: J.P.C.
 Date: January 2004

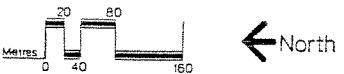
REZONING REFERENCE 03 -- 63
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Sketch # 1



Subject Site

**Hastings Street Area Plan
(Adopted)**
Legend:
 1 -> Single and Two Family Dwellings (Retained)
 2 -> Low Rise Multi Family Residential
 3 -> Single, Two Family Or 2 1/2 Storey Townhousing (RM6)
 4 -> 3 1/2 Storey Townhousing (CD-RM7)
 5 -> Comprehensive Development (CD)
 6 -> Core Commercial (4 Storey Mixed Use) (CB)
 7 -> Non-Core Commercial (4 Storey Mixed Use)(C8a)
 8 -> Institutional
 9 -> Parking
 [Symbol] -> Park
 [Symbol] -> Existing
 [Symbol] -> Existing Traffic Signal



Community Plan Three



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Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2004

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Sketch # 2

