

TO: CITY MANAGER 2005 June 10
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE #04-64**
3½ Storey Townhouse Project with In-Building Parking
Community Plan Eight

ADDRESS: 3853/3875/3876/3891 & 3892 Norfolk Street (See attached Sketches)

LEGAL: East Half Lot "A" Except: The West 60 Ft., D.L. 69, Plan 7465, Lot "B", D.L. 69, Plan 14265, Lot 5, Blk 45, DL 69, Plan 1321, Lot "C", DL 69, Plan 14265, Lot 6, Blk 45, DL 69, Group 1, NWD Plan 1321

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Community Plan Eight as Guidelines, and in accordance with the development plan entitled "Park Vista" prepared by Matthew Cheng Architect Inc.)

APPLICANT: Shiraz Chatur
920 Agnes Street
New Westminster B.C. V3M 1H6

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2005 July 26.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.11 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.12 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 July 11 and to a Public Hearing on 2005 July 26 at 7:30 p.m.
4. **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 completed in line with Section 3.3 of this report.
- e. The consolidation of the net project site into one legal parcel.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The dedication of any rights-of-way deemed requisite.
- h. The provision of a public pedestrian/ bike corridor and park and fire access statutory right-of-way from the east end of the Norfolk Street right-of-way abutting the site to the western edge of Broadview Park and the construction of a walk and lighting to the satisfaction of the Director Engineering and Director Parks, Recreation and Cultural Services.
- i. The undergrounding of existing overhead wiring abutting the site.
- j. The approval of the Ministry of Transportation to the rezoning application.
- k. Compliance with the Council-adopted sound criteria.
- l. 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.
- m. Completion of the exchange of lands involving the dedication of rights-of-way and a Highway Closure Bylaw as outlined in Section 3.11 of this report.

- n. The deposit of the applicable Parkland Acquisition Charge.
- o. The deposit of the applicable GVS & DD Sewerage Charge.
- p. The deposit of the applicable School Site Acquisition Charge.
- q. The provision of facilities for cyclists in accordance with this rezoning report.
- r. The completion of the sale of city property.
- s. The granting of a 219 Covenant restricting enclosure of balconies and indicating that project driveways will not be restricted by gates.
- t. 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.
- u. 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 townhouse project with in-building parking.

2.0 **BACKGROUND**

- 2.1 Council on 2004 November 22 received the report of the Planning and building Department concerning the rezoning of a portion of the subject site, 3876 and 3892 Norfolk Street (see **attached** Sketch #1) 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. The subject rezoning application is within Community Plan Eight within a block designated for multiple-family development using CD Comprehensive Development District zoning based upon the RM3 Multiple Family District.

2.2 Council on 2005 March 14 then received a report informing of an expanded site proposal, enlarging the site from just 3876 and 3892 Norfolk Street to include 3853, 3875 and 3891 Norfolk Street as well as the abutting lane allowance to the rear and some of the intervening road allowance between these additional lots and the original two. Council gave approval in principle to the sale of City-owned properties, 3853 and 3875 Norfolk Street as well as the lane allowance behind them and some of the intervening road allowance, as outlined in the report.

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 groups of townhouses, each around a central driveways with in-building parking accessed off Norfolk Street. All the units have individual ground-oriented entries. A landscaped greenway pedestrian/bike corridor, fire access and park service access into the abutting Broadview Park on a statutory right-of-way separates the southern third of the project from the northern two thirds. 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,

- upgrading of sewers and watermains as necessary,
- construction of Norfolk Street abutting the site to 11m standard with separated sidewalks, street trees and boulevard grass, street lighting,
- a new cul-de-sac on Norfolk Street
- construction of the Broadview Park greenway access corridor.

3.3 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 Demolition Permits 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 at the dwellings, subject to the proviso that the 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 utility easements for services in the current lane and road allowance to be incorporated into the site, a public and fire truck access easement across the closed street-end area leading to Broadview Park and Section 219 Covenant restricting enclosure of balconies and preventing the provision of driveway gates.

- 3.5 Undergrounding of existing overhead wiring currently in the rear lane to be incorporated into the site is required.
- 3.6 The developer is responsible for the provision of a public pedestrian/bike corridor and park and fire access statutory right-of-way from the east end of the Norfolk Street right-of-way abutting the site to the western edge of Broadview Park and the construction of a grasscrete walk and lighting to the satisfaction of the Director Engineering and Director Parks, Recreation and Cultural Services.
- 3.7 There are a number of mature trees on site; however, an evaluation indicates that they are all in poor health and do not merit retention.
- 3.8 The approval of the Ministry of Transportation is required for this rezoning application.
- 3.9 In view of traffic on the nearby Canada Way and Trans-Canada Highway corridors, a noise study will be undertaken to ensure compliance with the Council-adopted sound criteria.
- 3.10 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.11 A Highway Closure Bylaw is required to accommodate the closure of the lane allowance abutting 3853, 3875 and 3891 Norfolk Street and of the end of the Norfolk Street road allowance for incorporation into the site and the closure of a small area of 562.07 sq. ft., comprising the curved eastern end of the existing Norfolk Street road allowance which now intrudes into Broadview Park would be included in Broadview Park, giving it a straighter, western edge (see **attached** Sketch #3). Portions of 3853 and 3875 Norfolk Street are to be dedicated for the new cul-de-sac. The balance of City lands would be sold for inclusion in the net site.
- 3.12 Council, on 2005 March 14, approved, in principle, the sale of City-owned property at 3853 and 3875 Norfolk Street as well as the lane allowance behind them and some of the intervening road allowance. The recommended value of \$62.00 per sq. ft. has been determined by the Legal and Lands Department. This price will be valid for nine months following Second Reading. The completion of the sale of City lands is subject to the rezoning application being pursued to completion and to consolidation of the site into one legal lot. The estimated net area to be sold is 1,640.89m² (17,663 sq. ft.), to be confirmed by a detailed survey.
- 3.13 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS&DD Sewerage Charge (Vancouver Area) will be required with this application.
- 3.14 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.

- 3.15 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division, Engineering Department.
- 3.16 A on-site stormwater management system with a suitable engineered design is required with a 219 covenant to guarantee its provision, effectiveness and continuing operation.
- 3.17 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:	-	4,407.08m ² (47,439sq. ft.)
4.2	Density:		
	Floor Area Ratio Permitted	-	0.9 FAR
	Provided	-	0.838 FAR
	Gross Floor Area:	-	3,677.38m ² (39,584.4 sq.ft.)
	Site Coverage:	-	33%

4.3 Height: - 3 and 3 ½ storeys

4.4 Unit Mix

20-	3 bedrooms	-	125.23-141.77m ² (1,348 - 1,526 sq.ft.)
4-	3 bedrooms & den	-	162.07-167.11m ² (1,745-1,799 sq.ft.)
1-	4 bedrooms	-	174.37m ² (1,877 sq.ft.)
<u>1-</u>	<u>4 bedrooms & den</u>	-	<u>169.05m² (1,820 sq.ft.)</u>

26 units total

4.5	Parking Required @ 1.75 spaces per unit:	-	46 spaces (including 7 visitor spaces)
	Parking Provided	-	51 spaces (including 22 tandem spaces credited as 1.5 spaces for each 2 spaces or 16.5 spaces as well as 7 visitor spaces, of which one is a combination carwash/ visitor space)

Total - 51 spaces

City Manager
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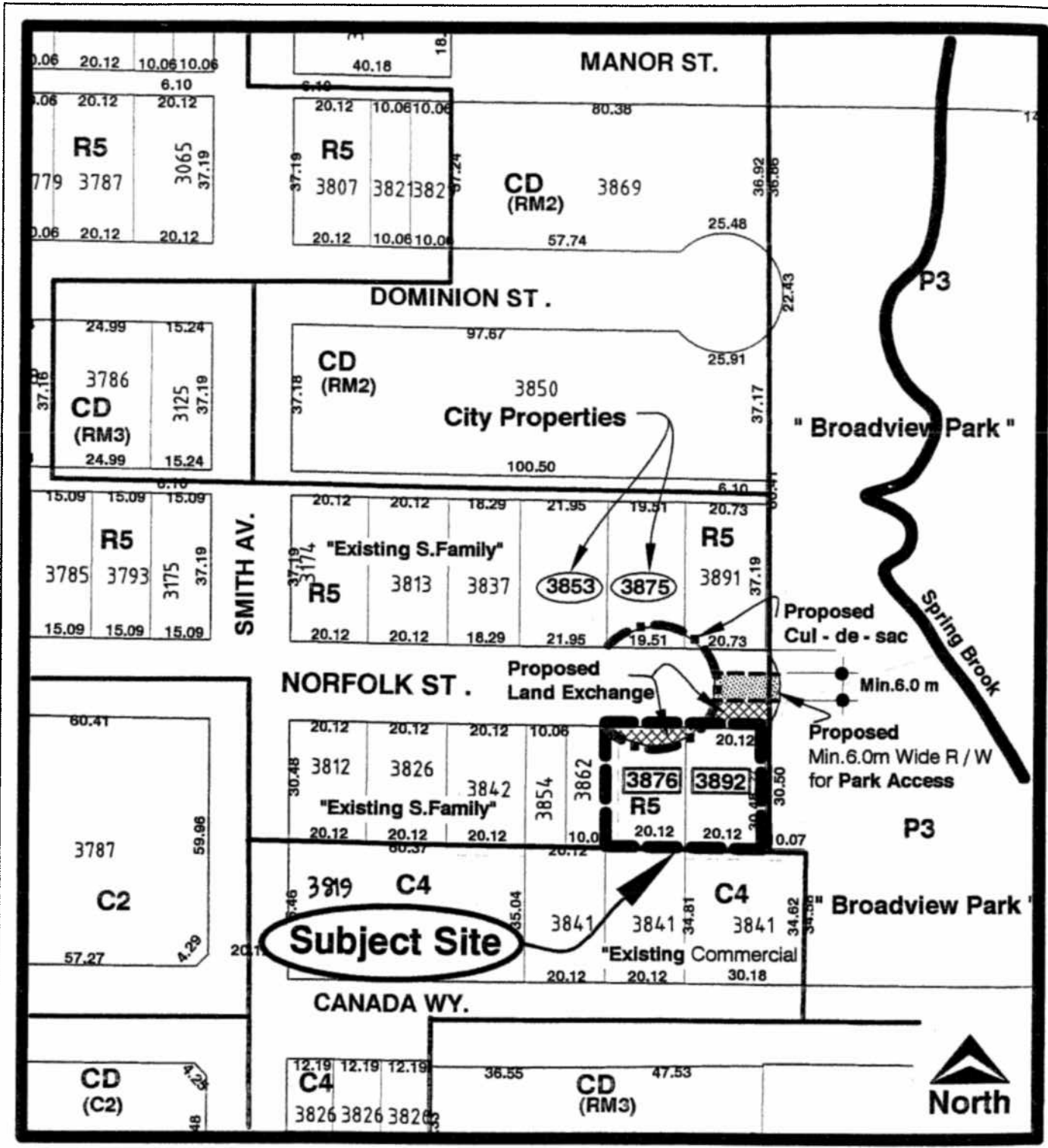
	Bicycle Parking:	
	Secure Residential:	- 26 spaces
	Visitors' racks	- 8 spaces
4.6	<u>Communal Facilities</u>	- Tot play lot

B. Belhouse
for J. S. Belhouse
Director Planning and Building

FA:gk
Attach

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

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Planning and Building Department

Scale: 1 : 1500

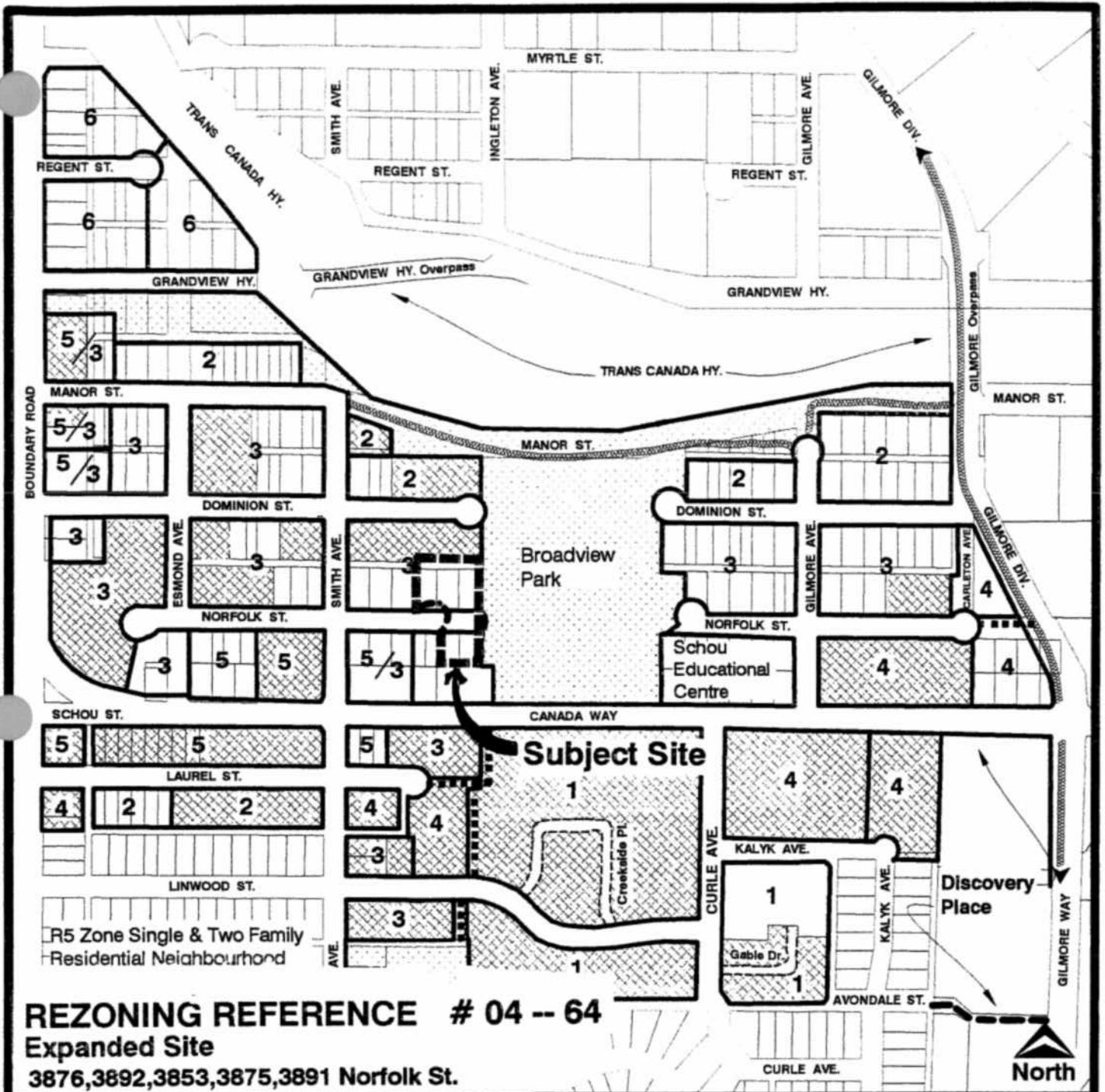
Drawn By: J.P.C.

Date: November 2004

REZONING REFERENCE 04 -- 64

3876,3892 Norfolk St.

Sketch # 1



Legend:

- 1 > Low density multiple residential development (RM1 Guidelines)
- 2 > Medium density apartment (RM2 Guidelines)
- 3 > Medium density apartment development (RM3 Guidelines)
- 4 > Institutional development (P5 Guidelines)
- 5 > Commercial development (C2 Guidelines)
- 6 > Light industrial / office (M5 Guidelines)

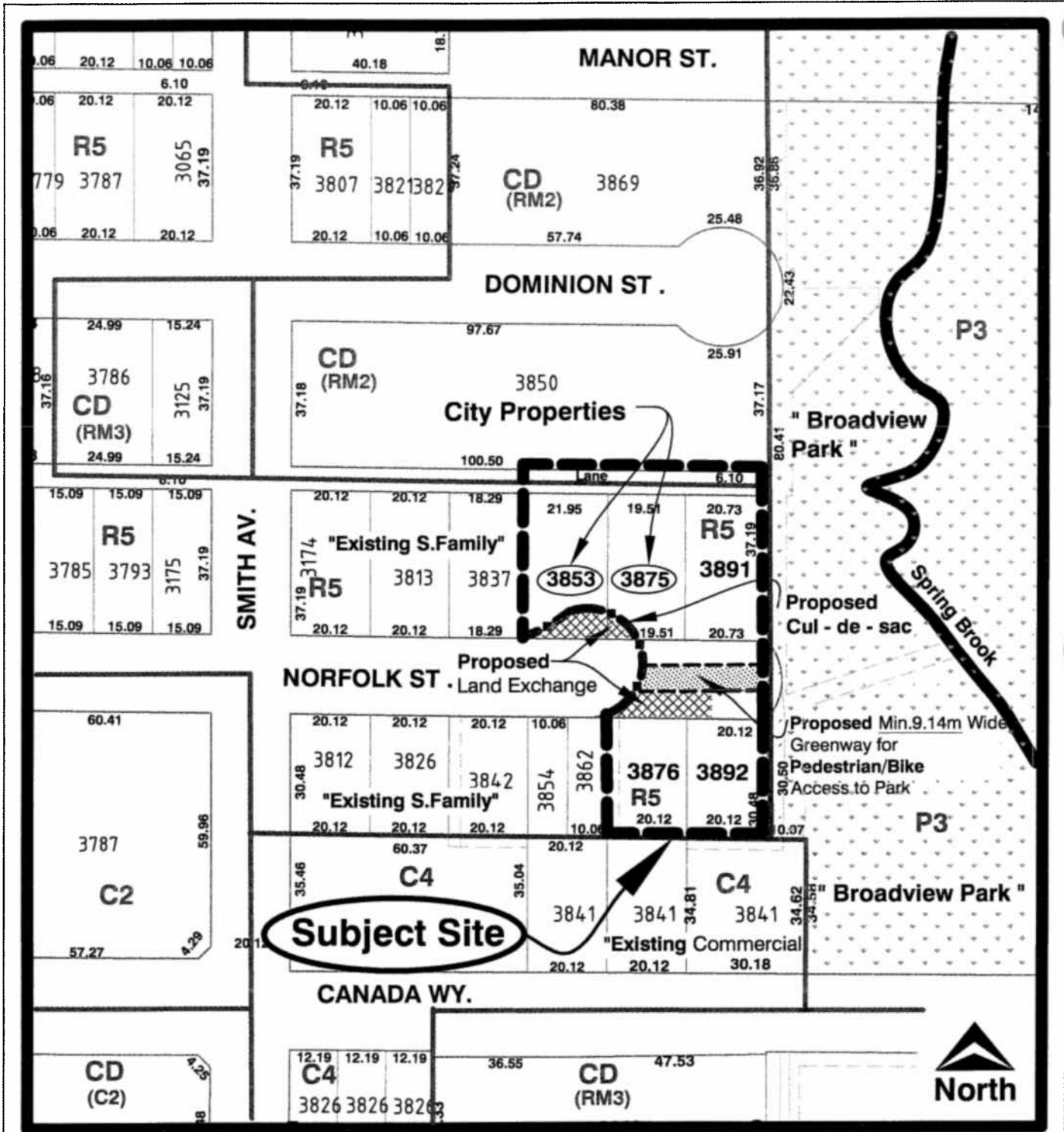
-  Constructed
-  Urban Trail
-  Bike & Pedestrian Path
-  Pedestrian Path



Planning And Building Department

Updated to: December 2004
 Reference date June 1971

Community Plan Eight



Planning and Building Department

Scale: 1 : 1500

Drawn By: J.P.C.

Date: June 2005

**REZONING REFERENCE # 04 -- 64
Expanded Site**

3876,3892,3853,3875,3891 Norfolk St.

Sketch # 3