

**TO:** CITY MANAGER 2006 December 06

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-38  
32-unit Stacked Townhouse Project  
Apartment Study Area "B"**

**ADDRESS:** 340 Ellesmere Avenue (See attached Sketches #1 and #2)

**LEGAL:** Lots 4, 5& 6, Blk 77, DL's 122 & 127, Group 1, NWD Plan 4953

**FROM:** P1 Neighbourhood Institutional District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Apartment Study Area "B" guidelines and in accordance with the development plan entitled "340 Ellesmere" prepared by Matthew Cheng Architect Inc.).

**APPLICANT:** Tara Developments Ltd.  
1102 West 48<sup>th</sup> Avenue  
Vancouver, BC V6M 2N5  
(Attn: Ranjit Rai)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2006 January 23.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 January 8, and to a Public Hearing on 2006 January 23 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 within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The consolidation of the net project site into one legal parcel.
- f. The undergrounding of existing overhead wiring abutting the site.
- g. The granting of a Section 219 Covenant restricting the enclosure of balconies.
- h. Compliance with the Council-adopted sound criteria.
- i. Compliance with the guidelines for underground parking for visitors.
- j. 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.
- k. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- l. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. 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 32-unit stacked townhouse development with underground parking.

### 2.0 BACKGROUND

- 2.1 Council, on 2006 July 24, 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.
- 2.2 While under the Apartment Study Area "B" Plan, the proposed assembly site for redevelopment includes the subject property at 340 Ellesmere Avenue and the adjacent property at 380 Ellesmere Avenue, the initial rezoning report indicated that 380 Ellesmere Avenue was unable to be included in an assembly. Council authorized staff to pursue a proposal that would not include 380 Ellesmere Avenue. A copy of the initial rezoning report was sent to the property owner of 380 Ellesmere Avenue.
- 2.3 The subject site includes three lots currently zoned P1 Neighbourhood Institutional District. The site is currently occupied by the Ellesmere United Church which has occupied the site since 1959. The Ellesmere United Church has relocated from its current location to a space within the Cornerstone Building at UniverCity at SFU (Rezoning Reference #06-24).

A development is being pursued for townhouse development, utilizing the CD Comprehensive Development District with the RM3 District as a guideline in line with the objectives of the adopted Apartment Study Area "B" Plan.

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 32-unit three-storey stacked townhouse development with underground parking. The maximum density of the project under the RM3 District guidelines is 1.1 F.A.R with full underground parking. All townhouse units have individual ground-oriented entrances.

- 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:
- The reconstruction of the existing separated sidewalk on Ellesmere Avenue to a 1.5m standard with street trees and new boulevard grassing.
  - The installation of a new sanitary sewer along Ellesmere Avenue across the frontage of the proposed development site.
  - Developer to provide a Fire Underwriters Survey to determine if the abutting water main is required to be upgraded.
- 3.3 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.
- 3.4 In light of the proposed development's proximity to Hastings Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.5 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 The developer is responsible for the undergrounding of the overhead wiring abutting the site on the east side of Ellesmere Avenue.
- 3.7 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
  - b) School Site Acquisition Charge of \$800.00 per unit
  - c) GVS&DD Sewerage Charge of \$1,515.00 per unit
- 3.8 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.
- 3.9 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.10 A tree survey has been undertaken and no trees are appropriate for retention as they will be affected by the location of the underground parking and siting of the proposed townhouse development.
- 3.11 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.

To: City Manager  
 From: Director Planning & Building  
 Re: REZONING REFERENCE #06-38  
 2006 December 06 ..... Page 5

**4.0 DEVELOPMENT PROPOSAL**

4.1 Net Site Area - 2,427.60 m<sup>2</sup> (26,131.43 sq.ft.)  
 (Subject to detailed survey)

4.2 Density  
 Floor Area Ratio Permitted and Provided - 1.10 FAR  
 Gross Floor Area Permitted and Provided - 2,670.37 (28,744.57 sq.ft.)  
 Site Coverage - 40 %


4.3 Height - 3 storeys

4.4 Unit Mix  
 1 one-level bachelor unit: - 44.36 m<sup>2</sup> (477.54 sq.ft.)  
 10 one-level two-bedroom units: - 83.61 m<sup>2</sup> (900.00 sq.ft.)  
21 two-level two-bedroom units: - 84.66 – 88.39 m<sup>2</sup> (911.25 – 951.5 sq.ft.)  
**32 units total**

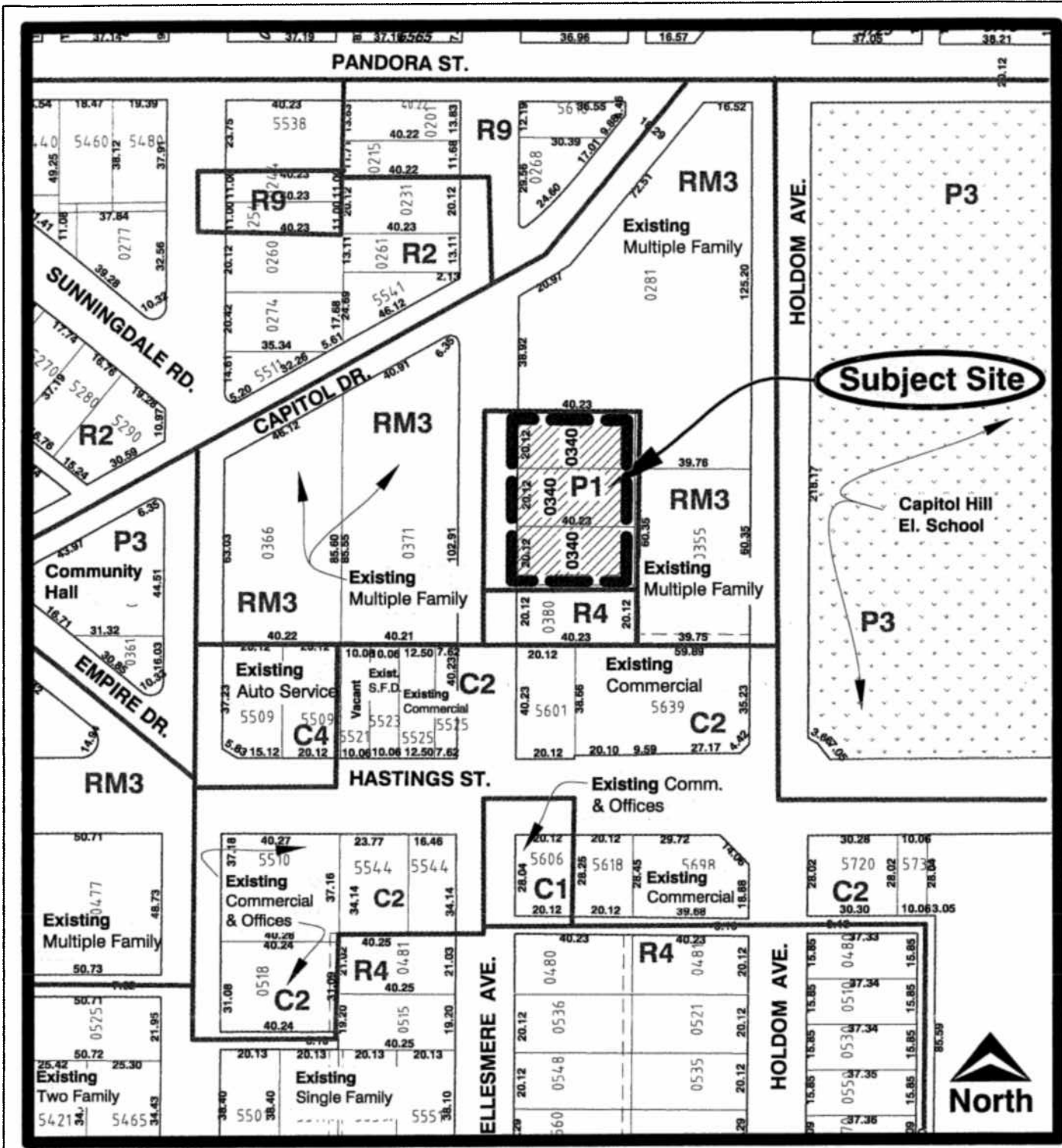
Unit Density - 131.8 uph (53.42 upa)

4.5 Parking:  
Vehicle Parking Required and Provided  
 1.75 spaces/unit 56 spaces (including 8 visitor spaces)  
1 car wash stall  
**Total 57 spaces**

Bicycle Parking Required and Provided  
 Secure residential 32 spaces  
 1 locker/unit  
 Visitors' racks 10 spaces  
 0.2 spaces/unit

  
 B. Luksun  
 Director Planning and Building

JBS/gk  
 Attachments  
 cc: Director Engineering  
 City Clerk

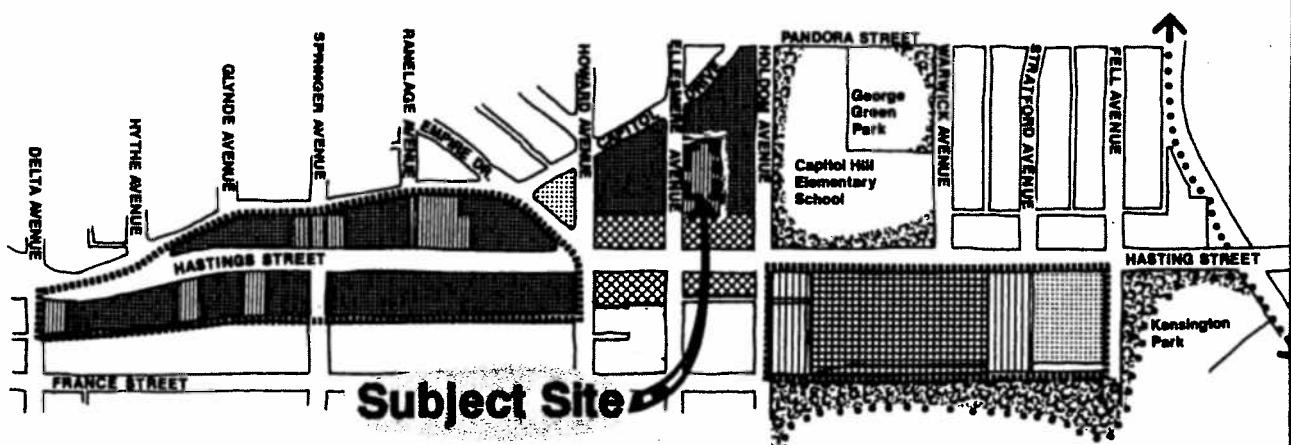


**Planning and Building Department**

Scale: 1 = 2000  
 Drawn By: J.P.C.  
 Date: December 2006

**REZONING REFERENCE # 06 -- 38**  
 340 Ellesmere Ave.

Sketch # 2



NORTH



Reference date 1969 April  
 Updated to 1997 July

- First priority apartment area
- Proposed low density apartment area
- Existing low density apartment area
- Proposed medium density apartment area
- Existing medium density apartment area
- Commercial centre
- Institutional area
- Trail system

**APARTMENT STUDY AREA B** Drawing Number 2



**Planning and Building Department**

Scale: N.T.S.  
 Drawn By: J.P.C.  
 Date: June 2006

**REZONING REFERENCE # 06 -- 38**  
 340 Ellesmere Ave.

Sketch #2

