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**TO:** CITY MANAGER 2006 January 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #05-53**  
**Supportive Housing for Physically Disabled and a Future Site With**  
**Townhouse Community Plan Guidelines**

**ADDRESS:** 7880 - 18<sup>th</sup> Avenue and 7417 Sixth Street

**LEGAL:** Lot C, D.L. 28, Plan 42361, Parcel "A", Lot 11, Blk 5, D.L. 28, Group 1, NWD  
Plan 627 (see Sketch #1 attached)

**FROM:** C4 Service Commercial District and P8 Parking District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family  
Residential District and Sixth Street Area Plan guidelines and in accordance with  
the development plan entitled "Howe Sound Rehabilitation Services Society 20  
Unit ILBC Project" prepared by Boni Maddison Architect)

**APPLICANT:** Boni Maddison Architect  
3732 West Broadway  
Vancouver, B.C. V6R 2C1  
(Attention: Anthony Boni)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
2006 February 21.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 February 06, and to a Public Hearing on 2006 February 21 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

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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 subdivision of the net project site into two legal parcels.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The dedication of any rights-of-way deemed requisite.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. Compliance with the Council-adopted sound criteria.
- i. 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 and deposit of sufficient monies to guarantee its provision and continuing operation.
- j. The submission of a Site Profile and resolution of any arising requirements.
- k. 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.
- 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 219 Covenant restricting enclosure of balconies.
- p. The completion of covenant stating that the ownership of the building will be held by a registered non-profit housing society and that the development is intended for rental supportive housing for the physically disabled.

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## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of supportive housing for persons with physical disabilities on the southern portion of the site (see Sketch #1) and to establish community plan guidelines for future RM2-type townhouse development on the northern portion of the site.

### 2.0 BACKGROUND

2.1 The subject site is located within the Sixth Street Area Plan with a designation for C1-type commercial redevelopment (see Sketch #2 **attached**). The Sixth Street Plan, originally adopted by Council in 1982, has been under review for some time and is now broadly related to the review of the Edmonds Street area. At present, the direction for Sixth Street is to de-emphasize its continuous commercial focus in favour of the Edmonds Street area nearby to the north. In the longer term, Sixth Street area's strong existing commercial focus in the vicinity of Fifteenth and Eleventh Avenues is intended to be retained and re-inforced to provide a more compact active neighbourhood-oriented commercial centre. The remainder of Sixth Street eventually is proposed to develop with low-rise townhouse or apartment forms, compatible with established single- and two-family dwelling areas to the east and west of Sixth Street (see Sketch #3 **attached**). It is anticipated that staff will be seeking the Community Development Committee's and Council's approval to proceed with public input on a draft Sixth Street Area Plan immediately following or concurrently with the public process related to the Edmonds Street Village Area Plan review.

2.2 As the proposed land use and densities of this two-phased project and the subject rezoning application are generally consistent with the objectives of the proposed conceptual plan framework and approach being considered for the Sixth Street area, it is considered appropriate to proceed with the subject rezoning application in advance of Council's adoption of a revised Sixth Street Area Plan. The social housing aspect of the proposed first phase supportive housing for persons with physical disabilities in a two-storey apartment building is also considered a desirable and compatible use.

The proposed future second phase for market townhouses is also considered to be compatible with the neighbourhood. The future townhouses will be the subject of an amendment rezoning once detailed plans are prepared.

Council, on 2005 November 28, concurred with this approach for the redevelopment of the subject site and authorised the Planning and Building 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.

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The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

3.1 The existing zoning on the site is C4 Service Commercial District and P8 Parking District. The site is cleared and vacant. The proposal would be to rezone to the Comprehensive Development District, utilizing the RM2 District as guidelines (see Sketch #1)

The first phase is proposed to accommodate a two-storey Category “B” Supportive Housing apartment units for twenty persons with physical disabilities on the south portion of the site. All units are to be wheelchair accessible. Both portions of this site are owned by the Provincial Rental Housing Corporation and it is intended that the subject southern portion of the site would be leased for a forty (40) year period to the Howe Sound Rehabilitation Services Society. This south portion measures approximately 43.7m by 59.4m with a net area of 2,594.5m<sup>2</sup>. The building would be provided with a large dining room and lounge area for use by residents. Staff would be on-site at all times to support residents needing assistance. Category “B” Supportive Housing includes kitchens in the self-contained units. The site provides level ground and is near commercial facilities and parks.

The second phase future housing on the north portion would provide approximately eleven family-oriented townhouses subject to final design. This north portion measures approximately 29.4m by 59.4m with a net area of 1,743.5m<sup>2</sup>. The north portion would remain vacant land at this time and require a future amendment rezoning application for approval of a specific proposal.

3.2 The developer is proposing that the site be consolidated and re-subdivided to create two lots - a larger southern lot for the supportive housing proposal and a second, slightly smaller, northern lot for the future townhouse development. In each case, vehicle access would be from 17<sup>th</sup> Avenue and 18<sup>th</sup> Avenue and driveways to Sixth Street would not be provided.

3.3 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:

- Subdivision of the net development site into two lots.
- Storm, sanitary sewer and water main upgrades as required.
- Construction of separated sidewalks on the west side of Sixth Street, including street trees, front boulevards and relocated street lighting. A 1.5 m. dedication on Sixth Street is required.
- Construction of separated sidewalks on the north side of Seventeenth Avenue, including front boulevard grassing and street trees.

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- Sidewalk and boulevard upgrading on the south side of Eighteenth Avenue will be pursued in conjunction with a future amendment rezoning application for the northern lot.
- 3.4 As this site is affected by traffic noise from Sixth Street, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.
- 3.5 A Site Profile has been provided and it will be necessary to obtain a Certificate of Compliance to the satisfaction of the Director Engineering.
- 3.6 An on-site stormwater management system will be required.
- 3.7 Development Cost Charges applicable to the first phase southern lot will include:
- School Site Acquisition Charge of \$900 per unit is required unless the housing is licenced under the Community Care Facilities Act or is owned by a registered non-profit society. (This charge would not be applicable if the appropriate housing covenant is provided).
  - GVS&DD Sewerage Charge of \$1,082 per unit
  - Parkland Acquisition Charge of \$3.84 per sq. ft of gross floor area.
- Development Cost Charges for the second phase northern lot will be applicable at the time of a future amendment rezoning application.
- 3.8 Any necessary easements and covenants are to be provided such as those for services, non-enclosure of balconies, stormwater management and to confirm that the first phase supportive housing is to be owned and operated by a registered non-profit society as rental supportive housing for the physically disabled.
- 3.9 Existing overhead wiring abutting the site along the 18th Avenue and on 6th Street frontages is to be removed or replaced underground.
- 3.10 A car wash space and bicycle storage/parking spaces are required for the future townhouse phase but not for the supportive housing.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Gross Site Area: - 4,784.25m<sup>2</sup> (51,499 sq.ft.)  
 Net Site Areas:  
     Phase I (supportive housing) – southern lot: - 2,594.5m<sup>2</sup> (27,928 sq.ft.)  
     Phase II (future townhousing) – northern lot - 1,743.5m<sup>2</sup> (18,767 sq.ft.)
- 4.2 Floor Area:  
     Phase I:  
     Density permitted and proposed: - 0.70 FAR

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CD(RM2) Supportive Housing Category "B" - 1,816m<sup>2</sup> (19,549 sq.ft.)

*(Note: Up to 13.6% of gross floor area of Category "B" building space used for amenity space may be exempted from FAR)*

Phase II: Density Permitted: CD(RM2) Future Townhousing (with under-building parking) - 0.70 FAR

4.3 Height:

Phase I: Supportive Housing - 2 storeys  
Phase II (Future Townhouses) - 3 storeys

4.4 Unit Mix:

Phase I Supportive Housing – All units are one bedroom, fully handicapped accessible and range in size from 502 to 590 sq.ft.

Phase II Future Townhousing – Approximately 112m<sup>2</sup> (1,200 sq.ft.) per unit

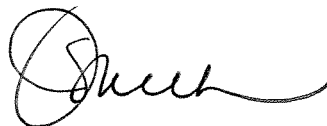
4.5 Parking:

Phase I: (surface parking)  
Required and Provided Parking:  
0.4 spaces/unit x 20 units: - 8 spaces

Phase II: Future Townhouses (under-building parking)  
Required Parking: 1.75 spaces/unit

A recycling/garbage handling area is to be provided.

4.6 Communal Facilities for Phase I: - A central dining room, kitchen, multi-purpose lounge, office and laundry space, garden space, walkway and gazebo

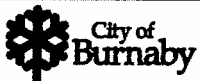
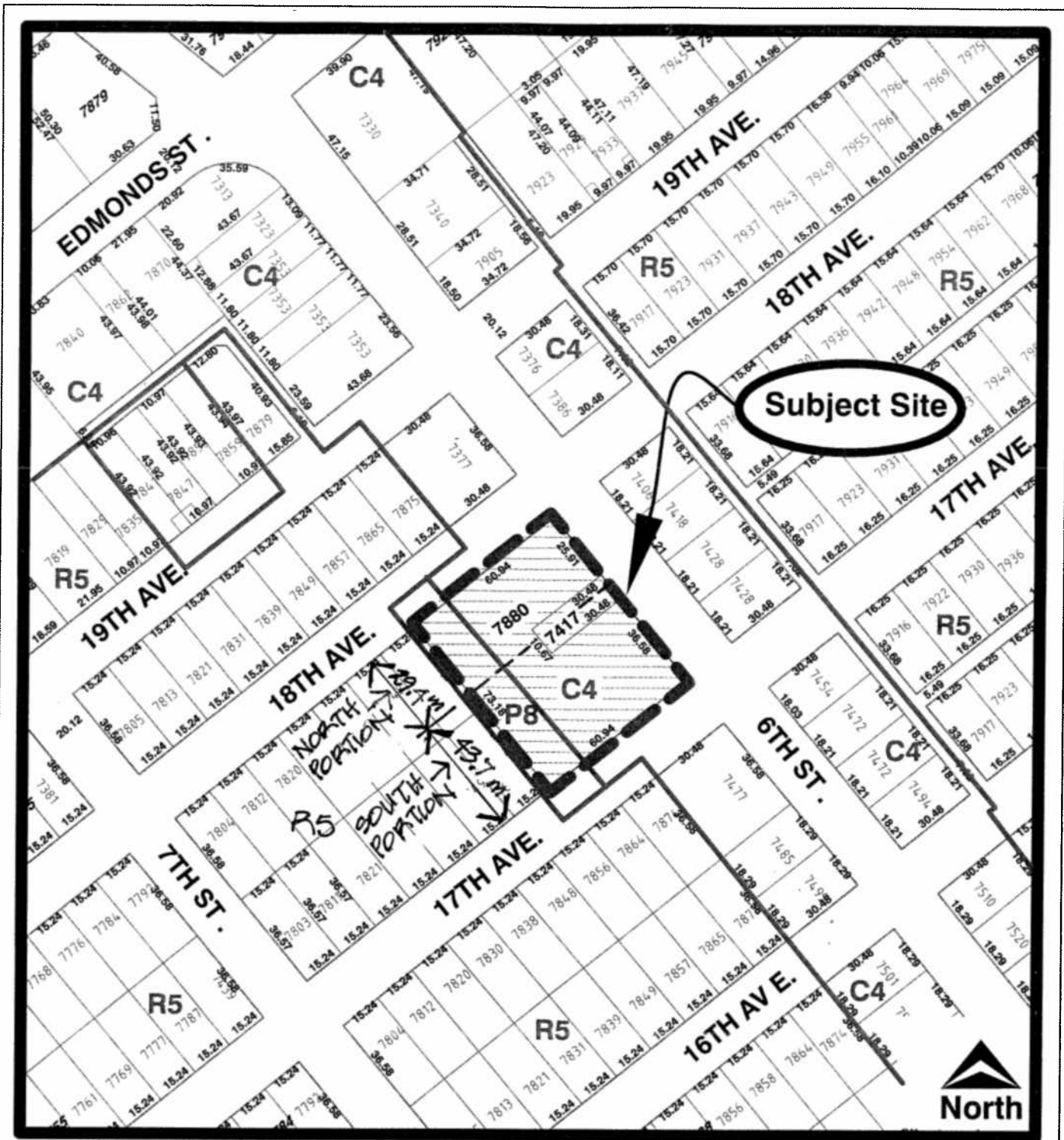


J. S. Belhouse  
Director Planning and Building

BR: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 : 2000

Drawn By: J.P.C.

Date: November 2005

**REZONING REFERENCE # 05 --53**

7880 -18 th Ave, 7417 - 6th St.

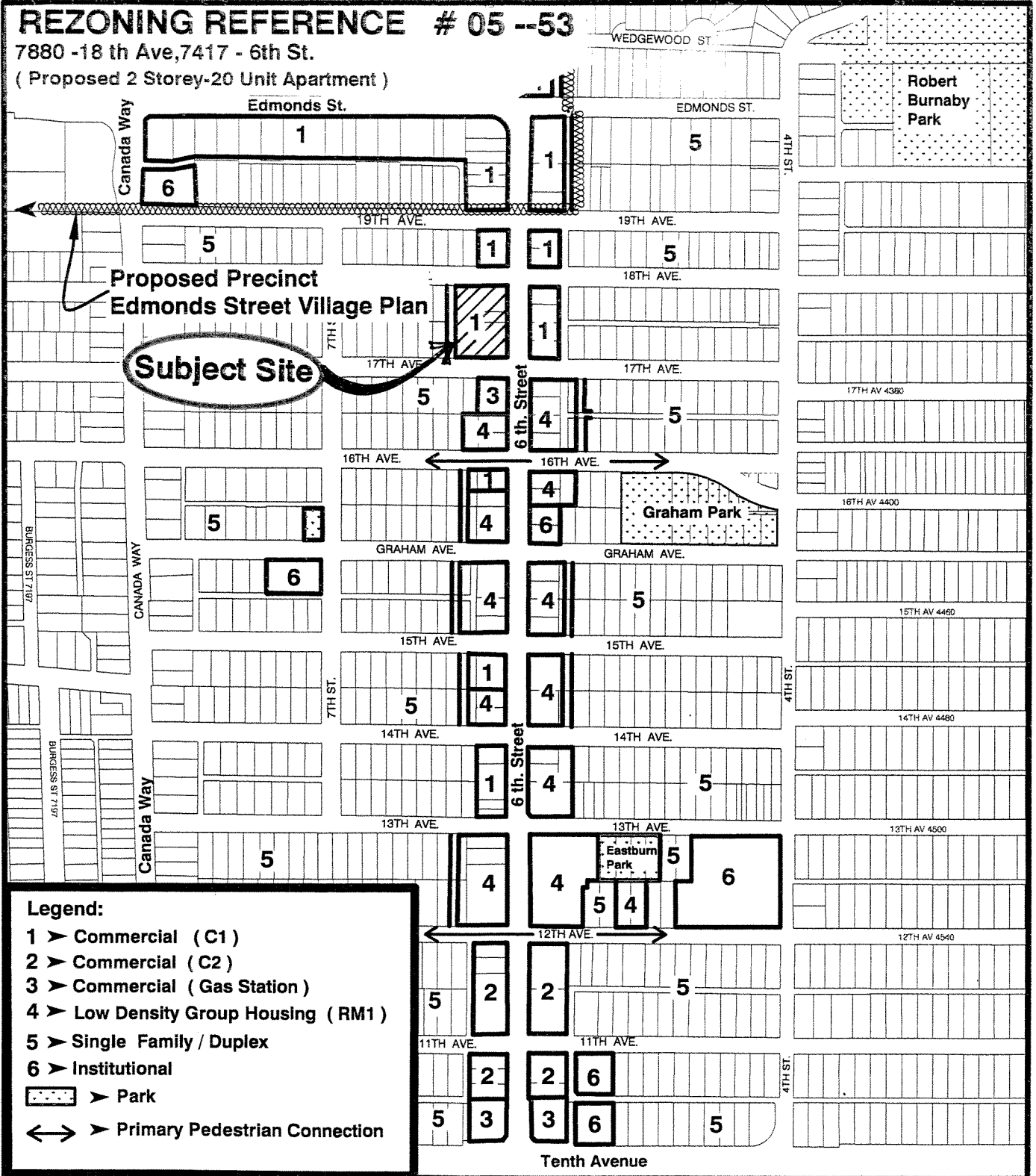
( Proposed 2 Storey-20 Unit Apartment )

Sketch # 1

# REZONING REFERENCE # 05 --53

7880 -18 th Ave, 7417 - 6th St.

( Proposed 2 Storey-20 Unit Apartment )



**Legend:**

- 1 > Commercial ( C1 )
- 2 > Commercial ( C2 )
- 3 > Commercial ( Gas Station )
- 4 > Low Density Group Housing ( RM1 )
- 5 > Single Family / Duplex
- 6 > Institutional
-  > Park
-  > Primary Pedestrian Connection



Planning and Building Department

## Sixth Street Plan

Adopted Land Use Concept

ADOPTED 1982 March 22  
and as Amended



April 2005

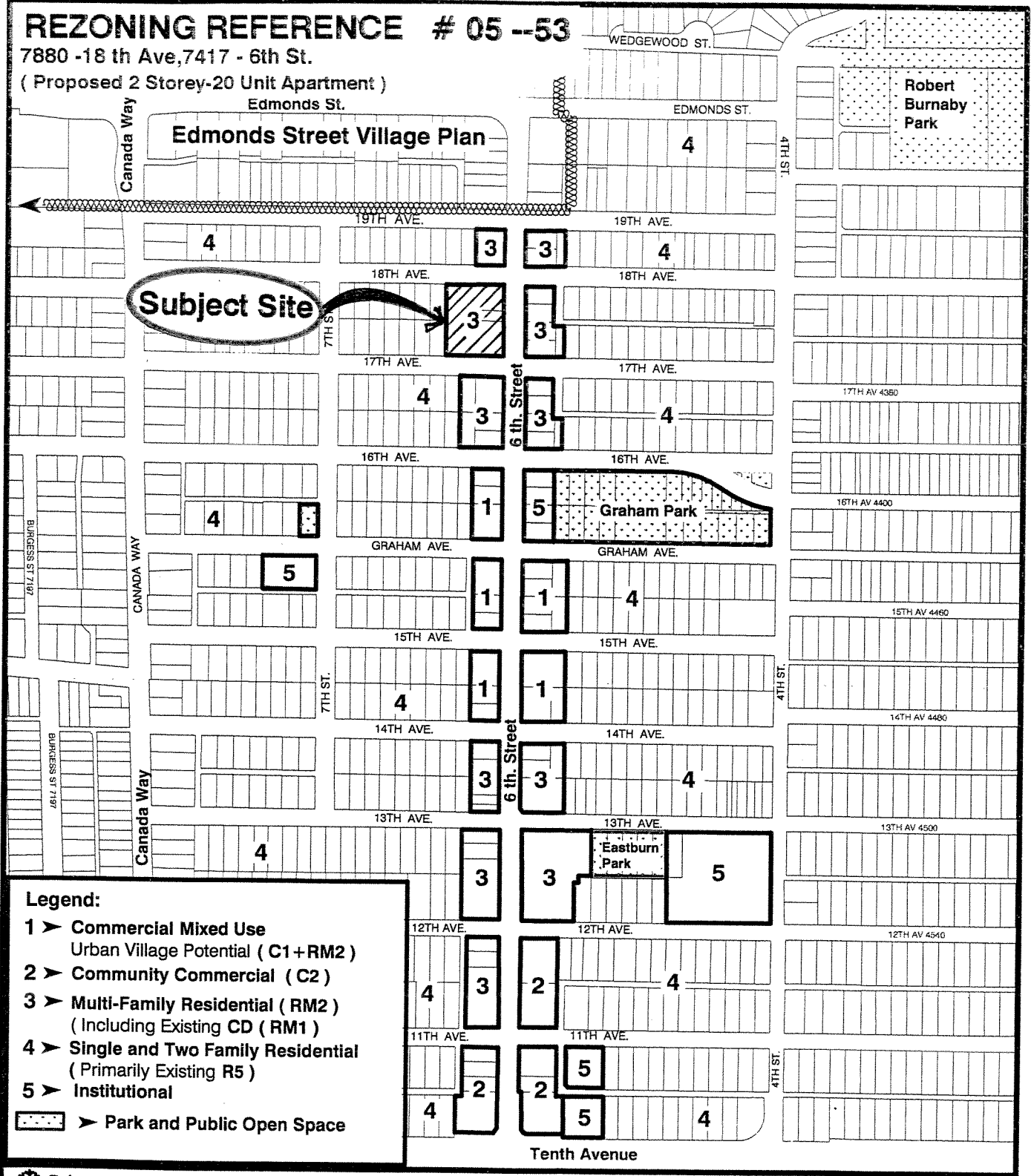
Sketch # 2




# REZONING REFERENCE # 05 --53


7880 -18 th Ave, 7417 - 6th St.

( Proposed 2 Storey-20 Unit Apartment )



**Legend:**

- 1 > Commercial Mixed Use  
Urban Village Potential ( C1+RM2 )
- 2 > Community Commercial ( C2 )
- 3 > Multi-Family Residential ( RM2 )  
( Including Existing CD ( RM1 ) )
- 4 > Single and Two Family Residential  
( Primarily Existing R5 )
- 5 > Institutional
-  > Park and Public Open Space

 Planning and Building Department

## Sixth Street Plan PROPOSED CONCEPT



April 2005

Sketch # 3

