

COUNCIL REPORT

TO: CITY MANAGER 2008 February 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #06-42**
Non-Market Apartments with Surface and Under-Unit Parking
Central Administration Area Plan

ADDRESS: 5811 & 5837 Sunset Street (see attached sketches)

LEGAL: Lots 23 & 24, D.L. 80, Group 1, NWD Plan 1892

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family Residential District, Central Administration Area Plan as guidelines, and in accordance with the development plan entitled "Proposed Transition House Marguerite Dixon Society" prepared by Denis Turco Architect Inc.)

APPLICANT: Denis Turco Architect Inc.
277 – 780 Beatty Street
Vancouver, B.C. V6B 2M1
(Attention: Elena Oanta)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 March 18.

RECOMMENDATIONS:

1. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 58/06, Bylaw 12195, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 March 03, and to a Public Hearing on 2008 March 18 at 7:30 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- 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 dedication of any rights-of-way deemed requisite.
- e) The completion of the sale of City property.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The granting of a 219 Covenant indicating that project driveway access will not be restricted by gates.
- i) 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.
- j) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- k) Compliance with the Council-adopted sound criteria.
- l) The approval of the Ministry of Transportation to the rezoning application.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD Sewerage Charge.

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REPORT

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit a non-market apartment development.

2.0 **BACKGROUND**

- 2.1 The subject site (see **attached** Sketches #1 and #2), vacant and City-owned, is located in the northwest corner of the Central Administrative Area and is designated for institutional housing. Council on 2006 November 20 received the report of the Planning and Building Department outlining the proposed development as a nine unit townhouse project and forwarded it to a Public Hearing on 2006 December 12. The corresponding rezoning bylaw received Second Reading on 2007 January 07. Subsequently, funding constraints required a reworking of the plan of development to a slightly smaller nine unit apartment building form.

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

3.0 **GENERAL COMMENTS**

- 3.1 The current plan proposes a nine-unit, three-storey apartment building with a landscaped communal patio and children's play area. Parking, either under-building or on surface, is accessed from Sunset Street.
- 3.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve the site which will include, but not necessarily be limited to, construction of a new water main on Sunset Street to Godwin Avenue, construction of a separated sidewalk, boulevard grass and trees abutting the site on Sunset Street and provision of streetlights as required.
- 3.3 Negotiations for the sale of the two City-owned lots was approved by Council on 2006 November 20 subject to the completion of the rezoning proposal. The Legal and Lands Department established a value of \$83.00 per sq. ft. buildable which was reviewed and reiterated in 2007 December. Based upon a gross density of 0.71 FAR, the purchase price will now be \$828,921 (\$59.61 per sq. ft.).

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- 3.4 The site is vacant. Several replacement trees will be planted to replace existing trees.
- 3.5 Any necessary easements and covenants for the site are to be provided, including but not necessarily limited to a Covenant noting that the site will be used as non-profit housing for women and children in need of transitional support.
- 3.6 Given the site's proximity to Canada Way and the Trans Canada Highway, a suitable sound study is required to ensure compliance with Council-adopted sound criteria.
- 3.7 The site is to be consolidated into one legal parcel..
- 3.8 A carwash stall and an appropriately screened garbage and recycling holding area will be provided on site.
- 3.9 Ministry of Transportation approval for this rezoning is required.
- 3.10 The applicable Parkland Acquisition Charge and the GVS&DD Sewerage Charge (Fraser Area) will be required with this application. The School Site Acquisition Charge will be waived as a Covenant will be registered noting that the site will be for non-profit rental housing.
- 3.11 Communal bicycle storage for each unit is being provided .
- 3.12 An on-site sediment control system is a requirement of Preliminary Plan Approval to the approval of the Environmental Services Division, Engineering Department.
- 3.13 Given the small size of the net site, under one acre, Stormwater Best Management Practices will apply.

4.0 DEVELOPMENT PROPOSAL

- 4.1 **Site Area:** - 1,291.7 m² (13,905 sq. ft.)
- Site Coverage:** - 35 %
- 4.2 **Residential Density**
 - Total Floor Area Permitted (FAR) - 0.71 FAR - 912 m² (9,987 sq. ft.)
 - [56 % of parking underground]
- Height: - 2 storeys

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4.3 **Residential Mix**

1	1 bedroom unit	@ 54.5 m ² (585 sq. ft.)
4	2 bedroom units	@ 62.7 – 66.7 m ² (675 - 718 sq. ft.)
<u>4</u>	3 bedroom units	@ 76.8 – 80.1 m ² (827- 862 sq. ft.)
9	Total Units	


Administrative and common space - 169.3 m² (1,822 sq. ft.)

4.4 **Parking**

Residential: Required & Provided: - 9 spaces (5 under building, 3 surface below-grade, plus a combined visitor and car wash stall)
Parking is provided under building or depressed below grade at an overall ratio of 1 space/unit

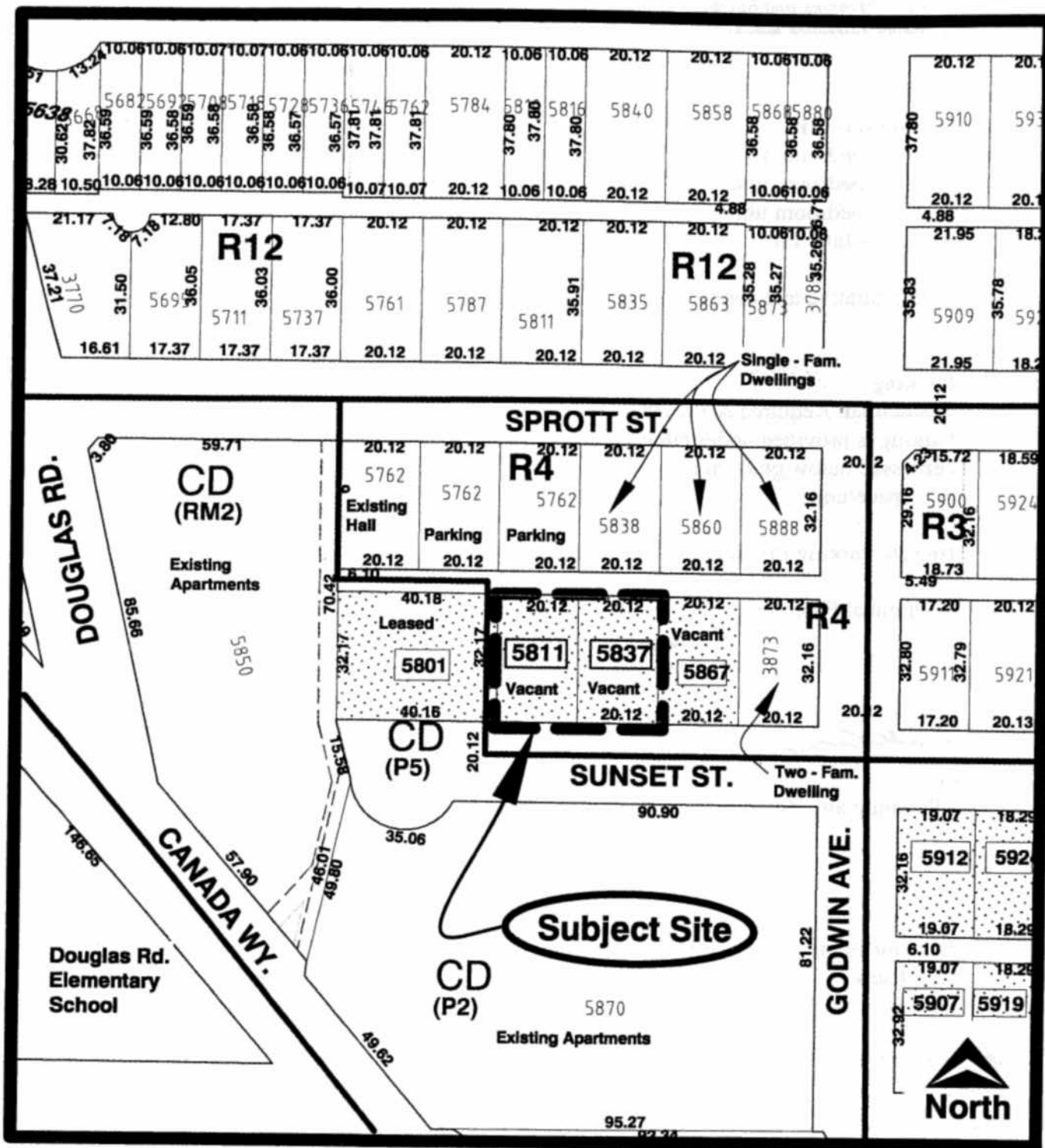
Bicycle Parking Provided - 9 secure spaces

Communal Facilities - Common meeting rooms, outdoor terrace & children's play area


B. Luksun
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
City Clerk
City Solicitor



Planning and Building Department



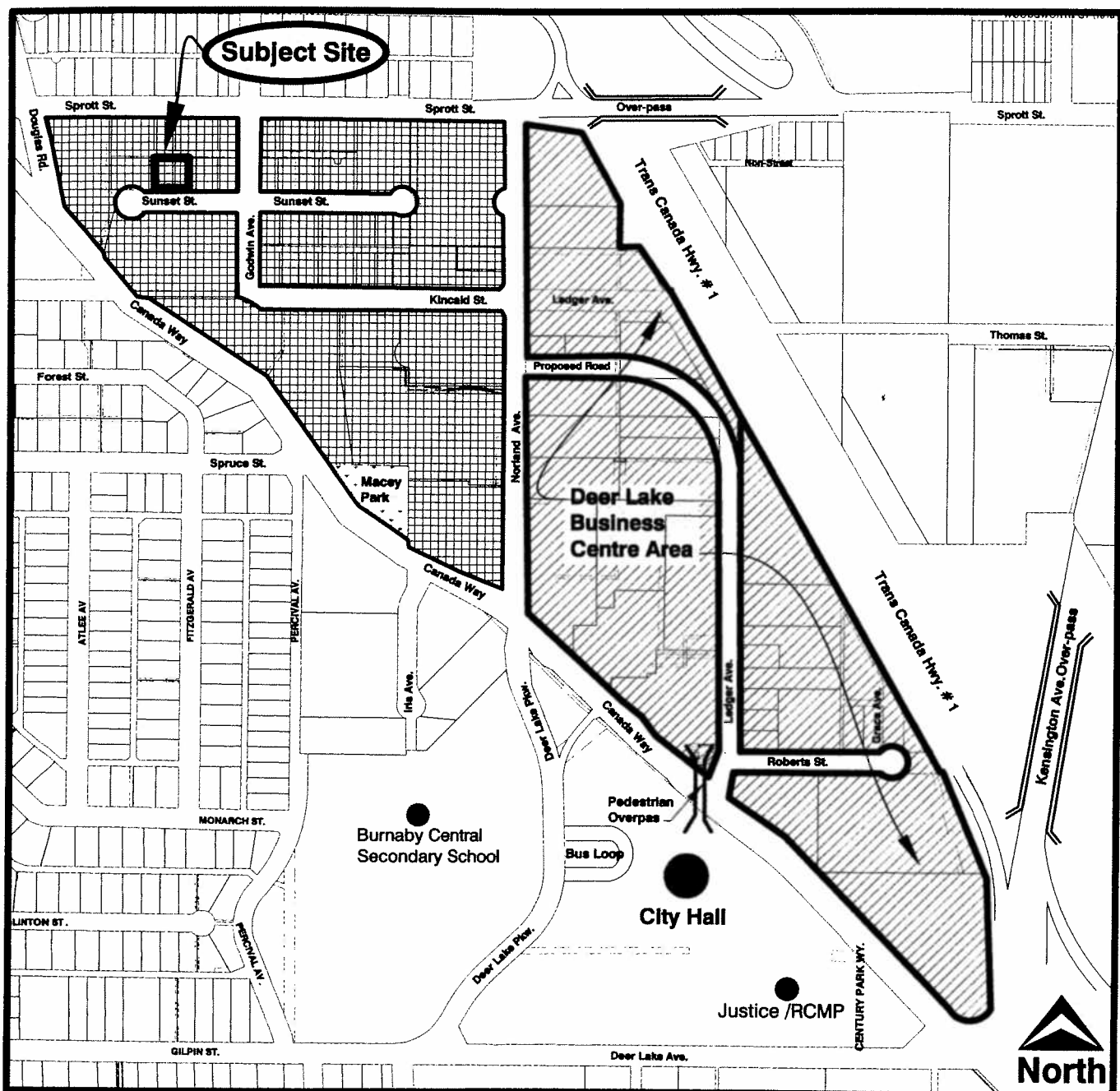
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Drawn By: J.P.C.

Date: November 2006

REZONING REFERENCE # 06 -- 42
5811, 5837 Sunset St.

Sketch # 1



Central Administrative Area / Deer Lake Business Centre

-  Office-Administrative
-  Community Institutional



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2006

REZONING REFERENCE #06--42
5811,5837 Sunset St.

Sketch # 2