

**TO:** CITY MANAGER 2008 January 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #07-08  
LOW-RISE APARTMENT DEVELOPMENT  
Metrotown Development Plan, Sub-Area 7**

**ADDRESS:** 6426 Cassie Avenue and 6519 McKay Avenue (see attached Sketch #1)

**LEGAL:** Lot "F", D.L. 153 and Lot "G", D.L.'s 151, 153, Group 1, NWD Plan 14505

**FROM:** RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Development Plan guidelines, and in accordance with the development plan entitled "Apartment Development" prepared by Jordan Kutev Architect)

**APPLICANT:** Jordan Kutev Architect  
200 – 4701 Hastings Street  
Burnaby, B.C. V5C 2K8  
(Attention: Jordan Kutev)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2008 February 19.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 February 04, and to a Public Hearing on 2008 February 19 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 removal of all existing improvements from the site prior to Final Adoption of the Bylaw 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 utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.2 of this report.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies and any other necessary instruments to protect the identified rental units in perpetuity.
- h) The granting of a statutory right of way guaranteeing public access to a pedestrian walkway along the north side of the proposed development.
- i) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- j) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person with allocated disabled parking spaces.
- k) Compliance with the guidelines for underground parking for residential visitors.
- l) The pursuance of Storm Water Management Best Practices in line with established guidelines.

- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable Parkland Acquisition Charge.
- o) The deposit of the applicable School Site Acquisition Charge.
- p) The undergrounding of existing overhead wiring adjacent to the site.
- q) Compliance with the Council-adopted sound criteria.
- r) 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 a low-rise multiple family residential development.

### 2.0 BACKGROUND

- 2.1 On 2007 September 17 Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant toward 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 The subject site is comprised of two RM3-zoned lots located mid-block: one fronting Cassie Avenue (6426 Cassie Avenue), and the other fronting McKay Avenue (6519 McKay Avenue). 6426 Cassie Avenue is developed with an older two-story walk-up apartment building built in 1954 containing eight units with surface parking at the rear. 6519 McKay Avenue is developed with an older house which has two units. The two buildings appear to be in fair condition, though in decline.

To the southeast across McKay Avenue is Maywood Park, while to the northeast and southwest are two and three-storey generally walk-up apartment buildings. To the northwest across Cassie Avenue are three-storey generally walk-up apartment buildings. It is noted that the City owns a small property at 6575 McKay Avenue, which will be included in a future appropriate consolidated development site.

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- 2.3 The current Metrotown Development Plan designates this site for low-rise apartment development in line with the RM3 Multiple Family Residential District (see **attached** Sketch #2). In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 1.25 FAR applicable to the net site, which is inclusive of the proposed use of the available 0.15 FAR amenity bonus. It is noted that the Maywood area of Metrotown is currently the subject of an area plan and policy review under the auspices of the Community Development Committee for Council's consideration. Staff have advised the applicant of the review and requested that the applicant await the completion of the review process; however, he has elected to proceed with his application on the basis of the RM3 guideline at this time.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is comprised of a four-storey apartment building with underground parking. Vehicular access to the development will be taken from Cassie Avenue. It is noted that this basic form of development is permitted in the RM3 District. However, as the proposed site is only 28.41 m. (93.2 ft.) wide, it does not meet the bylaw requirement that a three storey building have a lot width of not less than 37 m. (121.39 ft.). Rezoning therefore is being sought under the Comprehensive Development District to allow some flexibility in lot width requirements. It is emphasized that the proposed lot width variance does not result in any added density or buildable floor area, and that the proposed development site otherwise exceeds the RM3 District's minimum lot area requirements.

The existing development at 6426 Cassie Avenue consists of an eight-unit (7 – one bedroom, 1 – two bedroom) rental apartment. Given the existing demand and shortage of rental housing in the region, the loss of existing rental units is a concern. However, to respond to this issue, the applicant is proposing to replace the lost units by committing eight units for permanent rental housing. A prerequisite to the completion of the proposed rezoning amendment bylaw will include legal instruments being in place to ensure the eight identified rental units remain within the rental unit inventory (i.e. either through registration of a Section 219 Covenant, requirement for a common ownership arrangement, and/or agreement that the rental units never be stratified for individual ownership).

- 3.2 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.15 FAR, which translates into 2,777 additional sq. ft. of floor area (subject to confirmation by site survey). The Legal and Lands Department reports the value of the density bonus to be \$96.40 per sq. ft. of buildable area, for a total value of \$267,703.

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On 2006 March 06, Council adopted the recommendation of the Community Development Committee which established a policy for receipt of cash contributions in lieu of on-site amenities for bonus contributions valued at less than \$800,000, which would not require the review of the Community Development Committee. Therefore, the subject contribution of \$267,703 will be deposited to the Community Benefit account for the Metrotown Development Plan Area as a prerequisite of this rezoning application. Further, in line with adopted Council policy, 20% or \$53,541 will be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$214,162 for the provision of other community amenities, including housing, within the town centre area.

3.3 McKay and Cassie Avenues are fully dedicated. No further dedications are required.

3.4 Servicing requirements will include, but not necessarily be limited to:

- Construction of separated sidewalks on the east side of Cassie Avenue, including street trees, front boulevard, street lighting, and finished curb and gutter;
- Construction of separated sidewalks on the west side of McKay Avenue, including street trees, front boulevard, street lighting, and finished curb and gutter; and,
- Storm, sanitary sewer and water main upgrades as required.

3.5 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided, including but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and the protection of proposed rental units, as well as a statutory right-of-way guaranteeing public access to a proposed mid-block pedestrian walkway along the north side of the development connecting Cassie Avenue to McKay Avenue.

3.6 Due to the proposed development being located in close proximity to Willingdon Avenue and the Expo SkyTrain Line, a noise study is required to ensure compliance with Council-adopted sound criteria.

3.7 The provision of units adaptable to persons with disabilities and allocated parking spaces is required.

3.8 Provision of an adequately sized and sited garbage and recycling area is required. As well, a separate car wash stall is required.

3.9 The applicable GVS & DD Sewerage, Parkland Acquisition and School Site Acquisition Cost Charges will be required with this application.

3.10 Much of the site was cleared to accommodate its existing development. An effort will be made to retain the large cedar hedge along the north property line. However, it is noted that a very large portion of the site will be excavated for development. As such, the developer will be required to submit a substantial landscape plan.

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- 3.11 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area

Total Net Site - 1,720 m<sup>2</sup>/18,516 sq. ft.  
 (subject to detailed survey)

##### 4.2 Density

F.A.R. Permitted & Provided: - 1.1 F.A.R. (Base)  
 - 0.15 F.A.R. (Amenity Bonus)  
 - **Total 1.25 FAR**

#### Gross Floor Area Permitted & Provided

##### Residential

Base - 1,893 m<sup>2</sup>/20,377 sq. ft.  
 Bonus - 258 m<sup>2</sup>/2,777 sq. ft.  
**Total - 2,151 m<sup>2</sup>/23,154 sq.ft.**  
 (excludes 577 sq.ft. of internal common amenity area)

Site Coverage - 43%

- 4.3 Height (all above grade) - 4 storeys

##### 4.4 Residential Unit Mix

##### Rental

	<u>Unit Type</u>	<u>Unit Size</u>
	3 - Studio	564 – 575 sq.ft.
	2 - 1 Bedroom	612 – 643 sq.ft.
	<u>3 - 2 Bedroom</u>	755 – 823 sq.ft.
<b>Subtotal:</b>	<b>8 Units</b>	

##### Strata

	<u>Unit Type</u>	<u>Unit Size</u>
	2 - Studio	539 sq.ft.
	2 - 1 Bedroom	670 sq.ft.
	8 - 1 Bedroom + den	668 – 743 sq.ft.
	8 – 2 bedroom/loft	683 – 917 sq.ft.
<b>Subtotal:</b>	<b>20 Units</b>	

**TOTAL: 28 UNITS**

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4.5 Parking

**Vehicle Parking**

28 Apartment Units (1.6 spaces/unit)

Required  
45

Provided  
69 (inclusive of 7 visitor  
spaces)

Car Wash Stall

1

**Bicycle Parking**

Residential

Resident - 1/unit @ 28 units

Required and Provided Spaces

- 40 in storage (12 extra spaces shown)


Visitor

(10% of required vehicle parking)

- 8 in racks (throughout the site)

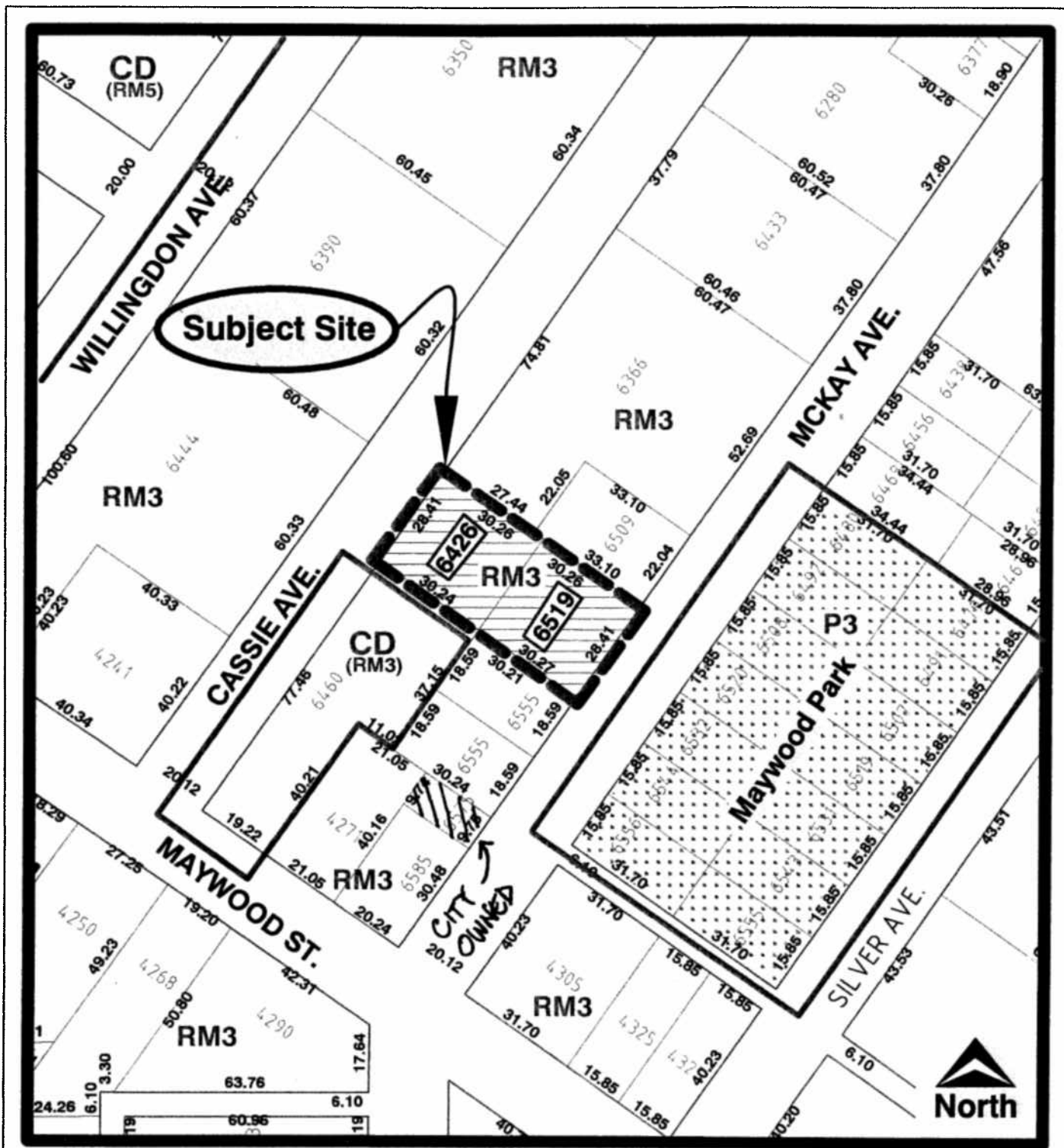
4.6 Communal Facilities

- Central garden/green space, tot-lot  
and internal amenity spaces.

  
B. Luksun  
Director Planning and Building

EK:gk  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk



## Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

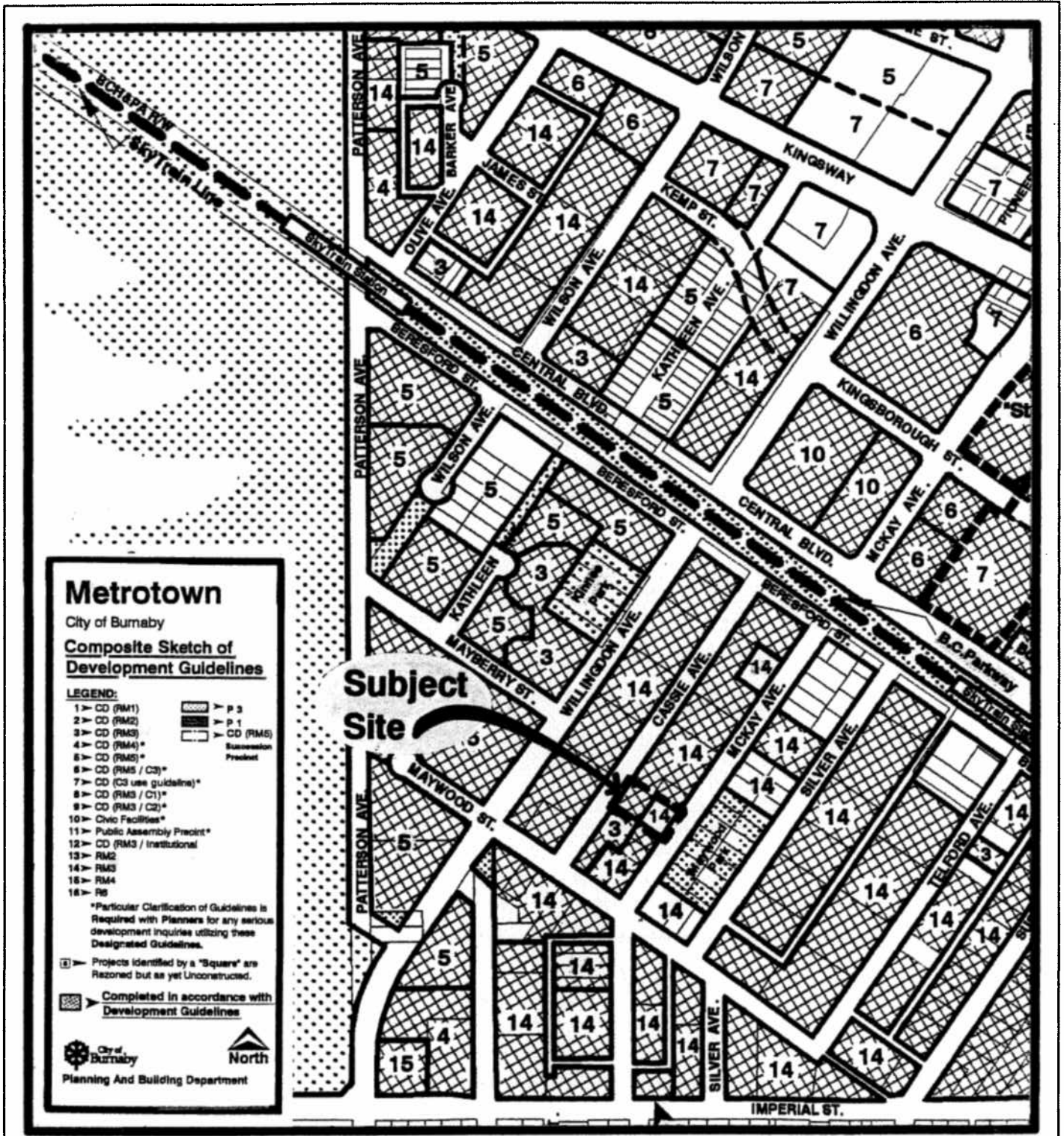
Date: March 2007

## REZONING REFERENCE # 07 -- 08

6519 McKay Ave. 6426 Cassie Ave.

Sketch # 1





## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: March 2007

## REZONING REFERENCE # 07 -- 08

6519 McKay Ave. 6426 Cassie Ave.

Sketch # 2