



Item.....
Meeting 2008 May 26

COUNCIL REPORT

TO: CITY MANAGER 2008 May 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-46
Stacked Townhouses with Underground Parking
Metrotown Development Plan, Sub-Area 11

ADDRESS: 5607, 5625, 5641 & Ptn. 5587 Chaffey Avenue (see **attached** sketches)

LEGAL: Lots 1, 2 & 3, D.L. 33, Group 1, NWD Plan 4045 & Ptn. of Parcel "A" (J88300E)
Lot 4, D.L. 33, Group 1, NWD Plan 5074

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Metrotown Development Plan as guidelines, and in accordance with the development plan entitled "Chaffey Av. Boffo" prepared by Gateway Architecture Incorporated)

APPLICANT: Gateway Architecture Inc.
947 Seymour Street
Vancouver, B.C. V6B 3M1
(Attention: Michael Cox)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 June 24.

RECOMMENDATIONS:

1. **THAT** the issuance of demolition permits for the City-owned houses at 5587 Chaffey Avenue and 5608 Halley Avenue as described in Section 3.8 of this report be authorized.
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 3.4 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 2008 June 09, and to a Public Hearing on 2008 June 24 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 including switching and transformer kiosks 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of a 219 Covenant indicating that project driveway access will not be restricted by gate, restricting enclosure of balconies and ensuring that disabled parking remains as common property.
- h) The consolidation of the site into one legal parcel.
- i) The retention of the identified existing tree and tree root zones on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after the release of occupancy permits, upon satisfactory inspection.
- j) 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.
- k) Compliance with guidelines for underground parking for residential visitors.
- l) Compliance with the Council-adopted sound criteria.
- 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 provision of facilities for cyclists in accordance with this report.
- q) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- 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 stacked townhouse development with underground parking.

2.0 BACKGROUND

- 2.1 The subject site (see **attached** Sketches #1 & #2) is located in Metrotown Sub-area 11 and is intended for development in accordance with the prevailing RM3 District zoning. Council on 2003 September 29 received the report of the Planning and Building Department concerning the rezoning of the subject site with just 5625 and 5641 Chaffey Avenue under the CD (RM2) District zoning designation 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 Council at the 2006 April 10 meeting authorized the issuance of demolition permits for 5625 and 5641 Chaffey Avenue which were in a hazardous state. Subsequently, on 2007 October 25 demolition was also approved through Siting Approval 07-91 for 5607 Chaffey Avenue.
- 2.3 Subsequently, the applicant was able to acquire 5607 Chaffey Avenue as part of a desired assembly. Through more detail design the southern 5m of 5587 Chaffey Avenue, excepting a 3m by 3m corner truncation was identified as surplus to future road construction and could be included in the development parcel. The overall consolidated site would therefore measure 2,230.58 m² (24,011 sq. ft) permitting the site to be

developed in accordance with the CD (RM3) District zoning designation. Council received a report at the 2007 January 22 meeting outlining the expanded site, CD (RM3) designation, further road works and the sale of a portion of City-owned property.

The report discussed how the properties at 5587 Chaffey Avenue and 5608 Halley Avenue had previously been considered for road purposes to provide a continuation of the presently discontinuous Sardis Street and had been acquired by the City on that basis. This was identified as an opportune time for Sardis Street to be completed, with stop signs at both Halley Avenue and Chaffey Avenue, to provide a desirable and more direct link for school children and residents to Chaffey-Burke Elementary School and Old Orchard Park. With construction at the time of the new development, it was further noted the developer of the subject site would construct the entire road segment and fund the portion of the new road abutting the development while the City would be responsible for the cost of the westward extension the new road under a cost-share agreement with the developer, including the intersection of Sardis Street and Halley Avenue as well as the separated sidewalk on the north side for the overall length. Upon further examination, the full details will be the subject of a later cost-sharing report seeking specific Council approval for the cost-shared works.

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 three three-storey blocks of stacked townhouses, 30 units in all, around a courtyard with elevator access to underground parking accessed off the new link of Sardis Street to the north of the site. No adaptable units are proposed, although some accessible features are proposed for two of the units. An amenity room for the residents with adjacent toddler play area is on the ground floor.
- 3.2 The Director Engineering will be required to provide an estimate for all services necessary to serve the site which will include, but not necessarily be limited to, a new fire hydrant; a new water main on the new Sardis Street with the City to cost-share on the portion of the water main from the west property line to Halley Avenue; construction of a new Sardis Street connection abutting the site with stop signs, separated sidewalks, street lighting, street trees and boulevard grass with cost sharing by the City for the portion from the west property line to Halley Avenue and for the sidewalk and landscaping along the entire north side including a raised crosswalk and curb bulge at Chaffey Avenue; and, on the west side of Chaffey Avenue abutting the site, a separated sidewalk with street lighting, boulevard grass and street trees.
- 3.3 The City-owned properties at 5608 Halley Avenue and 5587 Chaffey Avenue, excepting the southern portion to be sold to the developer, are to be dedicated for the new connection of Sardis Street.

- 3.4 The sale of City land comprises the southern 5m (16.4 ft.) of Chaffey Avenue minus a 3m by 3m “corner truncation” with an approximate area of 215.05 m² (2,315 sq. ft.). The Legal and Lands Department has determined a recommended price of \$120 per sq. ft. on land. 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 the consolidation of the site into one legal lot.
- 3.5 A tree survey and arborist’s report on the root systems of the large cedar on the west side of the site and the large Douglas fir abutting at 5656 Halley Avenue have been submitted and provisions for mitigating the impact of construction have been detailed by the arborist in order to retain them..
- 3.6 Any necessary easements and covenants for the site are to be provided, including but not necessarily limited to a Section 219 Covenant restricting the enclosure of balconies.
- 3.7 Given the site’s proximity to Grange Street and the Kingsway corridor, a suitable sound study is required to ensure compliance with Council-adopted sound criteria.
- 3.8 The site is to be consolidated into one legal parcel. The City-owned dwellings at 5587 Chaffey Avenue and 5608 Halley Avenue require demolition prior to Final Adoption for dedication of the new Sardis Street connection.
- 3.9 A carwash stall and an appropriately screened garbage and recycling holding area will be provided on site.
- 3.10 The applicable Parkland Acquisition Charge, School Site Acquisition Charge and the GVS&DD Sewerage Charge (Vancouver Area) will be required with this application.
- 3.11 Individual bicycle storage for each unit is being provided as well as bicycle racks for visitors.
- 3.12 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division, Engineering Department.
- 3.13 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:	-	2,239,8 m ² (24,019.8 sq. ft.)
	Site Coverage:	-	40.2 %
4.2	Residential Density		
	Total Floor Area Permitted (FAR)	-	4,067.16 m ² (43,780 sq. ft.) (1.1 FAR)
	[Excluded Amenity Area]	-	33.35 m ² (359 sq. ft.)
	Height:	-	3 storeys

4.3 Residential Mix
15 1 bedroom units @ 56.00 – 56.02 m² (602.8- 603 sq. ft.)
15 2 bedroom units @ 105.39- 106.05 m² (1,134.4- 1,141.5 sq. ft.)
30 Total Units

4.4 Parking
Residential Required and Provided:
30 townhouses @ 1.75 spaces per unit - 53 spaces (of which 8 are visitor spaces)
- 1 carwash space

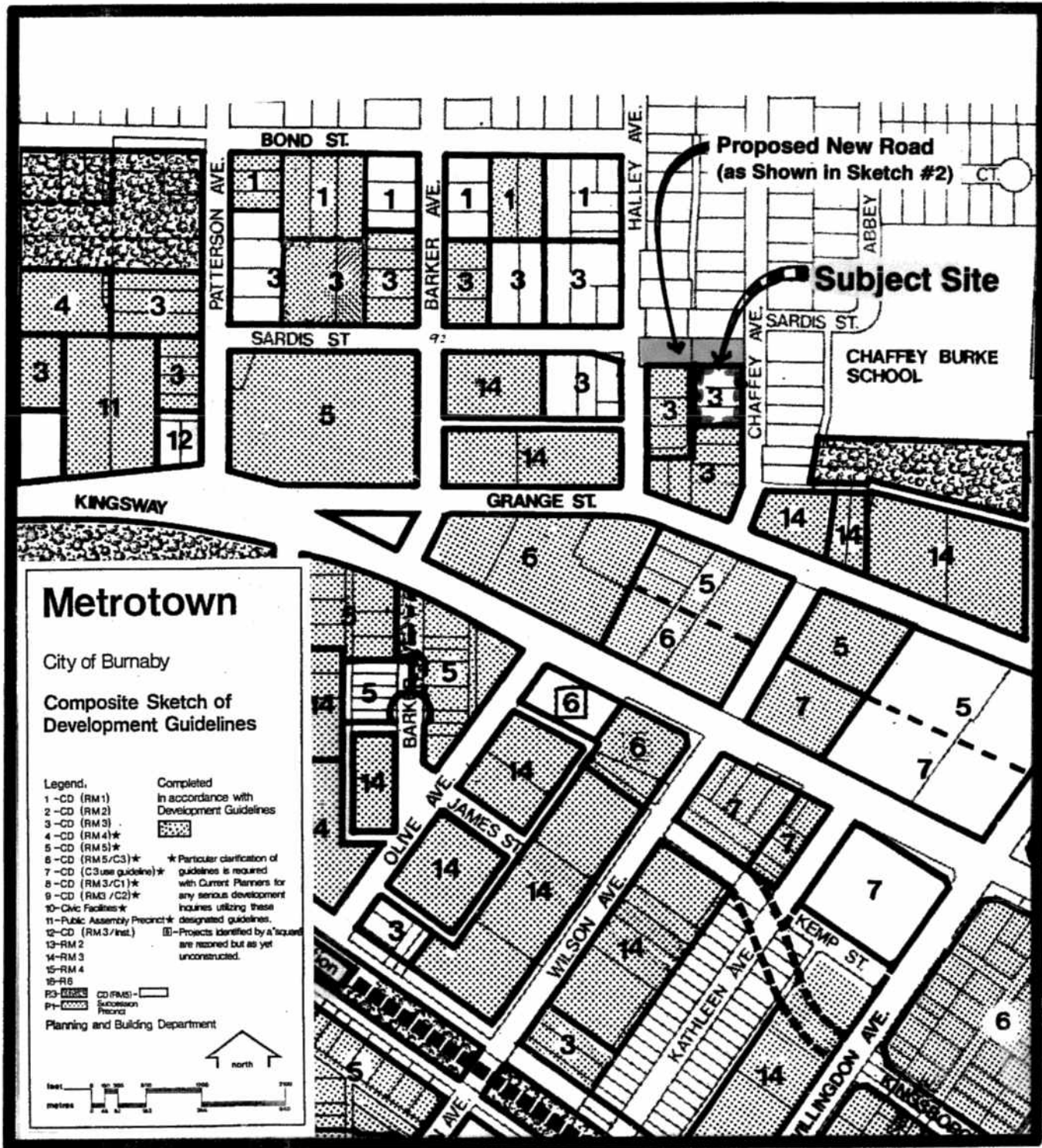
Total Parking Required & Provided: - 54 spaces

Bicycle Parking Provided:
Secure Residential: - 30 spaces
Visitors' Racks: - 8 spaces

B. Luksun
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
Director Finance
City Clerk
City Solicitor
Chief Licence Inspector



Metrotown

City of Burnaby

Composite Sketch of Development Guidelines

- | | |
|-----------------------------------|--|
| Legend. | Completed |
| 1-CD (RM1) | In accordance with Development Guidelines |
| 2-CD (RM2) | |
| 3-CD (RM3) | |
| 4-CD (RM4)* | |
| 5-CD (RM5)* | |
| 6-CD (RM5/C3)* | * Particular clarification of guidelines is required with Current Planners for any serious development inquiries utilizing these |
| 7-CD (C3 use guideline)* | designated guidelines. |
| 8-CD (RM3/C1)* | |
| 9-CD (RM3 / C2)* | |
| 10-Civic Facilities* | |
| 11-Public Assembly Precinct* | |
| 12-CD (RM3/Inst.) | Projects identified by a "square" are rezoned but as yet unconstructed. |
| 13-RM 2 | |
| 14-RM 3 | |
| 15-RM 4 | |
| 16-R6 | |
| P3-CD (RM3) - Succession Precinct | |
- Planning and Building Department



Planning And Building Department

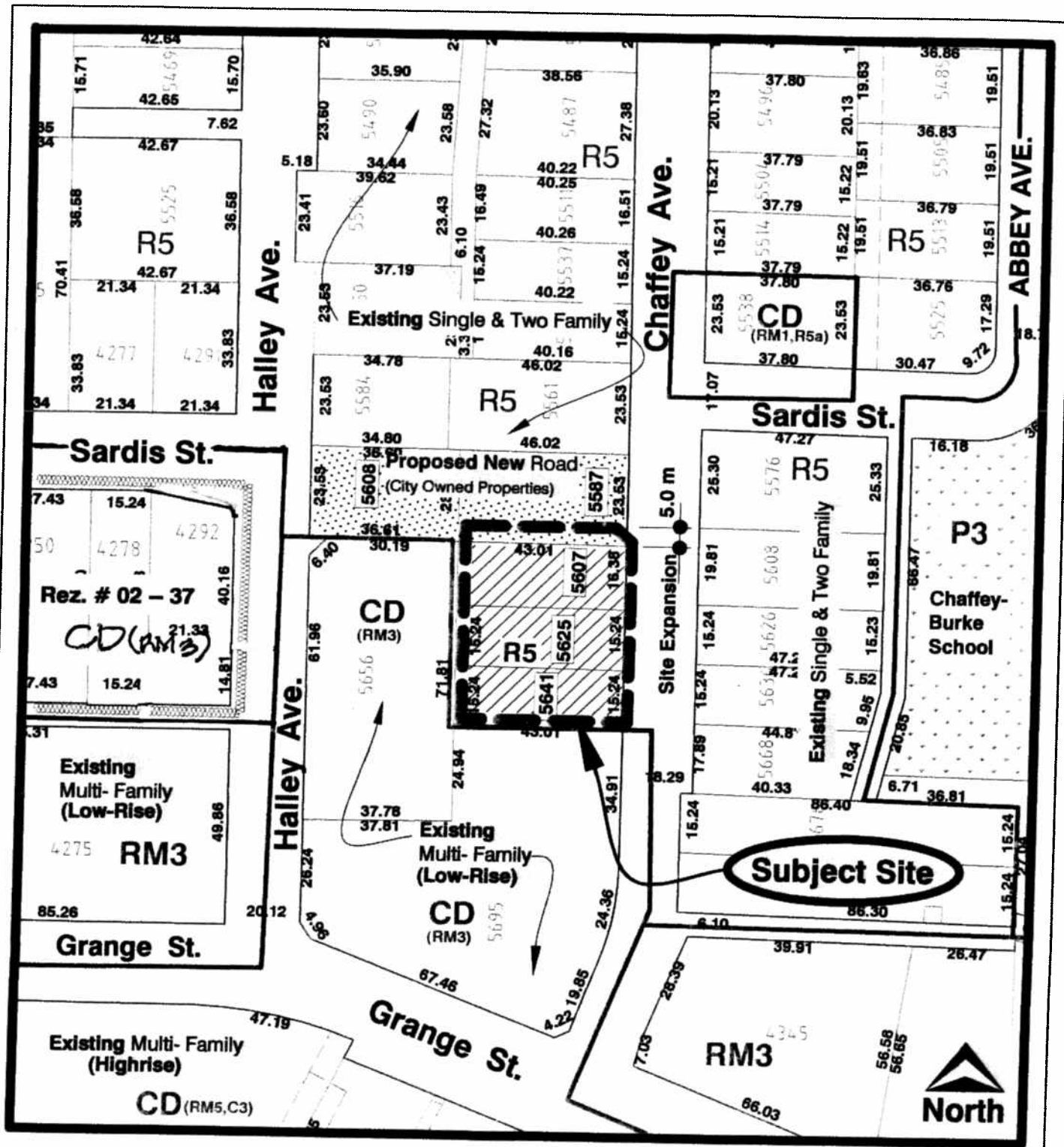
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Drawn By: J.P.C.

Date: May 2008

REZONING REFERENCE # 03 -- 46
5607,5625,5641 and Ptn. of 5587 Chaffey Ave.

Sketch # 1



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: January 2007

REZONING REFERENCE # 03 -- 46

5607, 5625, 5641 and Ptn. of 5587 Chaffey Ave.

Sketch # 2