



TO: CITY MANAGER **DATE:** 2012 October 09

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez. #12-15

**SUBJECT: EXPANDED SITE - 6530 AND 6550 NELSON AVENUE
REZONING REFERENCE #12-15
METROTOWN DEVELOPMENT PLAN**

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #12-15.

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development on the expanded site suitable for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

REPORT

1.0 BACKGROUND

- 1.1 At the 2012 July 30 meeting, Council received the Initial Report (Rezoning Reference #12-15) to permit the construction of a high-rise multiple-family residential development consisting of a residential tower and street-fronting townhousing with full underground parking at 6550 Nelson Avenue, under the CD Comprehensive Development District zoning, based on the RM5s District as a guideline.
- 1.2 The property, which is located on the east side of Nelson Avenue, between Bennett and Imperial Street, is within Sub-Area 6 of the Metrotown Development Plan (see *attached* Sketches #1 and #2). Under the adopted plan, the subject Nelson Avenue block, between Bennett Street and Imperial Avenue, is designated for higher-density multiple-family residential development, subject to the appropriate assembly and consolidation of smaller lots within the subject block.

It is noted that directly to the south of the subject site is a recently rezoned and consolidated site (Rezoning Reference #10-29) on which a high-rise apartment tower with townhousing fronting on Nelson Avenue and Dunblane Avenue is proposed. It is also noted that the applicant of the subject rezoning is also the applicant for Rezoning Reference #10-29, noted above.

2.0 DISCUSSION OF REVISED SITE

- 2.1 The applicant has been successful in acquiring property at 6530 Nelson Avenue, north of the original rezoning site at 6550 Nelson Avenue. The site is currently improved with a low rise apartment building. This will create a larger site with a total gross area of 5,194.1 m² (55,909 sq. ft.) as compared with the original development site area of 3,937.10 m² (42,380 sq. ft.) (see *attached* Sketch #1). The larger site would be eligible for development under the CD Comprehensive Development District zoning, based on the RM5s District to a maximum allowable residential density of 5.0 FAR, inclusive of the 1.6 amenity density bonus. With the additional lot to the north, the proposed expanded development site would accommodate additional street-fronting townhousing on Nelson Avenue, therefore providing for a stronger street orientation.
- 2.2 The remainder of the Nelson Avenue block to the north of the subject development site consists of the properties at 4930 and 4960 Bennett Street which will be suitable for future consolidated site redevelopment to accommodate the higher density residential use identified in the Metrotown Development Plan, allowing for the appropriate location and orientation of a high-rise tower and street front components. For information, this future gross site, including the associated lane area, would be approximately 4,847.25 m² (52,186 sq. ft.) in size with frontages on Nelson Avenue of approximately 35 m (115 ft.) and Bennett Street of approximately 93 m (307 ft.).

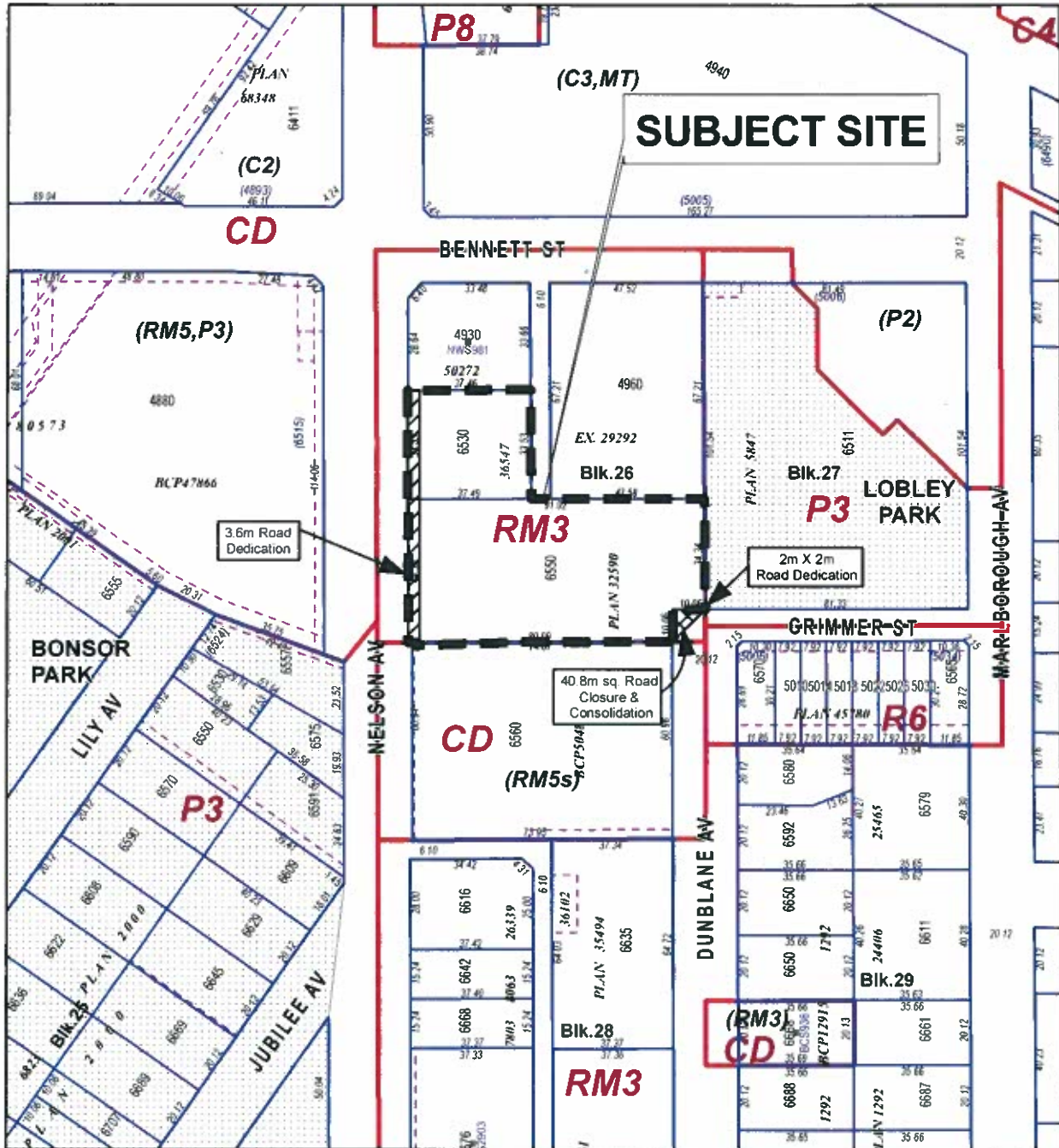
3.0 CONCLUSION

Given that this provides an opportunity for fostering imminent redevelopment of a larger, more efficient site assembly for RM5s-type redevelopment consistent with the Metrotown Development Plan, and that it has been demonstrated that the remaining future site assembly to the north continues to be an appropriately sized site for future development in line with the adopted Development Plan, this Department supports the proposed expanded redevelopment site and requests authority to work with the applicant towards a suitable plan of development on this basis.


Lou Pelletier, Director
PLANNING AND BUILDING

ZT:tn:spf
Attachments

cc: Acting Director Engineering
City Solicitor
Acting City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
OCT 04 2012

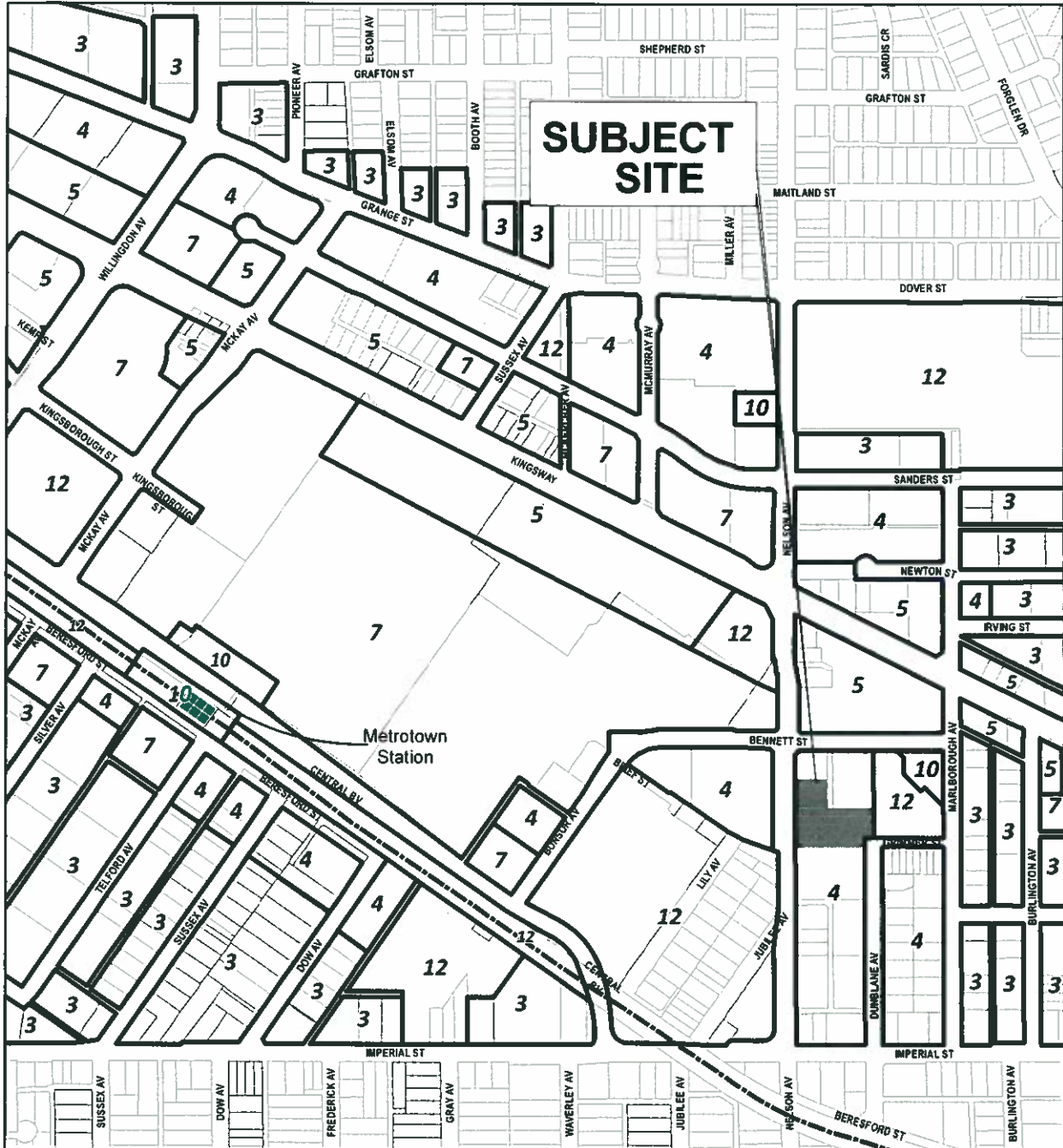
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REZONING REFERENCE #12 -- 15
6530 & 6550 NELSON AVE

 Subject Site

Sketch #1



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|--|--------------------------------------|
| 1 Single and Two Family Residential | 7 High Density Mixed Use |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Metrotown Plan

