
TO: CITY MANAGER 2012 October 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-52**
Townhouse Development with Underground Parking
Metrotown Town Centre, Sub-Area 11

ADDRESS: 4125 Sardis Street (Sketches #1 and #2 attached)

LEGAL: Lot 18, Blk 36, DL 34, Group 1, NWD Plan 1355

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled "Sardis Street Development" prepared by Gradual Architecture)

APPLICANT: Gradual Architecture Inc.
4650 West 14th Avenue
Vancouver, BC V6R 2Y6
(Attention: Ian Guan)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 November 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 November 05 and to a Public Hearing on 2012 November 27 at 7:00 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 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 but not prior to Third Reading of the Bylaw. Demolition 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 or vandalism.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - A Section 219 Covenant restricting the enclosure of balconies; and
 - A 2.4 metre statutory right of way on the western edge of the property for an urban trail on Patterson Avenue.
- h) The provision of a covered car wash stall and an 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.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.

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- m) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three storey stacked townhouse development (10 units) with full underground parking.

2.0 BACKGROUND

- 2.1 Council, on 2012 January 30, 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 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.

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

- 2.2 As indicated in the previous report to Council, the subject site is located within Sub-Area 11 of the Metrotown Development Plan (see attached Sketch #2) and is designated for low-rise, medium density, multiple-family development under the Comprehensive Development District using the RM3 Multiple Family Residential District as a guideline. The RM3 District indicates a minimum site size of 1,110 m² (11,948.33 sq.ft.) for a two-storey building and 1,670 m² (17,976.32 sq.ft.) for a three storey building. On its own, the subject site measures approximately 1,045.6 m² (11,255 sq.ft.). Therefore, under the infill development approach, and given there being no possibility of consolidation with adjacent sites due to their redevelopment, utilization of the RM2 District as a guideline in order to achieve a development scale which is appropriate to the smaller size of the development site is supported.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a 10 unit, three-storey stacked townhouse development with full underground parking. The maximum density permitted under the RM2 District guideline is 1.0 F.A.R with full underground parking and inclusive of the available 0.10 F.A.R. amenity density bonus.

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- 3.2 Given the subject sites' Town Centre location, the applicant is proposing to take advantage of the available 0.10 F.A.R amenity density bonus. The 0.10 F.A.R would provide an additional 1,124 sq.ft. of floor area (subject to confirmation by site survey) with an estimated value of \$140,525.54 based on \$125 per sq.ft. buildable (provided by the Legal Department). 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 \$800,000.00, which would not require the review of the Community Development Committee. Therefore, the subject contribution of \$140,525.54 will be deposited to the Community Benefit account for Metrotown as a prerequisite of this rezoning application. Further, in line with adopted Council policy, 20% or \$28,105.11 will be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$112,420.43 for the provision of other community amenities or housing within the Town Centre area.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including but not necessarily be limited to:
- the construction of Sardis Street to its final standard with a separated sidewalk, boulevard grassing and street trees fronting the development site; and
 - the construction of a 4m wide urban trail, front boulevard, curb and gutter on Patterson Avenue, fronting the development site.
- 3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting the enclosure of balconies; and
 - a 2.4 metre statutory right of way on the western edge of the property to partially accommodate an urban trail on Patterson Avenue.
- 3.5 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.7 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge of \$3.84 per sq. ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$826.00 per townhouse unit
 - c) GVS&DD Sewerage Charge of \$1,515.00 per townhouse unit
- 3.8 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.

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4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 1,045.6 m² (11,255 sq.ft.)
(Subject to detailed survey)

- 4.2 Density:
 - F.A.R. Permitted and Provided - 1.0 FAR
 - Gross Floor Area (G.F.A.) - 1,045.1 m² (11,249 sq.ft.)
(inclusive of 1,124 sq.ft. amenity bonus)

 - Site Coverage: - 32.6 %

- 4.3 Height: - 3 Storeys

- 4.4 Unit Mix:
 - 4 - 2 Bedroom Townhouse units - 81.4 m² to 86.4 m² (876 sq.ft. – 930 sq.ft.)
 - 6 – 3 Bedroom Townhouse units - 115.8 m² to 124.0 m² (1,247 sq.ft. to 1,335 sq.ft.)

10 Total units

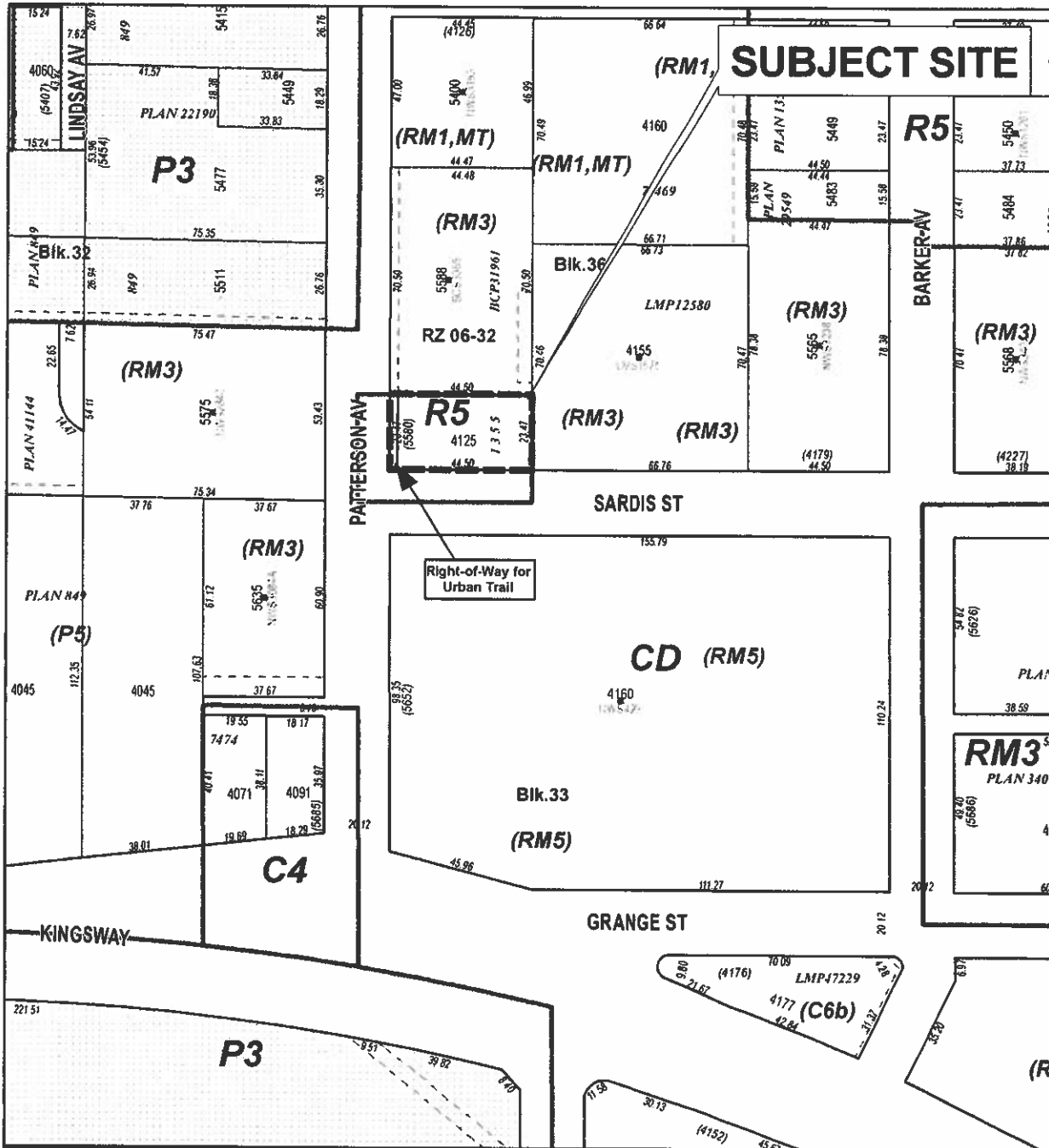
- 4.5 Parking and Loading:
 - 1.75 spaces/unit Required and Provided - 18 (incl. 2 visitor parking space and one combined visitor parking/car wash stall)



 - Bicycle Parking Required and Provided - 10 secured bicycle spaces and outdoor visitor bike racks

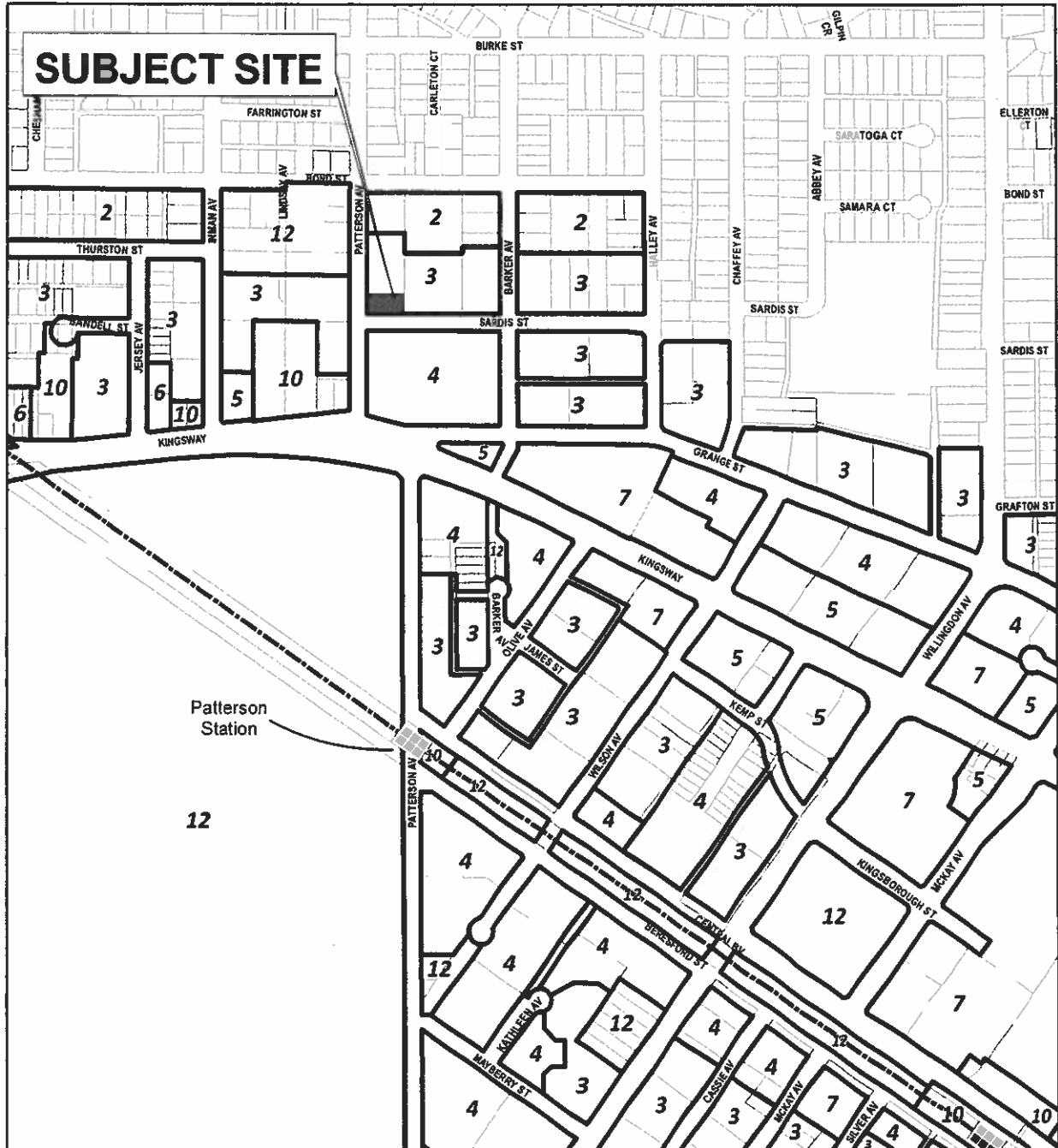

Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf/tn
Attachments

cc: Acting Director Engineering
City Solicitor
Acting City Clerk



		PLANNING & BUILDING DEPARTMENT	
DATE:	OCT 16 2012	<div style="text-align: center;">  Subject Site REZONING REFERENCE #11 -- 52 4125 SARDIS ST </div>	
SCALE:	1:2,000		
DRAWN BY:	AY		



- | | |
|--|--------------------------------------|
| 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

