



Item
Meeting 2012 April 23

COUNCIL REPORT

TO: CITY MANAGER 2012 April 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #11-34

ADDRESS: 4249 and 4265 Sardis Street

LEGAL: Lot 12 Except: Part Explanatory Plan 8848, Block 35, D.L. 34, Group 1, NWD Plan 1355; Lot 11, Block 35, D.L. 34, Group 1, NWD Plan 1355

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on the RM3 Multiple Family Residential District and Metrotown Centre Plan guidelines and in accordance with the development plan entitled "Sardis Street Town Homes" prepared by Robert Ciccozzi Architecture Inc.)

APPLICANT: Otivo Development (Sardis) Ltd.
4879 Harken Drive
Burnaby, BC V5G 2M8
(*Attention Donato De Cotiis*)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 May 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 May 07, and to a Public Hearing on 2012 May 29 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.

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- 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. 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 consolidation of the net project site into one legal parcel.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The granting of a 219 Covenant:
 - restricting enclosure of balconies.
 - indicating that project driveway accesses will not be restricted by gates.
 - assuring that any individually secured parking spaces and/or tandem spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage).
 - providing that all disabled parking to remain as common property.
- h. 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.
- i. Compliance with the guidelines for underground parking for visitors.
- j. The provision of facilities for cyclists in accordance with Section 4.7 of the rezoning report.
- k. The review of a detailed Sediment Control System by the Director Engineering.
- l. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- 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 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 the construction of a 34-unit townhouse development with underground parking.

2.0 BACKGROUND

- 2.1 The subject properties at 4249 and 4265 Sardis Street are located within the Council-adopted Metrotown Town Centre Development Plan. The area bounded by Halley Avenue, Bond Street, Patterson Avenue and Sardis Street is primarily designated for CD Comprehensive Development District, based on RM3 Multiple Family Residential District as guidelines (see attached Sketches #1 and #2) and serves as a transition from the established single- and two-family urban neighbourhoods north of Bond Street and the high-density multiple family residential and medium-density mixed use developments generally designated south of Grange Street. The subject properties are situated within this transitional area and are intended for Comprehensive Development utilizing the RM3 District as guidelines. The RM3 District would permit a development density of up to 1.1 FAR, if full underground parking is provided.
- 2.2 On 2011 September 19, Council received a report regarding the rezoning of the subject site to the CD Comprehensive Development District, based on RM3 Multiple Family Residential District and Metrotown Development Plan guidelines, in order to achieve a development scale which is appropriately related to the size of the subject site, and authorized the Planning and Building Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a further and more detailed report would be submitted at a later date. The applicant has prepared a plan of development which is suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The development proposal is for a 34-unit townhouse development comprised of three individual buildings. The maximum proposed density of the project is 1.1 F.A.R with underground parking. Vehicular access to the development site is from Sardis Street.

Off-street parking will be provided at a ratio of 1.75 spaces per unit with 51 parking spaces dedicated for residential use and 9 spaces dedicated for visitor use, all of which are underground, and one surface parking space dedicated for handicap parking use (common-property). One separate carwash stall is provided underground, in line with Zoning Bylaw requirements that one carwash stall be provided for each 100 dwelling units.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

- construction of Sardis Street to its full standard, including separated sidewalks complete with street trees and boulevard grassing across the development frontage to the point of logical connection;
- provision of street lighting across the development frontage;
- provision of storm, sanitary and water services as necessary; and
- provision of a new hydrant at the front of the subject site.

No road dedications are required in conjunction with this rezoning application.

The site will need to be consolidated into one legal lot. The consolidation of the site will require the demolition of existing dwellings prior to Final Adoption. Staff will process, if requested by the applicant, the removal of all existing improvements from the site 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.

3.3 Any necessary easements and statutory rights-of-way for the site are to be provided.

3.4 Any necessary Section 219 covenants for the site are to be provided including, but not necessarily limited to:

- restricting enclosure of balconies;
- indicating that project driveway accesses will not be restricted by gates; and
- providing that all disabled parking to remain as common property.

- 3.5 One covered 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 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.
- 3.8 Bicycle provisions for multiple family developments to be provided on site are 1.0 storage spaces per unit; 0.2 rack space for visitors per unit.
- 3.9 The submission of an arborist report is required.
- 3.10 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 \$800.00 per unit
 - c) GVS&DD Sewerage Charge of \$826.00 per townhouse unit

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Net Site Area:</u>	-	2,897 m ² (31,184 sq. ft.)
4.2	<u>Density:</u>		
	Permitted and Provided	-	1.1 F.A.R.
	Gross Floor Area Permitted	-	3,186.7 m ² (34,302 sq. ft.)
	Gross Floor Area Provided	-	3,176.9 m ² (34,197.1 sq. ft.)
4.3	<u>Site Coverage:</u>	-	38 %
4.4	<u>Height:</u>		
	Buildings A, B and C	-	3 storeys
4.5	<u>Unit Mix:</u>		
	17 – one bedroom townhouse units	-	56.3 m ² – 63.0 m ² (605.9 sq. ft. – 678.6 sq. ft.)
	1 – two bedroom townhouse unit	-	133.8 m ² (1,440.2 sq. ft.)
	16 – three bedroom townhouse units	-	117.2 m ² – 135.2 m ² (1,261.1 sq. ft. – 1,455.0 sq. ft.)

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4.6 Off-Street Parking:

Required

Resident Parking @ 1 per 1.5 units	-	51 spaces
Visitor Parking @ 1 per 0.25 units	-	9 spaces
TOTAL	-	60 spaces*

*Of which 1 parking space is required to be handicap accessible

Provided

Resident Parking	-	56 spaces
Visitor Parking	-	9 spaces
Handicap Accessible Parking	-	1 space
TOTAL	-	65 spaces**

** Of which 19 parking spaces (29%) are small car spaces

Covered Car Wash (required and provided)	-	1
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4.7 Bicycle Provisions:

Required

Resident @ 1.0 per unit	-	34 secured spaces
Visitor @ 0.2 per unit	-	7 rack spaces

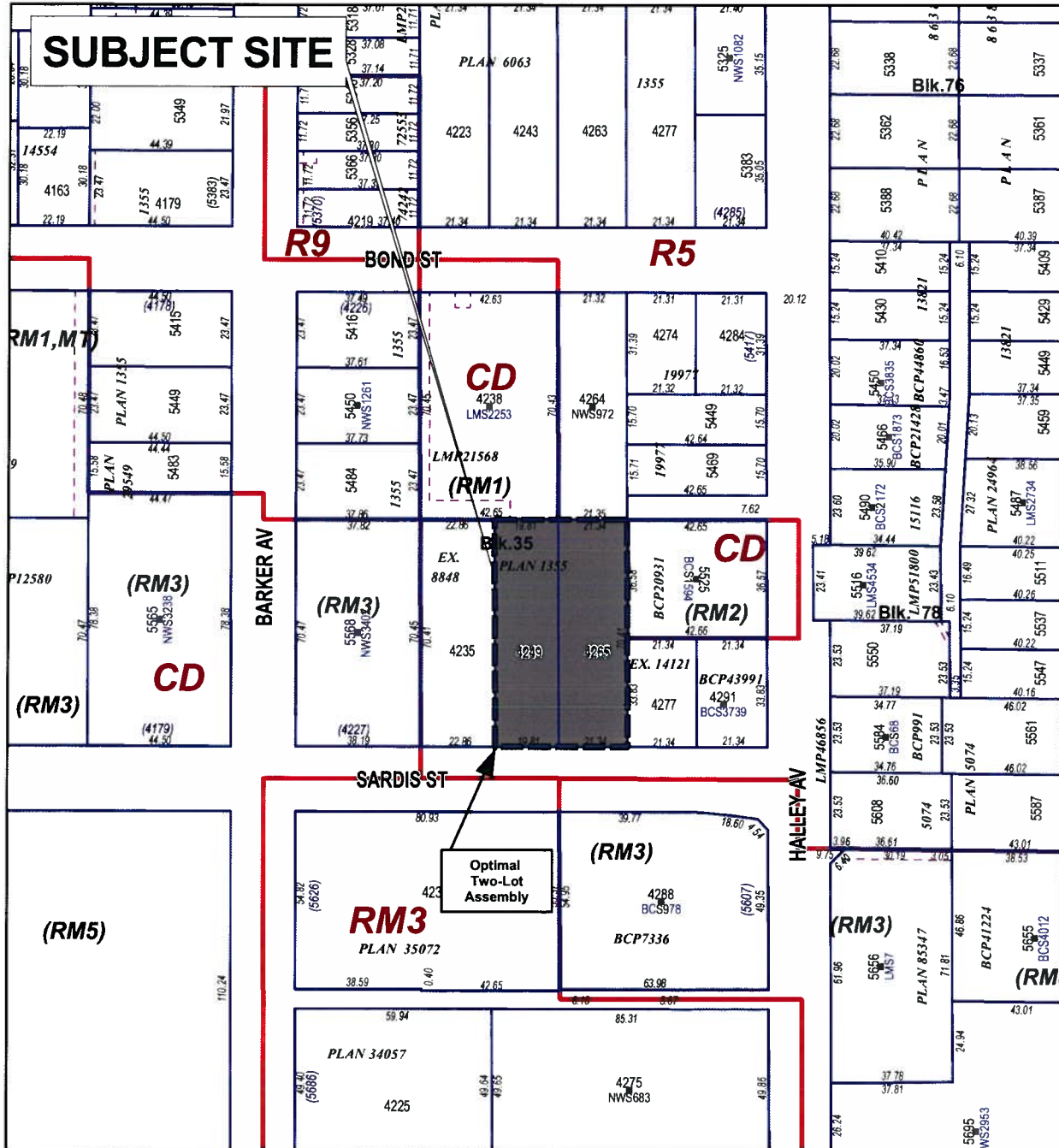
Provided

Resident	-	34 secured spaces
Visitor	-	8 rack spaces


 B. Luksun, Director
 PLANNING AND BUILDING

ZT:spf/tn
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
APR 04 2012

SCALE:
1:2,000

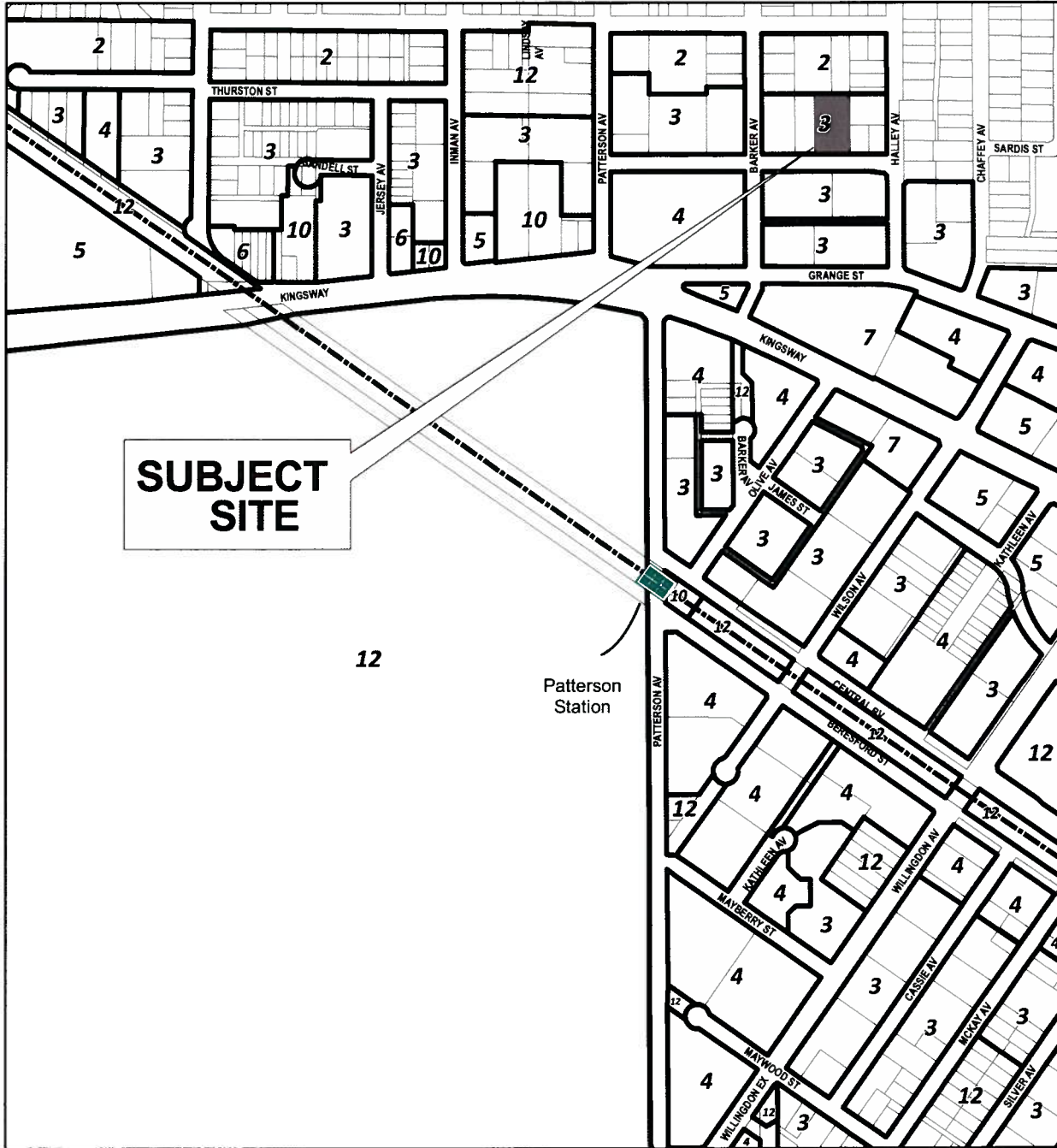
DRAWN BY:
DJ

■ Subject Site

REZONING REFERENCE #11 -- 34

4249 & 4265 SARDIS ST

Sketch #1



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

Metrotown Plan

