
TO: CITY MANAGER 2014 July 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-42
Low Rise Multiple-Family
Lougheed Town Centre Plan

ADDRESS: 3205/3209/3229/3239/3249/3279/3311/3337/3361/3369 Noel Drive and 9083/9125
Cameron Street (see *attached* Sketches #1 and #2)

LEGAL: See *attached* Schedule A

FROM: R2 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family
Residential District, Lougheed Town Centre Plan guidelines and in accordance with
the development plan entitled “Noel Drive Residential” prepared by GBL Architects
Inc.)

APPLICANT: Ledingham McAllister Communities Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, BC V6E 4B1
(Attention Cameron Thorn)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2014 August 26.

RECOMMENDATIONS:

1. **THAT** the sale of City-owned property be approved for inclusion within the subject development site in accordance with the terms outlined in Section 3.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.7 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** a copy of this report be sent to the owner of 9033 Cameron Street for information.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 July 21 and to a Public Hearing on 2014 August 26 at 7:00 p.m.
5. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-42
Low Rise Multiple-Family

2014 July 16Page 2

- 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 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 dedication of any rights-of-way deemed requisite.
- f. The consolidation of the net project site into one legal lot.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i. The granting of Section 219 Covenants including:
 - restricting enclosure of balconies;
 - protecting the streamside protection and enhancement areas (SPEA);
 - protecting on-site trees to be retained; and,
 - providing that all disabled parking is to remain as common property.
- j. Compliance with the guidelines for underground parking for visitors.
- k. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- l. The review of a detailed Sediment Control System by the Director Engineering.
- m. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- n. The review of on-site residential loading facilities by the Director Engineering.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-42
Low Rise Multiple-Family

2014 July 16Page 3

- o. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- p. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- q. Completion of the Highway Closure Bylaw.
- r. Completion of the sale of City property.
- s. The deposit of the applicable Parkland Acquisition Charge.
- t. The deposit of the applicable GVS & DD Sewerage Charge.
- u. The deposit of the applicable School Site Acquisition Charge.
- v. 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 150 unit townhouse and low-rise apartment development with underground parking.

2.0 BACKGROUND

2.1 Council, on 2014 January 27, 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.

2.2 The subject site is located within the Council adopted Loughheed Town Centre Plan area. The subject site encompasses twelve (12) lots between Cameron Street and Beaverbrook Drive along Noel Drive.

To the north across Beaverbrook Drive is an established single-family neighbourhood intended to remain as such under the adopted Loughheed Town Centre Development Plan. To the east across Noel Drive is a townhouse development constructed in 2003 under

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-42
Low Rise Multiple-Family

2014 July 16Page 4

Rezoning Reference #99-42. To the south across Cameron Street is Bell Park. Directly to the east is the Stoney Creek riparian corridor and Park and one remaining single-family property at 9033 Cameron Street.

The development being pursued is a 150 unit townhouse and low rise apartment development with underground parking, to a maximum density of 0.9 F.A.R., utilizing the CD Comprehensive Development District (with the RM2 District as a guideline), in line with the adopted Loughheed Town Centre Plan.

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

3.0 GENERAL COMMENTS

3.1 The development proposal is for a 150 unit townhouse and low-rise apartment development with underground parking. Vehicular access is restricted to Cameron Street. The maximum density of the project under the RM2 District guidelines is 0.9 F.A.R. with full underground parking.

The subject proposal consists of four individual townhouse buildings separated from each other by landscaped courtyards and pedestrian walkways, with a 3-4 storey apartment component at the corner of Cameron Street and Noel Drive. The mix of townhouse and apartment forms provides a broad spectrum of unit types. Both the townhouse and apartment forms are designed in the west coast contemporary style with pitched roofs, gracious overhangs, and extensive use of wood elements consistent with the surrounding single-, two-family and low-rise multiple-family developments in the area. In accordance with the City's Streamside Protection and Enhancement Areas policy, any new development is required to be setback 30m from the top of bank of Stoney Creek. As such, all aspects of the development, including underground parking and surface landscape amenity areas are located outside of this riparian setback area. The riparian area will be separated from the development site by a wooden fence and protected by Section 219 Covenant. The area will be landscaped with native riparian planting to improve wildlife and fish habitat. In the future, a low impact public access trail could be constructed, as outlined in the Loughheed Town Centre Plan, once the remaining riparian and park area to the south can be consolidated.

3.2 The twelve individual lots comprising the development site will be consolidated into the net development site. As noted in the previous report to Council for the subject rezoning application, the property at 9033 Cameron Street was unable to be acquired by the applicant for inclusion in the subject rezoning application. In the future, this property could be redeveloped for single-family purposes under the property's prevailing R2 Residential District zoning, or, as available for sale by the owner, may be purchased by the City to facilitate the planned closure of Keswick Avenue and consolidation with Bell Park, as indicated in the adopted Loughheed Town Centre Plan.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-42
Low Rise Multiple-Family

2014 July 16Page 5

- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- the construction of Beaverbrook Drive to its final standard with concrete curb and gutter, concrete separated sidewalks, street trees, boulevard grass and street lighting on the south side across the development's frontage;
 - the construction of Noel Drive to its final standard with concrete curb and gutter, separated urban trail, street trees, boulevard grass, pedestrian lighting and street lighting on the west side across the development's frontage; and,
 - the construction of Cameron Street to its final standard with concrete curb and gutter, asphalt separated urban trail, street trees, boulevard grass, pedestrian lighting and street lighting on the north side across the development's frontage.

Subject to the completion of a detailed civil design for road work, a road dedication of 2.4m (7.8 ft.) from Cameron Street will be required across the south property line for the proposed urban trail.

- 3.4 Any necessary easements, Section 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking is to remain as common property;
 - Section 219 Covenant to ensure the provision and ongoing maintenance of on-site stormwater management facilities;
 - Section 219 Covenant for the retention of identified existing trees within riparian setback areas on site;
 - Section 219 Covenant and Statutory right-of-way for the protection and ongoing maintenance of the Stoney Creek Streamside Protection and Enhancement Area (SPEA); and,
 - Statutory right-of-way for BC Hydro service.
- 3.5 Provision of an adequately sized and sited garbage recycling area, as well, separate car wash stalls are required.
- 3.6 Given existing mature trees within the development site and riparian setback area, a tree survey, arbourist's report and nesting raptors survey will be required prior to Third Reading. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development.
- 3.7 One of the twelve properties in the proposed assembly, 3205 Noel Drive, is City owned and measures approximately 516.0 m² (5,554 sq.ft.) (subject to detailed survey). In addition to the City-owned titled property, there is approximately 1,433.22 m² (15,427 sq.ft.) of

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #13-42
 Low Rise Multiple-Family

2014 July 16Page 6

redundant road right-of-way to be included within the proposed assembly, which includes an unopened rear lane, redundant portions of Noel Drive and the Noel Drive cul-de-sac. The sale and consolidation of these redundant road rights-of-way would be achieved through a Road Closure Bylaw. The Legal and Lands Department has determined a recommended market value of \$121.50 per sq.ft. of land for the approximate 20,981 sq.ft. of City land to be purchased by the developer. The road closure component of the site will be sold net of necessary road dedications. The completion of the sale of City-owned property is a prerequisite of this rezoning application.

- 3.8 The developer is responsible for the undergrounding of the overhead wiring within the site within the unopened land right-of-way.
- 3.9 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.
- 3.10 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.11 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the development.
- 3.12 Development Cost Charges:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area.
 - b) School Site Acquisition Charge of \$800.00 per unit.
 - c) GVS&DD Sewerage Charge of \$1,515.00 per townhouse unit and \$1,082.00 per apartment unit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area:	-	12,761.16m ²	(137,360 sq.ft.)
Road Dedication Area:	-	173.45 m ²	(1,867 sq.ft.)
Road Closure Area:		1,599.23 m ²	(17,214 sq.ft.)
Net Site Area:		14,186.94 m²	(152,707 sq.ft.)

4.2 Density Permitted and Provided

Floor Area Ratio (F.A.R.)	-	0.9 F.A.R.
Floor Area (G.F.A.)	-	12,768.22 m ² (137,436 sq.ft.)

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-42
Low Rise Multiple-Family
2014 July 16Page 8

4.6 Communal Facilities

Communal facilities include common greenspace courtyards, naturalized riparian planting areas, public seating and pathways, and children’s play area, and multi-purpose amenity room. The proposed internal amenity space measures 1,050 sq.ft., which is within the 5% of total gross floor area can be exempted for internal amenity spaces.



Lou Pelletier, Director
PLANNING AND BUILDING

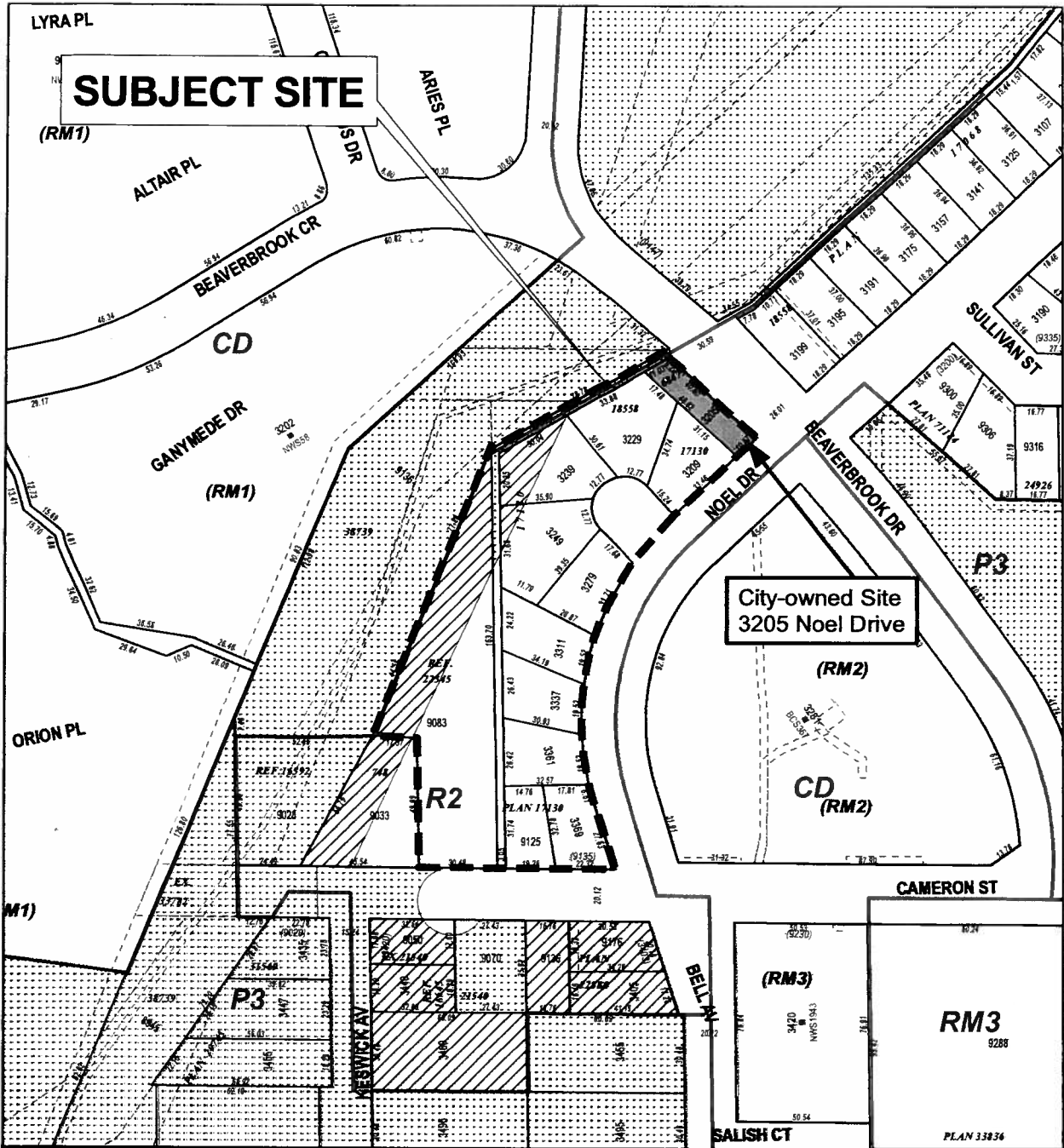
JBS:spf
Attachments

cc: Director Engineering
Director of Parks, Recreation and Cultural Facilities
City Solicitor
City Clerk

SCHEDULE A

REZONING 13-42

Address	Legal Description
3205 Noel Drive	Lot 1, DL 6, Group 1, NWD Plan 17130
3209 Noel Drive	Lot 1, Blk 10, DL 6, Group 1, NWD Plan 17130
3229 Noel Drive	Lot 11, DL 6, Group 1, NWD Plan 18558
3239 Noel Drive	Lot 8 Except: Part on Plan with Bylaw Filed 44114; Blk 10, DL 6, Group 1, NWD Plan 17130
3249 Noel Drive	Lot 7 Except: Part Shown on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3279 Noel Drive	Lot 6, Blk 10, DL 6, Group 1, NWD Plan 17130
3311 Noel Drive	Lot 5 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3337 Noel Drive	Lot 4 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3361 Noel Drive	Lot 3 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3369 Noel Drive	Lot 1, Blk 10, DL 6, Group 1, NWD Plan 17130
9083 Cameron Street	Parcel "A" (Explanatory Plan 9672), Lot 17 Except: Parcel "One" (Reference Plan 22345); DL 6, Group 1, NWD Plan 748
9125 Cameron Street	Lot 2 Except: Part Outlined Red on Plan with Bylaw Filed 44114; Blk 10, DL 6, Group 1, NWD Plan 17130



PLANNING & BUILDING DEPARTMENT



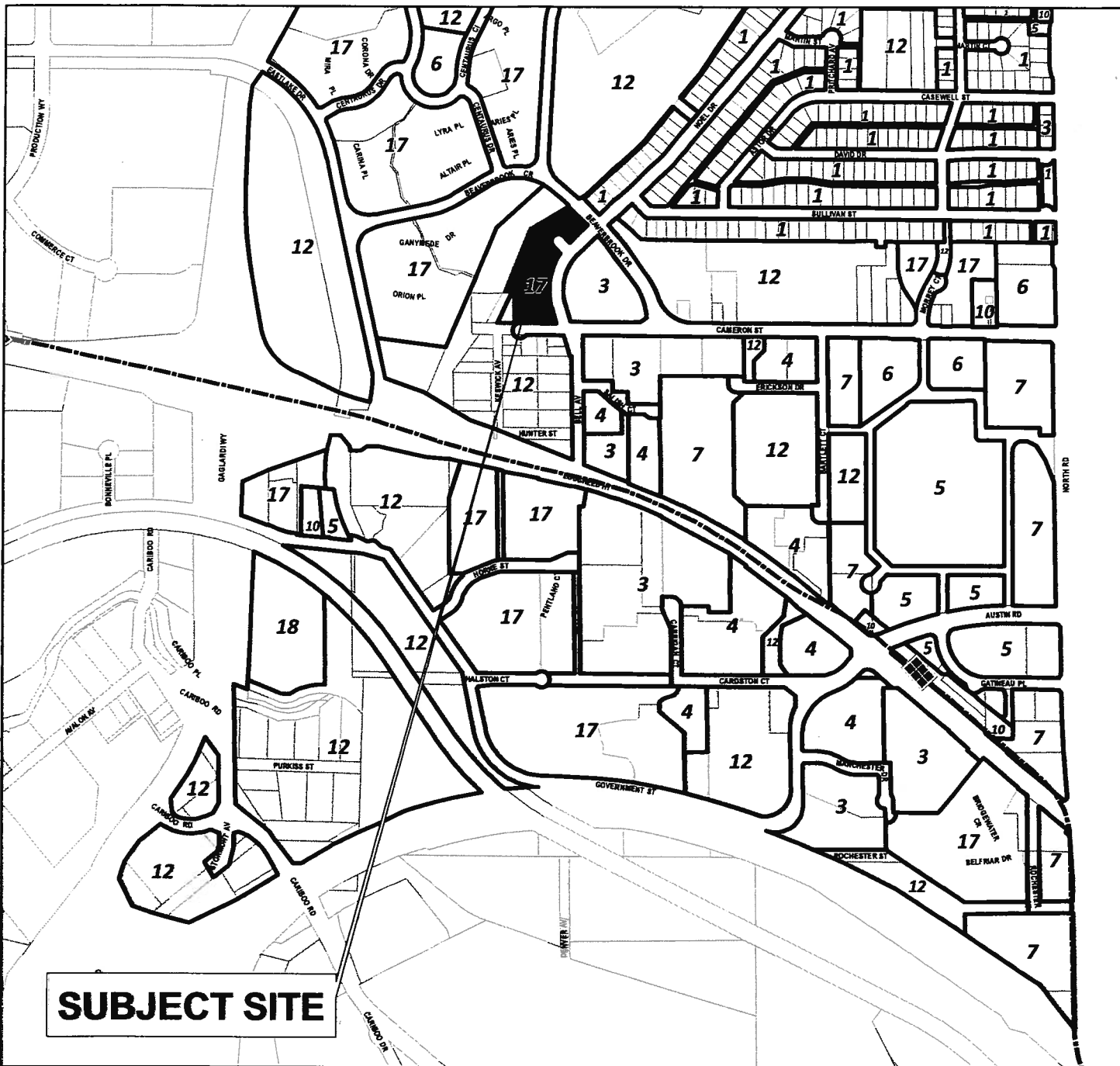
DATE:
JAN 27 2014

SCALE:
1:2,500

DRAWN BY:
AY

REZONING REFERENCE #13-42
3205, 3209, 3229, 3239, 3249, 3311, 3337, 3361 AND 3369 NOEL DRIVE
9083 AND 9125 CAMERON STREET

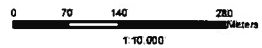
-  Subject Site
-  Properties To Be Acquired For Park And Open Space
-  City-owned Property
-  City-owned Park Property



SUBJECT SITE

SKYTRAIN LINE

- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



Lougheed Town Centre Plan

PLANNING & BUILDING DEPARTMENT