
TO: CITY MANAGER 2014 April 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #11-21
Four-storey mixed-use development
Sixth Street Community Plan

ADDRESS: 7604 Sixth Street (see *attached* Sketches #1 and #2)

LEGAL: Lot A, D.L. 28, Group 1, NWD Plan 5406

FROM: C2 Community Commercial District and R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, C1 Neighbourhood Commercial District and Sixth Street Community Plan guidelines and in accordance with the development plan entitled "Mixed Use Building" prepared by Joseph Park Architecture)

APPLICANT: Joseph Park Architecture
207 – 508 Clarke Road
Coquitlam, BC V3J 3X2
(Attention: Joseph Park)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2014 May 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 May 05, and to a Public Hearing on 2014 May 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.

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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 submission of an undertaking to remove all existing improvements from the site prior to Final Adoption, but not prior to Third Reading 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 undergrounding of existing overhead wiring abutting the site.
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies, providing that all disabled parking remain as common property and ensuring compliance with the submitted acoustical analysis.
- i. Compliance with the Council-adopted sound criteria.
- j. The submission of a Comprehensive Sign Plan.
- k. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- l. The provision of a covered car wash stall, and 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.
- m. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- n. The submission of a Site Profile and resolution of any arising requirements.
- o. The review of a detailed Sediment Control System by the Director Engineering.

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- p. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- q. The deposit of the applicable Parkland Acquisition Charge.
- r. The deposit of the applicable GVS & DD Sewerage Charge.
- s. The deposit of the applicable School Site Acquisition Charge.
- t. 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 four-storey mixed use development with retail at grade and residential uses above, including surface and underground parking.

2.0 BACKGROUND

- 2.1 The subject rezoning application would be the first 'mixed-use' application within the Sixth Street Community Plan to advance to Public Hearing since the Plan's adoption. The Sixth Street Community Plan, adopted by Council on 2013 June 10, consists of four elements: the Village Street, the Multiple-Family Residential District, the Neighbourhood Commercial Hub, and the Commercial Gateway. The subject site is located within the Neighbourhood Commercial Hub. The Neighbourhood Commercial Hub is intended to create a walkable concentrated commercial focus for Sixth Street to support the surrounding Multiple-Family Residential District and single- and two-family residential neighbourhoods beyond. The Neighbourhood Commercial Hub is to be developed with ground level commercial, retail and restaurant uses with up to three levels of multiple-family residential uses above. The subject rezoning application will include servicing requirements involving separated sidewalks and on-street parking on Sixth Street to contribute to a revitalized streetscape, as envisioned in the Plan.
- 2.2 The subject site is located on the southeast corner of Fifteenth Avenue and Sixth Street within the Council adopted Sixth Street Community Plan area. Directly to the south is an older commercial building and a single-family residential dwelling. Directly to the east is

an established single- and two-family residential community outside of the Plan area boundary. To the west, across Sixth Street, are older commercial buildings fronting Sixth Street with an established single- and two-family residential community beyond. To the north, across Fifteenth Avenue, are older commercial buildings with a newer three-storey mixed-use development beyond, pursued under Rezoning Reference #03-39.

- 2.3 The development proposal is for a 20 unit four-storey mixed-use building with commercial uses at grade and three levels of residential above. The proposal is in accordance with the CD Comprehensive Development District utilizing the C1 Neighbourhood Commercial District and RM3 Residential Multiple-Family District as guidelines. Access to the site is provided from Fifteenth Avenue, with commercial parking at grade to the rear, and residential parking provided underground.
- 2.4 On 2011 May 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing 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.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a four storey mixed-use building with commercial uses on the ground floor fronting Sixth Street and Fifteenth Avenue, with 20 residential units located on the second to fourth floors.
- 3.2 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 a separated sidewalk across the development frontage on Sixth Street including a 1.8 m coloured sawcut concrete front boulevard with street trees in grates, street lighting and pedestrian lighting, a 1.5 m natural sawcut concrete sidewalk and a 1.2 m coloured sawcut concrete rear boulevard;
 - the construction of a separated sidewalk across the development frontage on Fifteenth Avenue including a 1.8 m coloured sawcut concrete front boulevard with street trees in grates, street lighting and pedestrian lighting, a 1.5 m natural sawcut concrete sidewalk and a 1.2 m coloured sawcut concrete rear boulevard; and,
 - the repaving of Sixth Street and Fifteenth Avenue across the development frontage, as necessary;
 - the installation of sanitary sewer, storm sewer and waterline upgrades, as necessary; and,
 - the installation of electrical, gas, telephone and cable services, as necessary;
 - the undergrounding of BC Hydro overhead wiring across the Sixth Street and Fifteenth Avenue frontage.

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A 0.35 m (1.16 ft.) dedication, 3m x 3m corner truncation, and 1.2 m (4.0 ft.) statutory right-of-way are required on Sixth Street for the provision of separated sidewalks.

- 3.3 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 enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking is to remain as common property;
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis; and,
 - 1.2 m (4.0 ft.) statutory right-of-way on Sixth Street for the provision of separated sidewalks.
- 3.4 In light of the proximity to Sixth Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.5 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 One combined residential and commercial loading space will be provided on site.
- 3.7 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Fifteenth Street and Sixth Street.
- 3.8 Development Cost Charges:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area.
 - b) School Site Acquisition Charge of \$700.00 per unit.
 - c) GVS&DD Sewerage Charge of \$1,082.00 per apartment unit and \$0.811 per sq.ft. of commercial floor area.
- 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 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan. A letter from the applicant's Civil or Landscape Consultant detailing the Best Management practices is required.
- 3.11 Due to the existing C2 Community Commercial zoning of the site, submission of a site profile will be required, as well as resolution of any arising requirements.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site	-	1,669.65 m ² (17,972 sq.ft.)
Dedication	-	13.38 m ² (144 sq.ft.)
Net Site	-	1,656.27 m ² (17,828 sq.ft.) (subject to survey)

4.2 Density

F.A.R.		Permitted and Provided
Commercial	-	0.5 F.A.R.
Residential	-	1.1 F.A.R.
Gross Floor Area (G.F.A.)	-	2,650.02 m ² (28,525 sq.ft.)
Residential	-	1,821.89 m ² (19,611 sq.ft.)
Commercial	-	828.13 m ² (8,914 sq.ft.)
<u>Site Coverage</u>	-	55%

4.3 Height - 4 storeys

4.4 Unit Mix

18 two-bedroom + den	-	75.2 – 81.8 m ² (809-880 sq.ft.)
<u>2 three-bedroom</u>	-	86.7 m ² (933 sq.ft.)
20 Units Total		

4.5 Parking and Loading:

Vehicle Parking Required and Provided

Residential 20 units @ 1.6 spaces/unit	-	32 space (incl. 5 visitors)
Commercial 812.81 m ² @ 1 space /46m ²	-	19 spaces
Total Parking:	-	51 spaces

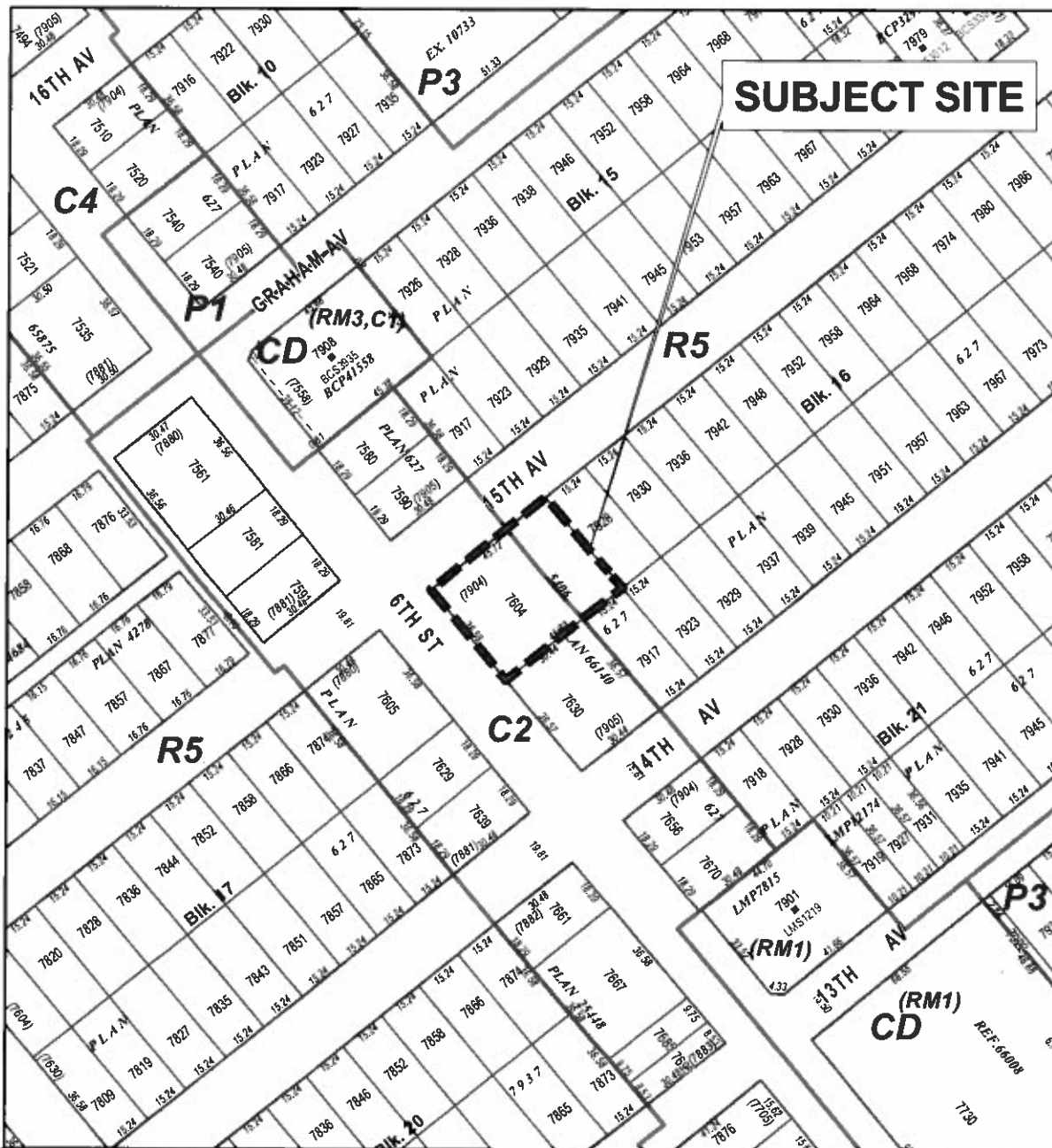
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Car Wash Stall	-	1 space
Bicycle Parking Required and Provided		
Secure Residential @ 1 locker/unit	-	20
Visitor racks @ 0.2 spaces/unit + 10% of Commercial off-street parking	-	6
Residential/Commercial Loading Provided	-	1 space


Lou Pelletier, Director
PLANNING AND BUILDING

JBS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

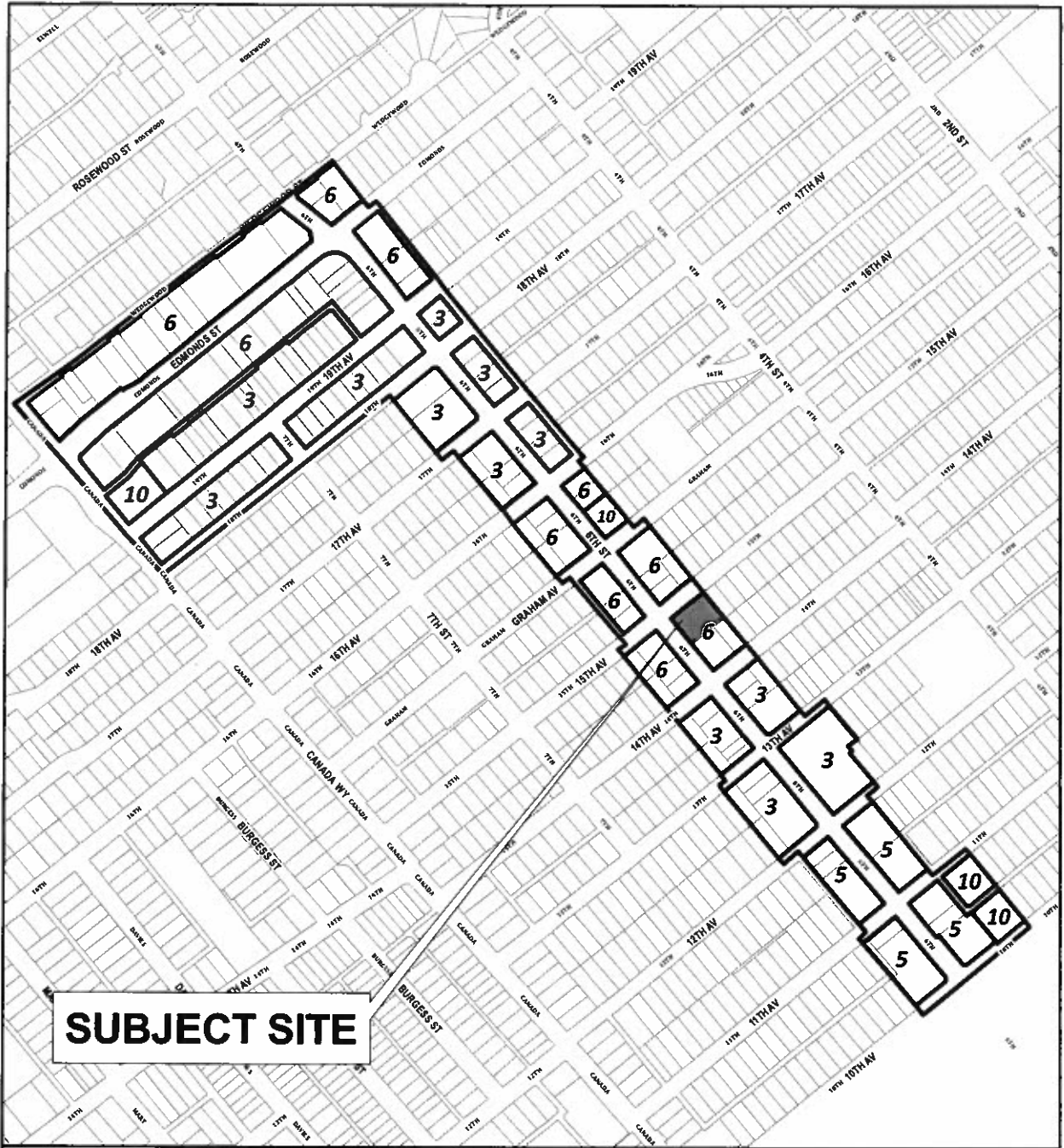


DATE:	APR 14 2014
SCALE:	1:2,000
DRAWN BY:	AY

 Subject Site

REZONING REFERENCE #11 -- 21

7604 6th STREET



SUBJECT SITE

General Land Use Designation Key

- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 10** Institutional



Planning and Building Dept

Sixth Street Community Plan

