



Item.....
Meeting..... 2017 May 29

COUNCIL REPORT

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-58
Lobby Amenity and Parkade Improvements
Metrotown Town Centre

ADDRESS: 4390 Grange Street (Sketches #1 and #2 *attached*)

LEGAL: Lot 1, DL 153, Group 1, NWD Plan LMP40184

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Town Centre Development Plan guidelines)

APPLICANT: Francl Architecture
1684 West 2nd Avenue
Vancouver, BC V6J 1H4
(Attn: Walter Francl)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 June 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be advanced to First Reading on 2017 June 12 and to a Public Hearing on 2017 June 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 provision of two car/bike wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering.
 - c) The provision of facilities for cyclists in accordance with this report.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an expansion of the ground floor amenity area and to reconfigure parking to allow for improved bike, carwash, and garbage/waste facilities.

2.0 BACKGROUND

- 2.1 The subject property at 4390 Grange Street is improved with a 28-storey, 207 unit, rental apartment building, which was constructed in 1971. To the north, across Grange Street are older low-rise apartments. To the west, across Wilson Avenue, is a mixed-use development that encompasses two residential towers with a commercial component fronting Kingsway. To the east is the Old Orchard Shopping Centre. To the south is a two-storey commercial development.
- 2.2 The existing high-rise rental apartment tower on the subject property was principally developed under Rezoning Reference #16/70. A subsequent rezoning, Rezoning Reference #24/97, was adopted by Council to permit the conversion of amenity office and storage space into three additional units, as well as the development of a new recreation pavilion above the existing parking structure, south of the existing apartment building.
- 2.3 The subject site is within Sub-Area 3 of the Metrotown Town Centre Development Plan (see *attached* Sketch #2). The adopted Plan designates the subject site for higher-density multiple-family residential development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. The proposed expansion and improvements under this rezoning application, however, are minor and do not require a higher density than that provided for under the prevailing CD(RM5) District zoning.
- 2.4 On 2015 January 25, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue 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 submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting rezoning to the amended CD Comprehensive Development District (based on the RM5 Multiple Family Residential District and the Metrotown Town Centre Development Plan as guidelines) in order to permit an expansion of the

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ground floor amenity area and to reconfigure the parking to allow for improved bike, carwash, and garbage/waste facilities.

3.2 The ground floor building addition proposes 151 m² (1,622 sq. ft.) of new amenity space, including a fitness centre (93.6 m² / 1,008 sq. ft.), office (25.5 m² / 275 sq. ft.), and lobby addition (31.5 m² / 339 sq. ft.). The new floor area is all amenity space, which is exempt from the total residential floor area for the site. Therefore, the residential density for the site remains unchanged as a result of the subject rezoning.

3.3 To accommodate the needed amenity and garbage/recycling areas, the on-site parking needs to be reduced. A Rental Parking Review, prepared by Bunt and Associates concludes that the parking demand for the rental stalls on-site is met. The current demand for residential rental parking on the subject site is 0.81 stalls per unit. The Parking Review ultimately recommends a minimum parking standard of 0.91 stalls per unit based on a resident parking demand of 0.81 stalls per unit, plus an additional 0.10 stalls per unit for visitor parking, should visitor parking be needed in the future. The proposed parking ratio of 0.91 stalls per unit is considered appropriate for the site. The reduced parking ratio is further supported by the proposed transportation alternatives for the site:

- provision of two bicycle wash stations and one bicycle repair room in the underground parking levels with a repair stand, bike pump, and repair tools;
- provision of 49 long-term residential bicycle parking spaces to be provided in secured residential bicycle lockers; and,
- provision of 6 visitor bike stalls at the front entrance of the development.

3.4 Servicing has been provided through Rezoning Reference #16/70.

3.5 Provision of two separate car wash stalls is required.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area - 4,980 m² (53,602 sq.ft.)

4.2 Density and Gross Floor Area

Existing Gross Floor Area (Unchanged from Rezoning Reference #24/97)

Mezzanine - 585.5 m² (6,303 sq. ft.)

L1-L26 - 18,058 m² (194,376 sq. ft.)

Total - 18,643 m² (200,679 sq. ft.)

Proposed New Amenity Floor Area - 151 m² (1,622 sq.ft.)
(exempt from residential gross floor area)

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4.6 **Vehicle Parking**
207 units @ 0.91 spaces per unit - Provided - 227 spaces
Minimum Required - 290 spaces - Required - 189 spaces

4.7 **Bicycle Parking**
Secure Residential Total - 49 spaces
Residential Visitor Total - 6 spaces

4.8 **Communal Facilities**
(Excluded from FAR Calculations)

The total amenity area on the subject site, including the new 1,622 sq. ft. fitness centre, lobby, and office addition area, is less than the permitted (5%) of Gross Floor Area permitted within the Zoning Bylaw.

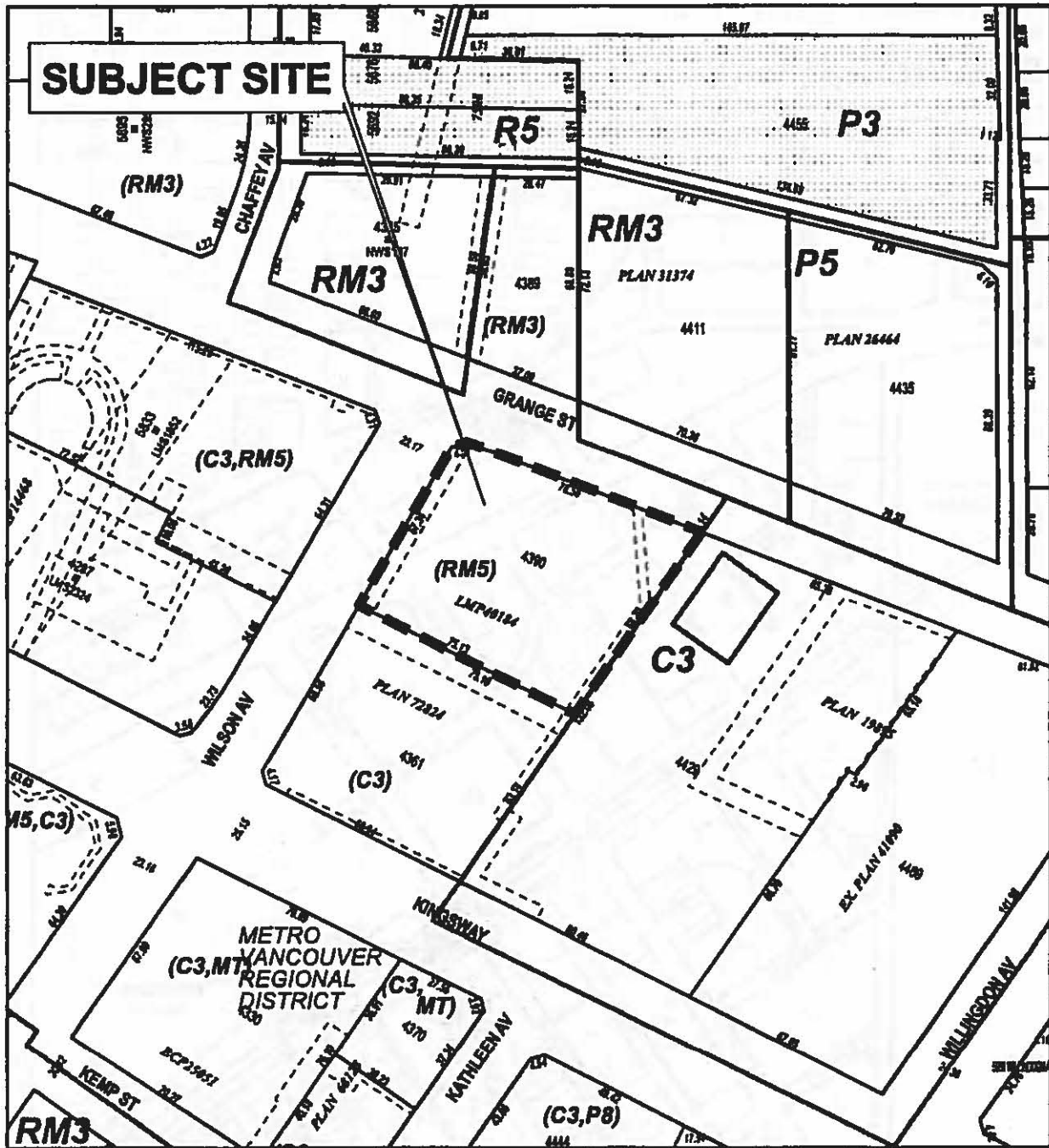

Lou Pelletier, Director
PLANNING AND BUILDING

JD:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE: MAY 18 2017

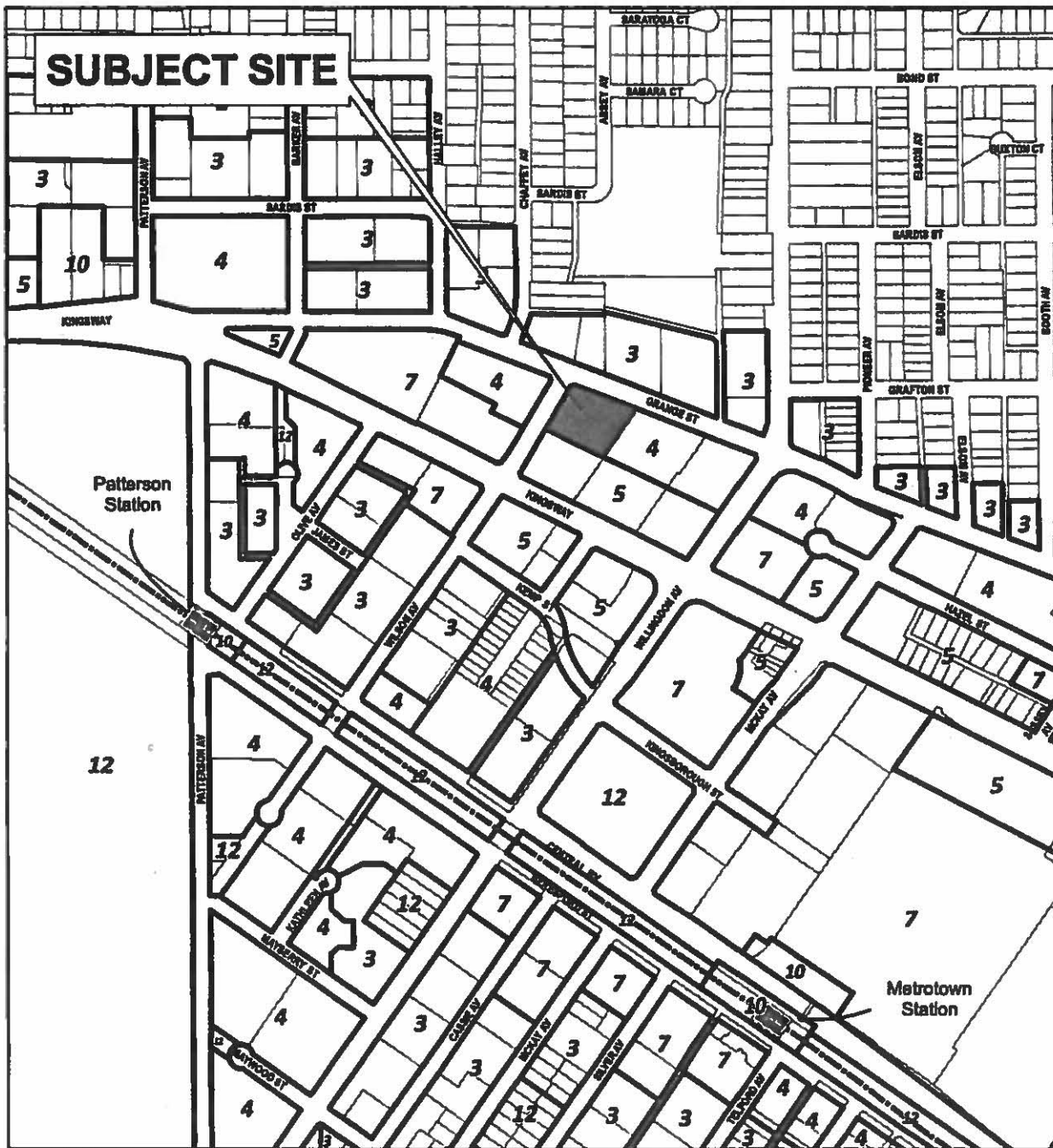
SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #15-58
4390 GRANGE STREET

 Subject Site

Sketch #1



- | | |
|---|---|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 8 Medium Density Mixed Use | |



Planning and Building Dept

Metrotown Plan



Printed on March 18, 2017

Sketch #2