



Proposal: Rezone from RA and RS to RM-30. Development Permit to permit a 79-unit multiple residential development.

Recommendation: Approval to Proceed

Location:	15151 - 34 Avenue	Zoning:	RA and RS
OCP Designation:	Multiple Residential		
NCP Designation:	Garden Apts., Cluster Housing	Owner:	Sereno Homes Ltd., Inc. No. 685213

PROJECT TIMELINE

Completed Application Submission Date:	April 7, 2003
Application Revision & Re-submission Date:	March 10, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- a rezoning from RA and RS to RM-30; and
- a Development Permit

in order to permit the development of a 79-unit multiple residential project.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Suburban Residential Zone (RS)" (By-law No. 5942) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 237 square metres (2,551 sq.ft.) to 219.7 square metres (2,365 sq.ft.);
3. Council authorize staff to draft Development Permit No. 7903-0127-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (f) the applicant adequately address the impact of reduced indoor amenity space; and
 - (g) registration of a statutory right-of-way for public access along the east and west pathways.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements which were required under a previous development application (File No. 7903-0126-00) and are presently under construction (Appendix III).

Parks, Recreation & Culture: No concerns. Comply with CPTED principles in regards to design of pedestrian pathway. (Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students =	20 students
Secondary students =	10 students
Total new students =	30 students

School Catchment Area/Current Enrollment/School Capacity:

Morgan Elementary School = 397 enrolled/355 capacity
 Earl Marriott Secondary School = 1,483 enrolled/ 1,500 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 0 students
 Secondary students = 58 students
 Total new students = 58 students

Approved Capacity Projects and Future Space Considerations

Jessie Lee Elementary School has room for locating a district program to alleviate enrollment capacity concerns. The capital plan proposes the purchase of a new secondary school site in the Grandview Heights Area, to relive projected capacity shortfall in the long term.

Department of Fisheries & Ocean:

Support. DFO requires a 10 m (32 ft.) setback to a small tributary of Barbara Creek.

Ministry of Transportation:

Support

SITE CHARACTERISTICS

- **Existing Land Use** Site is presently vacant.
- **Significant Site Attributes** A small tributary flows along the western portion of the site where a mix of deciduous and coniferous trees are located (Appendix X).
- **East:** Recently developed multiple residential project, zoned RM 30, designated Garden Apartments in the NCP.
- **South:** Property under application to develop two 12-storey apartment buildings (File No. 7902-0219-00), zoned RA, designated Apartments 8 - 12 storey in the NCP.
- **West:** Recently approved single family small lot development, zoned RF-12, designated Single Family Small Lots in the NCP.
- **North:** Recently approved multiple residential project, zoned RM-30, designated Garden Apartments in the NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

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- The site is primarily designated Garden Apartment with a small portion at the northwest corner designated as Cluster Housing in the Rosemary Heights West Neighbourhood Concept Plan (NCP) (Appendix IX). The applicant is proposing a rezoning from RS (By-law No. 5942) and RA to RM-30, and a Development Permit to allow a 79-unit multiple residential development.
- Based on the NCP designations, the proposed units are clustered together to ensure increased building setbacks to Barbara Creek to the west and to allow multiple connections to a pedestrian path along the creek. Setbacks from the principal building range from approximately 9 to 15 m. The housing form is at a higher density than the cluster housing designation, but it is also lower than the Garden Apartment density. Therefore, the proposed development achieves a blended density averaged over the entire site.
- The proposed development is also consistent with the surrounding uses. In particular, the proposed use, density, and building form is similar to a recently approved RM-30 development under construction to the north (File No. 7903-0070-00), which is also designated Garden Apartment and Cluster Housing.
- Barbara Creek is a red-coded watercourse that runs the length of the western boundary of the subject site. The applicant has proposed a minimum building setback of 30 metres (98 ft.) to the top of the bank of the creek of which 15 metres (49 ft.) will be dedicated to the City, and the remaining 15 m. (49 ft.) will be covered by a "no-build" restrictive covenant. A public pathway will also be constructed within the latter 15 m. (49 ft.), and will be protected by a statutory right-of-way that will be registered against title. The proposed pathway is consistent with the Rosemary Heights West NCP to ensure a continuous circuitous trail throughout the neighbourhood. The proposal has also been reviewed and approved in principle by the Department of Fisheries subject to the restrictive covenant being registered against title.
- Consistent with the Rosemary Heights West NCP, the applicant is also proposing a public pathway along 152 Street. This multi-use pathway will be designed and coordinated with the approved multiple residential development to the north, which also provided a pathway. The applicant is also proposing to register a statutory right-of-way on title to ensure public right-of-passage. Due to the pathway, homes along 152 Street are required to be setback 12 metres (39 ft.) as required by the Rosemary Heights West NCP.
- The applicant is proposing to construct a three-storey indoor amenity space at the corner of 34 Avenue and 152 Street. However, the amount of floor area proposed falls short of the Zoning By-law requirements for indoor amenity space. Therefore, the applicant requests a reduction in the amount of indoor amenity space from 237 sq.m. (2,551 sq.ft.) to 219.7 sq.m. (2,365 sq.ft.) and to provide cash-in-lieu of space to address the shortfall consistent with Council's policy and indoor amenity space.

PRE-NOTIFICATION

Pre-notification letters were sent on June 16, 2003 and staff received the following comments:

- Concerns that design of townhomes is stark, and streetscape could be improved

(Since the above public comment was received, the design drawings have changed significantly due to a new applicant who has taken over for the project. The drawings have been presented to the Advisory Design Panel and was well received. The proposed design is at the same quality as other multiple residential projects in the neighbourhood.)

- Density on such a small parcel of land will create more traffic impacts in an already congested area

(The applicant has proposed a density of 51.15 uph (20.8 upa), which is below the allowable density of

75 uph (30 upa) in the NCP. In regards to traffic impacts in the neighbourhood, the Engineering Department is presently reviewing and implementing various measures to increase traffic standards, which include 4-laning along 152 Street, and traffic lights at 36 and 34 Avenue on 152 Street.)

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to construct 79 three-storey multiple residential units similar to adjacent developments under construction or recently constructed (File Nos. 7903-0070, 7901 0260-00).
- Access to the site is proposed from 34 Avenue where swing gates will identify the vehicular entrance. The outdoor amenity area will also be located at the entrance, which consists of a trellis and pedestrian pathway encircling a lily pond. A tot lot is also proposed at the north end of the site.
- Most of the site does not contain much significant vegetation. The applicant is proposing to retain all of the trees within the dedication area next to the creek, to re-locate an existing weeping sequoia to the entrance of the site, and to implement an extensive landscape plan consistent with the standard of landscaping on other multiple residential developments in the area.
- The corner of 152 Street and 34 Avenue will be enhanced with an amenity building and circular outdoor landscaping features. The amenity space is located at the end of a block of residential units, and is intended to be a feature to anchor the corner of the site similar to other prominently designed corners in the Rosemary Heights neighbourhood.
- The homes will be designed in a heritage style consisting of steeply pitched roofs, and a variety of natural-looking materials such as cedar shakes, cultured stone, hardiplank siding, and concrete tile roofs. The colour scheme is proposed to a mix of brown, yellow, and green earth tones.
- The development is proposed to have a mix of tandem and double car garages, and 16 visitor parking stalls consistent with the Zoning By-law.
- To ensure that CPTED standards are followed particularly along the pedestrian path to the west, the applicant has proposed low transparent fencing between the residential units and the pathway. The homes have also been designed with second storey balconies to encourage more activity and surveillance of the pathway. Multiple pathways from the development are also proposed to connect to the main path to encourage more use and activity on the path.
- The architecture and landscape drawings have been well received by staff. Most of the issues have been resolved with the exception of the two public walkways to make them more transparent and safe, and some refinements to the corner feature to ensure consistency with the other corner designs in the Rosemary Heights neighbourhood. The applicant commits to resolving all design issues to the satisfaction of the Planning and Development Department.

ADVISORY DESIGN PANEL

ADP Meeting Date: September 16, 2004

ADP comments and suggestions have been satisfactorily addressed (Appendix VIII).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets
 Appendix II. Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations and Landscape Plans
 Appendix III. Engineering Summary
 Appendix IV. Parks, Recreation & Culture Comments
 Appendix V. School District Comments
 Appendix VI. Ministry of Transportation
 Appendix VII. Summary of Tree Survey and Tree Preservation
 Appendix VIII. ADP Comments and Applicant's Response
 Appendix IX. Rosemary Heights West NCP
 Appendix X. Contour Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 9, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by Arbortech Consulting Ltd. and dated June 28, 2004.
- Soil Contamination Review Questionnaire prepared by Robert Blair and dated December 8, 2002.

Murray Dinwoodie
 General Manager
 Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Bill Jenkins, Tristar Consulting
 Address: 2518 Cable Court
 Coquitlam, B.C. V3H 3E9
 Tel: 604-469-2346
2. Properties involved in the Application
 - (a) Civic Address: 15151 - 34 Avenue
 - (b) Civic Address: 15151 - 34 Avenue
 Owner: Sereno Homes Ltd., Inc. No. 668213
 PID: 025-944-452
 Lot 1 Section 27 Township 1 New Westminster District Plan BCP11280

3.

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOT.

File No. 1-6-20730

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,620 m ²
Road Widening area		559 m ²
Undevelopable area		3,621 m ²
Net Total		15,440 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	32%
Paved & Hard Surfaced Areas		28%
Total Site Coverage		60%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (West)	7.5 m	
Side #2 (East)	12 m	12 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.4 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	115	79
FLOOR AREA: Residential	13,896 ²	11,563 m ²

FLOOR AREA: Commercial		
Retail		
Office		
Total		n/a
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	13,896 ²	11,563 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 uph/30 upa	57 uph/20.7 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.90	0.75
AMENITY SPACE (area in square metres)		
Indoor	237 m ²	219.7 m ²
Outdoor	237 m ²	309 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		158
Residential Visitors	16	16
Institutional		n/a
Total Number of Parking Spaces		174
Number of disabled stalls		
Number of small cars	20	15
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length	3.2 x 12.2 m	3.5 m x 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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