

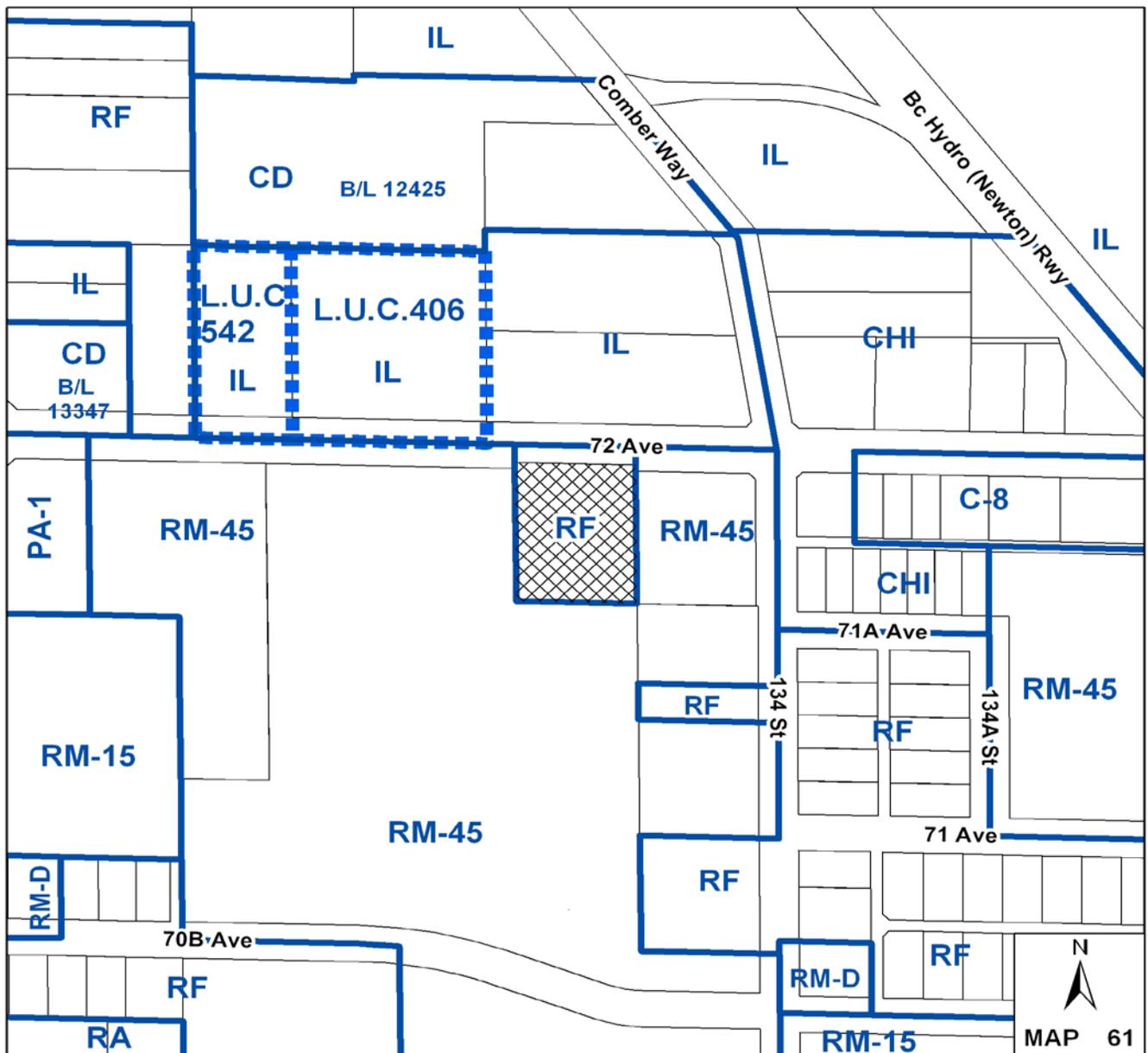
Proposal: Rezone from RF to CD. Development Permit to permit the development of a 22-unit townhouse complex.

Recommendation: Approval to Proceed

Location: 13342 – 72 Avenue **Zoning:** RF

OCP Designation: Multiple Residential

LAP Designation: Multiple Res. **Owner:** Star Lane Developments Ltd.



PROJECT TIMELINE

Completed Application Submission Date: January 17, 2006
Planning Report Date: September 25, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to permit the development of a 22-unit townhouse complex.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from Single Family Residential Zone (RF) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7906-0025-00 in accordance with the attached drawings (Appendix III).
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) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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 prohibit the conversion of the tandem parking spaces into livable space; and
 - (f) the applicant adequately address the impact of no indoor amenity space.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Parks: Support. The Parks, Recreation and Culture Department endorses the proposal allowing for cash-in-lieu of indoor amenity space (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 4 students
 Secondary students = 2 students
 Total new students = 6 students

School Catchment Area/Current Enrollment/School Capacity:

W.E. Kinvig Elementary School = 395 enrolled/555 capacity
 Princess Margaret Secondary School = 1,779 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 = 2 students
 Total new students = 2 students

Approved Capacity Projects and Future Space Considerations

The School District is evaluating the possibility of a boundary move from M.J. Norris Elementary due to the declining enrolment at W.E. Kinvig Elementary and space short-fall at M.J. Norris.

A boundary change to Tamanawis from Princess Margaret is proposed beginning in September 2006 when the new Panorama Ridge Secondary opens (also with a boundary change from Tamanawis to the new school). The proposed development will not have a significant impact on these projections.

(Appendix VI)

Fire Department: Support. The applicant has worked with the Fire Department to resolve their concerns regarding fire access.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant
- **Significant Site Attributes** Several mature trees around the perimeter of the site.
- **East:** Existing apartments (Sherwood Manor) zoned RM-45, designated Multiple Residential in the OCP.
- **South:** Parkade structure and existing apartments (Sun creek Estates), zoned RM-45, designated Multiple Residential in the OCP.
- **West:** Three-storey apartments (Sun creek Estates), zoned RM-45, designated Multiple Residential in the OCP.
- **North:** Across 72 Avenue a multi-tenant industrial building, zoned IL, designated Industrial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Proposed Land Use

- The subject property (1.2 acres) is located on the south side of 72 Avenue, a major arterial road, within the Newton Town Centre area. The site is designated Multiple Residential in the Official Community Plan (OCP) and Multiple Residential in the Newton Local Area Plan (LAP). The site is also shown for residential densification in the Newton Town Centre Study (Appendix VIII).
- The site is bordered, to the east and west, by existing multiple family, medium density apartment complexes with a maximum unit density of 45 units per acre (upa).
- The proposal to rezone the site from RF to CD, based on RM-30, is consistent with the established development context, and complies with the LAP, OCP, and Newton Town Centre Study designations.
- Although the applicant is proposing townhouses instead of apartments, as exists on the adjacent properties, the built form will provide a suitable transition to the adjacent apartments and increase the mix of housing options in this town centre neighborhood.

Proposed CD By-Law

- The proposed CD By-law is based on the RM-30 Zone with modification of the density and setbacks, as discussed below. All other aspects of the RM-30 Zone have been incorporated into the proposed CD Zone.

Density

- The subject site is the last remaining developable parcel in this area. Due to the limited area of the subject site, the proposed development will not achieve the maximum unit density, up to 30 upa, permitted in the RM-30 Zone. Instead, the applicant proposes a maximum unit density of 19 units per acre (47 units per hectare) (Appendix IX).
- The proposed floor area ratio (FAR) is 0.62, which is substantially less than the maximum permitted FAR of 0.9 in the RM-30 Zone, and meets the reduced FAR permissible for this small site based on the RM-30 Zone.

Setbacks

- Instead of siting all buildings 7.5 metres (25 ft) from the property lines, as per the RM-30 Zone, the proposed setbacks will be: rear yard (south) 7.45 m (24 ft), front yard (north) 7.45 m (24 ft), west side yard 6.1 m (20 ft) and the east side yard 7.6 m (25 ft).
- The slightly reduced front and rear yard setbacks can be supported in order to facilitate a sufficient building envelope, given the limited site area, and reduced lot depth after the applicant dedicates 1.3 metres for the widening of 72 Avenue road allowance.
- The increased east side yard setback can be supported because it will facilitate adequate space for trees and shrubs to be planted along the proposed entry road. This landscaping will provide screening for the adjacent apartment building to the east.
- The reduced west side yard setback allows the proposed buildings to be sited further west, which will ensure there is enough room on the east side for the entry road and larger specimen trees and shrubs to be replanted. In addition, the arborist has confirmed that the reduced setback on the west side will not negatively impact the existing trees/berm to be retained on the neighboring property to the west.

Design Proposal and Review

- The proposed development includes six ground-oriented multiple residential buildings (A through F), and consists of 22, three-storey, three-bedroom townhouse units, each approximately 127 square metres (1,368 sq.ft.) in area (Appendix III).
- All of the units face an internal drive aisle except for the units in Buildings A and B, which will face 72 Avenue and have their garages in the rear on the internal roadside. These units will access the boulevard via individual sidewalks through a picket fence and gate.
- There will be only one point of entry/exit permitted in the development from 72 Avenue, an arterial road, and access will be limited to a right-in/right-out movement. In order to improve the visual quality within the entrance from 72 Avenue, extensive landscaping will be planted along the road and an outdoor amenity area will be located near the entrance.

- The building massing achieves an overall balance with variations in rooflines, well-defined balconies and front entrances, and other window and trim detailing. In addition, units in the side-by-side buildings along the north and south property lines are slightly offset to break up the overall massing and increase the building articulation.
- The overall architecture of the development has a town and country character. The color scheme consists of heritage blue and grey, and the building materials include horizontal and vertical wood-grained hardiplank siding, in board and batten style, with cultured stone accents at the base of the buildings on the front elevations.
- Each unit will contain two tandem parking spaces and additional visitor parking stalls will be provided throughout the site.
- To ensure a visible and high quality pedestrian environment, pavers will be used to differentiate visitor parking stalls, driveways, walkways and patios from the internal roads, which will be asphalt.
- No significant changes in grade are proposed, and the preliminary Lot Grading Plan has been reviewed and accepted by staff.

Tree Retention & Landscaping

- The arborist indicates there are 41 mature trees on the subject site. All of these trees are proposed to be removed because they are located either within the building envelope, within the footprint of the proposed roadway or underground services, or are assessed as hazardous. A total of 36 replacement trees will be planted with additional cedar hedging, shrubbery and ground cover to ensure the site is well landscaped.
- The arborist has identified a linear stand of conifers growing within the adjacent property to the west along the common boundary. The siting of the proposed buildings will ensure that these trees are retained.
- The proposed Landscaping Plan (Appendix III) shows these trees retained on the west side with extensive replanting of shrubs, trees and ground cover throughout the remainder of the site. This Plan also illustrates how the outdoor amenity area, mail kiosk and garbage/recycling area will be well integrated into the landscaping, with the garbage/recycling area surrounded by an enclosure that is designed to match the principal building.
- Landscaping along 72 Avenue consists of a well-articulated and permeable, low picket fence with landscaping pockets on the street side to ensure a high quality streetscape and design of the front entrances to the units, which will access the boulevard through individual walkways and gates. This landscaping includes a pergola gateway to demarcate the location of pedestrian access from 72 Avenue, between Buildings A and B. A landscaped sign will also be located at the entrance of the development.
- The development will also provide approximately 327 square metres (1,072 sq.ft.) of outdoor amenity area which will be well integrated into open and landscaped area along the east side yard, and will function as a central green space with space for gathering and respite, include a seating area with benches.

- No indoor amenity space will be provided in this development. Instead, the applicant proposes to pay cash-in-lieu of indoor amenity space. This change can be supported because the proposed development will create a relatively small number of units compared to other multi-family projects that provide indoor amenity space. In addition, the development is located near the Newton Town Centre and amenity facilities such as the public library and recreation centre.

PRE-NOTIFICATION

Pre-notification letters were sent on March 24, 2006 and staff received four phone calls inquiring about the nature of the proposed development. None of the persons calling objected to the proposed development; one of the callers indicated her support for new residential development in this neighborhood.

ADVISORY DESIGN PANEL

The proposed development was not referred to the ADP but was reviewed by staff and found acceptable.

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.	Contour Map
Appendix III.	Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Newton Town Centre Study Map
Appendix IX.	CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 19, 2006
- Tree Survey Plan dated June 12, 2006.

- Landscaping Plan dated September 21, 2006.
- Soil Contamination Review Questionnaire prepared by Subash Gupta dated January 17, 2006.

How Yin Leung
Acting General Manager
Planning and Development

LCR/kms

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Information for City Clerk

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

1. (a) Agent: Name: Subash Gupta, Kapri Developments ltd.
 Address: 4320 Selkirk Street
 Vancouver, BC
 V6H 4B3
 Tel: 604-762-5956

2. Properties involved in the Application

- (a) Civic Address: 13342 - 72 Avenue
- (b) Civic Address: 13342 - 72 Avenue
 Owner: Star Lane Developments Ltd.
 PID: 002-391-538
 Lot 2, Section 17 Township 2 New Westminster District, Plan 4353
 Except: Firstly part in Parcel "A" (Plan 41690); secondly Parcel "B" (By-law
 Plan 42448)

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Proposed
LOT AREA* (in square metres)	
Gross Total	4,597 m ² (1.1 ac)
Road Widening area	79.7 m ²
Undevelopable area	
Net Total	4,517 m ² (1.1 ac)
LOT COVERAGE (in % of net lot area)	
Buildings & Structures	32%
Paved & Hard Surfaced Areas	
Total Site Coverage	
SETBACKS (in metres)	
Front	7.45 m (24 ft.)
Rear	7.45 m (24 ft.)
Side #1 West	6.1 m (20 ft.)
Side #2 East	7.6 m (25 ft.)
BUILDING HEIGHT (in metres/storeys)	
Principal	10.4 m (34 ft.)
Accessory	
NUMBER OF RESIDENTIAL UNITS	
Bachelor	
One Bed	
Two Bedroom	
Three Bedroom +	22
Total	22
FLOOR AREA: Residential	2,795 m ² (30,087 sq.ft.)
FLOOR AREA: Commercial	N/A
Retail	
Office	
Total	
FLOOR AREA: Industrial	N/A
FLOOR AREA: Institutional	N/A
TOTAL BUILDING FLOOR AREA	2,795 m ² (30,087 sq.ft.)

** 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	Proposed
DENSITY	
# of units/ha /# units/acre (gross)	47 upha (19 upa)
# of units/ha /# units/acre (net)	47 upha (19 upa)
FAR (gross)	0.62
FAR (net)	0.62
AMENITY SPACE (area in square metres)	
Indoor	None – applicant proposes to pay cash-in-lieu
Outdoor	88 m ² (946 ft.)
PARKING (number of stalls)	
Commercial	N/A
Industrial	N/A
Residential Bachelor + 1 Bedroom	
2-Bed	
3-Bed	44
Residential Visitors	5
Institutional	N/A
Total Number of Parking Spaces	49
Number of disabled stalls	
Number of small cars	
Tandem Parking Spaces: Number / % of Total Number of Units	100%
Size of Tandem Parking Spaces width/length	3.6 m x 6 m (11 ft. x 20 ft.)

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

