

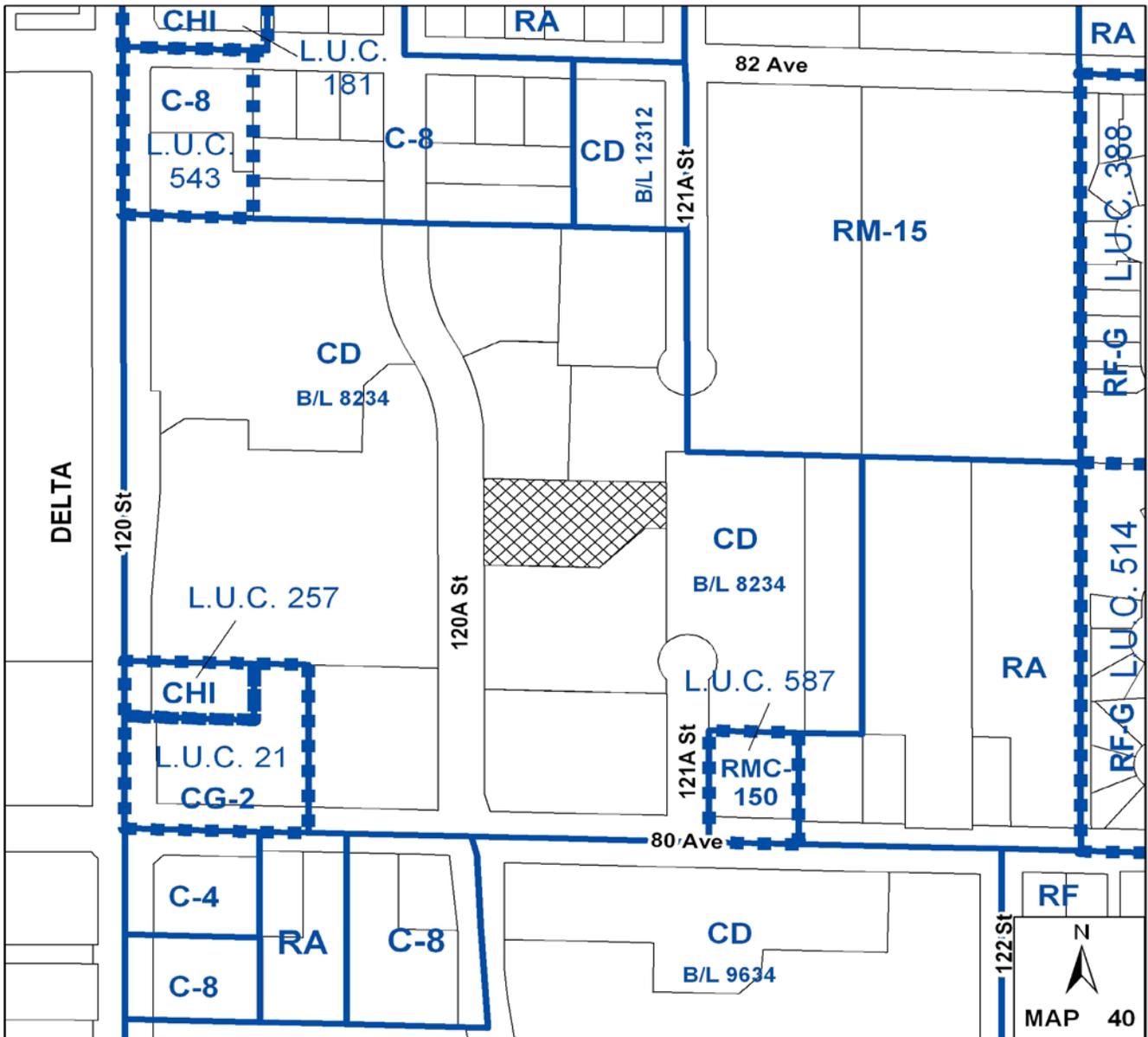
Proposal: Rezone from CD (By-law No. 8234) to CD. Development Permit to permit development of a 4-storey residential apartment building.

Recommendation: Approval to Proceed

Location: 8084 – 120A Street **Zoning:** CD (B/L 8234)

OCP Designation: Multiple Residential

LAP Designation: Multiple Res (Med Rise) **Owners:** Nu-Tech Development Inc., Inc. No. 609731 et al



PROJECT TIMELINE

Completed Application Submission Date: March 27, 2006
Planning Report Date: September 25, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from CD (By-law No. 8234) to CD; and
- a Development Permit

in order to permit the development of a 4-storey residential apartment building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Comprehensive Development" Zone (CD) (By-law No. 8234) to "Comprehensive Development" Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0125-00 in accordance with the attached drawings (Appendix III).
3. 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 finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) the application adequately address concerns about the pressure this project will place on existing Parks, Recreation and Culture Facilities in the neighbourhood to the satisfaction of the Parks, Recreation and Culture Department.

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 (Note: Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture Facilities in the neighbourhood. The applicant will address these concerns prior to Final adoption of the Rezoning By-law (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 6 students
 Secondary students = 3 students
 Total new students = 9 students

School Catchment Area/Current Enrollment/School Capacity:

Kennedy Trail Elementary School = 308 enrolled/ 355 capacity
 L.A. Matheson Secondary School = 1,252 enrolled/ 1,400 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

A significant drop in enrollment at Kennedy Trail Elementary School is noted in 2005 below the schools capacity.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary.

The proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** The site is currently vacant.
- **Significant Site Attributes** There are no trees on the site.

- **North, East and South:** Four-storey apartment buildings, zoned CD (By-law No. 8234), designated Multiple Residential in the OCP.
- **West:** Across 120A Street, Commercial Shopping Centre, zoned CD (By-law No. 8234), designated Commercial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The site is part of a group of properties from Scott Road to 122 Street and from 80 Avenue to 81A Avenue, which was rezoned to a Comprehensive Development Zone (By-law No. 8234) in 1985 in order to create commercial development along Scott Road and a node of multiple residential development along 120A Street. All of the properties surrounding the development site have been developed with 4-storey apartment buildings in accordance with this development concept.
- The existing zoning (CD By-law No. 8234) allows the development of a 96-unit, 10-storey high-rise apartment building on the subject site, and was intended to form the centrepiece of the residential neighbourhood. A high-rise building in accordance with the zoning provisions was never constructed and the site remains vacant.
- In 1999, an application was made to construct a 4-storey, 53-unit apartment building on the subject site (File No. 7999-0245-00). A CD By-law (No. 14024), to accommodate the proposal, was presented to Council on May 1, 2000 and received Third Reading on May 15, 2000. The applicant never fulfilled the requirements necessary to receive final adoption, and after staff sent a registered letter and received no response within 17 months, the file was closed and the By-law was filed by Council on October 22, 2001.
- An application has now been made to construct a 4-storey, 57-unit apartment building on the subject site. The existing CD Zone (By-law No. 8234) does not permit medium-rise residential buildings, therefore rezoning of the site is required to accommodate the proposal. A Comprehensive Development Zone (CD) has been drafted based on the RM-45 Zone, but with minor changes as noted below to suit the proposed development.

	Existing CD Zone (By-law No. 8234)	RM-45 Zone	Previous (2000) Proposal	Proposed CD Zone
Use	High-Rise	Medium Rise	Medium Rise	Medium Rise
Max. Height	10 storeys	15m (50 ft.) (4 storeys)	15m (50 ft.) (4 storeys)	15 m (50 ft.) (4 storeys)
Max Unit Density (u.p.a)	110 u.p.a (96 total units)	32 u.p.a. (79 u.p.h)	61 u.p.a (151 u.p.h)	66 u.p.a (162 u.p.h)

	Existing CD Zone (By-law No. 8234)	RM-45 Zone	Previous (2000) Proposal	Proposed CD Zone
Max Density (FAR)	Not specified (96 total units)	0.9	1.64	1.5
Minimum Setbacks	6 m (20 ft.) from all property lines	7.5 m (25 ft.) from all property lines	6 m (20 ft.) front yard 7.5 m (25 ft.) side yard 7.3 m (24 ft.) rear yard	7.5 m (25 ft.) from all property lines

- The proposed change in building form from high-rise to medium-rise apartment, as well as the overall reductions in building height (10 storeys – 4 storeys) and total unit density (96 units to 57 units) will achieve a project that is consistent with the existing pattern of development in the surrounding area. These reductions will minimize the overall impact of the project by reducing the building overshadowing and lessening the demand for parking and resulting traffic volume in the area.
- The proposed CD Zone is identical to the RM-45 Zone with the exception of density. The proposed unit density of 66 u.p.a (162 u.p.h) and floor area ratio (FAR) of 1.5 is higher than the unit density of 32 u.p.a (79 u.p.h) and floor area ratio (FAR) of 0.9 permitted under the RM-45 Zone for a site of this size. Although the proposed density is higher than permitted under the RM-45 Zone it is supportable at this location because it is lower than that of surrounding properties, which are also developed with 4-storey high-rise building that range in density from 84 - 97 u.p.a (208 – 240 u.p.h.) and 1.80 – 2.10 Floor Area Ratio (FAR).
- The site contains a 7.5 metre (25 ft.) wide right-of-way along the southerly and easterly property lines to facilitate public access and achieve a pedestrian connection from the adjacent properties to the east. The applicant proposes to construct underground parking under the southerly portion of this ROW. After the construction is completed, the walkway will be reinstated and properly landscaped to City standards. The City's transportation engineer has no concerns with proposal. The applicant was required to hire a structural engineer to confirm that the underground parking will be constructed to support emergency vehicle loading. Upon receiving confirmation from the applicant's structural engineer, the Fire Department confirmed their support of the proposal.

PRE-NOTIFICATION

Pre-notification letters were sent on June 12, 2006 and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- Vehicular access to 120A Street will be provided at the north end of the site into an underground parkade. All required resident and visitor parking will be provided underground (83 resident stalls, 11 visitor stalls).
- The proposed apartment building is L-shaped, matching the profile of the lot, and creating a large open courtyard facing the public walkway. The design and massing of the building is consistent with the existing apartment buildings in the area and will complement the streetscape along 120A Street. The building features a combination of 1,2 and 3 bedroom units in a variety of floor plans. All units are accessed from internal corridors and will feature either patios (ground floor units) or balconies (upper floor units).

- The exterior building materials consist of Hardie Plank, Vinyl Siding, Hardie Board and Batten, and Vinyl Siding. The colour scheme consists of "Navajo Beige", "Canyon Clay", and "Evening Blue". The building also features a high-profile asphalt shingle roof. The proposed exterior materials and building treatment are consistent with the quality of materials used in the surrounding developments.
- The building features a large (171 sq.m/1,824 sq.ft.) indoor amenity room on the ground floor, which is integrated with the outdoor amenity courtyard area.
- The proposed landscaping plan features a generous combination of trees and shrubs along all property lines, and within the development. The outdoor amenity area courtyard, facing the public walkway, consists of a large outdoor patio with children play area, as well as community garden plots. The access ramp to the underground parkade, is covered as much as possible and well landscaped to buffer it from the neighbouring apartment building to the north. Landscaping along the public walkway will be low growing to accommodate natural surveillance in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

ADVISORY DESIGN PANEL

ADP Meeting Date: July 25, 2006

Some of the ADP suggestions have been satisfactorily addressed except the following which will be addressed before final approval:

- minor architectural and design changes; and
- minor landscaping changes.

(Appendix VII)

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.	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.	ADP Comments and Applicant's Response
Appendix VIII.	CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 14, 2006."
- Soil Contamination Review Questionnaire prepared by Ajit Thaliwal dated March 27, 2006.

How Yin Leung
Acting General Manager
Planning and Development

RG/pmr

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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: Paul Goodwin (GBL Architects Group Inc.)
 Address: 140 – 2034 West 11th Avenue
 Vancouver, BC
 V6J 2C9
 Tel: 604-736-1156

2. Properties involved in the Application
 - (a) Civic Address: 8084 – 120A Street

 - (b) Civic Address: 8084 – 120A Street
 Owners: Nu-Tech Development Inc., Inc. No. 609731 and Golden
 Bay Trading Inc., Inc. No. 470092
 PID: 004-690-338
 Lot 6 Section 30 Township 2 New Westminster District Plan 71800

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,520 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	39%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (N)	7.5 m	7.5 m
Side #2 (S)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	15 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		11
Two Bedroom		40
Three Bedroom +		6
Total	57	57
FLOOR AREA: Residential	5,281 m ²	5,278 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,281 m ²	5,278 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)		
# of units/ha /# units/acre (net)	162 uph / 66 upa	162 uph / 66 upa
FAR (gross)		
FAR (net)	1.5	1.5
AMENITY SPACE (area in square metres)		
Indoor	171 m ²	171 m ²
Outdoor	171 m ²	171 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	14	
2-Bed	60	
3-Bed	9	
Residential Visitors	11	
Institutional		
Total Number of Parking Spaces	95	95
Number of disabled stalls	1	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

