

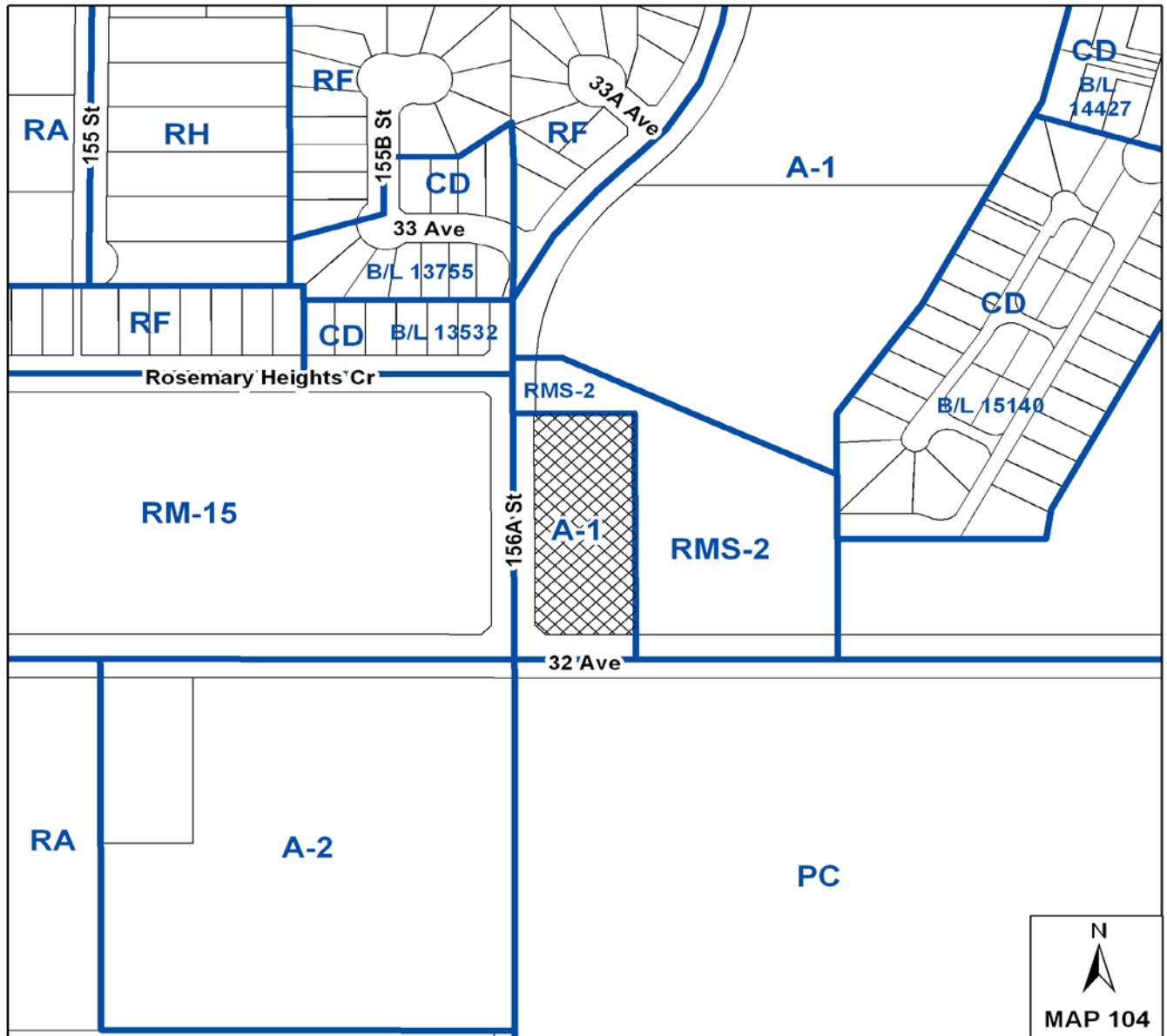
Proposal: Rezone from A-1 to RM-30 and DP to permit development of a 25-unit townhouse project. DVP to vary the rear yard setback for principal buildings and visitor parking.

Recommendation: Approval to Proceed

Location: 15609 - 32 Avenue **Zoning:** A-1

OCP Designation: Multiple Residential

NCP Designation: Garden Apts. (3-storeys) **Owner:** 0751880 B.C. Ltd., Inc. No. BC0751880



PROJECT TIMELINE

Completed Application Submission Date: June 23, 2006
Application Re-submission Date: October 27, 2006
Planning Report Date: April 16, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from A-1 to RM-30;
- a Development Permit;
- a Development Variance Permit to vary the RM-30 Zone as follows:
 - to reduce the rear yard setback requirements for principal buildings from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - to allow 1 visitor parking stall within the required rear yard setback

in order to permit the development of a 25-unit townhouse project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (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 eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7906-0304-00 generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7906-0304-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (b) to vary the off-street parking and loading/unloading requirements of the RM-30 Zone to permit one (1) visitor parking stall to encroach into the rear yard setback.
5. 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (d) 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 (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:

Morgan Elementary School = 516 enrolled/480 capacity
 Earl Marriott Secondary School = 1,629 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 = 26 students
 Secondary students = 271 students
 Total new students = 297 students

Approved Capacity Projects and Future Space Considerations

An addition to Morgan Elementary has received capital plan approval for funding in 2006 (subject to feasibility study). Also, a new elementary school in the Rosemary Heights NCP Area has been included as a proposal in the 2005-2009 five year capital plan (site partially acquired). The capital plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling to be demolished.
- **East and North:** Seniors care facility, zoned RMS-2, designated Multiple Residential in the OCP and Institutional in the Rosemary Heights Central Neighbourhood Concept Plan .
- **South:** Across 32 Avenue, cemetery, zoned PC, designated Suburban in the OCP.
- **West:** Across 156A Street, townhouses, zoned RM-15, designated urban in the OCP and townhouses in the Rosemary Heights Central NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban. Complies.

NCP Designation: Multiple Residential Garden Apartments (3 storeys).
Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the northeast corner of 32 Avenue (a major arterial road) and 156A Street. The site is currently zoned "General Agricultural Zone (A-1)" and is designated "Multiple Residential" in the Official Community Plan (OCP). The site is also designated "Garden Apartments (3-Storeys)" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). The purpose of the Garden Apartment designation under the NCP is to allow for medium density forms of multi-family forms of housing along major arterial roads.
- To the east and north of the site is a 2-storey Seniors Care Facility (Morgan Place) zoned RMS-2 and designated Institutional Residential in the Rosemary Heights Central NCP. The entrance driveway to this neighbouring care facility extends adjacent to the north property line of the subject site and accesses 156A Street. To the west of the subject site, across 156A Street, are 2-storey townhouses, zoned RM-15 and designated Townhouses in the Rosemary Heights Central NCP. To the south of the site, across 32 Avenue, is a cemetery, zoned PC, designated Suburban in the OCP.
- There is an existing 8.0 metre (26 ft.) wide statutory right-of-way along the southern portion of the site for a pedestrian walkway. The walkway has already been constructed and is in use.
- The applicant proposes to rezone the subject site from "General Agricultural Zone (A-1)" to "Multiple Residential 30 Zone (RM-30) to permit development of a 25-unit ground oriented townhouse project. A Development Permit and Development Variance Permit are also proposed to accommodate the proposal.

- The proposed rezoning to RM-30 complies with the site's "Multiple Residential" designation in the OCP and its' "Garden Apartments (3-Storeys)" designation in the Rosemary Heights Central NCP.
- The proposal also complies with the policies and guidelines established in the Rosemary Heights NCP for Garden Apartment uses, which includes a maximum density of 30 units per acre (74 units per hectare), maximum building height of 3 storeys, no direct access for automobiles to 32 Avenue, and provision of a continuous landscaping buffer along 32 Avenue.
- The proposed townhouse development complies with all provisions of the RM-30 Zone with the exception of minor rear yard setback variances which are discussed later in this report.

PRE-NOTIFICATION

Pre-notification letters were sent on October 4, 2006 and staff received the following comments:

- Staff received 1 phone call and 3 letters from neighbouring residents who were concerned about density, building design, traffic, parking, and the proposed entrance driveway location.

(The proposed density of 18 units per acre/ 43 units per hectare is less than the 22 units per acre/54 units per hectare permitted under the RM-30 Zone for a lot of this size and is also less than the 30 units per acre/74 units per hectare permitted under the Garden Apartment policies and guidelines established in the Rosemary Heights Central NCP).

(The proposed townhouses have been specifically designed to complement the existing architectural design and character of the surrounding area, and to enhance the streetscape along 156A Street).

(The City's transportation engineer has confirmed that the traffic expected to be generated by the proposed 25-unit townhouse project can be easily accommodated on the existing road network. The site is immediately adjacent to an arterial road.)

(A total of 55 on-site parking stalls are proposed [50 resident & 5 visitors] which meets the By-law requirement for the 25 townhouse units proposed).

(The City's transportation engineer has confirmed the proposed driveway entrance location is the preferred location based on required distances from existing intersections. A shared driveway access with the neighbouring care facility to the east was explored but an agreement could not be reached with the care facility owner. Driveway access to 32 Avenue is not permitted because it is a major arterial road).

- Staff held two (2) meetings with representatives of the neighbourhood resident's associations to discuss the proposal and to hear any comments or concerns they might have. The developer along with his architect and landscaping architect were in attendance at both of these meetings. The current design responds to the majority of the comments and concerns that were raised by the resident's associations at these meetings.

- The resident's associations have indicated to staff that they are generally pleased with the current proposal, and the manner in which the architect has responded to their comments and concerns, but have made the following suggestions:
 - Enhance the landscaping corner feature on 32 Avenue and 156A Street including the addition of a water feature;
 - Provide further design articulation on the end units; and
 - Use wrought iron fencing as opposed to wood picket.
- The applicant has agreed to incorporate the suggestion from the resident's associations regarding the corner landscaping feature and end unit design prior to Final Approval and will consider the use of wrought iron fencing as opposed to wood picket.

DESIGN PROPOSAL AND REVIEW

- The proposed 25 townhouse units are broken into seven 3-unit buildings and 1 four unit building. The average unit size in the proposed townhouse project is 160 square metres (1,700 sq.ft.). All of the units are 3 bedroom plus den and all feature balconies and patios, and side-by-side double car garages.
- The proposed ground-oriented building type will integrate well with the existing townhouses to the west, and the care facility to the east. The proposed townhouses are 3-storeys in height but the driveway aisle is recessed such that the garages are partially below grade. As such, the proposed townhouses will appear to be 2 – 2.5 storeys in height from the property lines. This design will ensure an appropriate interface with the neighbouring 2-storey structures.
- The proposed building cladding materials include cedar board and batten siding, cedar siding, cedar shingle siding, stucco, and stone finishing. Cedar shingles are proposed for the roofing material. The proposed building materials are consistent with the high-quality finishing elements used in the Morgan Creek area. The building materials also meet the building design guidelines established in the Rosemary Heights Central NCP.
- Since the 32 Avenue & 156A Street intersection is a key gateway entrance location to the Rosemary Heights and Morgan Creek neighbourhoods, the architect has ensured that southwest corner unit (Unit 14) features special design articulation, and includes a prominent tower element at this corner with French balcony and a wrap-around patio.
- A vehicular turnaround lane is located on the north and south edges of the development to provide more convenient vehicular movement around this very linear site. A visitor parking stall is proposed across from each of the 2 turnaround lanes as well as 3 more in the interior of the site. In total there are 55 parking stalls proposed (50 resident and 5 visitor), which meets the By-law requirement for on-site parking.
- An indoor amenity building is not proposed. Staff can support this proposal for this small 25-unit townhouse project. The applicant proposes to provide cash-in-lieu of indoor amenity space.

Tree Preservation and Landscaping

- The applicant retained Mike Fadum (Mike Fadum and Associates Ltd.) to conduct a site inspection and prepare an arborist report. The report identifies 16 mature trees on the site and concludes that 15 will need to be removed. The 15 trees to be removed consist of alders, cottonwoods, willows and birch trees in poor condition that are of little retentive value. The one tree to be retained is a large Douglas Fir tree in good condition that is located within the 8.0 metre (26 ft.) pedestrian walkway area on the south side of the site. There are 128 replacement trees proposed to replace the 15 being removed.
- The proposed site landscaping includes a generous combination of trees and shrubs in a variety of coniferous and deciduous species. The outdoor amenity area is located adjacent to the entrance driveway and consists of decorative paved area with bench, walkway and entry gazebo. The proposed 114 square metres (1,227 sq.ft.) of outdoor amenity space exceeds the 75 square metres (807 sq.ft.) required under the RM-30 Zone.
- A decorative corner feature is proposed for the 32 Avenue and 156A Street corner. This includes decorative paving, trees and shrubs, a dry stream decorated with fish shaped tiles, and groups of large rocks, two of which are to be shaped with a smooth flat top for seating. A corner sign including the name of the project and address is also proposed at this location. The sign is made of stone with a concrete cap and the sign box is made of black granite with sand blasted letters.
- A 1.8 metre (6 ft.) high noise attenuation fence is proposed along a portion of the south project edge, on the north side of the public walkway area. This fence will match the fence already constructed along the north side of 32 Avenue in this neighbourhood. The purpose of this acoustic fence is to mitigate traffic noise for this site. Substantial new landscaping is proposed within the public walkway area, on the south side of the fence, for adequate screening. From a Crime Prevention Through Environmental Design (CPTED) perspective the noise attenuation fence is only 1.2 metres (4 ft.) in height and the end townhouse units have windows to provide natural surveillance over the walkway area.
- A wood picket fence with concrete column dividers is proposed around the perimeter of the rest of the site. Areas where entrance walkways are proposed to cross the fence will have gates with decorative trellises.

ADVISORY DESIGN PANEL

ADP Meeting Date: March 14, 2007

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

- minor design changes; and
- minor landscaping changes including landscaping within public right-of-way area.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RM-30 Zone to reduce the minimum rear yard setback for principal buildings from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The reduced north yard setback allows for a greater setback and landscaping between the buildings and the public right-of-way and also greater spacing and landscaping between blocks of units. This creates a desirable feeling of openness along the internal driveway aisle.

Staff Comments:

- The north property line of the subject sites abuts the driveway entrance area for the neighbouring care facility to the east. This area contains only the paved driveway and landscaping, and will never be occupied by buildings. The impact of the reduced setback is, therefore, negligible.
- The north yard setback is a side yard condition and is, therefore, not a functional yard used for outdoor space. The yard will be landscaped and since this is a side yard condition, there are no privacy issues.

(b) Requested Variance:

- to vary the off-street parking and loading/unloading requirements of the RM-30 Zone to permit one (1) visitor parking stall to encroach into the rear yard setback.

Applicant's Reasons:

- A visitor parking stall is located across from the turnaround lane at either end of the drive aisle for more convenient vehicular movement around the site.

Staff Comments:

- The landscaped driveway entrance area of the neighbouring care facility will serve as a visual buffer of the visitor parking stall. The parking stall is also recessed and further screened by a wood fence along the property line.
- The parking stall will be treated with special paving to integrate into the landscaping on the site.
- The parking stall does not impact the private outdoor space of the corner unit.

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.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments and Applicant's Response
Appendix IX.	Development Variance Permit No. 7906-0304-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 13, 2007.
- Soil Contamination Review Questionnaire prepared by Stephen Shi dated June 22, 2006.

How Yin Leung
Acting General Manager
Planning and Development

RG/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: Robert Salikan, Salikan Architecture Inc.
 Address: Suite 404 - 873 Beatty Street
 Vancouver, B.C.
 V6B 2M6
 Tel: 604-688-0100

2. Properties involved in the Application

(a) Civic Address: 15609 - 32 Avenue

(b) Civic Address: 15609 - 32 Avenue
 Owner: 0751880 B.C. Ltd., Inc. No. BC0751880
 Director Information:
 Feng Chen
 Jian Miao
 Zerong Shu
 Yong Hong Wang
 Xiaotao Xie

No Officer Information Filed

PID: 004-637-763
Parcel A (Explanatory Plan 14487) Except: Part Dedicated Road on Plan
LMP50548 Lot 1 Section 26 Township 1 New Westminster District Plan 7070

3. Summary of Actions for City Clerk's Office

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

(b) Proceed with Public Notification for Development Variance Permit No. 7906-0304-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,880 m ²
Road Widening area		113 m ²
Undevelopable area		
Net Total		5,767 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	41%	32%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	11.0 m
Rear	7.5 m	3.0 m
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	12.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		25
Total		25
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** 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)	54 uph/22 upa	43 uph/18 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	50	50
Residential Visitors	5	5
Institutional		
Total Number of Parking Spaces	55	55
Number of disabled stalls		
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	YES
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CONTOUR MAP FOR SUBJECT SITE

