



Corporate NO: R050

Report COUNCIL DATE: March 6, 2000_

REGULAR COUNCIL

TO: Mayor & Council **DATE: March 2, 2000**

FROM: General Manager, Planning & Development **FILE: 56/6794-0364-00**

SUBJECT: Applications 56/6794-0364-00 - Amendment to allow Conversion to Co-op Housing at 6935 - 122 Street in West Newton

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive the report as information; and
2. Approve the design changes made to the project as outlined in the report and instruct staff to incorporate the revised design into the Development Permit.

BACKGROUND

The application to rezone the above-noted site from "One-Acre Residential Zone (RA)" to "Multiple Residential 15 Zone (RM-15)" to allow the development of a 39-unit townhouse project was approved by Council on July 22, 1997. Public Hearing for the Rezoning By-law was held on September 16, 1997. Subsequent to the Public Hearing, Third Reading was granted on the same day. No concerns were raised by the neighbours at the Public Hearing.

The application remained dormant until November 1999 when staff were advised that the project had been selected for, and awarded, a 1999/2000 Homes B.C. conditional allocation for conversion to a 40-unit townhouse housing co-op. The British Columbia Housing Management Commission (BCHMC) is the agency responsible for administering Homes B.C. (Appendix I).

INTENT

The intent of this report is to inform Council of the design changes made to the proposed development, as well

as the result of the public consultation process conducted by the applicant regarding the selection of the project by BCHMC for co-op housing.

PROJECT DESIGN REVISION

Original Design

The site is a narrow 2.64-acre lot situated at 6935 - 122 Street in West Newton (Appendix IV). The site is oriented east/west and the original design took advantage of this by having the proposed 39 units placed north and south of a single, centrally placed linear internal road. The units in this original arrangement were in duplex form and the amenity building and outdoor amenity space were placed centrally on the south side of the internal road, with pedestrian access to the existing park to the south. The units were to be 3 storeys high with a double garage at ground level, living area on the main floor and 3 bedrooms on the upper floor. The units were to be finished with a combination of brick facing and light grey stucco. (Appendix II)

Amended Design

As a result of BCHMC policy for co-op housing, the following changes have been proposed for the project:

- The unit count will increased from 39 to 40 units. This is still within the maximum density of 15 upa under the RM-15 Zone.
- The units in the amended design are to be provided in a configuration of 2, 3 and 4 unit blocks. This configuration will allow for an overall increase of landscaped open space area as compared with the original design. In keeping with the original design and the long narrow shape of the site, the blocks of units will be placed north and south of the internal road.
- The amenity building and the outdoor amenity space with a children's play area will be placed centrally on the south side of the internal road and will have pedestrian access to the park.
- The proposed units are to be 2 storeys high and a mixture of 2, 3, 4 and 5 bedroom units are to be provided. The ground level of the units will contain kitchen and living areas with bedrooms on the upper floor. Two of the units being provided are fully handicapped accessible. Private rear patios are provided for all units. The units will be finished with vinyl siding, asphalt shingle roofs and wood fascias.
- Unit parking is provided in carports and there are 5 units with tandem parking. The 71 parking stalls being provided on site meet the By-law requirement.

The amended architectural and landscaping plans (Appendix III) have been reviewed by the Planning & Development Department and are found to be acceptable.

PUBLIC CONSULTATION

As a result of the modification made to the original design and the conversion of the project from market housing to co-op housing, the applicant has erected a new development proposal sign describing the amended project and held a Public Information Meeting. The purpose of the Public Information Meeting was to provide more detailed information to the neighbours on the proposed changes to the project. Three hundred fifty-two (352) notices, which briefly described the co-op project, were mailed out to the immediate neighbours over a week prior to the meeting date. The mailing area was bounded by 68 Avenue/70A Avenue and Scott Road /123 Street. (Appendix IV)

The Public Information Meeting was held at the Newton Community Hall on the evening of Tuesday, January 25, 2000, and was based on an informal drop-in format with complete sets of architectural and landscaping drawings, together with coloured renderings on display. Six (6) people in total attended the Public Information Meeting. The people who attended were from Cougar Creek townhomes which is immediately west of the subject site and residents on 123 and 123A Street to the east of the subject site. A staff member from the Planning & Development Department was present as an observer.

A questionnaire was handed out at the meeting. The questions related directly to the selection of the project by BCHMC as a housing co-op and also reviewed the proposed design changes required for the process. General discussion took place on servicing the site, views to the park and removal of trees, and how the co-op is to be managed. It was further commented that the subject site would be appropriate for a housing co-op because of its proximity to services and transportation. From the responses received in the questionnaires and in discussions held at the meeting, it was concluded that those who attended were prepared to support the proposed changes.

CONCLUSION

The original townhouse application which was dormant for two years has been awarded a conditional Homes B.C. allocation to convert to co-op housing. As a result of the conversion, modification to the original design was proposed. The applicant has conducted a Public Information Meeting to inform the neighbours about the proposed changes.

Results of the Public Information Meeting indicate that there is no objection by the neighbours to the changes and the design changes are acceptable to the Planning & Development Department. The Planning & Development Department recommends that the proposed design changes be approved.

The proposed changes do not affect the use and the maximum density allowed in the RM-15 Zone. Therefore, no further Public Hearing is required.

Murray D. Dinwoodie

General Manager

DH/kms Planning & Development Department

Appendix I - Letter of Conditional Project Allocation from the BCHMC

Appendix II - Original Design

Appendix III - Revised Design

Appendix IV - Area Development and Access Map and Public Information Meeting Notification Boundaries

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