

**TO:** CITY MANAGER 2014 February 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-55**  
**Multiple Family Development**  
**Sixth Street Area Plan**

**ADDRESS:** 7485 and 7495 Sixth Street and 7873 Sixteenth Avenue

**LEGAL:** Lots 12, 13 & 14, Blk 8, D.L. 28, Group 1, NWD Plan 627

**FROM:** R5 Residential District and C4 Service Commercial District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Sixth Street Area Plan guidelines and in accordance with the development plan entitled "Townhouse Development" prepared by Jordan Kutev Architect)

**APPLICANT:** Choudhary Construction Ltd.  
203 – 6628 Fraser Street  
Vancouver, B.C. V5X 3T5  
(Attention: Akbar Ali)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2014 March 25.

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**RECOMMENDATIONS**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 March 03 and to a Public Hearing on 2014 March 25.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The consolidation of the net project site into one legal parcel.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- g) Compliance with the guidelines for surface and underground parking for residential visitors.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants, including:
  - The granting of a 219 Covenant restricting enclosure of balconies.
  - The granting of a 219 Covenant providing that all disabled parking to remain as common property.
  - The granting of a 1.5 metre Statutory Right-of-Way along Sixth Street and a 3X3 metre Statutory Right-of-Way at the southwest corner of the site.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) Compliance with the Council-adopted sound criteria.
- k) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable School Site Acquisition Charge.
- o) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p) The submission of a Site Profile and resolution of any arising requirements.
- q) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan

notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey townhouse development with underground parking.

### **2.0 BACKGROUND**

- 2.1 The subject site would be the first application within the Sixth Street Community Plan to advance to Public Hearing since the Plan's adoption. The Sixth Street Community Plan, adopted by Council on 2013 June 10, consists of four elements: the Village Street, the Multiple-Family District, The Neighbourhood Commercial Hub, and the Commercial Gateway. The subject site is located within the Multiple-Family District. The Multiple-Family District is intended to create an increased residential density which would support future development and viability of the Neighbourhood Commercial Node to the south and the Village High Street to the north. The subject site will include separated sidewalks and on-street parking on Sixth Street to create a more intimate and revitalized streetscape as envisioned in the Plan.
- 2.2 The subject site is comprised of two properties along the Sixth Street commercial corridor, and one abutting single-family property to the west along Sixteenth Avenue. The properties are currently vacant. A majority of this portion of Sixth Street is zoned C4 Service Commercial District, although a number of legally non-conforming low-rise multiple family residential buildings which predate the C4 zoning are also present. There are curb sidewalks along the subject site's Sixth Street and Sixteenth Avenue frontages. To the north is a former gas station site, which is currently vacant. To the south across Sixteenth Avenue are strip commercial developments, while to the east across Sixth Street are automobile-oriented businesses. To the west is a single and two-family neighbourhood.

Council, on 2006 November 20, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The application has been held in abeyance pending the adoption of the Sixth Street Area Plan. With Council's adoption of the Sixth Street Area Plan, the site is now designated

for Multiple Family Development utilizing the RM3 Multiple Family Residential District as a guideline.

The applicant has now submitted a plan of development under the site's new designation, suitable for presentation to a Public Hearing.


### **3.0 GENERAL COMMENTS**

- 3.1 The development proposal is for a 17 unit townhouse development with underground parking. Vehicular access is restricted to Sixteenth Avenue, as driveways are generally not permitted from Sixth Street where access is possible from either a rear lane or flanking road. The maximum proposed density of the project is 1.1 F.A.R with full underground parking.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to: the construction of a new separated sidewalk, to be partially located on a statutory right-of-way, street lighting and street trees on Sixth Street; and, the construction of separated sidewalks along the north side of Sixteenth Avenue within the existing right-of-way.
- 3.3 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to: a 1.5 metre statutory right-of-way on Sixth Street; a 3m x 3m right-of-way for a corner truncation on a statutory right-of-way at the intersection of Sixth Street and Sixteenth Avenue; and, Section 219 Covenants restricting enclosure of balconies and ensuring that all disabled parking remain as common property.
- 3.4 As the site is affected by traffic noise from Sixth Street, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.
- 3.5 Given the site's previous service commercial use, a Site Profile will be required as well as the resolution of any arising requirements.
- 3.6 The developer is responsible for the undergrounding of the overhead wiring along the west side of Sixth Street, abutting the site.
- 3.7 Applicable Development Cost Charges are:
  - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area
  - b) School Site Acquisition Charge of \$800.00 per unit
  - c) GVS&DD Sewerage Charge of \$1,515 per dwelling unit
- 3.8 Given the size of the site, best storm water management practices are acceptable in lieu of a formal storm water management plan.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference # 06-55  
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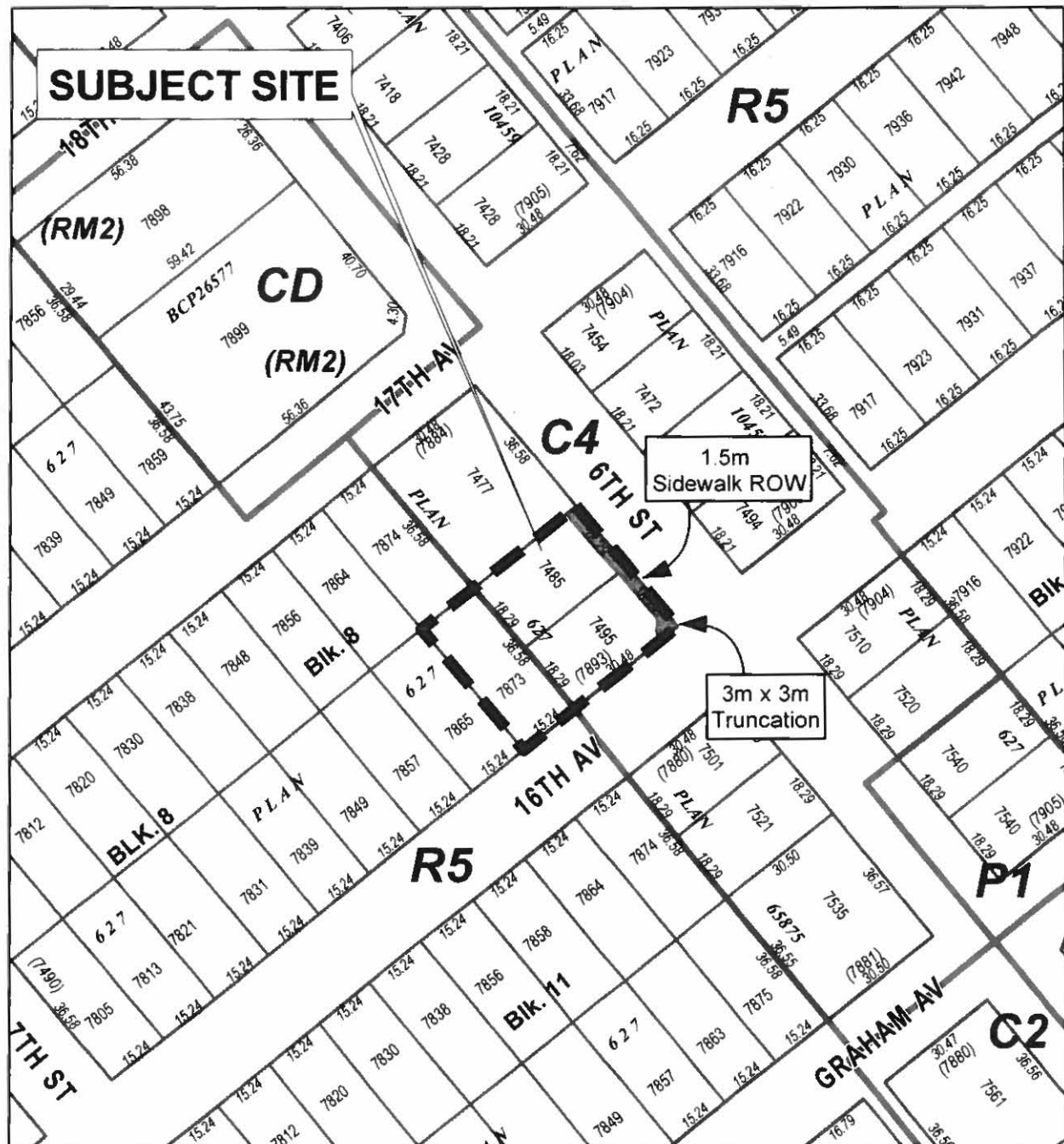
#### 4.0 **DEVELOPMENT PROPOSAL**

- 4.1 **Site Area:** - 1,672.2 m<sup>2</sup> (17,999 sq.ft.)  
(Subject to detailed survey)
- 4.2 **Density:**
- F.A.R. Permitted and Provided - 1.1 FAR
- Gross Floor Area (G.F.A.) - 1,839.4 m<sup>2</sup> (19,799 sq.ft.)
- Site Coverage** - 43.9 %
- 4.3 **Height** - 3 storeys
- 4.4 **Unit Mix**
- 17 three-bedroom units: - 106.9 m<sup>2</sup> – 109.3 m<sup>2</sup>  
(1,147-1,200 sq.ft.)
- 17 Total units**
- 4.5 **Parking and Loading:**
- Parking Required and Provided
- Residential @ 1.75 spaces/unit - 31 (including 4 visitor stalls and one accessible stall)
- Car Wash Stall - 1
- Bicycle Parking Required and Provided
- Secured Residential bike room - 22
- Visitors racks @ 0.2 spaces/unit + 10% - 5

  
Lou Pelletier, Director  
PLANNING AND BUILDING

DR:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
Deputy City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
JAN 14 2014

SCALE:  
1:1,500

DRAWN BY:  
AY

REZONING REFERENCE #06 - 55

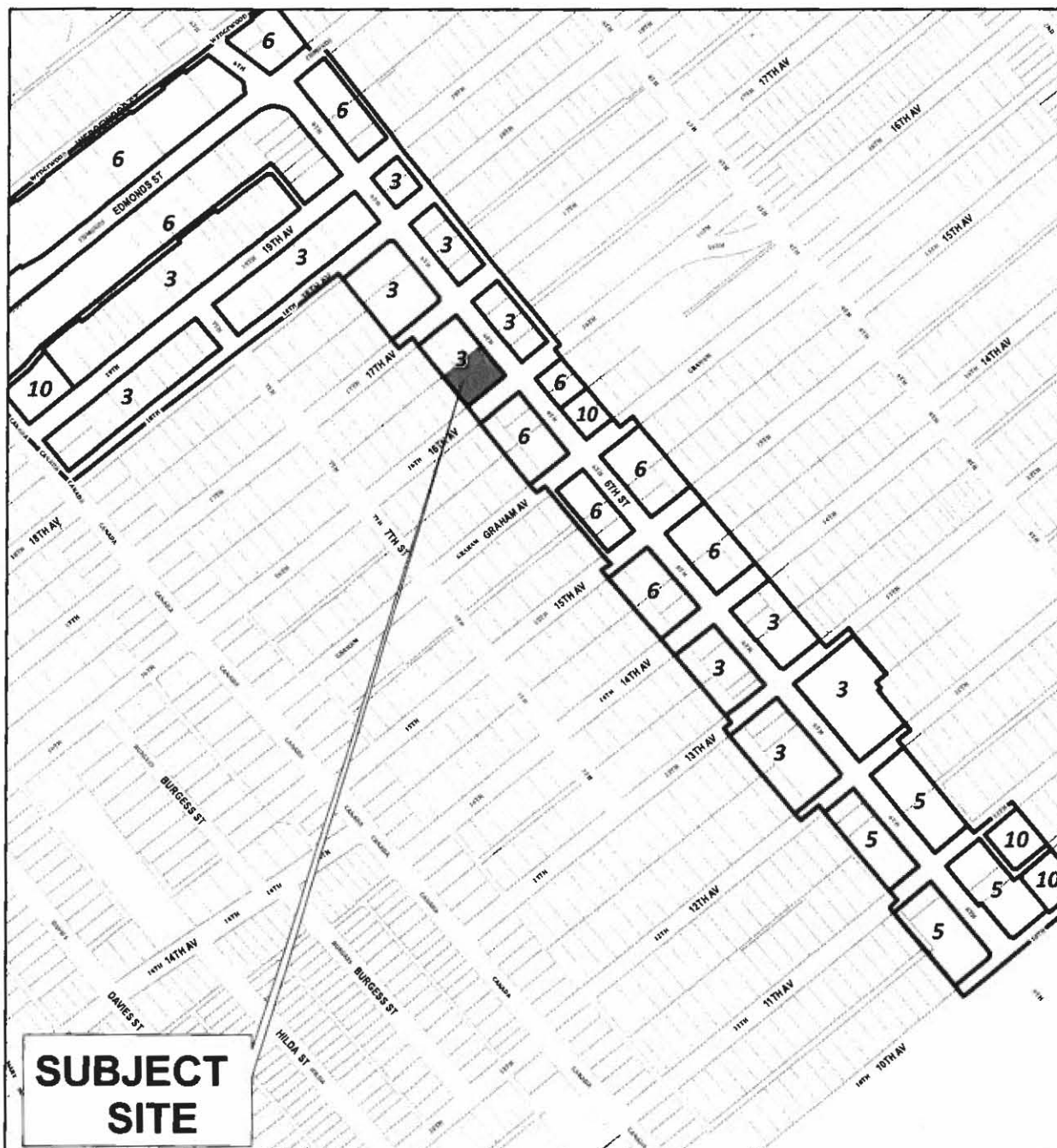
7485, 7495 6TH STREET  
7873 16TH AVENUE



Subject Site

Sketch #1





**SUBJECT  
SITE**

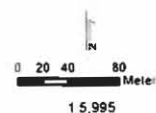
#### General Land Use Designation Key

- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 10** Institutional



Planning and Building Dept  
Printed on January 14, 2014

### Sixth Street Community Plan



Sketch #2