



Item
Meeting2015 Feb 02

COUNCIL REPORT

TO: CITY MANAGER 2015 January 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-13
Proposed Six Lot Residential Subdivision

ADDRESS: 6755 Canada Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 253, DL 91, Group 1, NWD Plan 41113

FROM: C4 Service Commercial District

TO: R12 Residential District

APPLICANT: Bob Cheema
Unit #1 – 5730 Carnarvon Street
Vancouver, BC V6N 4E7

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02, and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development, including the completion of the necessary subdivision.
 - 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.

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- 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 dedication of any rights-of-way deemed requisite.
- e) The granting of a Section 219 covenant to ensure that no vehicular access is to be taken via Canada Way.
- f) The granting of a Section 219 covenant to ensure that the conditions outline in "Schedule B" of the Certificate of Compliance issued on 2013 July 23 have been met.
- g) Release of Restrictive Covenant Filing No. CA3321800 on Title.
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning is to permit the subdivision of the site into six two-family residential lots.

2.0 BACKGROUND

- 2.1 The subject property is located on Canada Way, with side yards that flank onto Formby Street and Ulster Street, and is currently vacant, having been formerly the site of a Petro Canada gasoline station. The site is located within a single family neighbourhood, and designated within the Official Community Plan (OCP) for Single and Two Family Urban residential use. Immediately to the west and southwest across Ulster Street are single family dwellings zoned R3 Residential District, while to the north across Formby Street are single family dwellings zoned R5 Residential District. To the northeast across

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Canada Way are single family dwellings zoned R2 Residential District, and to the southeast across Canada Way are single family dwellings zoned R5 Residential District.

2.2 The subject site is currently zoned C4 Service Commercial District. The site was originally zoned R5 Residential District, but was rezoned to the C6 Gasoline Service Station District in 1968 under Rezoning Reference #64/68, in order to allow for the expansion and renovation of a legal non-conforming gasoline service station that had existed prior to 1965. In 1971, the property was rezoned to the C4 Service Commercial District in order to permit the addition of a car wash to the site under Rezoning Reference #10/71. In 2001, the car wash and gas station were subsequently demolished, and the site has since remained vacant.

2.3 The current application (Rezoning Reference #13-13) was submitted on 2013 April 26. The applicant originally proposed to rezone the property to the R5 Residential District to permit a three lot residential subdivision. On 2013 May 27, Council authorized staff to work with the applicant towards the preparation of a suitable plan of development for presentation at Public Hearing.

Prior to achieving a suitable plan of development under the proposed R5 District, the applicant initiated an area rezoning process to rezone the property, which spans the full block front, to the R12 Residential District. On 2014 April 07, Council authorized the initiation of an area rezoning consultation process to consider the proposal. The public consultation process was undertaken and the results were reported to Council on 2014 July 07, whereby Council authorized staff to work with the applicant towards the preparation of a suitable plan of development for presentation at Public Hearing based on the R12 District.

2.4 Based on the results of the area rezoning process, on 2014 July 14, the applicant submitted an application to subdivide the property into six residential lots suitable for two family development (Subdivision Reference #14-38). The subdivision application received Tentative Approval on 2014 December 03. As such, the applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant proposes to rezone the subject site from C4 Service Commercial District to R12 Residential District to permit a six lot residential subdivision and development under the R12 District. The proposed lots range in area from approximately 307.3 m² (3,307.75 ft²) to 346.6 m² (3,730.77 ft²); in width from approximately 9.2 m (30.18 ft.) to 10.36 m (33.99 ft.); and in depth from approximately 33.32 m (109.32 ft.) to 33.76 m (110.76 ft.). A rear lane is provided. As such, the lots are eligible for either single family or two family development under R12 District regulations.

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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:

- upgrading of water mains, sanitary sewers, and storm sewers as required;
- construction of an approximately 6.09 m wide residential lane west of the subject property;
- removal of an existing (redundant) driveway off Ulster Street, and reconstruction of a barrier curb/gutter, boulevard and separated sidewalk;
- upgrading of street signs as required; and,
- deposit of \$7,901.67 for future construction of required works.

3.3 Road dedication is required for

- the required approximately 6.09 m lane west of the subject property;
- a 3m x 3m corner truncation at the intersection of Ulster Street and Canada Way; and,
- a 3m x 3m corner truncation at the intersection of Formby Street and Canada Way.

3.4 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, is required.

3.5 The granting of a Section 219 covenant will be required to ensure that no vehicular access is to be taken via Canada Way.

3.6 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.

3.7 Due to the past use of the subject property as a gas station, the granting of a Section 219 is required to ensure compliance with the conditions of Schedule B of the Certificate of Compliance issued on 2013 July 23 by the Ministry of Environment.

3.8 Given that there are mature trees on the subject site, a tree survey and arborist report will be required. A Tree Cutting Permit will be required for the removal of any protected trees.

3.9 A Parkland Acquisition Charge of \$32,605.00 (for six lots minus credit for one lot) applies.

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3.10 A School Site Acquisition Charge (SSAC) of \$10,800.00 (for 12 residential units) applies.

3.11 The GVS & DD Sewerage Development Cost Charge of \$20,772.00 (for 12 residential units) applies.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area 2302.15 m² (24,789.14 ft²)

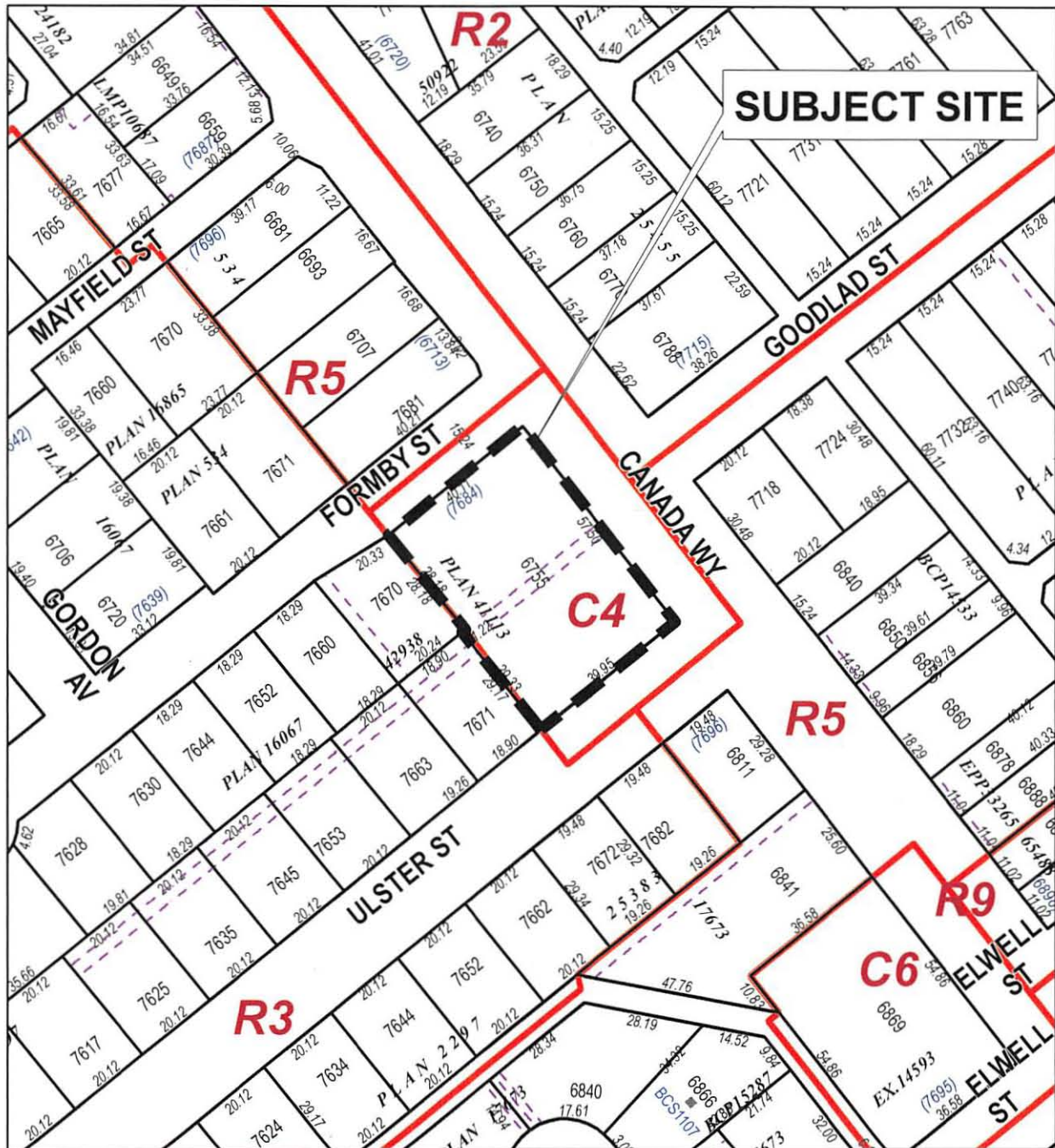
4.2	<u>Proposed Lots</u>	<u>Area</u>	<u>Width</u>
	Lot 1	346.6 m ² (3,730.77 ft ²)	10.36 m (33.99 ft)
	Lot 2	309.6 m ² (3,332.5 ft ²)	9.2 m (30.18 ft)
	Lot 3	307.55 m ² (3,310.44 ft ²)	9.2 m (30.18 ft)
	Lot 4	307.3 m ² (3,307.74 ft ²)	9.2 m (30.18 ft)
	Lot 5	308.9 m ² (3,324.97 ft ²)	9.2 m (30.18 ft)
	Lot 6	344.4 m ² (3,707.09 ft ²)	10.35 m (33.96 ft)

4.3	<u>Required Dedications</u>	<u>Area</u>	
	Lane	368.8 m ² (3,969.73 ft ²)	6.09 m (20.00 ft)
	Corner truncations	9.0 m ² (96.88 ft ²)	


Lou Pelletier, Director
PLANNING AND BUILDING

LF:tn
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 10 2014

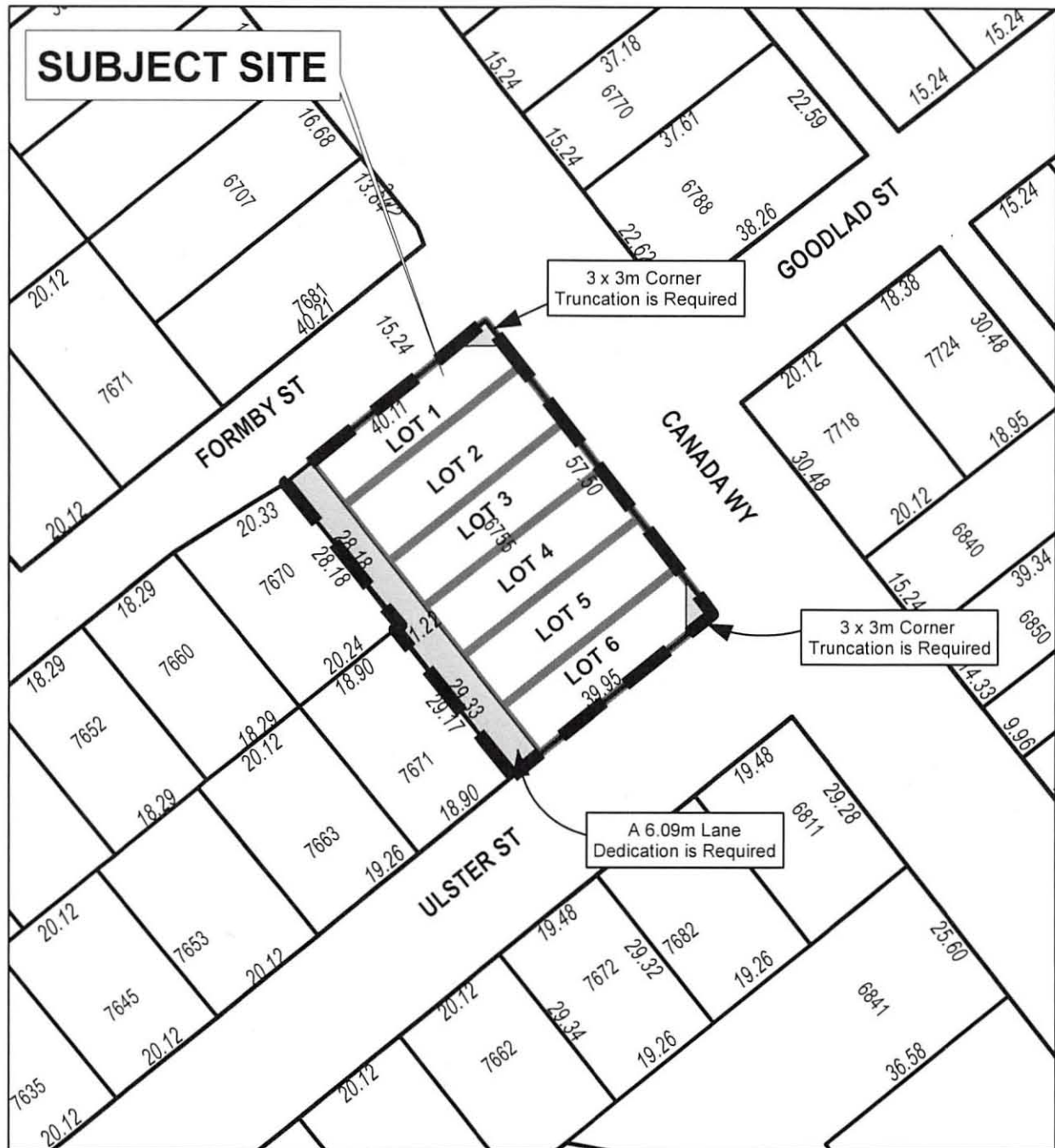
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REZONING REFERENCE #13-13
6755 CANADA WAY

 Subject Site

Sketch #1



PLANNING & BUILDING DEPARTMENT




DATE:
JAN 26 2015

SCALE:
1:1,000

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AY

SUBDIVISION REFERENCE #14-38
REZONING REFERENCE #13-13
6755 CANADA WAY

 Subject Site

Sketch #2