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**TO:** CITY MANAGER 2014 May 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #13-33  
Mixed Use Development  
Apartment Study Area "C"

**ADDRESS:** 7174 Barnet Road (see *attached* Sketches #1 and #2)

**LEGAL:** Lot "A", DL 207, Group 1, NWD Plan 67812

**FROM:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P8 Parking District)

**TO:** Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, RM2 Multiple Family Residential District, Apartment Study Area "C" as guidelines and in accordance with the development plan entitled "Mixed Use Residential Commercial Development" prepared by Atelier Pacific Architecture Inc.)

**APPLICANT:** Atelier Pacific Architecture Inc.  
109 – 131 Water Street  
Vancouver, BC V6B 4M3  
(Attn: Brian Shigetomi)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2014 June 24.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 June 09 and to a Public Hearing on 2014 June 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.
  - 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

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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 review of a detailed Sediment Control System by the Director Engineering.
- e) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
  - a Section 219 Covenant restricting the enclosure of balconies; and,
  - a Section 219 Covenant ensuring all disabled parking remains as common property.
- g) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- h) The deposit of the applicable Parkland Acquisition Charge.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) The provision of facilities for cyclists in accordance with Section 4.6 of the rezoning report.
- l) The submission of a detailed comprehensive sign plan.
- m) 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.

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## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey mixed-use commercial and residential development with underground parking.

### 2.0 BACKGROUND

2.1 The subject site at 7174 Barnet Road is located at the southeast corner of Barnet Road and Pandora Street (see Sketch #1 *attached*). The site is currently occupied by the Mountain Shadow Pub. To the north, across Pandora Street, is a newer mixed-use development which was developed under Rezoning Reference #08-20. To the south is a townhouse development constructed in 1986. To the west across Barnet Road are low-rise apartment buildings constructed in the 1960s, and to the east, across Duthie Avenue, is an R4 Single-Family neighbourhood

2.2 On 2013 November 25, Council 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.

As indicated in that report, on 1978 July 17, Council received an initial report for Rezoning Reference #12-78 to rezone the subject property from the RM2 District to CD (based on the C1 Commercial District) for the purposes of constructing a new neighbourhood pub on the then vacant subject site. The application was subsequently advanced, and on 1979 May 28, Council granted Final Adoption to Rezoning Reference #12-78, thereby amending the plan designation for the subject site to commercial (see Sketch #2 *attached*).

On 2010 July 21, Council granted Final Adoption to Rezoning Reference #08-20 for a mixed use development based on RM2 and C1 Guidelines for the property across Pandora Street at 7198 Barnet Road.

The applicant for the subject rezoning is requesting rezoning of 7174 Barnet Road to the CD District (based on the RM2 Multiple Family District and C1 Neighbourhood Commercial District as guidelines) to permit the development of a small mixed-use project similar to the one developed at 7198 Barnet Road under Rezoning Reference #08-20.

Given that the subject site was originally designated for RM2 Development under the Apartment Study Area 'C' Plan, a return to a primarily residential site is considered supportable. The retention of a small component of commercial use on-site, to complement the commercial units at 7198 Barnet Road, is also considered to be

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given the value such a small neighbourhood scale commercial node would bring to the community.

Council, in its adoption of the 2013 November 25 staff report, amended the community plan to its new mixed-use designation to take effect upon Second Reading of the Rezoning Bylaw, as outlined above. The applicant has submitted a plan of development, under its new mixed use designation, suitable for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS**

- 3.1 The development proposal is for a mixed-use development with a small component of ground-oriented commercial and a total of 21 stacked townhouse units. All parking is proposed to be located underground. The architecture of the project is considered to be Craftsman inspired, and the commercial component of the site is oriented towards the corner of Barnet and Pandora. Vehicular access to the site is from Barnet Road.
- 3.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to: the provision of a new curb and gutter, separated concrete sidewalk, boulevard grassing, street lighting and street trees on both Pandora Street and Barnet Road.
- 3.3 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.4 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.
- 3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.6 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of residential floor area;
  - b) GVS & DD Sewerage Charge of \$1,515 per townhouse unit and \$0.811 per square foot of commercial area; and,
  - c) School Site Acquisition Charge of \$800 per unit.

### **4.0 DEVELOPMENT PROPOSAL**

- 4.1 Site Area: - 1,872.8 m<sup>2</sup> (20,159 sq.ft.)

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4.2 Density:

Commercial Uses	-	0.09 FAR	159.2 m <sup>2</sup> (1,713.8 sq.ft.)
<u>Residential Uses</u>	-	<u>0.89 FAR</u>	<u>1,659.8 m<sup>2</sup> (17,866 sq.ft.)</u>
Total	-	0.98 FAR	1,819.0 m <sup>2</sup> (19,580 sq.ft.)

Site Coverage - 24%

4.3 Height: - 3 Storeys

4.4 Residential Unit Mix:

9 – Studio units	-	50.0 to 50.2 m <sup>2</sup> (538.5 - 540.8 sq.ft.) per unit
11 – Two bedroom units	-	99.8 to 100.2 m <sup>2</sup> (1,074 to 1,079 sq.ft.) per unit
<u>1 – Three bedroom unit</u>	-	<u>100.7 m<sup>2</sup> (1,084 sq.ft.) per unit</u>
<b>21 units total</b>		


4.5 Parking

Required and provided:

- Commercial: 159.2 m <sup>2</sup> @ 1 space per 46 m <sup>2</sup>	-	4 spaces (including one disabled parking)
- Residential @ 1.75 spaces per unit	-	37 spaces
- Total	-	41 spaces

4.6 Bicycle Parking – Total Required & Provided - **26 spaces**

- Residential Uses @ 1 per unit	-	21 secure spaces
- Visitor (All uses)	-	5 spaces in racks

  
Lou Pelletier, Director  
PLANNING AND BUILDING

DR:spf

*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk



**SUBJECT SITE**

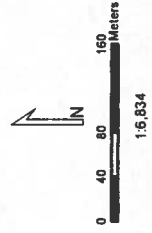


## Lochdale Area Development Plan



PLANNING & BUILDING DEPARTMENT

- |   |  |    |                                    |
|---|--|----|------------------------------------|
| 1 | Single and Two Family Residential          | 6  | Medium Density Mixed Use           |
| 2 | Low Density Multiple Family Residential    | 10 | Institutional                      |
| 3 | Medium Density Multiple Family Residential | 12 | Park and Public Use/ Public School |
| 5 | Commercial                                 |    |                                    |



Printed on May 13, 2014

Sketch #2