

8. Re: Application to Rezone a Portion of D.L. 4,
Lying East of Bell Avenue and North of
Lougheed Highway, from Small Holdings (A2)
to Comprehensive Development (CD) to Permit
a Medium Density Apartment Development
Rezoning Reference #36/71

Following is a report from the Planning Director dated November 24, 1971, regarding the above in which he recommends that the proposal now be forwarded to a Public Hearing and in which he outlines the recommended prerequisites.

RECOMMENDATION:

THAT the prerequisites recommended by the Planning Director be approved; and
THAT the proposal be forwarded to a Public Hearing.

On July 26, 1971 Council considered the above application to rezone land, outlined on the attached sketch. The site consists of two parcels, together approximately 4.75 acres.

Council, at that time, agreed in principle to a medium density apartment development and authorized the Planning Department to work with applicant in the preparation of a suitable plan of development, reflecting the objectives established for this site in the Apartment Study and the adopted area Community Plan, as outlined in the Planning Department report to Council dated July 26, 1971.

The proposed development anticipates a variety of accommodation, housing forms and densities, therefore, CD zoning is considered essential.

ROAD PATTERN

Vehicular access to the site will be obtained from a new cul-de-sac extending from Bell Avenue eastwards along the north property line of the two parcels as was proposed in the area Community Plan. The creation of the road is contingent upon the applicant completing a land exchange with the owners to the north to achieve an acceptable road alignment. No vehicular access would be taken from Bell Avenue. The Community Plan envisages a closure of Bell Avenue between Lougheed Highway and the new east-west cul-de-sac at such time that the major road pattern of the general area has been sufficiently developed. The site would then front directly on Bell Park, which is to be extended. It is recommended that the applicant effect the necessary land exchange, dedicate the required right-of-way and be responsible for the cost of construction of the new access road.

The Community Plan envisages a pedestrian link over the southerly portion of the site. This link is to be extended between the Cameron Park School and Bell Park. It is recommended that the applicant be responsible for the cost of construction of the walkway over his site and that he grant the necessary easement for this facility.

SERVICES

Water service is available and adequate but storm drainage and sanitary sewer facilities have to be extended into the area. It is recommended that the applicant be responsible for the cost involved. Furthermore, the applicant should grant a 15 foot wide easement to protect the required sanitary sewer facility.

DEVELOPMENT PLAN

Discussions with the applicant have resulted in general agreement on a plan of development. The proposal will create two sites to be owned individually but designed as one comprehensive scheme.

The proposal includes 2 highrise buildings respectively 17 and 20 floors and with a total of 267 units, a L-shaped three-storey apartment building with 33 units and two rows of two-storey townhouses together 20 units. A total of 320 dwelling units (32 bachelor, 200 1-bedroom, 65 2-bedroom and 23 3-bedroom suites) are envisaged with a density of 80 units/acre. The proposed density and FAR are in accordance with the criteria established for this site.

The variety in the elements of the plan and the proposed open space structure provide for interesting and harmonious spatial relationships. It appears also that the proposal will relate well to the development of the adjacent lands.

All resident parking is provided underground, thus freeing the site for substantial pedestrian plazas, amenities and landscaped areas. Only limited on-surface visitor parking has been shown. The parking provided is well in excess of the bylaw requirements.

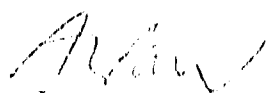
It is our opinion, based upon the above observations that the present proposal reflects the objectives and criteria established for development of this site. Acceptance of this proposal is therefore recommended.

RECOMMENDATIONS

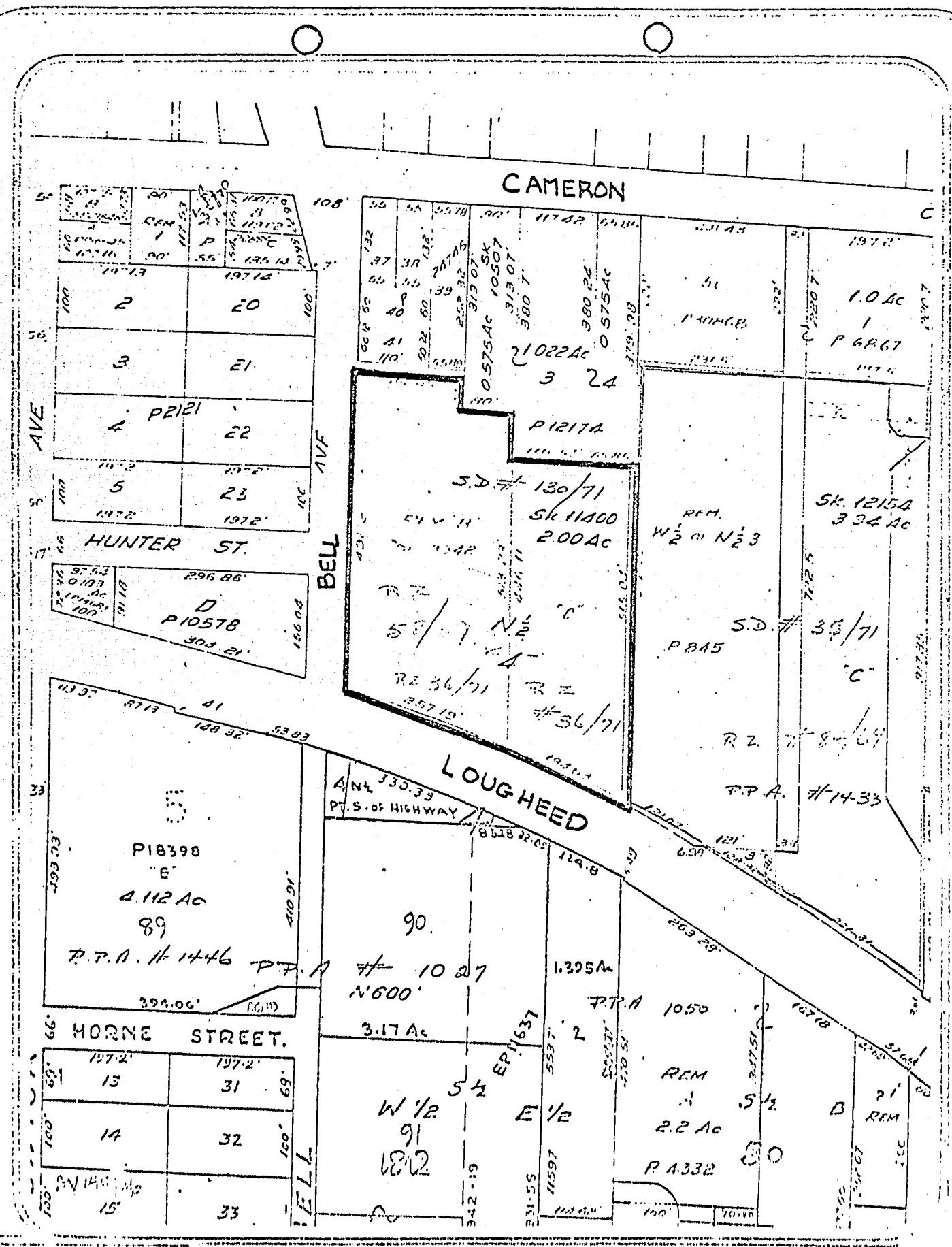
It is recommended that this proposal be forwarded to a Public Hearing for further consideration and the final readings of the amending zoning bylaw be subject to the following prerequisites:

1. The submission of a subdivision plan dedicating the required right-of-way for the access road along the north property line of the site.
2. The granting of a walkway easement on the southerly portion of the site.
3. The submission of our undertaking whereby the developer agrees to the future closure of Bell Avenue between the new access road and Lougheed Highway.
4. The deposit of sufficient monies to cover the cost of construction of the access road and walkway, and the cost of providing sanitary sewer and storm sewer facilities to the site.
5. The granting of the necessary easement to install the sanitary sewer facility.
6. The submission of an undertaking to remove existing structures within 6 months of the rezoning being effected.
7. The submission of a suitable plan of development.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

ITEM 8
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING Nov. 29/71



SCALE 1:200
 DRAWN GP
 DATE JULY/71

REZONING REFERENCE 36/71

MURRAY PLANNING DEPARTMENT