

ITEM 11

MANAGER'S REPORT NO. 19

COUNCIL MEETING Mar. 11/74

Re: Strata Plan Approval Application #STA 3/74  
D.L. 29, Lot 65, Group 1, Plan 38396, N.W.D.  
7450 - 78 Thirteenth Avenue

Following is a report from the Director of Planning regarding Strata Plan Approval Application #STA 3/74.

RECOMMENDATION:

THAT the subject Strata Plan be approved subject to the fulfilment of Sections 2.1.2, 2.1.4, 2.1.6 and 2.1.8 of the Guidelines for Residential Condominiums and Conversions.

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PLANNING DEPARTMENT

6 MARCH, 1974.

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT:

- 1.1 Strata Plan Approval Application #STA 3/74  
D.L. 29, Lot 65, Group 1, Plan 38396, N.W.D.  
7450 - 78 Thirteenth Avenue

Through the Planning Department, the applicant has requested Council approval of the Strata Plan for a 15-unit townhouse development called "The Poplars" located on the south side of 13th Avenue between Kingsway and Mary Street (see Sketch 1 attached).

- 1.2 Applicant: Community Builders Ltd.  
302 Oxford Drive,  
Port Moody, B. C. Y3H 1T2

2.0 BACKGROUND:

- 2.1 The Municipal Council and the Planning Department have dealt with this project in the past as follows:
- a) The subject development required its site to be rezoned from Residential District Five (R5) to Multiple Family Residential District One (RM1). This rezoning was initiated in late 1971 (RZ #91/71), the prerequisite conditions established by Council were met, and the rezoning bylaw was given Final Adoption by Council on 11 December 1972.
  - b) Based on the requisite suitable plan of development of R.Z. #91/71, the Planning Department granted Preliminary Plan Approval for the project on 18 December 1972, approval for which was renewed by the Planning Department on 21 March, 1973.

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2.2 It is important to note that both Rezoning and Preliminary Plan Approval were granted by the Municipality prior to 18 April, 1973 when the amendments to the Strata Titles Act took effect. Although we have no record that the project was proposed for condominium use during the Rezoning process, the Preliminary Plan Approval record does state the intended use for the development to be for condominiums. Consequently, Section 2.1.7 of Council's Guidelines for Residential Condominiums and Conversions is applicable as follows:

"Any condominium previously approved by Council through the rezoning process shall be governed by the applicable approved suitable plan of development. In particular it is recommended that any new parking requirement approved by Council not be retroactive to include these previously approved condominium plans." (page 2)

The development is now under construction and unoccupied.

2.3 The following is a description of the subject condominium development:

a) Overall Site Area: 34,570 sq. ft.

b) Floor Area Ratio:

Maximum Allowable F.A.R. - 0.45  
Designed F.A.R. - 0.45

c) Unit Mix:

4-Bedroom	- 1 @ 1,264.0 sq. ft.	= 1,264.0 sq. ft.
3-Bedroom	- 8 @ 1,056.0 sq. ft.	= 8,448.0 sq. ft.
	1 @ 997.0 sq. ft.	= 997.0 sq. ft.
	1 @ 1,050.0 sq. ft.	= 1,050.0 sq. ft.
	1 @ 1,174.0 sq. ft.	= 1,174.0 sq. ft.
2-Bedroom	- 3 @ 874.5 sq. ft.	= 2,623.5 sq. ft.

Total Units = 15      Total Area = 15,556.5 sq. ft.

d) Usable Open Space:

Minimum Required - 6,900 sq. ft.  
Designed - 7,200 sq. ft.

e) Parking Provision:

Condominium Guidelines Req. Parking Ratio = 1.7 spaces per unit  
RM1 Required Parking Ratio = 1.0 spaces per unit  
(15 units x 1.0 spaces per unit = 15 spaces required)  
Designed Parking Ratio = 1.26 spaces per unit  
(15 units x 1.26 spaces per unit = 19 spaces provided)

f) Communal Facilities:

- Children's Playground  
- Central Garden Court

2.4 The 15 two-storey townhouse units are grouped on the easterly majority of the site in three buildings (connected by breezeways) oriented around a central garden court. Each unit is provided with a private entrance and rear patio/garden and all parking is grouped on the westerly part of the site with access

from Thirteenth Avenue. The exteriors of the townhouses are essentially textured plywood and cedar shakes with pitched gravel/asphalt/felt roofs.

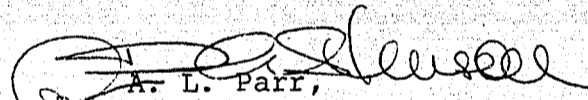
2.5 For Council's information, the project conforms with all RMI requirements that were in effect at the time of Municipal consideration of Rezoning and Preliminary Plan Approval. Also, the project conforms to the condominium guidelines except as follows:


- a) a parking ratio of 1.7 is not met (the designed parking ratio is 1.26);
- b) the townhouse condominium density guideline of 10-12 units per acre is not met (the subject project has above 18 units per acre);
- c) play facilities for older children are not provided; and,
- d) unit sizes as outlined in the guidelines, i.e., 900 sq. ft. for 2-bedroom units and 1,100 sq. ft. for 3-bedroom units, are not met (the subject project has an average size for 2-bedroom units of 874.5 sq. ft. and for 3-bedroom units of 1,060.8 sq. ft.).

3.0 RECOMMENDATION:

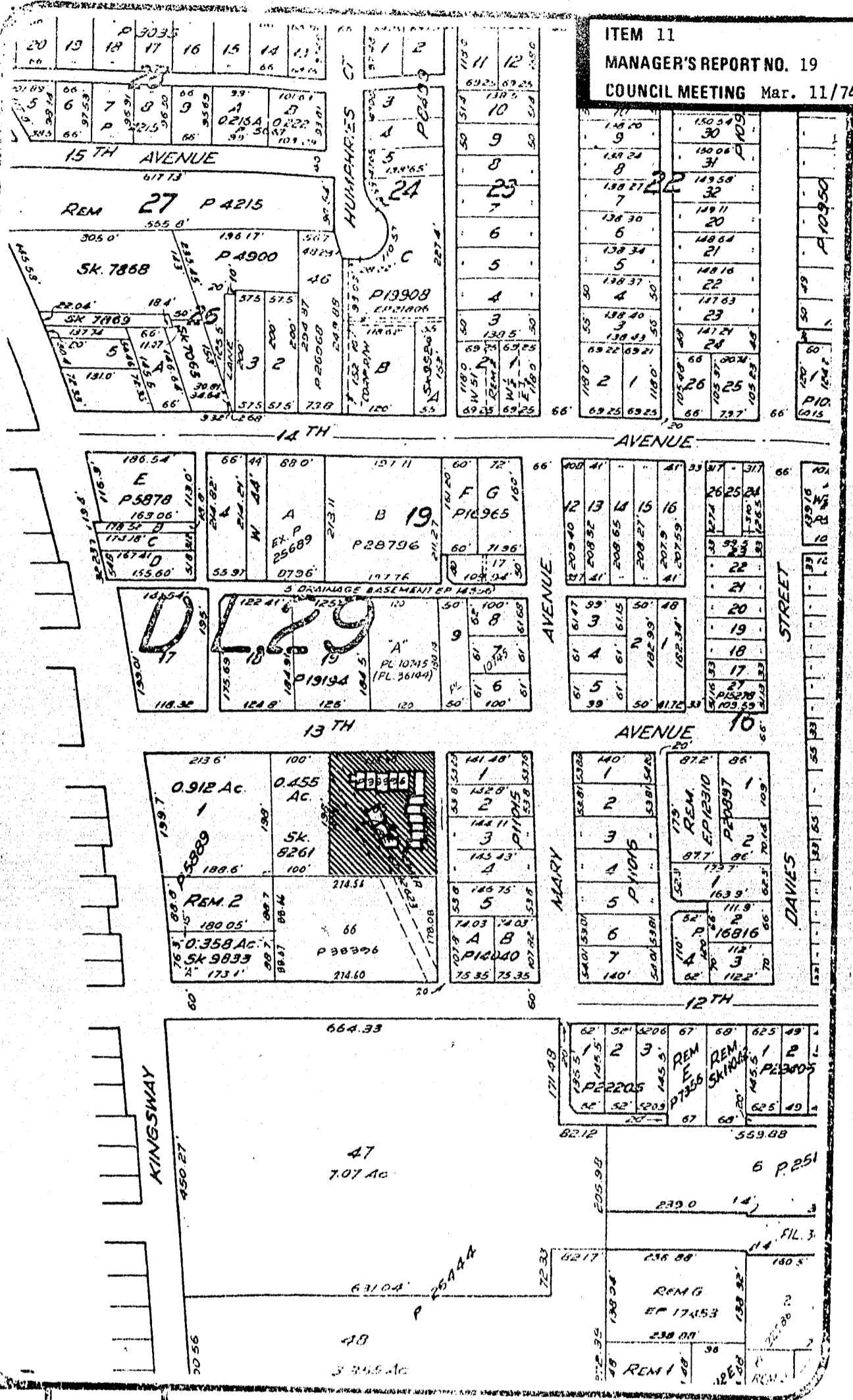
Because the project is unoccupied (and therefore classed as new), was given development plan approval (under Rezoning and Preliminary Plan Approval) prior to the revisions to the Strata Titles Act, and was stated to be for condominium use, following Section 2.1.7 of the Guidelines for Residential Condominiums and Conversions, the Planning Department recommends that Council approve the Strata Plan subject to the fulfillment of Sections 2.1.2, 2.1.4, 2.1.6 and 2.1.8 of the Guidelines for Residential Condominiums and Conversions.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
LBB:bp  
Attach.

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SCALE 1"=200'  
 DRAWN lb  
 DATE MARCH '74

STA 3/74



MUNICIPAL PLANNING DEPARTMENT  
 SKETCH #1