

ITEM 10

MANAGER'S REPORT NO. 55

COUNCIL MEETING Aug. 19/74

Re: Strata Title Approval Application #30/74
D.L. 127, Blk. 85, Lot 105, Plan 46737, Grp. 1, N.W.D.
5450 Empire Drive

Following is a report from the Director of Planning regarding Strata Title Approval Application #30/74.

The Planning Department has received a written assurance from the applicant that the suites will not be occupied by renters, but instead, sold directly to persons who will become the owners. As noted in Section 3.3 of the report, it will therefore not be necessary to impose upon the applicant those conditions that are normally required in situations involving the relocation of renters, e.g., 120 day notice, provision of and payment for an apartment finding service, payment of moving expenses, etc.

RECOMMENDATION:

THAT the Director of Planning's recommendation be adopted.

PLANNING DEPARTMENT
AUGUST 9, 1974.

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: Strata Title Approval Application #30/74

D.L. 127, Blk. 85, Lot 105, Plan 46737, Grp. 1,
N.W.D.

5450 Empire Drive

Applicant: Park Avenue Developments Ltd.,
Real Estate Division,
1023 West Broadway,
Vancouver, B. C.

Attention: Mr. F. Kriz

By letter of 26 June, 1974, to the Planning Department, the applicant has requested Council approval to allow the strata titling of a 39 unit, three-storey frame apartment building on the subject lot. (See Sketch 1, attached.)

2.0 BACKGROUND:

Council has dealt with this project in the past as follows:

2.1 An application for the rezoning to the Multiple Family Residential District Three (RM3) of that part of the site upon which the building is located (see Sketch 2, attached) was submitted in mid-1973 (R.Z. #33/73). Council placed the matter before Public Hearing on 21 August, 1973, gave the zoning amendment bylaw three Readings in late-1973, and Finally Adopted the rezoning on 19 November 1973. Consideration of the application was founded on an assumption that the building would be utilized for rental accommodation.

Based on Council's suitable plan of development, Preliminary Plan Approval was granted the project on 20 November 1973.

- 2.2 Upon determination by the owners that they wished the project to be utilized as a condominium and the realization that the parking requirement could not be met on the existing site, an application was made for the adjacent parcel to the northwest (see Sketch #2, attached) requesting rezoning to the Parking District (P8) for the development of the needed additional parking (R.Z. #25/74). Council was informed of the reasons for requesting rezoning, i.e., such that the apartment building might be strata titled. The zoning amendment bylaw was given Public Hearing on 21 May, 1974, was granted two Readings on 8 July, 1974, was granted third Reading on 6 August, 1974, and is on the agenda for Final Adoption on 19 August, 1974.
- 2.3 When R.Z. #25/74 had undergone Public Hearing, the applicant submitted the present Strata Title Approval application on 26 June, 1974.
- 2.4 On 8 July, 1974, after consideration of a general review report on Condominium Conversions, Council determined not to further consider applications for such conversions (a moratorium) but also determined that existing applications for such would be exempt from this policy. STA #30/74 for the subject strata titling was one of those few existing applications that was exempted and which Council determined to consider on the basis of the Guidelines for Residential Condominiums and Conversions.

3.0 GENERAL DESCRIPTION OF PROJECT AND COMMENTS:

3.1 Statistical Summary:

3.1.a. Overall Site Area : 30,187 sq. ft.

3.1.b. Floor Area Ratio:

Maximum Allowable F.A.R. = 1.1

Designed F.A.R. = 0.87

3.1.c. Unit Mix:

21 One Bedroom Units @ 617-700 sq. ft. each

18 Two Bedroom Units @ 813 sq. ft. each

39 Total Number of Units

3.1.d. Parking:

39 Parking Spaces underground

8 Parking Spaces covered

11 Parking Spaces on surface

58 Total Parking Spaces Provided

- Required Parking spaces per unit
for Condominium Apartments = 1.5

- Designed spaces per unit (dependent upon Councils' Final Adoption of R.Z. #25/74) = 1.49

- Note: The applicant has submitted a scheme that accommodates the total 59 spaces required to achieve the 1.5 spaces per unit guideline. However, in order to preserve two mature, healthy trees on the site, the Planning Department has recommended the deletion of one space as reflected in the above noted statistics.

3.1.e. Communal Facilities:

- exterior garden area
- sauna

- 3.2 The building is essentially "L" shaped, three-storeys, of frame construction, and faced with cedar siding and stucco finishes. Access to the underground parking area and the surface parking area is from Capitol and Empire Drives exclusively. Adequate usable open space is provided on the site and the grounds are appropriately landscaped. With the Completion of the parking area for which R.Z. #25/74 was initiated, the specified parking space-to-unit ratio will be practically achieved.

At the same time, while not being contrary to Councils' guidelines, the project does have relatively small units which it is assumed will house primarily non-family or childless family occupants. The project also has few communal facilities of a service or recreational type.

The complex as a whole, however, is felt to be adequate and appropriate for condominium use.

3.3 Occupancy Situation:

The building and grounds are presently completing the construction phase and have been or will shortly be granted Municipal occupancy permits. However, no occupation has taken place, such that, with written assurances by the applicant that the building will remain vacant, it is unnecessary to require the establishment of provisions for the relocation of tenants.

3.4 Departmental Comments:

The Municipal Engineer and Chief Public Health Inspector have recommended approval of the strata titling. The Chief Fire Prevention Officer has recommended approval subject to the fulfillment of certain Fire Department requirements. The Chief Building Inspector has recommended approval subject to the fulfillment of all Building Department requirements, particularly on the new parking area to be constructed.

4.0 RECOMMENDATION:


It is recommended that Council grant Tentative Approval to the strata titling of the subject project, Final Approval (i.e., signature of the survey strata plans by the Municipal Mayor and Clerk) to be granted upon the satisfaction by the applicant of the following prerequisite conditions.

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- 4.1 The fulfillment of guidelines 2.1.1.b, 2.1.2, 2.1.4, 2.1.5, 2.1.6, 2.1.8, 3.1.3, 3.1.5, 3.1.7 of the Guidelines for Residential Condominiums and Conversions.
- 4.2 The fulfillment of all requirements of the Chief Fire Prevention Officer and Chief Building Inspector.
- 4.3 The completion of R.Z. #25/74 and all requisite construction to the satisfaction of the Municipality.
- 4.4 The submission of a letter of undertaking that the building will remain vacant until after registration of the strata plans.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.

