

ITEM	7
MANAGER'S REPORT NO.	22
COUNCIL MEETING	1979 02 19

RE: REZONING REFERENCE #22/77
 9784/9848 LOUGHEED HIGHWAY & 9686 GOVERNMENT STREET
 (ITEM 11, REPORT NO. 16, 1979 FEBRUARY 26)

The following report from the Director of Planning contains information on an enquiry that was made by Council on 1979 February 26.

RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

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PLANNING DEPARTMENT
 1979 MARCH 14

TO: MUNICIPAL MANAGER
 FROM: DIRECTOR OF PLANNING Our File: 02.264
 SUBJECT: REZONING REFERENCE #22/77
 9784/9848 LOUGHEED HIGHWAY & 9686 GOVERNMENT STREET

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

Council, when considering Rezoning Reference #22/77 at its meeting of 1979 February 26, requested information on the zoning guideline under which the proposed development is being considered and how a four-storey building can be constructed in wood frame.

In the adopted Community Plan, this site is designated as suitable for "Medium Density Multiple Family Development - Unit Density 50/60 units per acre". The density proposed by the developer is 49.7 units per acre which meets the intent of this designation.

The proposal is to rezone the site to Comprehensive Development (CD) utilizing an RM3 guideline. The proposed floor area ratio and density of development are in conformity with the RM3 requirements. The bulk of the buildings has been altered as permitted under CD zoning to reduce site coverage while increasing the height to four storeys as defined in the Zoning By-law. As a result, the four-storey building forms can be approved under the Zoning By-law, on the basis of a CD plan observing the RM3 floor area ratio and density regulations.

The Planning Department has advanced this proposal and development of this type on past occasions, on the understanding that buildings with four levels of habitable accommodation executed in frame construction have been accepted under the National Building Code by the Building Code Appeal Board in Victoria. Also, building permits for similar developments have been approved in this Municipality in recent years. Nevertheless, it is recognized that matters

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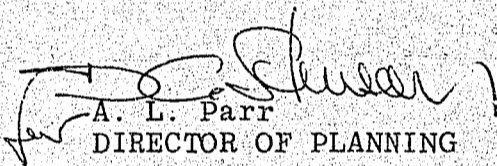
concerning the Building Code and physical construction are the domain of the Chief Building Inspector, and we understand that he is presently considering the question of the permissibility of frame construction for such types of development. The manner in which the development can be constructed and receive Building Permit Approval is a matter for further consultation between the applicant and the Chief Building Inspector.

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In summary, the form, siting, and height of the proposed buildings can be approved under the Zoning By-law, and have been recommended by the Planning Department as representing an appropriate solution for this site. At the same time, the matter of building material and structural type will need to be resolved to the satisfaction of the Chief Building Inspector.

The zoning aspects are to be considered at a Public Hearing scheduled for 1979 March 20, and there is no reason to delay this step. At the same time, it would be appropriate for Council to receive a report concerning the construction and structural aspects involving the National Building Code prior to Third Reading of the amended By-law.

This is for the information of Council.


A. L. Parr
DIRECTOR OF PLANNING

CBR/lf

cc Chief Building
Inspector