

ITEM	14
MANAGER'S REPORT NO.	34
COUNCIL MEETING	1979 04 30

RE: REZONING REFERENCE #22/77
9784/9848 LOUGHEED HIGHWAY AND 9686 GOVERNMENT STREET
APARTMENT DEVELOPMENT ADJACENT VILLAGE DEL PONTE

Following is a report from the Director of Planning regarding the above.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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PLANNING DEPARTMENT
1979 APRIL 25
Our File: 02.264

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #22/77
9784/9848 LOUGHEED HIGHWAY AND 9686 GOVERNMENT STREET
APARTMENT DEVELOPMENT ADJACENT VILLAGE DEL PONTE

RECOMMENDATION:

1. THAT Council accept the plan most recently received by the Planning Department as described in this report as being appropriate to advance to Third Reading of the associated Amendment Bylaw after receipt of the information called for in clauses #3, 4 and 5 of this report.

REPORT

Council on 1979 April 09 gave two readings to Rezoning Reference #22/77 and directed staff to study a number of issues arising from discussion at the meeting. These issues are reviewed below:

1. Study the possibility of deleting an "unspecified number of suites" in the southeast area of the site near Village del Ponte.
 - The Planning Department is in receipt of a revised development plan which will be available for viewing in the Planning Department and in the Council Chamber prior to and during the Council meeting of 1979 April 30.

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1. Cont'd.

One-half of Building 3 which is adjacent to Village del Ponte has been lowered by one storey yielding a three storey elevation along this facade. The cross-section illustrates the relationship between this proposed development and Village del Ponte. Additionally, since the Public Hearing, the first floor elevations and consequently upper floor elevations and the roof elevations have been lowered a maximum of 5 m (15 ft.) and broken into four building steps to conform more closely with the existing topography.

2. Clearly define trees to be retained and areas to be replanted.

- The landscape plan which is available for viewing illustrates areas of trees to be retained. These areas are to be fenced during construction. Additionally, a number of individual specimens noted throughout the site are to be flagged for retention. Large specimen coniferous and deciduous trees which will supplement the preserved trees are noted. The deciduous trees will provide more dense screening during the summer when outdoor areas are used while the conifers will provide effective winter screening and permit some sunlight penetration.

3. Further review the best location for a pedestrian crossing of Government Street including consideration of a grade separation.

- This review requires further field work and liaison with the Engineering Department. This work will be completed prior to consideration of Third Reading of the Bylaw.

4. Review storm drainage issues related to this development including the adequacy of the culvert under the freeway.

- This information is to be provided by the Engineer in a separate report.

5. Move the proposed cul-de-sac north approximately 18 m (60 ft.) from the originally proposed position while providing emergency vehicle and pedestrian access from this relocated cul-de-sac to Village del Ponte.

- A preliminary design of this area is nearing completion. Planning Department staff will offer to meet with representatives of the Village del Ponte strata council to obtain their input on the proposed plan. The design will be completed prior to submission of this Bylaw for Third Reading.

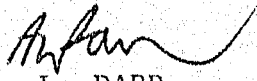
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6. Provide an appropriate public pedestrian link to the proposed cul-de-sac as outlined in point 5 of Manager's Report No. 28, Item 22.
- This link will be constructed by the developer of this project, approved as part of the engineering drawings and contained within a public right-of-way.
7. Provide the development statistics of Village del Ponte.

	<u>Village del Ponte</u>	<u>R.Z. #22/77</u>
Net Site Area	8.9 acres	5.65 acres
Site Coverage	17.2 %	25.0%
Floor Area Ratio	0.36	1.04
Unit Density	11.8 units/acre	47.9 units/acre
Maximum Height	3 storeys	4 storeys

In order to provide the developer with an indication of Council's view of the proposed development plan as amended prior to proceeding further with the fulfillment of the prerequisites to Third Reading and Final Adoption, the recommendation at the beginning of this report has been put forward for consideration. Adoption of this recommendation would indicate Council's support of the development plan subject to satisfactory fulfillment of all other prerequisites and resolution of all remaining issues which are not directly related to the development plan.


A. L. PARR
DIRECTOR OF PLANNING

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