

ITEM	7
MANAGER'S REPORT NO.	13
COUNCIL MEETING	1980 02 18

RE: REZONING REFERENCE #1/80
 RESIDENTIAL/COMMERCIAL DEVELOPMENT
 HASTINGS/BOUNDARY/ALBERT/ESMOND

Following is a report from the Director of Planning regarding Rezoning Reference #1/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
1980 FEBRUARY 11
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING REFERENCE #1/80
 RESIDENTIAL/COMMERCIAL DEVELOPMENT
 HASTINGS/BOUNDARY/ALBERT/ESMOND

RECOMMENDATIONS

- 1) THAT the following be established as prerequisites to the completion of rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve this site. All services are to be designed and constructed to the approval of the Municipal Engineer.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.

- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The completion of the requisite Road Exchange Bylaw as outlined in Section 4.3 of Manager's Report No. 5, Rezoning Item 4, 1980 January 21.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The deposit of a levy of \$1,080 per unit to go towards the acquisition of proposed neighbourhood parks.
- k) Submission of applicant's schedule for the construction staging of the subject proposal.
- l) The preparation of a noise study ensuring compliance with adopted guidelines.
- m) The undergrounding of all existing overhead lines on all perimeter streets flanking the subject site from property line to curb providing that this is feasible from an engineering point of view.

REPORT

1.0 GENERAL COMMENTS

Council on 1980 January 21 forwarded the subject rezoning proposal to a Public Hearing scheduled for 1980 February 19 on the understanding that the problems outlined in our report on the development proposal would be resolved prior to the Public Hearing.

The problems have been resolved and we have a plan of development suitable for presentation to the Public Hearing. The conceptual landscape plan is to be received by February 15.

In accordance with the direction of Council, larger than standard signs were placed on the site on February 11 (earlier than is typical, to provide greater notice).

2.0 DEVELOPMENT PROPOSAL

2.1 Previously reported problems have been resolved as follows:

- (a) The parking ratio is 1.5 spaces/unit which complies with the adopted condominium guidelines.
- (b) The underground parking levels are now linked to ease traffic circulation and improve safety.

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- (c) Thirty-six parking spaces are located on the surface. This is a reduction from the forty-three spaces proposed earlier but an increase from the twenty-eight spaces associated with RZ #38/77A. The landscape plan to be submitted will show a suitable arrangement and effective screening of these spaces. Direct access from this surface parking to Esmond has been eliminated to avoid the former unsuitable relationship with the Esmond access to underground parking.
- (d) A suitable loading arrangement involving vehicle manoeuvring on site has been presented.
- (e) Planting, screening and retaining walls are being resolved on the landscape plan.

2.3 UPDATED DEVELOPMENT STATISTICS

Adjustments to the parking and commercial area resulted from the resolution of items as noted above. Following are the revised statistics:

Net Development Site:	12 109.9 m ² (130,214 sq. ft.) (2.99 acres)
Floor Area Ratio:	1.845
Site Coverage (from aerial view calculating landscaped decks as open space):	15%
Height:	Two Towers- 12 and 14 storeys plus pent-houses with lofts within sloping roofs
Unit Mix:	1 B.R. - 52 @ 65.9 m ² 1 B.R. - 75 @ 78.375 m ² + Den to 79.65 m ² 2 B.R. - 78 @ 84.1 m ² Penthouse Units - 8 @ 107 m ² + loft space
	<hr/> TOTAL: 213 UNITS <hr/>
Parking: Residential	320 spaces (based upon 1.50 spaces per unit)
Commercial	93 spaces (based upon 1 stall/ 46.45 m ²)
	Figures include 36 spaces on surface

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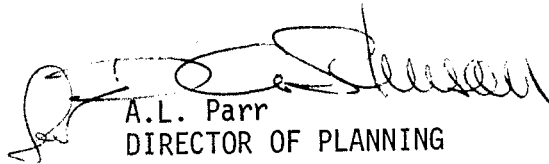
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Commercial Floor Area: 4,324 m²
(46,494.6 sq.ft.)

Potential future office: 635 m²
(6,828 sq. ft.)

Arp
CBR/r1p


A.L. Parr
DIRECTOR OF PLANNING