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| ITEM | 12 |
| MANAGER'S REPORT NO. | 56 |
| COUNCIL MEETING | 1980 09 08 |

RE: REZONING REFERENCE #28/80
 4305 HALIFAX STREET AND 1770 DOUGLAS ROAD
 (REZONING ITEM #9 WHICH COUNCIL CONSIDERED ON 1980 JULY 21,
 REPORT ITEM NO. 18, PAGES 367 - 375)

Following is a report from the Director of Planning on Rezoning Reference #28/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1980 SEPTEMBER 04
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING REFERENCE #28/80
 4305 HALIFAX STREET AND 1770 DOUGLAS ROAD

RECOMMENDATION

THAT this report be received for information purposes.

REPORT

On 1980 August 19 Council held a Public Hearing in connection with the subject rezoning application for a 335 unit multiple family residential development.

During the course of the Public Hearing, staff was requested to report to Council with respect to the height of the high rise building in this proposed development relative to the height of the existing high rise building on a site south of Halifax Street.

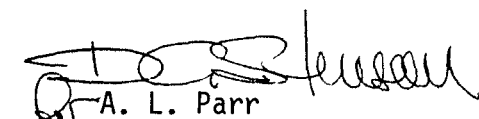
The high rise tower proposed under Rezoning Reference #28/80 consists of 22 typical apartment floors plus a plaza level entry and communal amenity level and a partial storey penthouse level, for a total of 24 floors. The penthouse level contains four dwelling units and its perimeter walls are set back considerably from the principal walls of the tower, so that it is perceived as a part of the roof form, rather than as an additional storey. The total overall height of the building from plaza level is 72.6 m (238 feet).

The Brentwood House building to the south of Halifax, at 1850 Rosser consists of a single tower, 18 storeys in height, with a total overall height of 65.8 m (216 feet).

It should be recognized that a strong effort has been made to provide generous setbacks and buffer allowances on this new development site (Rezoning Reference #28/80) and that the building height for a given density is a function of the low site coverage that has been achieved in order to provide the superior setbacks that are shown in the development plan. By way of further information, it should be noted that the proposed tower does not give reason for concern about privacy overlook to the Brentwood Lodge tower, as the towers are off set diagonally by a distance of over 270 feet, a distance which is considered more than adequate for protection of privacy between high rise buildings.

The foregoing is for the information of Council.

DGS/ds


 A. L. Parr
 DIRECTOR OF PLANNING