

RE: REZONING REFERENCE NO. 22/86  
PROPOSED TOWNHOUSE/APARTMENT DEVELOPMENT  
LAUREL STREET AT SMITH AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 AUGUST 25

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #22/86  
QUESTION FROM COUNCIL REGARDING SIGHT LINES  
PROPOSED TOWNHOUSE/APARTMENT DEVELOPMENT  
LAUREL STREET AT SMITH AVENUE

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RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

1.0 BACKGROUND:

The subject rezoning application was submitted to a Public Hearing on 1986 July 22 at which time questions were expressed concerning the impact of the development on views in the area. Subsequently, on 1986 August 05 Council instructed staff to prepare a report on the impact of the proposed development in terms of the building heights and the relationship to the existing single family homes to the south.

2.0 ANALYSIS:

The site is located within a Community Plan area (Area 8). The guideplan for redevelopment in this area was adopted in 1982 June following Council consideration and a public process, and the specific development guidelines for this site contemplate residential multiple family development under the RM2 guidelines, which permit development up to three storeys in height.

The development presently proposed conforms to this guideplan and includes two storey townhouse units at the east and west ends of the project flanking a central three storey apartment building.

REZONING REFERENCE #22/86  
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The development site has a frontage of 135 m (444.7 ft.) on the south side of Laurel Street, while the depth between the lane and Laurel St. is 36.5 m (120 ft.). There are single family houses to the south across the lane which front on Linwood Street and there are commercial buildings to the north across Laurel Street.

The land slopes to the north and east and many of the homes on Linwood have views to the north. The current views are made possible partly due to the fact that the subject site has been cleared of buildings for a number of years and this vacant condition has allowed a wide angle of view.

Several design measures have been incorporated in the project proposal in an effort to respect the topographic conditions and to reduce the impact on the adjacent residential area.

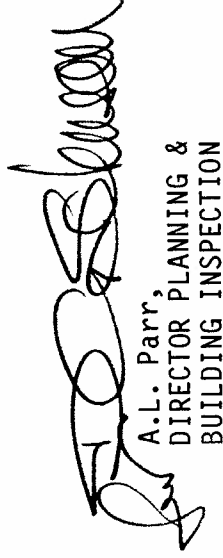
- (a) The development incorporates two-storey building forms at the easterly and westerly ends of the site,
- (b) The design calls for "stepping" the central building to allow it to conform to the east-west grade condition and reduce the height at the easterly end, and
- (c) The design building elevations provide for excavation of the site to set the building into the grade so that the first floor level is set basically a half-storey below the lane grade level and a full storey below the main floor of the dwellings along Linwood Street.

The development plan has been designed to place the buildings as low as is practicable on the site to reduce the height and minimize "overlook" situations.

Typical cross-sections through the two-storey and three-storey portions of the project and showing diagrammatically the relationship of the buildings to the site are attached.

3.0 CONCLUSIONS:

The proposed development conforms to the adopted guidelines for multiple family use of this site, and the design reflects an effort to accommodate the grades and preserve a suitable interface with the adjacent development.



A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR/js

Attach.

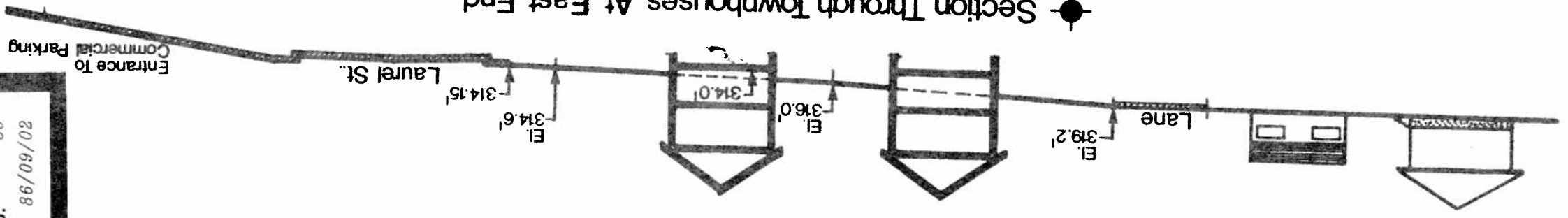
Linwood St.

Linwood St.

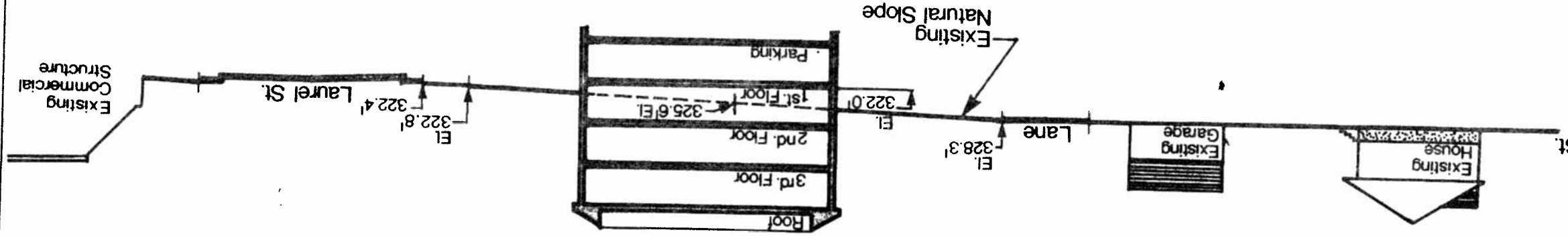
# Cross Sections Linwood St. To Laurel St. SHOWING PROPOSED BUILDING

( RZ 22/86 )

### Section Through Townhouses At East End



### Section Through Apartment



North

ITEM 9  
 MANAGER'S REPORT NO. 50  
 COUNCIL MEETING 86/09/02

