

RE: LETTER FROM CHARTWELL & ASSOCIATES REALTY LTD., SUITE 220, 1199 W. PENDER STREET, VANCOUVER, B.C., V6E 2R1
REZONING REFERENCE NO. 57/87
9913, 9977 CAMERON STREET AND 3283, 3325 NORTH ROAD

MUNICIPAL MANAGER'S RECOMMENDATION:

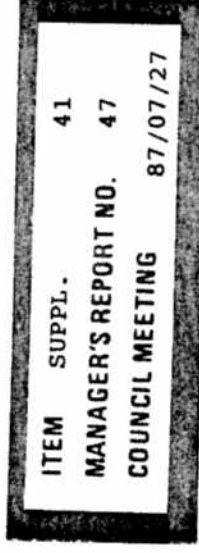
1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 JULY 23
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #57/87

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 10 and to a Public Hearing on 1987 August 25 and that the following be established as prerequisites to the completion of the 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 the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - 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. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
 - 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 retention of as many existing mature trees as possible on the site.
 - i) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - j) The undergrounding of existing overhead wiring abutting the site.



SUMMARY:

The applicant has made a reasonable but unsuccessful attempt to acquire 3249 North Road for inclusion in his proposed development site. A plan of development has now been received which is suitable for submission to a Public Hearing.

REPORT

1.0 APPLICANT:

Chartwell & Associates Realty Ltd.
Suite 220 - 1199 West Pender Street
Vancouver, B.C.
V6E 2R1

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to accommodate a commercial development.

3.0 BACKGROUND:

3.1 As previously reported, the subject site assembly is designated for high density commercial development in the adopted Community Plan for the area (see attached Sketches 1 & 2), but excludes the lot to the north (3249 North Road) which is to incorporate a densely planted 15.25 m (50 ft.) wide buffer strip along the north side of the proposed commercial development in order to separate it from the residential lots fronting on Sullivan Street to the north.

On 1987 July 13 Council adopted the following recommendations regarding the subject rezoning application:

"THAT Council authorize staff to meet with the applicant for Rezoning Reference #57/87 to encourage him to continue negotiations towards the inclusion of 3249 North Road in his site assembly prior to this application being considered further.

THAT copies of this report be sent to the applicant and to the owner of 3249 North Road."

3.2 Accordingly, staff met with the applicant, following which a second offer was made for the excluded lot. This offer was equal to the market value of the subject lot as determined by an appraisal commissioned by the applicant. The owner responded with a counter-offer considerably in excess of the appraised market value.

3.3 Staff have also met with the owner of 3249 North Road who indicated that it was his intention to commission a second appraisal of the subject lot. The owner, who is currently out of town, has followed up this meeting and the above-noted offer and counter-offer with a letter to this Department stating that he is willing to continue to negotiate with the rezoning applicant, but not indicating whether he is pursuing the second appraisal of the lot which he had previously mentioned.

3.4 Based on the above-noted appraisal and subsequent offer and counter-offer for 3249 North Road, it can be concluded that a reasonable but unsuccessful attempt has been made to include this lot in the proposed rezoning and development. Consequently, staff are recommending that the subject rezoning application now proceed on the basis of a phased development, as discussed below.

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4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned:

From: R2 Residential District

To: CD Comprehensive Development District (based on C3
General Commercial District guidelines)

4.2 The current development is to comprise the first phase of a phased development. It is intended that 3249 North Road will be acquired for inclusion in the proposed commercial development site at a future date in order to accommodate a second phase development and provision of the required 15.24 m (50 ft.) landscaped buffer to separate the commercial development from the residential lots fronting on Sullivan Street. In the interim, provision is being made on the current first phase site for an interim landscaped buffer equivalent on a pro-rated basis to the ultimate permanent one which will be provided to the north in the future, at which time the interim buffer area will be utilized as part of the second phase development site. Existing trees within the interim buffer area will be maintained and augmented by additional landscaping.

4.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site.

4.4 A 3.05 m (10 ft.) road dedication for widening of Cameron Street and a 3.05 m by 3.05 m (10 ft. by 10 ft.) corner truncation are required.

4.5 The net site will be consolidated into one parcel.

4.6 The vehicular access on Cameron Street will be located opposite the vehicular access on the south side of the street. The vehicular access on North Road will be right-turn-in and right-turn-out only and will be located a minimum of 70 m (229.7 ft.) from the intersection.

4.7 The developer would be expected to remove existing overhead wiring adjacent to the site.

4.8 The approval of the Ministry of Transportation and Highways will be required.

5.0 DEVELOPMENT PROPOSAL:

5.1 The applicant has submitted a plan of development which is suitable for presentation to a Public Hearing. The first phase proposed for development at this time is a shopping centre comprised of 2 two-storey buildings with primarily surface parking, and includes an interim buffer area with a minimum average width of 11.4 m (37.5 ft.) on the northern boundary of the site. The second phase would incorporate development of the lot to the north as well as the interim buffer, and consists of a one-storey and a two-storey office building with underground parking.

5.2 Phase I Development

Site Area:

Gross: 11,013 m² (2.72 acres)
Net: 10,696 m² (2.64 acres)

Gross Floor Area:

Building A - Retail:	2,443 m ²	(26,300 sq. ft.)
Building B - Office:	520 m ²	(5,600 sq. ft.)
- Retail:	<u>1,078 m²</u>	<u>(11,600 sq. ft.)</u>
Total:	4,041 m ²	(43,500 sq. ft.)

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Floor Area Ratio 0.378
Parking Required: 200 spaces
Parking Provided: 182 surface spaces
20 underground spaces
Total: 202 spaces

216

Loading Required and Provided: 3 spaces

5.3 Total (Phase I and II) Development

Site Area: Net: 14,518 m² (3.59 acres)
Gross Floor Area:
Phase I: Subtotal - 4,041 m² (43,500 sq. ft.)
Phase II:
Building C - Office: 650 m² (7,000 sq. ft.)
Building D - Office: 1,914 m² (20,600 sq. ft.)
Subtotal - 2,564 m² (27,600 sq. ft.)
TOTAL: 6,605 m² (71,100 sq. ft.)

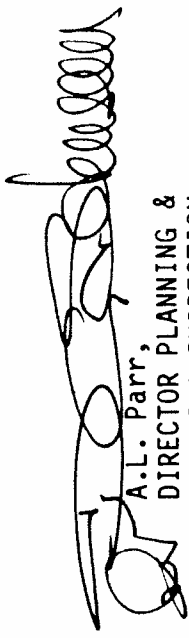
Floor Area Ratio: 0.455

Parking Required: Phase I: 200 spaces
Phase II: 56 spaces

Total: 256 spaces

Parking Provided: Phase I: 202 spaces
Phase II: 58 underground spaces

Total: 260 spaces



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

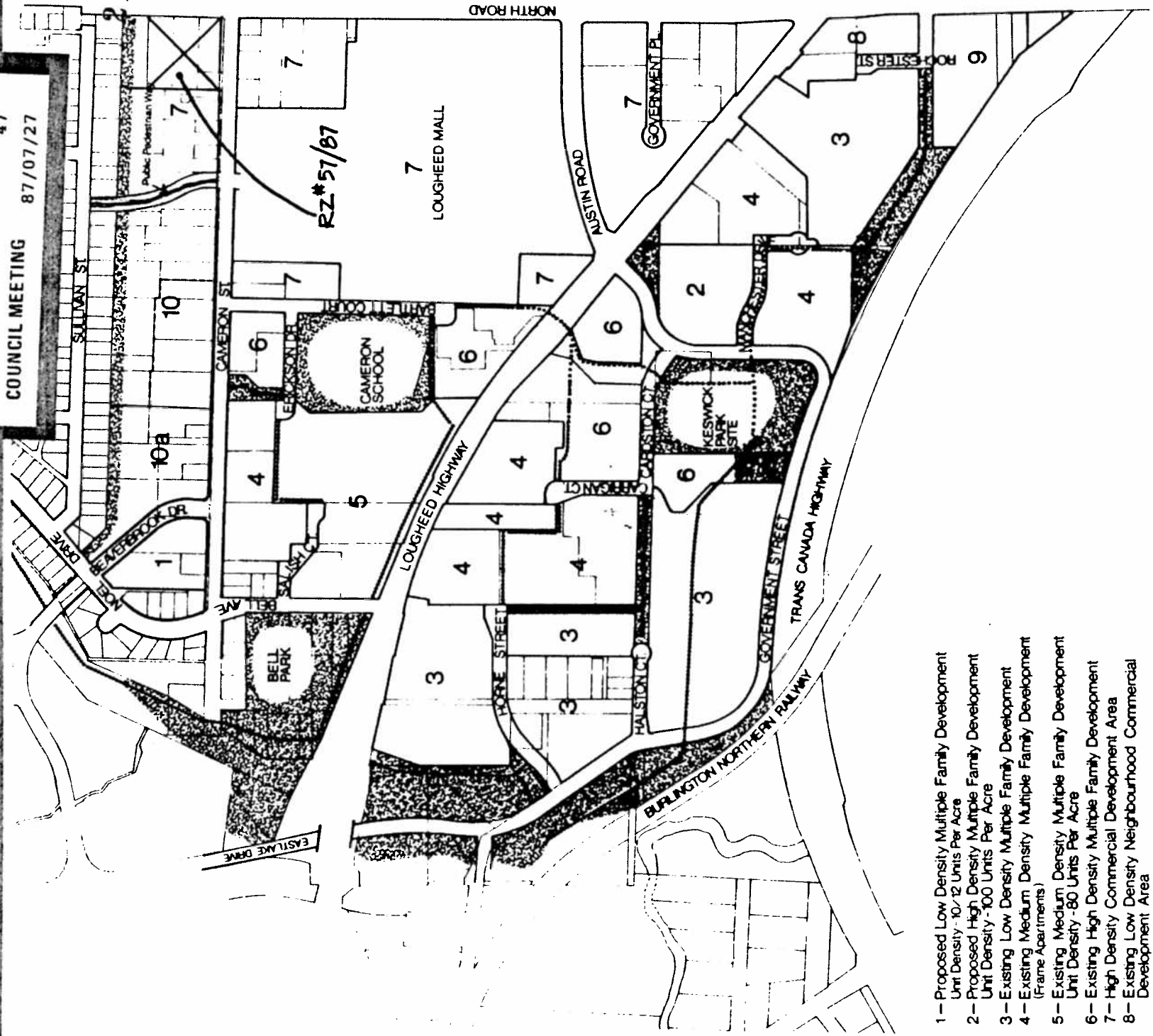
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Attachments

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- 1 - Proposed Low Density Multiple Family Development
Unit Density - 10/12 Units Per Acre
- 2 - Proposed High Density Multiple Family Development
Unit Density - 100 Units Per Acre
- 3 - Existing Low Density Multiple Family Development
- 4 - Existing Medium Density Multiple Family Development
(Frame Apartments)
- 5 - Existing Medium Density Multiple Family Development
Unit Density - 80 Units Per Acre
- 6 - Existing High Density Multiple Family Development
- 7 - High Density Commercial Development Area
- 8 - Existing Low Density Neighbourhood Commercial
Development Area
- 9 - Existing Industrial / Commercial Centre
- 10 - Cameron Library and Recreation Centre
- 10a - District Playing Field
- Pedestrian System



Updated to 1985 March
 Reference date 1970 July

COMMUNITY PLANS FIVE & TEN

RZ#57/87
 SKETCH 2