

RE: REZONING REFERENCE NO. 152/87
PORTION OF LOT 'C', DL 72, GROUP 1, NWD, PLAN 68136
NORTH PORTION OF 4705 WAYBURNE DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 NOVEMBER 24

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #152/87
PORTION OF LOT "C", D.L. 72, GROUP 1, NWD, PLAN 68136
NORTH PORTION OF 4705 WAYBURNE DRIVE (SEE ATTACHED SKETCH)

RECOMMENDATION:

THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 December 14, and to a Public Hearing on 1988 January 12 at 19:30 h, and that the following be established as prerequisites to the completion of the zoning:

- 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 granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) Finalization of the rezoning of the abutting site to the south (Rezoning Reference #148/87).

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1.0 APPLICANT: T. Yamamoto 169
727 Huntingdon Crescent
North Vancouver, B.C.

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit subdivision of the existing lot and development of a private college.

3.0 BACKGROUND:

3.1 The subject site comprises the northerly portion of the lot occupied by the provincial Motor Vehicle facility at Wayburne Drive and Moscrop Street, and is currently occupied by a parking lot and approach lanes for this facility.

3.2 The proposed development is an Architectural Vocational College to train Japanese architects and other construction professionals in design and construction methods featuring Canadian 2 x 4 construction techniques. This use is considered compatible with the B.C.I.T. complex to the north and the uses proposed to the south.

3.3 Council on 1987 November 16, received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned:

From: P6 Regional Institutional District
To: CD Comprehensive Development District (based on
P5 Community Institutional guidelines).

4.2 The existing parcel will be subdivided into two sites (the northerly parcel for the subject development, and the southerly parcel for Ministry of Transportation and Highways facilities). Due to the fact that the sizes of the two proposed new parcels are less than the minimum parcel size permitted under the existing P6 zoning, it will be necessary that the rezonings (R.Z. #152/87 and R.Z. #148/87 respectively) for both sites be completed prior to the subdivision. The rezoning of the site abutting the subject site to the south (R.Z. #148/87) must be finalized at the same time or prior to completion of the subject rezoning in order to allow the subdivision and sale of this site to be accomplished, and will also ensure that existing and proposed Ministry of Transportation and Highways facilities are developed in a manner not having a negative impact on the proposed college and dormitories. Staff have discussed the above with the rezoning applicants for the two developments, and both parties have an understanding of the reasons for the outlined process.

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4.3 An estimate of required servicing costs will be obtained from the Director Engineering.

5.0 TAX STATUS OF THE PROPOSED DEVELOPMENT:

At the Council meeting of 1987 November 16 an enquiry was made as to whether the proposed facility would qualify for tax exemption. The Director Finance has provided the following information in this regard:

"There are two types of possible exemption, statutory and permissive. Statutory exemptions are determined by the B.C. Assessment Authority, and permissive exemptions by Council.

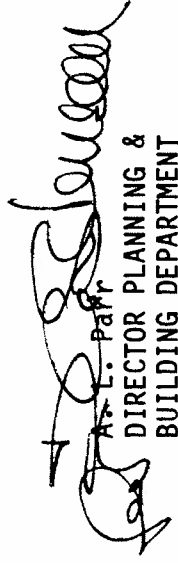
The B.C. Assessment Authority is of the opinion that as a facility would be a private college, it would not be eligible for a Statutory Tax Exemption unless the Lieutenant Governor in Council designated it as such, under the College and Institute Act.

We have reviewed this organization and have concluded that they would not conform with Council's guidelines for permissive exemption from taxation."

6.0 DEVELOPMENT PROPOSAL:

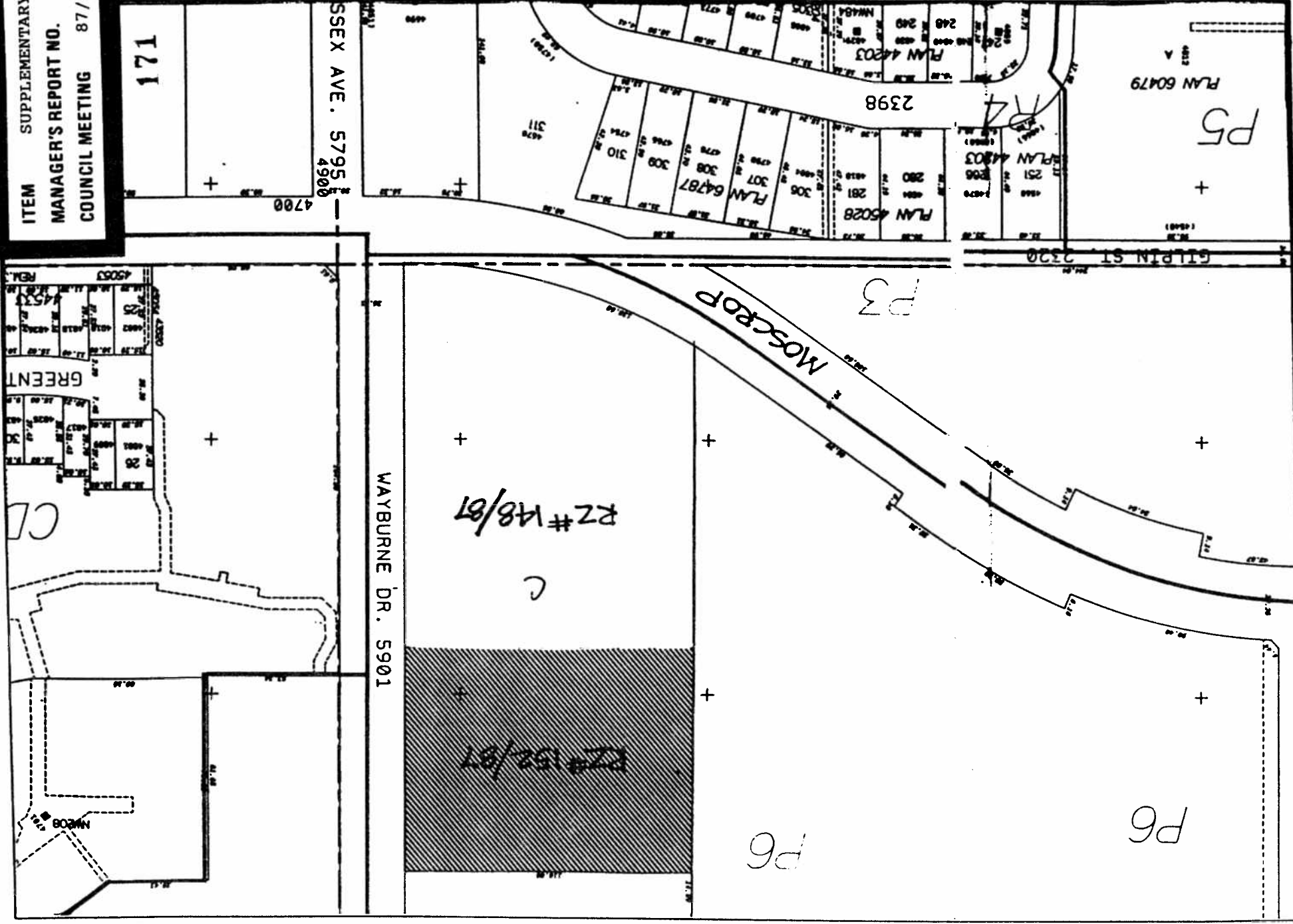
Site Area:	1.022 ha (2.525 acres)
Floor Area:	School 1,300.6 m ² (14,000 sq.ft.) Dormitories 3,428.0 m ² (36,900 sq.ft.) <u>Total: 4,728.6 m² (50,900 sq.ft.)</u>
Floor Area Ratio:	0.463
Site Coverage:	25 per cent
Unit Mix:	30 - one bedroom units 45 - bachelor units <u>75 - units total</u>
Parking:	29 spaces required 30 spaces provided
Building Height:	Two Stories (plus one basement area)
Exterior Materials:	Brick, stucco, metal roofing

RR:sj

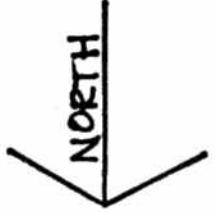


A. L. Paff
DIRECTOR PLANNING &
BUILDING DEPARTMENT

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Planning & Building Inspection Department



R.Z. # 152/87

Date:	1987 NOV.
Scale:	1:2000
Drawn By:	