

RE: REZONING REFERENCE NO. 55/88
5607, 5625, 5641 AND 5657 PATTERSON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 SEPTEMBER 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #55/88
5607, 5625, 5641 AND 5657 PATTERSON AVENUE
LOTS A, B, C AND D, D.L. 34, PL. 7474
FROM: R5 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT
(BASED ON RM3 DISTRICT USE AND DENSITY)
(REFER ATTACHED SKETCHES #1 & #2)

PURPOSE: The purpose of this report is to bring forward a rezoning application for a proposed low rise apartment building to a Public Hearing on 1988 October 18.

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1.0 RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1988 September 26 and to a Public Hearing on 1988 October 18 at 7:30 p.m.
2. 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 the 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 secure or to demolish such improvements and to remove the resultant debris prior to Third Reading.

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e) The consolidation of the net project site into one legal parcel. 184

- f) The granting of any necessary easements including a vehicle access easement along the south edge of the site.
- g) The dedication of any rights-of-way deemed requisite.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- j) Compliance with the Council adopted sound criteria.
- k) The granting of a consent to the closure of the lane that abuts the south side of the development site.
- l) The construction of a vehicular access on an easement along the south edge of the development site to provide access to the Church lot to the west.

2.0 BACKGROUND:

2.1 Council on 1988 July 25 received the report of the Planning and Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in 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.

3.0 GENERAL COMMENTS:

3.1 The site lies within the Metrotown Area 11 Development Plan area. An assembly of six lots is proposed in that Plan as part of a site designated for RM3 and institutional use that would have accommodated the eastward expansion to Patterson Avenue of the existing Church and/or institutionally related facilities.

Given the situation now whereby four lots rather than six lots are being proposed for residential development, this will leave the two lot Kingsway frontage with its existing commercial uses for a small independent future redevelopment site. It is proposed that the existing east-west lane that services the church site and the two commercial lots be closed in the future and consolidated with the commercial redevelopment site in order to accommodate an appropriate future development. This will necessitate obtaining an access easement and the construction of a lane access across the south end of the site being rezoned to accommodate permanent access to the Church site to the west. A consent to the closure of the existing lane will also be required. In this way the subject development proposal can be accommodated without reducing the redevelopment potential of the lots fronting on Kingsway which in the Area Plan were to be included in this lot assembly.

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

3.3 Neighbourhood Parkland Acquisition Charges are applicable to this site.

3.4 The guidelines for strata title condominium development will be satisfied by the designs presented.

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4.0 DEVELOPMENT PROPOSAL:

4.1 Net Site Area: 2,299 m² (24,750 sq.ft.)
Site coverage: 31.7%
4.2 Floor Area: 2,529 m² (27,225 sq. ft.)
Floor Area Ratio: $\frac{2,529 \text{ m}^2}{2,299 \text{ m}^2} = 1.10 \text{ F.A.R.}$

Height: 3 1/2 storeys
4.3 Unit Mix: All 2 bedrooms varying in size from
111.5 m² (1,200 sq. ft.) to 132 m²
(1,420 sq. ft.).

Total Units: 20
Unit Density: 35.2 units/acre
4.4 Parking:
Required - 1.5 spaces x 20 units = 30 spaces
Provided 31 spaces

4.5 COMMUNAL FACILITIES:
There are no communal recreational facilities provided in the building.

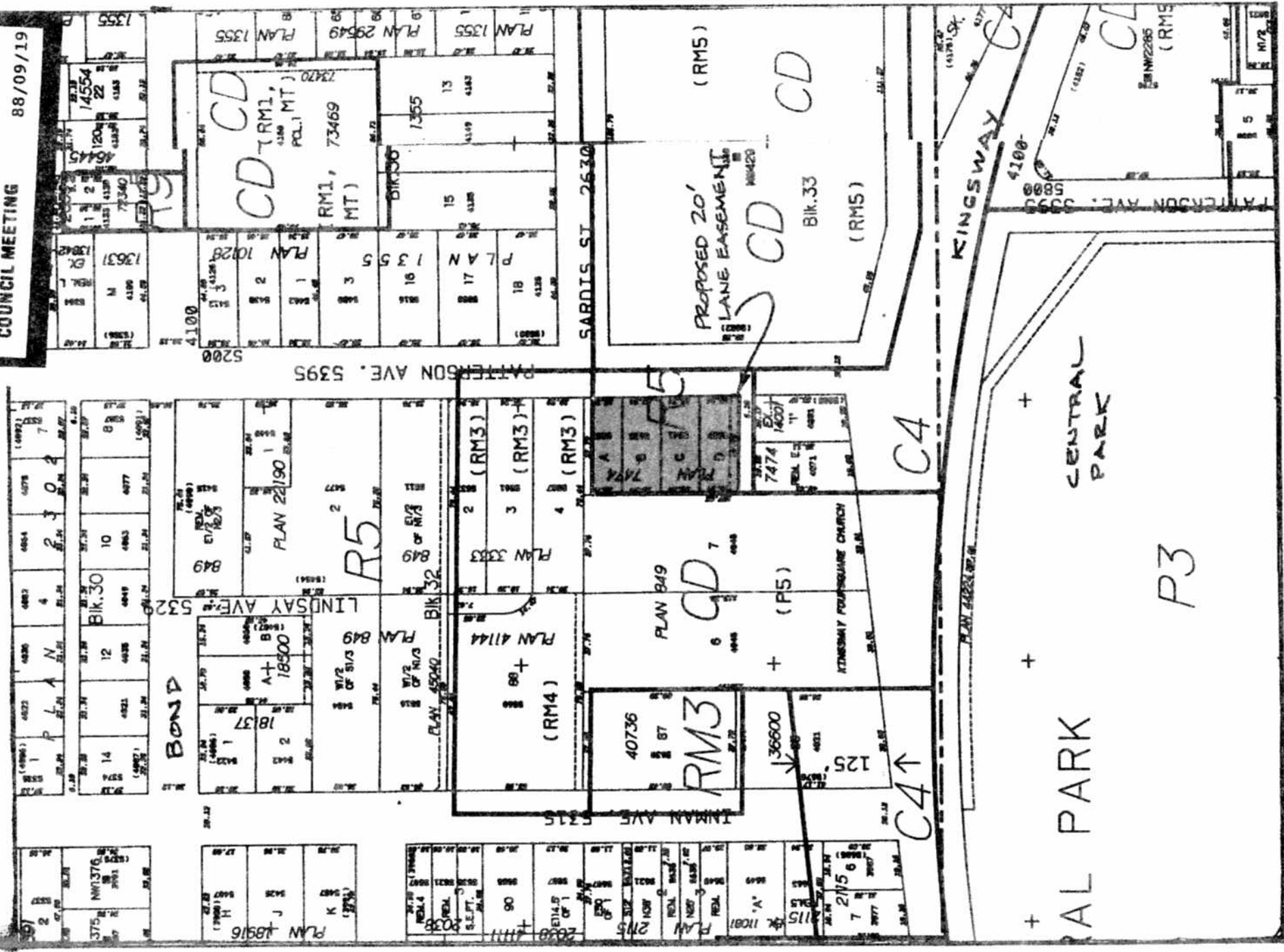
4.6 EXTERIOR MATERIALS:
Material include stucco, cedar shake roof, wood window trim and brick.

AL
BR:ap

Attachments

A. L. Parr
A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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Date: 1988 JULY
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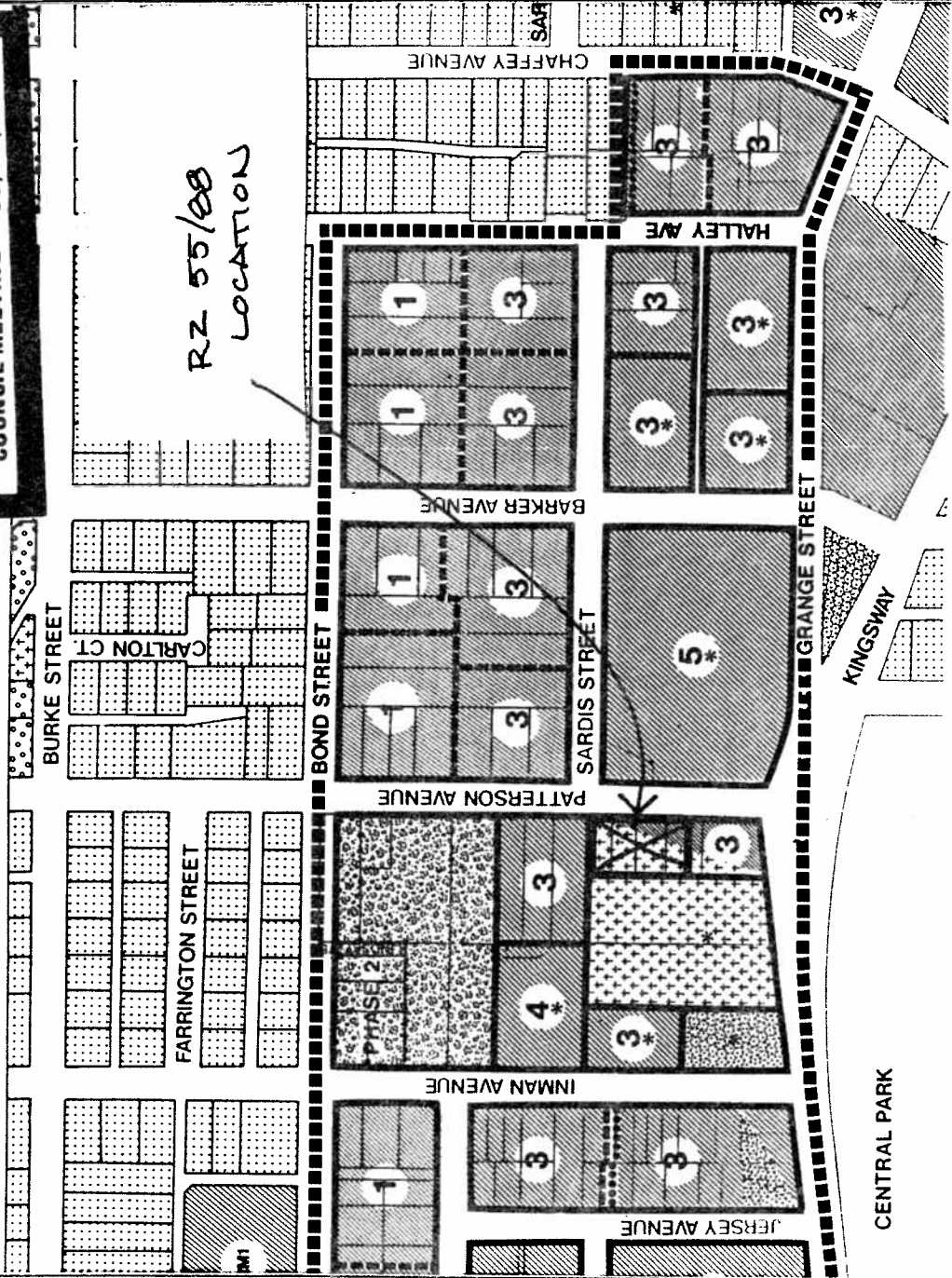
RZ 55/00 ↑
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LOCATION MAP RZ 55/00

EXISTING ZONING R5

SKETCH 1

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LEGEND:

- RESIDENTIAL _____ R2
- RESIDENTIAL _____ R5
- MIXED USE RM1 20/25 UPA
- COMMERCIAL RM3 50 UPA
- COMMERCIAL RM4 Existing 80 UPA
- COMMERCIAL RM5 Existing 100 UPA
- PARK PARK
- INSTITUTIONAL _____
- WALKWAY WALKWAY
- ALRT ALRT

SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN *

FUTURE ALRT STATION ○

Date:

1988 JULY

Scale:

METROTOWN AREA " "

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LOCATION

SKETCH 2



Planning & Building Inspection Department

