

ITEM SUPPLEMENTARY 35  
MANAGER'S REPORT NO. 49  
COUNCIL MEETING 88/07/25

RE: REZONING REFERENCE NO. 46/88  
6207/6193/75/59/49/31/15 MILLER AVENUE AND  
6236/22/6194/76/70/60/50/38/28 MCMURRAY AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1988 JULY 21

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #46/88  
LEGAL: S 1/2 OF LOT 4, S 1/2 OF LOT 6 AND N 1/2 OF LOT 6  
EXC. W. 10', PLAN 2278; LOTS "D" & "E" EXC. W. 10',  
PLAN 16196; LOTS "B" & "C" EXC. W. 10', PLAN 10111;  
LOTS 8, 11, 12, 13, 14, 15, 16 & 17 EXC. E. 10',  
BLOCK 7, PLAN 1229; LOT "D" EXC. E. 10', PLAN 18261;  
ALL OF DISTRICT LOT 32.

FROM: R5 RESIDENTIAL DISTRICT  
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT  
(RM5 GUIDELINES)

ADDRESS: 6207/6193/75/59/49/31/15 MILLER AVENUE AND  
6236/22/6194/76/70/60/50/38/28 MCMURRAY AVENUE

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RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.4 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1988 August 08, and to a Public Hearing at 19:30 h on 1988 August 23.
3. 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.
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- 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 Consideration and 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 secure or 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) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) The undergrounding of existing overhead wiring abutting the site.
- l) Compliance with the Council adopted sound criteria.

## R E P O R T

### 1.0 REZONING PURPOSES

The purpose of the proposed bylaw is to permit the development of this site for a high-rise residential building.

### 2.0 BACKGROUND

2.1 On 1988 May 24, Council authorized staff to work with the developer in order to prepare a plan of development suitable for presentation to a public hearing. The applicant has now submitted an acceptable plan.

2.2 This site lies within Metrotown Area 5 and has been proposed for high density (RM5 zone) redevelopment since 1972. The site has been assembled in a lot pattern which also reflects the adopted Development Plan. The site is to be bordered on the south end by the eastward extension of Hazel Street to Nelson Avenue on a 26.16 m (76 foot) right-of-way. This is considered an important element of the Metrotown road network. The consolidation of the site will include the redundant portion of Miller Avenue along with the lane which will be exchanged for the new Hazel Street right-of-way. The design and construction of the roadway will be the responsibility of the developer.

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**3.0 GENERAL COMMENTS**

- 3.1 The Director Engineering will assess the adequacy of the services and will prepare an estimate for all services necessary for the redevelopment of this site. The servicing will include, but not necessarily be limited to, the design and construction of the Hazel Street extension and any necessary upgrading along McMurray Avenue.
- 3.2 Any necessary easements will be provided for services or other works.
- 3.3 A Highway Exchange Bylaw will be utilized to provide for the closure of Miller Avenue and the redundant lanes on the site in exchange for the dedication of the Hazel Street road allowance. The new road isolates some property on the south side of Hazel Street which the developer intends to retain in his ownership as part of a future commercial land assembly. The developer's property on the south side of Hazel Street will be included in this rezoning and maintained as vacant land until such time as it is redeveloped in conjunction with a future consolidated site south of Hazel Street.
- 3.4 Development Cost Charges at the rate for RM5 high-rise residential development are applicable to this site. The current rate is \$1,436 per unit.
- 3.5 The development will be required to meet the standards for strata title buildings in terms of unit sizes.
- 3.6 Vehicular access to the site will be from Hazel Street.
- 3.7 Any overhead wiring abutting the site will be required to be removed.

**4.0 DEVELOPMENT PROPOSAL**

4.1	Gross Site:	8687 m <sup>2</sup>	(93,507 sq.ft.)
	Dedications and Redundant Lands to the South:	2091 m <sup>2</sup>	(22,509 sq.ft.)
	Net Site:	6596 m <sup>2</sup>	(71,000 sq.ft./ 1.63 ac.)
	Site Coverage:	10.25%	
4.2	Floor Area Provided:	14,511 m <sup>2</sup>	(156,000 sq.ft.)
	Floor Area Ratio:	$\frac{14,511}{6,596}$	= 2.2
	Height:	23 floors	(including 2-storey penthouse)

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4.3 Unit Mix:

40 one bedroom  
40 one bedroom and den  
41 two bedroom  
2 two bedroom

78.8 m<sup>2</sup>  
107.8 m<sup>2</sup>  
105.2 m<sup>2</sup>  
111.5 m<sup>2</sup>

(848 sq.ft.)  
(1,160 sq.ft.)  
(1,133 sq.ft.)  
(1,200 sq.ft.)

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TOTAL:

123 UNITS

UNIT DENSITY:

75.46 UNITS/ACRE

4.4 Parking Ratio:

Required:

1.5 spaces/unit (123 x 1.5 = 185 space)

Provided:

surface visitor 6  
below visitor 19  
handicapped 3  
small car 7  
balance 175

210 SPACES

Garbage handling is underground.

4.5 Communal Facilities:

A swimming pool, whirlpool, sauna, meeting room and exercise room are being provided.

4.6 Exterior Materials:

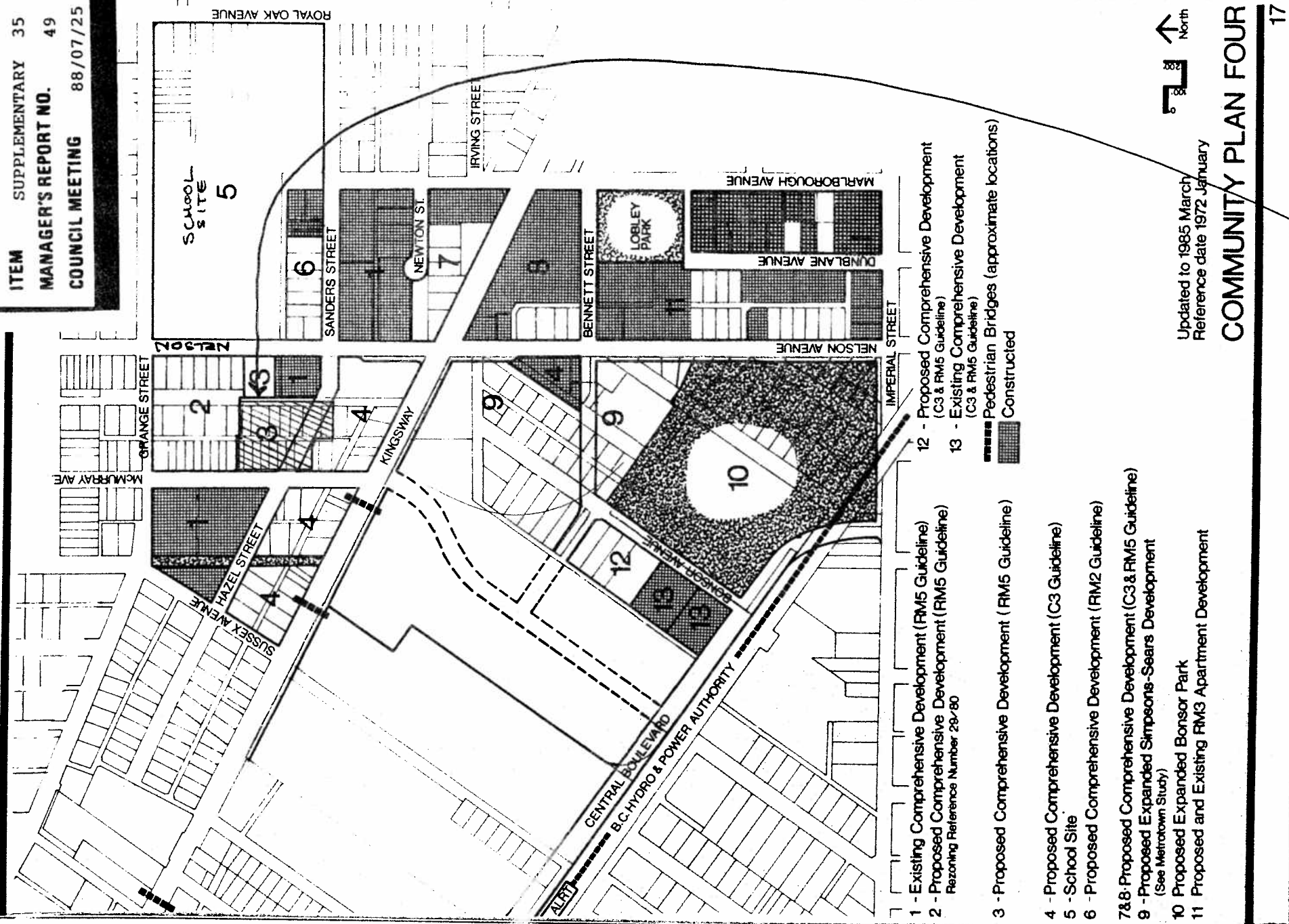
The finishes will include concrete, glass and acrylic stucco.

*AP*

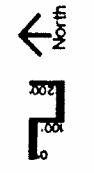
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Attachment  
cc: Municipal Solicitor  
Director Engineering

*A.L. Parr*  
A.L. Parr  
Director Planning &  
Building Inspection

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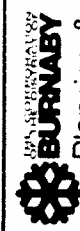
- 1 - Existing Comprehensive Development (RM5 Guideline)
  - 2 - Proposed Comprehensive Development (RM5 Guideline)  
 Rezoning Reference Number 28/80
  - 3 - Proposed Comprehensive Development (RM5 Guideline)
  - 4 - Proposed Comprehensive Development (C3 Guideline)
  - 5 - School Site
  - 6 - Proposed Comprehensive Development (RM2 Guideline)
  - 7&8 - Proposed Comprehensive Development (C3 & RM5 Guideline)
  - 9 - Proposed Expanded Simpsons-Sears Development  
 (See Metrotown Study)
  - 10 Proposed Expanded Bonsor Park
  - 11 Proposed and Existing RM3 Apartment Development
  - 12 - Proposed Comprehensive Development  
 (C3 & RM5 Guideline)
  - 13 - Existing Comprehensive Development  
 (C3 & RM5 Guideline)
- Pedestrian Bridges (approximate locations)  
 Constructed



Updated to 1985 March  
 Reference date 1972 January

**COMMUNITY PLAN FOUR**

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Planning &  
 Building Inspection  
 Department

Date:  
 1988 MAY

Scale:

Drawn By:

RZ 46188 LOCATION

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SKETCH 1

