

ITEM 1
MANAGER'S REPORT NO. 29
COUNCIL MEETING 89/04/17

RE: REZONING REFERENCE NO. 56/88
4305 AND 4313 IMPERIAL STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 APRIL 11

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #56/88
4305 AND 4313 IMPERIAL STREET
LOTS 15 AND 16, D.L. 151 AND 153,
GROUP 1, PLAN 1936

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM2 GUIDELINES)

(PROPOSED 12 UNIT APARTMENT)

PURPOSE: To recommend that this rezoning application be advanced to a Public Hearing on 1989 May 16 at 7:30 p.m.

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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 1989 April 24 and to a Public Hearing on 1989 May 16 at 7:30 p.m.
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 consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- i) The undergrounding of existing overhead wiring abutting the site.

R E P O R T

1.0 GENERAL INFORMATION:

1.1 The purpose of the proposed bylaw is to permit the construction of a three storey apartment with 12 dwelling units.

2.0 BACKGROUND:

2.1 On 1988 July 25, Council received a preliminary report regarding this rezoning application and authorized staff to work with the developer towards a plan of development suitable for presentation to a Public Hearing.

2.2 The proposed low-rise apartment land use is consistent with that proposed in the Metrotown Area Plan and would be compatible with the existing land use in the adjacent Maywood area.

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

3.0 GENERAL COMMENTS:

3.1 The subject site is being rezoned from R5 Residential District (single and two family) to CD Comprehensive Development District based upon the RM2 (low-rise apartment) District (refer attached sketch).

3.2 The Director Engineering will review the adequacy of the services to the site.

3.3 A 1.2 m easement along the Imperial Street frontage of the site is required for services. Any other necessary easements will also be provided.

3.4 A Highway Exchange Bylaw to allow for the present north south lane to be turned west to McKay along the north edge of this site is proposed. Easements for existing services that cannot be relocated or placed underground in the lane would be provided. The purpose of this exchange is to eliminate the existing lane intersection with Imperial Street which is a primary arterial road.

3.5 Development Cost Charges for the Neighbourhood Parkland Acquisition Charge are applicable to this site.

3.6 The applicant has indicated that it is intended that the standards required for the Condominium guidelines will be met.

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- 3.7 Underground wiring abutting the site is to be placed underground including the lines in the existing lane that is to be closed.
- 3.8 Vehicle access to the site will be from McKay Avenue.

4.0 DEVELOPMENT PROPOSAL:

4.1 Net Site: - 1,205.8 m² (12,980 sq. ft.)
(After lane exchange)

Site Coverage: - 30.6%
(Approximately)

4.2 Floor Area: - 1,085.3 m² (11,682 sq. ft.)

Floor Area Ratio
(CD/RM2): - 0.9

Height: - Three storeys

Unit Density: - 40.2 units/acre

4.3 Unit Mix:

4 - 1 bed 65.8 m² to 66.3 m² (709 - 714 sq. ft.)

8 - 2 bed 84.7 m² (912 sq. ft.)

12 TOTAL UNITS

4.4 Parking Required: 12 x 1.5 = 18 spaces

Parking Provided: 18 spaces

(All parking is underground)

4.5 There are no communal facilities in this building.

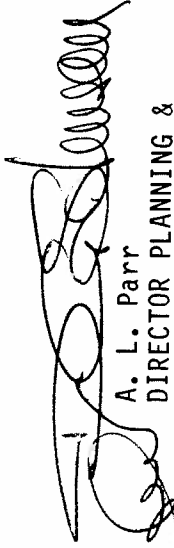
4.6 Exterior materials include cedar siding, brick detail, stucco, fascia and balconies.

4.7 A garbage handling area will be provided underground.

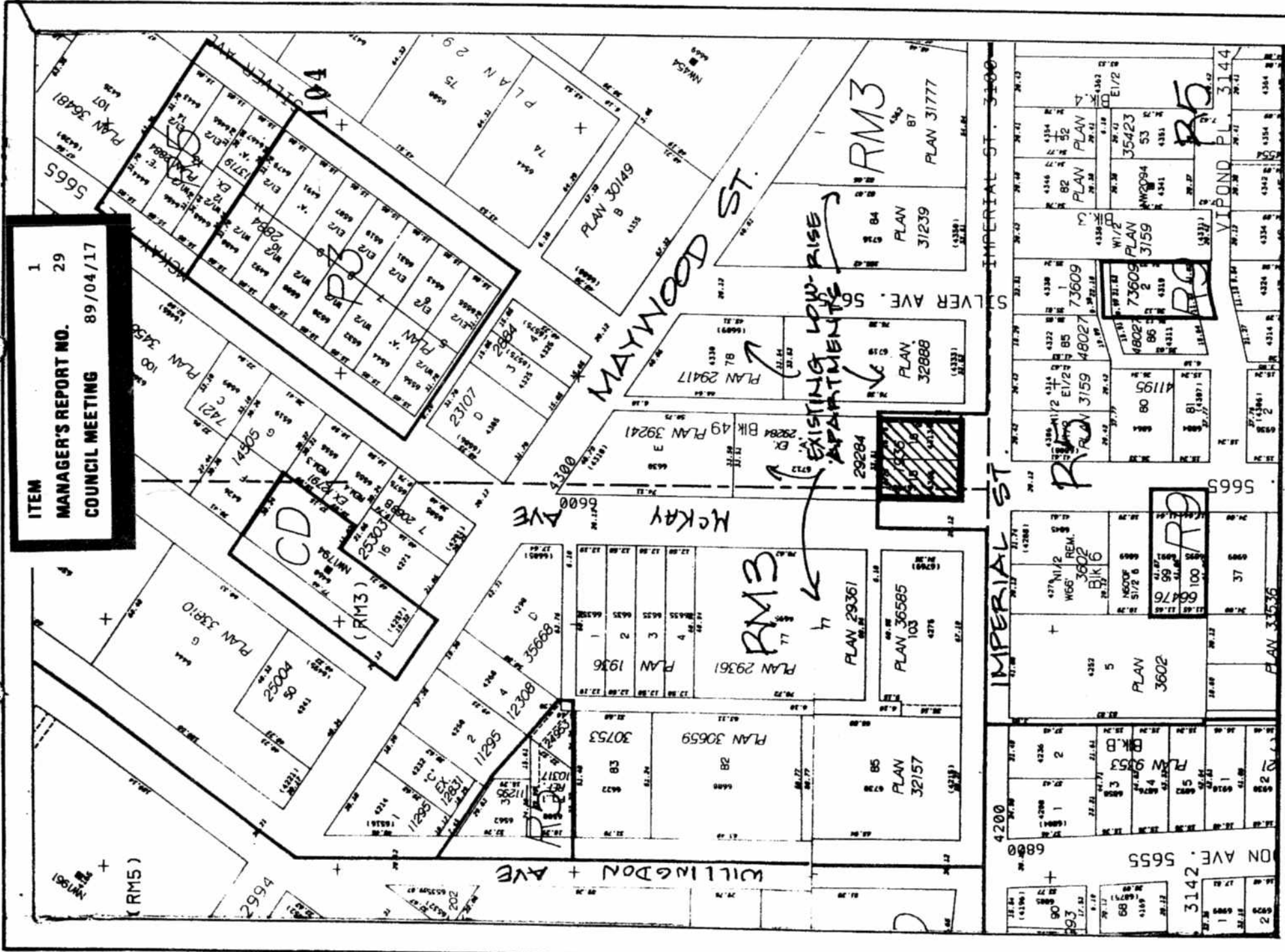
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Attachment

cc: Municipal Clerk
Director Engineering


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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Date:

JULY/88

Scale:

1:2000

Drawn By:



PREZONING REFERENCE # 56/88.
 4305, 4313 IMPERIAL ST.