

ITEM
MANAGER'S REPORT NO. 2
COUNCIL MEETING 89/04/17 29

RE: REZONING REFERENCE NO. 10/89
7017, 7031, 7045 LOUGHEED HIGHWAY

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 APRIL 11

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #10/89
7017, 7031, 7045 LOUGHEED HIGHWAY
D.L. 78, PARCEL 1 (EX. PL. 47602),
LOT B, LOT A EXCEPT PCL. 1 (EX. PL. 47602),
PLAN 11847, LOT 1 OF D.L. 59, PLAN 10302
(SEE ATTACHED SKETCHES #1 & #2)

FROM: A2 SMALL HOLDINGS DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RMI DISTRICT AND A MAXIMUM
DENSITY OF 10 - 12 UNITS PER ACRE AS GUIDELINES)

PURPOSE: To forward the subject rezoning application to a Public Hearing on
1989 May 16 at 7:30 p.m.

=====
RECOMMENDATION:

1. 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.,
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 in the site.
- i) The retention of the existing watercourse in an open condition over the subject site, and its integration within the comprehensive landscape plan.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m) Completion of a noise study related to the Council-adopted sound criteria.

SUMMARY:

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

R E P O R T

1.0 GENERAL INFORMATION:

1.1 APPLICANT:

Aragon Development Corporation
Suite 1040 - 800 West Pender
Vancouver, B.C.
V6C 2V6

2.0 REZONING PURPOSE:

- 2.1 The purpose of the proposed bylaw is to permit the development of a low density townhouse development on the subject site.

3.0 BACKGROUND:

- 3.1 The subject site is located within Apartment Study Area "F" (refer to attached sketch #2). Most of the site is designated low density apartment area, 10 - 12 units per acre, with Ellerslie Avenue to be extended eastward along the south boundary of the B.C. Hydro right-of-way and the portion north of the Ellerslie Avenue extension to be included in a future R2 District subdivision.

ITEM	2
MANAGER'S REPORT NO.	29
COUNCIL MEETING	89/04/17

3.2 Council on 1989 March 20 received the report of the Planning and Building Inspection Department concerning the rezoning of the subject site to accommodate a low density multiple family residential development, based on 10 - 12 units per acre. At that time, Council authorized this Department to continue to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

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

4.0 GENERAL DISCUSSION:

4.1 The subject site is being rezoned:

FROM: A2 Small Holdings District
TO: CD Comprehensive Development District
(based on RMI Multiple Family Residential District and a maximum unit density of 10 - 12 units per acre as guidelines).

4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to the construction of Ellerslie Avenue to a 36 ft. Municipal standard through the site, including a separated sidewalk, street trees, and street lighting.

4.3 In order to accommodate the future extension of Ellerslie Avenue, the applicant will be required to dedicate a 20 m (66 ft.) right-of-way through the site. The applicant has provided a plan of development which indicates the road right-of-way generally located in conformance with the subdivision guideplan for the area. The exact alignment of the road will need to be confirmed by the Director Engineering, but any possible changes to the road alignment should not affect the number of units indicated on the net site or change the siting of the units.

4.4 The remnant portion to the north of the Ellerslie Avenue right-of-way is planned to be eventually combined with the A2 District zoned properties to the north. This northerly remnant will at this time be zoned CD Comprehensive Development District as vacant land, with the clear understanding that this portion of property would be developed in due course in accordance with the R2 District subdivision guideplan for the area.

4.5 The existing creeks which cross the northern portion of the site will be maintained in an open natural and upgraded condition. The creeks will conform with the existing alignment, with the exception of some minor realignment near the northwest corner of the site to allow for a more logical siting layout for the development, while retaining a natural creek buffer area between the townhouse development and Ellerslie Avenue. The watercourse will be protected by an easement, with day-to-day maintenance to be the responsibility of the project owner.

4.6 A Neighbourhood Parkland Acquisition Charge of \$829.00 per unit is applicable to this development.

4.7 The applicant has indicated that the development will be strata titled. The submitted plan of development indicates compliance with the minimum unit size for strata titled townhouse developments. All other applicable Council-adopted condominium guidelines will be adhered to by the applicant.

4.8 The applicant will arrange for an Acoustical Engineer to be consulted regarding noise attenuation measures to be incorporated into the plan of development in order to provide a residential environment which can be expected to fall within the scope of Council's adopted sound criteria.

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

5.0 DEVELOPMENT PROPOSAL:

5.1 A development proposal has been received which is considered suitable for presentation to a Public Hearing. The proposed development consists of a total of 33 townhouse units. The proposed development will be located south of Ellerslie Avenue and the required creek easement. The plan of development indicates a 90 ft. landscaped setback from Loughheed Highway, including the provision of a landscaped berm adjacent to Loughheed Highway.

5.2 SITE AREA:

Gross Site:	-	16,053.7 m ²	(172,806.4 sq. ft.)
Road dedication and			
B. C. Hydro right-of-way:	-	3,646.4 m ²	(39,251 sq. ft.)
Remnant portion north			
of right-of-way:	-	1,424.3 m ²	(15,332 sq. ft.)
Net Site:	-	Approximately	
		10,983.2 m ²	(118,227 sq. ft.)
5.3 Site Coverage:	-	23.3%	
33 - 3 bedroom units @			
1,480 sq. ft. each	-	48,840 sq. ft.	
Floor Area:	-	4,537.2 m ²	(48,840 sq. ft.)
Floor Area Ratio:	-	0.413	
Unit density:	-	12 units/acre	

5.4 PARKING REQUIRED AND PROVIDED:

56 spaces (based on 1.7 spaces per unit) including seven visitors' spaces (based on 0.2 spaces per unit). Parking provided is surface parking and carport/garages.

5.5 COMMUNAL FACILITIES:

A children's play area is provided.

ITEM	2
MANAGER'S REPORT NO.	29
COUNCIL MEETING	89/04/17

5.6 EXTERIOR MATERIALS:

Cedar shingles, solid cedar siding and painted wood fascia.



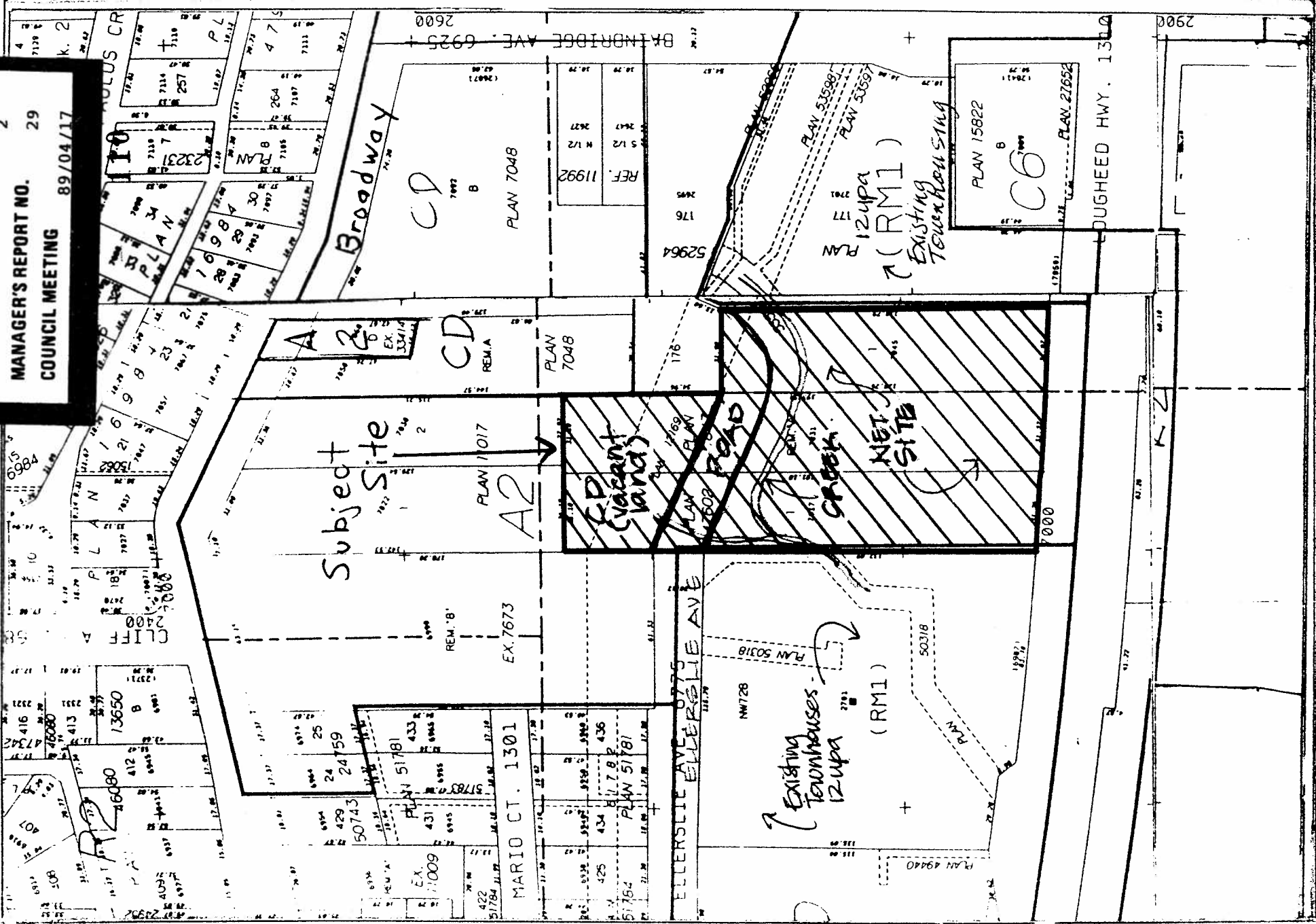
A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BW:ap

Attachments

cc: Municipal Clerk
Fire Chief
Director Engineering
Chief Public Health Inspector

ITEM 2
MANAGER'S REPORT NO. 29
COUNCIL MEETING 89/04/17



Date: 1989 April

Scale: 1:2000

Drawn By:


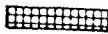
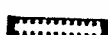
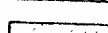
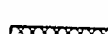



Rezoning Reference # 10/89

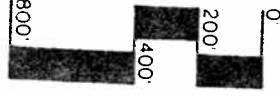
Sketch # 1

ITEM 2
 MANAGER'S REPORT NO. 29
 COUNCIL MEETING 89/04/17

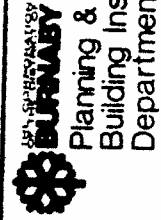
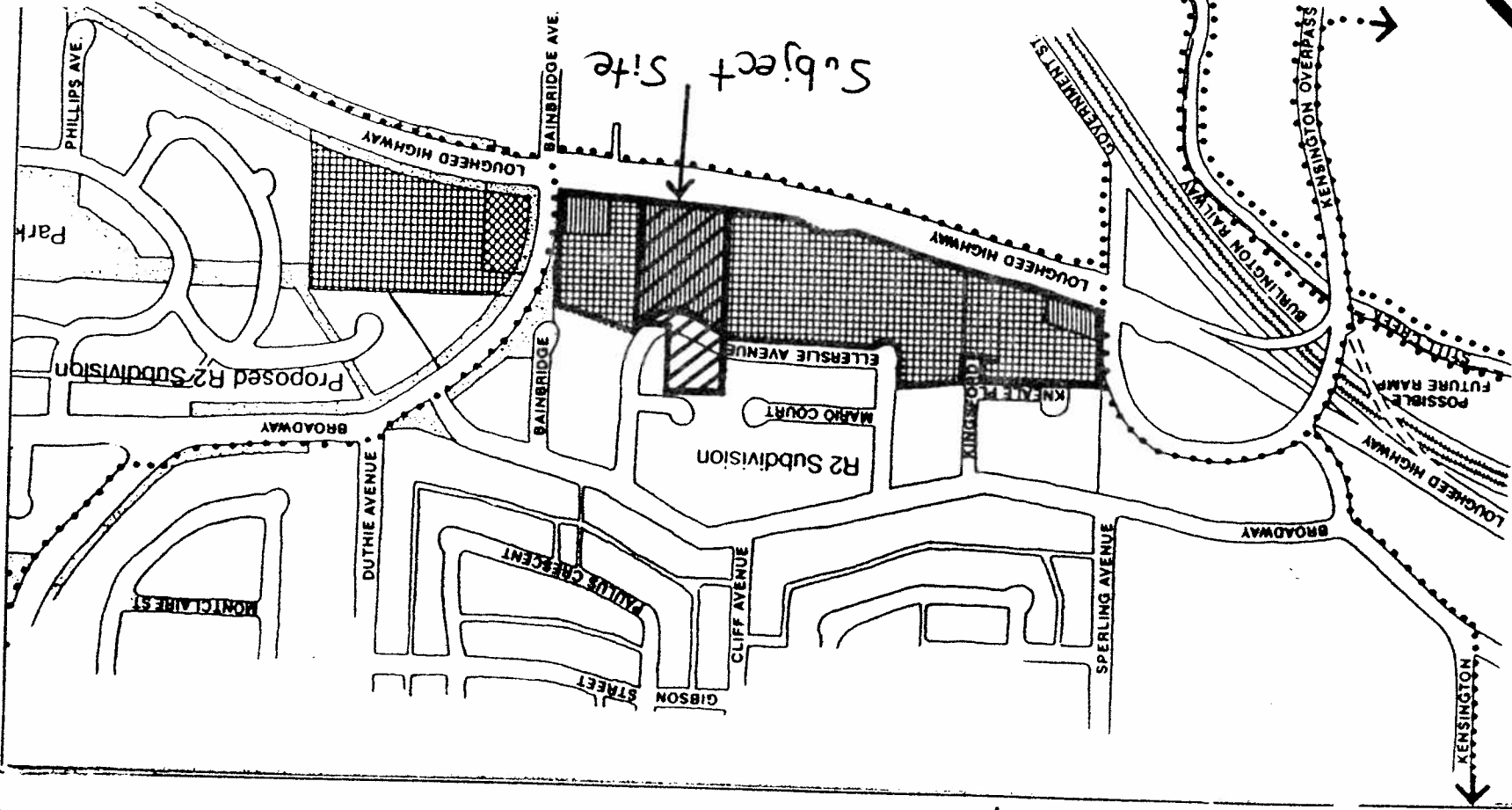
APARTMENT STUDY AREA F Drawing Number 6

-  Proposed low density apartment area, 10-12 units per acre
-  Existing low density apartment development
-  First priority area
-  Landscaped berm heavily planted with native material
-  Existing neighbourhood commercial
-  Trail system

Reference date 1969 April
 Updated to 1981 October



NORTH



Date: 1989 April

Scale:

Drawn By:

111

Rezoning Reference #10/89

Sketch #2

