

ITEM
MANAGER'S REPORT NO. 3
COUNCIL MEETING 29
89/04/17

RE: REZONING REFERENCE NO. 11/89
3753, 3763, 3769 AND 3777 NORFOLK

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 #11/89
3753, 3763, 3769 AND 3777 NORFOLK
D.L. 69, LOTS 10, 11, 12 AND THE WEST HALF
OF PCL. A (EX. PL. 11079) OF LOTS 8 AND 9,
PLAN 1321

FROM: R5 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL
DISTRICT GUIDELINES)

(SEE ATTACHED SKETCHES)

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 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.
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 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. **113**
- 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 approval of the Ministry of Transportation and Highways to the rezoning application.
- 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) Consent to the future closure of the lane abutting the north edge of the site.

R E P O R T

1.0 REZONING PURPOSE:

- 1.1 The purpose of the proposed bylaw is to permit the construction of a three storey apartment with 30 dwelling units.

2.0 BACKGROUND:

- 2.1 Council on 1989 March 20 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 the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.2 The proposed low-rise apartment use is consistent with the Community Plan 8 land use designation for this area. The lot assembly pattern is considered acceptable in that the site is a rectangle that occupies slightly more than one quarter of the block bounded by Esmond and Smith Avenues and Norfolk and Dominion Streets.

- 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 RM3 zone guidelines).
- 3.2 The servicing requirements for the site will include, but not be limited to, the construction of the adjacent portions of Norfolk Street and Esmond Avenue to a full finished standard. The Director Engineering will review the adequacy of the services to the site.

- 3.3 Any necessary easements will be provided.
- 3.4 Development Cost Charges for the Neighbourhood Parkland Acquisition Levy are applicable to the development.
- 3.5 The developer has indicated that the unit sizes will meet the condominium guidelines.
- 3.6 The Ministry of Highways' approval to the rezoning is required. Vehicle access to the site will be from Esmond Avenue.
- 3.7 The developer will be requested to provide consent to the closure of the existing lane which runs along the north edge of the site. The lane will be closed in the future for consolidation with the site to the north once it is no longer required.
- 3.8 Any overhead wiring abutting the site is to be replaced underground.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross site area: - 2,805 m² (30,195 sq. ft.)
- Net site area: - 2,805 m² (30,195 sq.ft.)
- Site coverage: - Approximately 37%
- 4.2 Floor Area: - 3,085.2 m² (33,210 sq. ft.)
- Floor Area Ratio: - $\frac{3,085.2}{2,805} = 1.10$ F.A.R.

Height: - Three storeys

4.3 Unit Mix:

- 1 - 1 bedroom - 70.2 m² (756 sq. ft.)
- 29 - 2 bedrooms ranging in size from: - 88.3 m² (951 sq. ft.)
- to: - 94.5 m² (1,108 sq. ft.)

30 UNITS TOTAL

Unit Density: 43.3 units/acre

4.4 Parking: (All underground)

Required: 1.5 x 30 units = 45 spaces

Provided: 45 spaces

(Including nine visitor spaces)

4.5 Communal facilities:

There are no communal facilities in the building.

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4.6 Exterior materials and finish:

Materials proposed: - stucco, rusticated block veneer,
wood window trim and metal
roofing.

4.7 A garbage handling area will be provided underground. 115

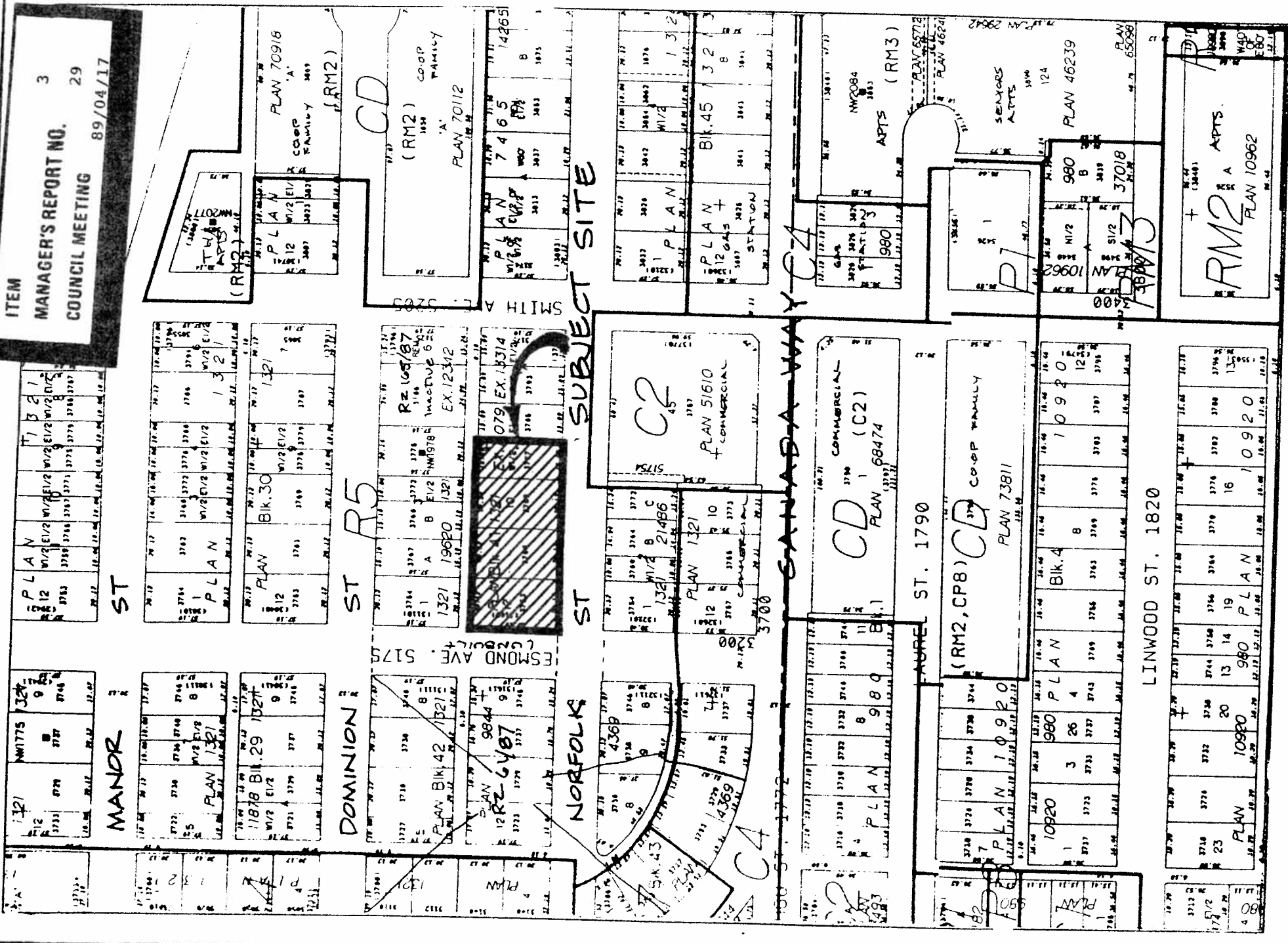
AP
BR:ap

Attachments

cc: Municipal Clerk

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

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BROADVIEW PARK

Date: 1989 MAR. 11

Scale: 1:2000 M.

Drawn By: REN

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REZONING REFERENCE
 11/89 NORFOLK

EXISTING ZONING: R5

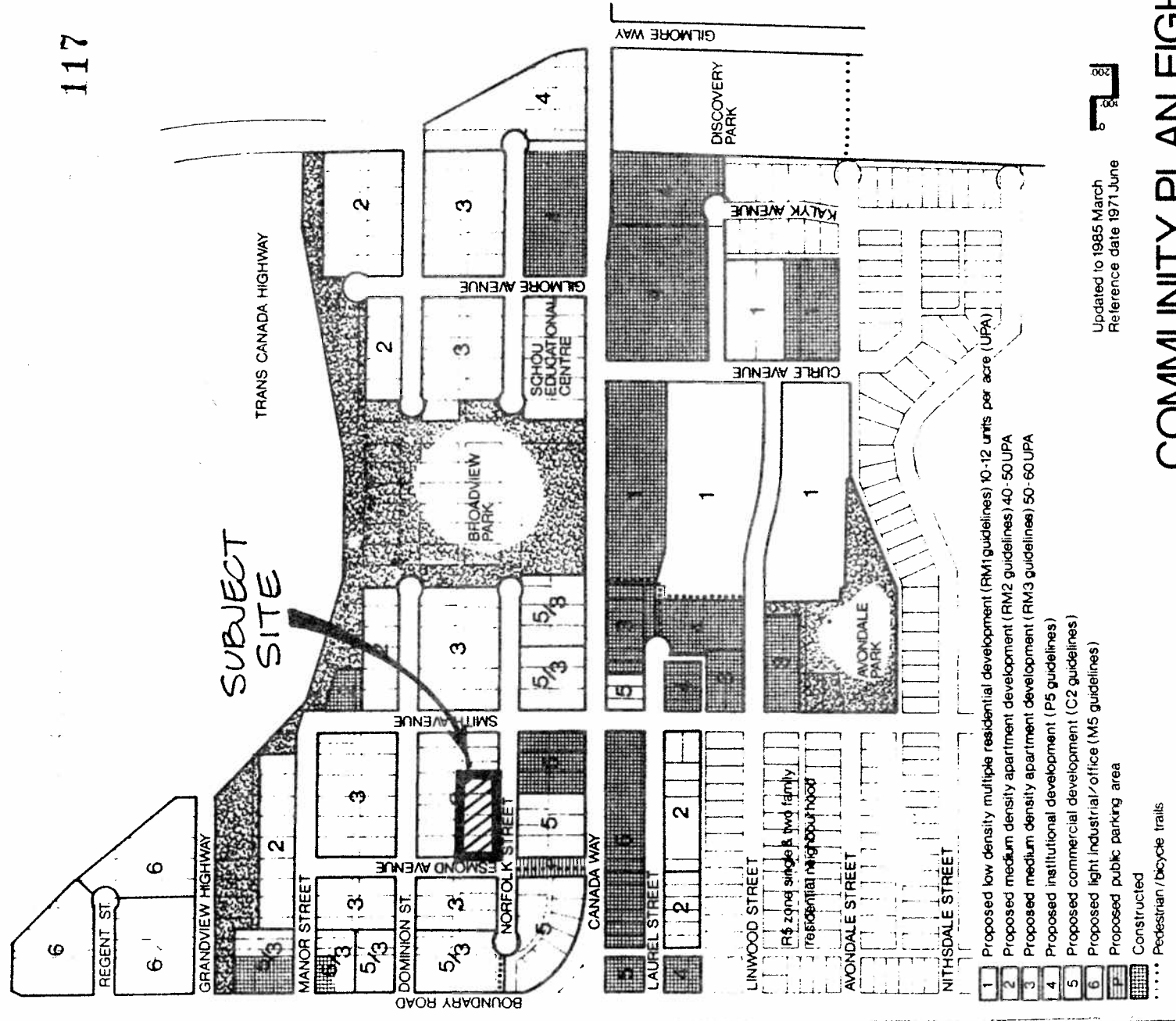
11/89/13

Planning & Building Inspection Department

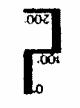
NORTH

SKETCH 1

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Updated to 1985 March
 Reference date 1971 June

COMMUNITY PLAN EIGHT

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Date:	1989 MAR.
Scale:	
Drawn By:	REN

REZONING REFERENCE

11/89

SKETCH 2