

- 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.

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- 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.
- e) The consolidation of the net project site into two legal parcels.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) The provision of a public pedestrian walkway easement from Norfolk to Boundary Road and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- 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) Compliance with the Council adopted sound criteria.
- m) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and commitment to implement the recycling provisions.
- n) Completion of the Highway Exchange Bylaw.
- o) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit the construction of a hotel, office, ancillary retail and apartment complex.

2.0 BACKGROUND

2.1 Council on 1989 September 25 received the report of the Planning & 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 will be submitted at a later date.

2.2 This site falls within the Community Plan Eight Area and is basically designated for commercial residential mixed use development. Council on 1989 March 14 agreed to forward an earlier rezoning on a slightly larger but similar site to a Public Hearing on 1989 April 18, however the developer withdrew the proposal prior to the Public Hearing. A new proposal has now been submitted that is suitable for presentation to a Public Hearing.

3.0 SITE OBSERVATIONS:

The site is presently developed along Boundary Road with a lumber store and a lumber yard, and along the Canada Way frontage by a restaurant and lumber storage lot. Behind the Boundary and Canada Way frontages there are single and two-family dwellings which front on Norfolk Street and along Dominion Street. Three lots at the extreme southeast corner of the site, 3729, 3733 and 3737 Canada Way are excluded from the block assembly along with two lots at 3117 and 3110 Boundary Road. These lots are occupied by commercial buildings. The land slopes gently to the north from Canada Way. Esmond Street on the eastern edge of the assembly is undeveloped except for the portion of Esmond close to Canada Way which is used as a public parking lot.

4.0 GENERAL COMMENTS:

4.1 The Community Plan Eight area is basically a district level centre which is proposed to have a significant low-rise apartment component with a related Community Commercial C2 zone level service core. Generally a street oriented commercial core with locally oriented shops at street level and one or two levels of offices above is considered appropriate for a district centre.

In this case, the developer is proposing two basic parts to his proposal. First he is proposing a residential development with three storeys which at the normal CD/RM3 zone density is a standard approach. This is located on the north and east two-thirds of the site. Sixty-two residential units are proposed which are considered compatible with the balance of the neighbourhood.

The second part is the commercial component which is proposed along Canada Way and Boundary Road where the developer is proposing a five storey hotel, and a five storey office building with retail uses at the ground floor.

The design approach proposed by this developer is an urban one and the five storey height of the building along Canada Way results in six storeys facing the low-rise apartments to the lower northerly part of the site. However, the design of both the hotel and office components emphasize sloped roof areas and other residential design elements to assist in fitting these components into an overall residential and district scaled context.

4.2 In terms of uses, there will be a mixture of retail space, office uses and a hotel in the commercial portion, while the residential area will contain standard three storey apartments. While a hotel use was not originally envisioned in the Community Plan, the use is considered to fit into the context of a large mixed use development, however an amendment to the Community Plan to accommodate C3 zoning for the hotel use is necessary as the existing C2 zone designation in the plan does not permit hotel uses. It is noted that the density regulations of the C2 designation will not be exceeded.

4.3 Servicing Requirements:

The Director Engineering will be requested to prepare an estimate for all services necessary to service this site. The servicing requirements will include, but not necessarily be limited to, the following:

The construction of Esmond Avenue and Dominion Street as well as a new cul-de-sac that will replace Norfolk Street. Sidewalks, street trees and boulevard works and paving treatments will be provided along Canada Way and Boundary Road.

4.4 Dedications:

The consolidation and resubdivision of the site will necessitate significant road dedication along Canada Way and Boundary Road for street upgrading and intersection improvements. It will also make it possible to close the westerly part of Norfolk Street between Esmond Avenue and Boundary Road along with the lanes included in the site.

4.5 Easements and Covenants:

Easements and covenants for services and access between the two lots along with any other needs are to be provided. A walkway easement between Boundary road and the Norfolk cul-de-sac is to be provided.

4.6 Highway Exchange:

A portion of Norfolk Avenue is to be closed where it meets Boundary Road as described in the Community Plan along with redundant lanes on the site. Council is requested to authorize a Highway Exchange Bylaw upon the rezoning receiving Second Reading. The excess land area after the exchange would be sold to the developer at market value, and will be the subject of a separate report to Council at the appropriate time.

4.7 Development Cost Charges:

Development Cost Charges for the residential portion of the project are applicable to this site.

4.8 Condominium Guidelines:

The plans submitted reflect the residential unit sizes to satisfy the Condominium guidelines.

4.9 Overhead Lines:

Overhead lines abutting the site will be placed underground.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 Gross site: 1.12 ha (2.75 acres)(approximately)
Net site: 1.06 ha (2.63 acres) subject to survey
a) Residential site 0.68 ha (1.68 acres)
b) Commercial 0.38 ha (0.95 acres)

Dedications for Canada Way and Boundary Road - to be determined by survey.

Site Coverage:

- a) Residential 31% approximately
b) Commercial 54% approximately

5.2 Floor Area breakdown (preliminary):

- a) Residential (62 units) 7,480 m² (80,520 sq. ft.)
(1.10 FAR)
b) Hotel 6,176 m² (66,478 sq. ft.)
(2.50 FAR)
c) Office/Commercial 4,113 m² (44,269 sq. ft.)
(2.50 FAR)
TOTALS: 17,769 m² (191,267 sq. ft.)

NOTE: Final building areas subject to adjustment to be based upon the permitted F.A.R. times the finished net lot size based upon the final legal survey plans.

Building Heights:

- a) Residential - Three occupied stories
b) Commercial - Six occupied levels (including one level below Canada Way grade)

5.3 Unit Mix:

- a) Residential 6 - 1 bed @ 87.8 m² (946 sq. ft.)
56 - 2 bed @ (average) 107.0 m² (1,150 sq. ft.)
b) Hotel 100 rooms

Residential unit density: 37 units/acre

5.4 Parking:

- a) Residential

Required 62 units x 1.5 = 93 spaces
Provided 93 spaces

All spaces are underground

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b) Commercial

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Hotel required (1 per 2 rooms) = 50 spaces

Restaurant required 1.5 seats = 44

Office required (1 per 495.16) = 89 spaces

Retail (1 per 495.16) = 20

Required Total 203 spaces

Provided 239 spaces

5.5 Exterior Materials and Finishes:

a) Residential - wood shingles, stucco, wood siding

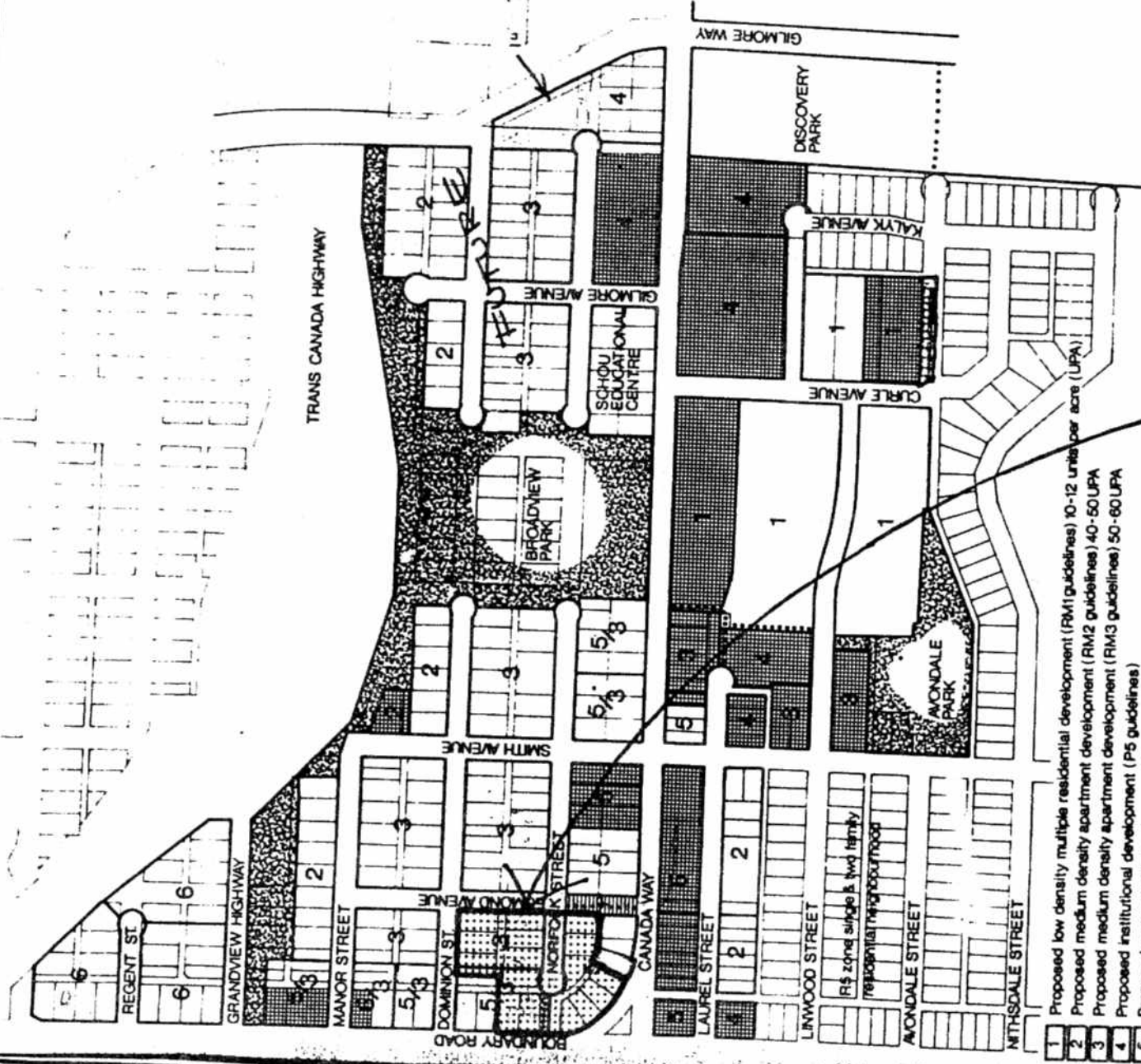
b) Office/Hotel - metal ribbed roof
stucco, brick and glass

BR/ds
BR/ds

cc: Municipal Clerk


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (P5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)

..... Pedestrian/bicycle trails
 [Symbol] Constructed
 [Symbol] Proposed public parking area

Updated to 1985 March
 Reference date 1971 June

COMMUNITY PLAN EIGHT

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Date

1989 SEPTEMBER

Scale

Drawn By

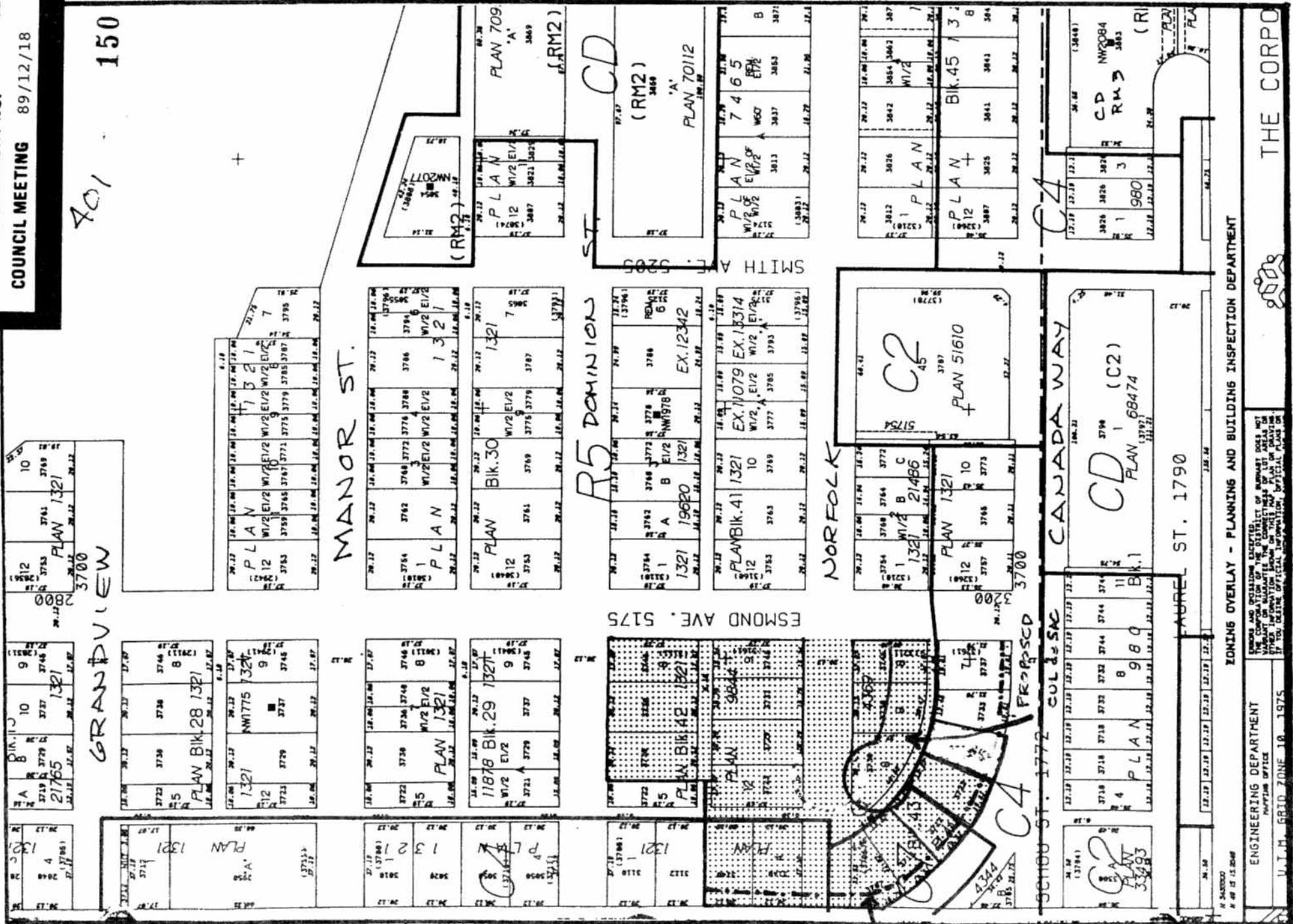


REZONING 75/89 LOCATION 149

SKETCH 1

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701 150



Date 1989 SEPT

Scale 1:2000

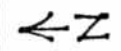
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RZ 75/89 LOCATION

EXISTING ZONING C4, C7, R5

SKETCH 2



RRX