

RE: REZONING REFERENCE NO. 48/89
PROPOSED INSTITUTIONAL DEVELOPMENT
9789 TO 9845 CAMERON STREET

ITEM	5
MANAGER'S REPORT NO.	62
COUNCIL MEETING	89/10/02

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER **DATE:** 1989 SEPTEMBER 27

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #48/89
PROPOSED INSTITUTIONAL DEVELOPMENT
9789 TO 9845 CAMERON STREET

PURPOSE: TO PROVIDE INFORMATION REGARDING ISSUES RAISED AT THE PUBLIC HEARING
FOR THE SUBJECT REZONING.

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RECOMMENDATION:

1. THAT a copy of this report be sent to St. Stephen's Anglican Church, 9887 Cameron Street, as well as to the applicant.

R E P O R T

1.0 Introduction:

At the Public Hearing for the subject rezoning proposal on 1989 September 26, a submission was made on behalf of the church on the neighbouring property which raised a number of issues regarding the proposed institutional development and related matters. This report is being submitted to provide information regarding these issues.

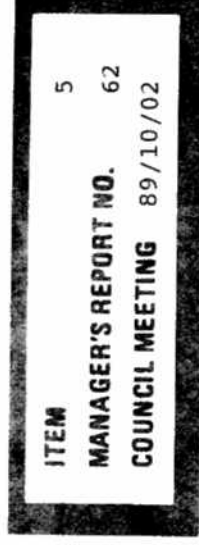
2.0 Affordability of the Proposed Seniors' Accommodation:

The developer has provided the following information in this regard:

"The market has dictated the amount of monthly rent charged to residents. We have contacted the B. C. Housing Commission to explore the possibility of obtaining subsidy for some units and will continue to pursue this possibility as it may allow a decrease in some rental rates."

3.0 Access to the Church Site:

The existing direct vehicular access to the church from Cameron Street will be maintained provided that there are no unforeseen grade problems related to Cameron Street widening. Engineering staff have advised that it will be necessary for this access to be right turn in and out only, due to its location in relationship to Cameron Street channelization, the cul-de-sac and other accesses in the area. An additional, new access (both vehicular and pedestrian) to the church site will be provided from the new cul-de-sac which will allow all movements to and from Cameron Street.



4.0 Cul-de-Sac Name:

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It will not be possible to name the new cul-de-sac St. Stephen's Place as suggested, as this name has already been used in the District of North Vancouver. We would, however, welcome other suggestions for naming the cul-de-sac from both the church and the developer.

5.0 Cameron Street Widening:

The developer should ensure acquisition of the required right-of-way for Cameron Street widening from the church site on a negotiated basis. The developer has indicated that a rock retaining wall and stairway related to Cameron Street widening will be provided on the church's south property line. Another rock retaining wall related to construction of the cul-de-sac will be provided along the church's west property line.

6.0 Boulevards:


Provision of grass boulevards and street trees along Cameron Street and the new cul-de-sac in accordance with municipal standards will be required.

7.0 Relationship of the Proposed Development to the Church Site:

A 7.6 m. (25 ft.) building setback to the church property's north boundary is provided at the only location where the proposed development abuts the church site. This setback area is to be heavily landscaped and the developer has indicated that a fence will be provided along this property line to a point 6 m (20 ft.) from the cul-de-sac. The proposed office building located on Cameron Street beyond the new cul-de-sac from the church is to be three storeys plus penthouse in height, with a setback of 6 m (20 ft.) from Cameron Street. This is considered to provide an appropriate relationship to both Cameron Street (including pedestrian orientation) and the church. No aspect of the proposed institutional development will impact on the church's historic value or the existing cemetery on its site.

RR
RR/ds

cc: Director Engineering


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION