

RE: REZONING REFERENCE NO. 90/88
7026 KINGSWAY

ITEM	14
MANAGER'S REPORT NO.	14
COUNCIL MEETING	89/02/20

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 FEBRUARY 15

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #90/88
7026 KINGSWAY
LOT 23, BLK. 1, D.L. 95, PLAN 556
(SEE ATTACHED SKETCH #1)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1989 March 21.

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RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 4.2 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 February 27 and to a Public Hearing on 1989 March 21 at 19:30 hours.
3. THAT the following be established as prerequisites to the completion of the zoning:
 - 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 form 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 one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The provision of a public pedestrian walkway easement linking Greenford Avenue with Kingsway and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- i) The retention of as many existing mature trees as possible on the site.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- l) The undergrounding of existing overhead wiring abutting the site.
- m) Compliance with the Council adopted sound criteria.

SUMMARY:

The applicant has now submitted a development plan for the subject site, which is suitable for submission to a Public Hearing.

R E P O R T

1.0 APPLICANT:

Mr. Scott Kennedy
Cornerstone Architects
#22 - 1551 Johnston Street
Vancouver, B.C.
V6H 3R9

2.0 REZONING PURPOSE:

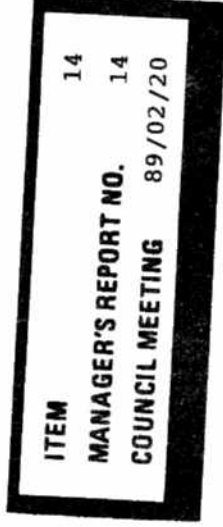
To provide for a mixed use commercial/residential development.

3.0 BACKGROUND:

The subject site, which is presently occupied by the Blue Haven Motel, is located within Community Plan Six (see attached sketch #2) and is designated for mixed use development under RM4 Multiple Family Residential and C2 Community Commercial District guidelines.

Council, on 1988 November 14, 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 will be submitted at a later date.

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



4.0 GENERAL COMMENTS:

- 4.1 The subject site is being rezoned:
- FROM:** C4 Service Commercial District
- TO:** CD Comprehensive Development District
(based on RM4 Multiple Family Residential District and C2 Community Commercial District uses and density).
- 4.2 Dedications for Kingsway widening, Beresford widening and the planned Greenford Avenue cul-de-sac are required as shown on attached sketch #3. A closed lane to the east is to be consolidated with the subject site. The easterly 4.0 m (13 ft.) of the northerly portion of the Greenford Avenue right-of-way which is to be closed under the adopted Plan, may be closed and consolidated with the subject site at the present time, subject to leaving a minimum of 6.01 m (20 ft.) paved temporary lane for an access to existing development to the west and for future closing and consolidation with a development site assembly to the west. A Highway Exchange Bylaw is recommended in this regard.
- 4.3 Residential vehicular access is from Greenford Avenue. The proposed commercial access from Kingsway will be right turn in and out only, and will be subject to Ministry of Transportation and Highways approval.
- 4.4 A public walkway is to be developed on a 4.5 m (15 ft.) wide easement linking the Greenford Avenue cul-de-sac with Kingsway.
- 4.5 In view of traffic on Kingsway, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.
- 4.6 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,264 per unit, will apply to this development.
- 4.7 An estimate of required servicing costs will be obtained from the Director Engineering. This will include, but not necessarily be limited to, construction of Beresford Street and Greenford Avenue adjacent to the site, as well as sidewalk and boulevard upgrading and boulevard treeplanting along Kingsway, and the public walkway between Greenford and Kingsway.
- 4.8 The developer will be expected to remove existing overhead wiring adjacent to the site if feasible.
- 4.9 The submitted landscape plans include preservation of a number of mature evergreen trees located on the southern part of the property.
- 4.10 The development plans submitted comply with the minimum unit sizes specified by the condominium guidelines adopted by Council.
- 4.11 A development plan for the subject site which is suitable for submission to a Public Hearing has been submitted.

5.0 DEVELOPMENT PROPOSAL:

5.1	NET SITE AREA:	7,194 m ² (77,438 sq. ft.) (To be confirmed by survey)
5.2	SITE COVERAGE:	Commercial 10.0% Residential 14.6%
	TOTAL	24.6%

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5.3 FLOOR AREA:
Commercial 1,288 m² (13,864 sq. ft.)
Residential 11,353 m² (122,207 sq. ft.)
TOTAL 12,641 m² (136,071 sq. ft.)

5.4 FLOOR AREA RATIO:
Commercial 0.179
Residential 1.578

TOTAL 1.757 150

5.5 RESIDENTIAL UNIT MIX:
2 three bedroom units
76 two bedroom units
3 one bedroom units

81 units TOTAL

5.6 RESIDENTIAL COMMUNAL FACILITIES:

Pool, exercise and party rooms;
landscaped roof decks.

5.7 REQUIRED PARKING:
Commercial 55 spaces (based on 708 m² retail/office floor area, 280 m² convenience store and a 120 seat restaurant)

Residential 122 spaces (including 16 visitor's spaces)

TOTAL 177 spaces

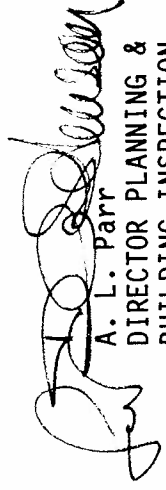
PROVIDED PARKING:
Commercial 75 spaces
Residential 143 spaces

TOTAL 218 spaces

LOADING REQUIRED AND PROVIDED:
2 bays

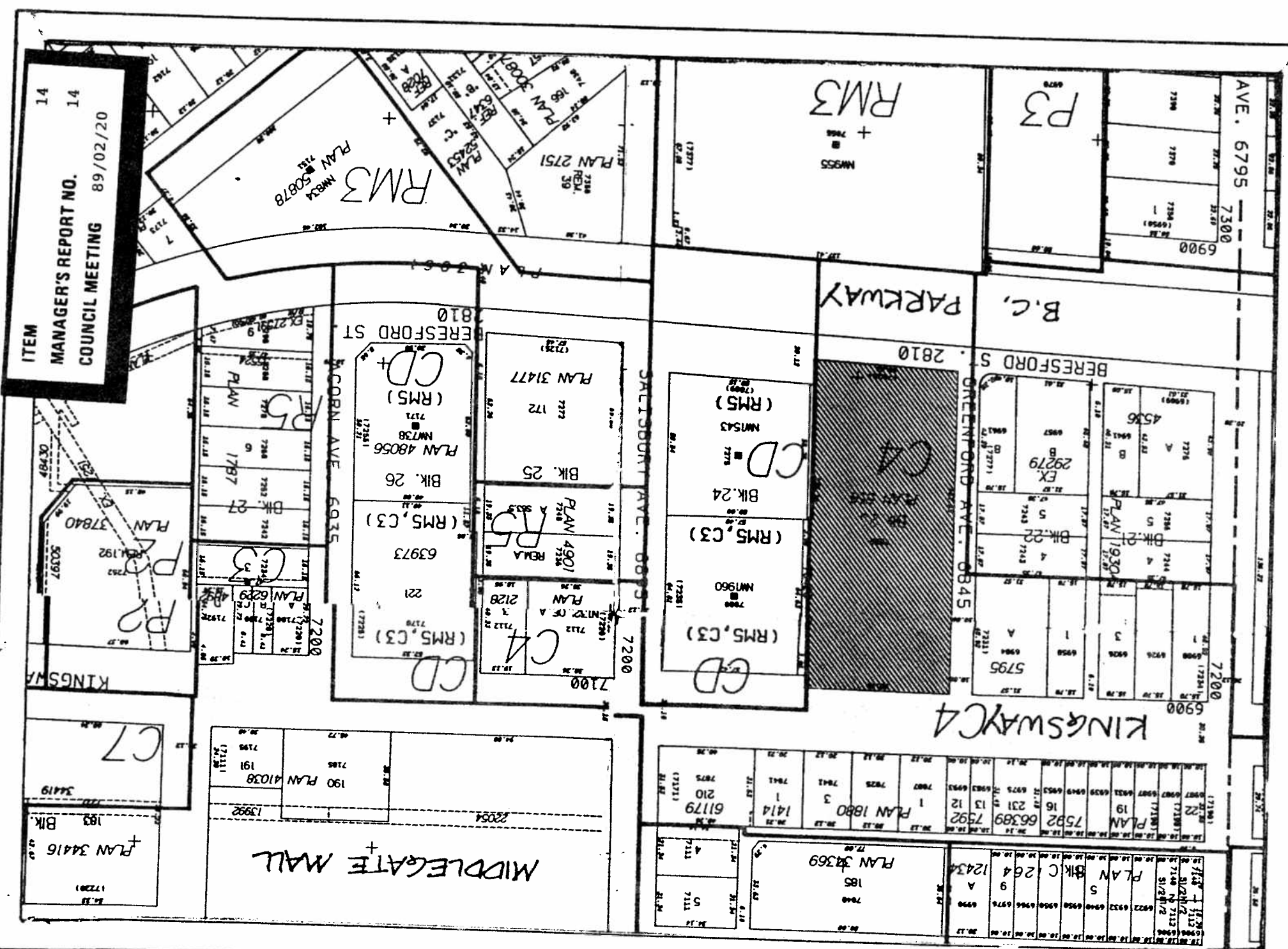
5.8 EXTERIOR MATERIALS AND FINISH:
Brick, tinted glass, concrete, unit pavers.

5.9 The proposed development consists of a two-storey commercial podium oriented towards Kingsway and a 9 storey and a 15 storey apartment tower, with underground parking. All commercial and recreational roof areas are landscaped.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RR:ap
Attachments

cc: Municipal Solicitor
Director Engineering



Date: 1988 NOV.

Scale: 1:2000

Drawn By:



Planning & Building Inspection Department

RZ # 90/88

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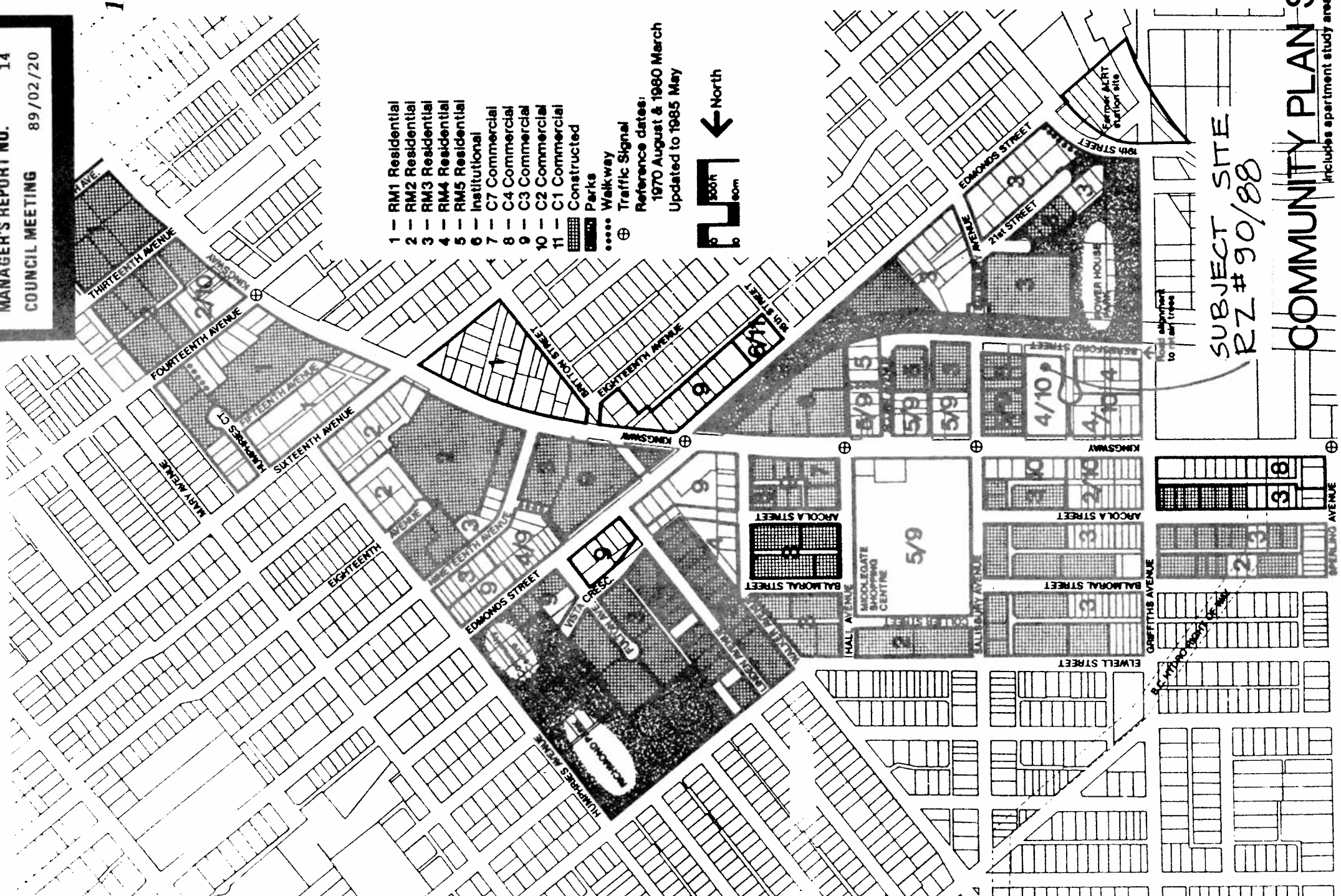
SKETCH # 1

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- 1 - RM1 Residential
- 2 - RM2 Residential
- 3 - RM3 Residential
- 4 - RM4 Residential
- 5 - RM5 Residential
- 6 - Institutional
- 7 - C7 Commercial
- 8 - C4 Commercial
- 9 - C3 Commercial
- 10 - C2 Commercial
- 11 - C1 Commercial
- Constructed
- Parks
- Walkway
- Traffic Signal

Reference dates:
 1970 August & 1980 March
 Updated to 1985 May



SUBJECT SITE
 RZ #90/88

COMMUNITY PLAN SIX
 Includes apartment study areas O & P

SKETCH #2

