

RE: REZONING REFERENCE NO. 92/88
5507, 5525, 5549 AND 5583 BARKER AVENUE

ITEM 5
MANAGER'S REPORT NO. 22
COUNCIL MEETING 89/03/20

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 MARCH 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #92/88

ADDRESS: 5507, 5525, 5549 and 5583 Barker Avenue

LEGAL: D.L. 34, Lots 66 and 67, Plan 29549, Lots 11 and 12,
Plan 1355

FROM: R5 Residential District

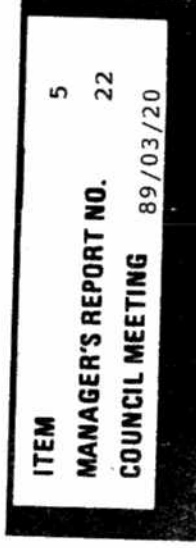
TO: CD Comprehensive Development District (based on RM3
Multiple Family Residential District guidelines).
(refer attached sketches 1 and 2)

PURPOSE: To advise Council of the receipt of a suitable plan of development suitable for advancement to a Public Hearing.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on March 28 and to a Public Hearing on April 18 at 19:30 h.
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.



- 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. All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i. The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- j. The undergrounding of existing overhead wiring abutting the site.

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1.0 SUMMARY:

A plan for the development of a 30 unit CD/RM3 three storey apartment building has been submitted for this development site. This proposal is consistent with the plan for the area and is being recommended for a Public Hearing.

2.0 BACKGROUND

Council on 1988 November 14 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.

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

3.0 GENERAL COMMENTS

3.1. Servicing Requirements.

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. A partial list of works necessary include sidewalks, streetlights as well as other related improvements.

3.2 Any necessary easements or dedications will be provided.

3.3 Development cost charges for the Parkland Acquisition Levy at the current rate of \$1,397 per unit are applicable to this application.

3.4 The applicant has indicated that it is intended that the development standards will satisfy the condominium guidelines.

3.5 The developer is expected to remove, or contribute towards the cost of removing the overhead wiring, abutting the street.

4.0 DEVELOPMENT PROPOSAL

4.1 Gross/Net Site 3486.8m² (37,533 sq. ft.)

Site coverage approximately 37%.

4.2 Floor Area total 3835m² (41,286 sq. ft.)

Floor Area ratio: $\frac{\text{Floor Area}}{\text{Site Area}} = 1.10$

Height: three stories

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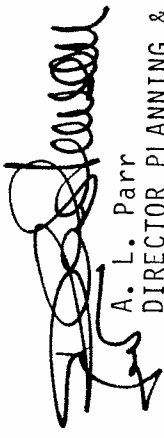
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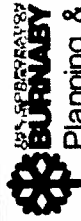
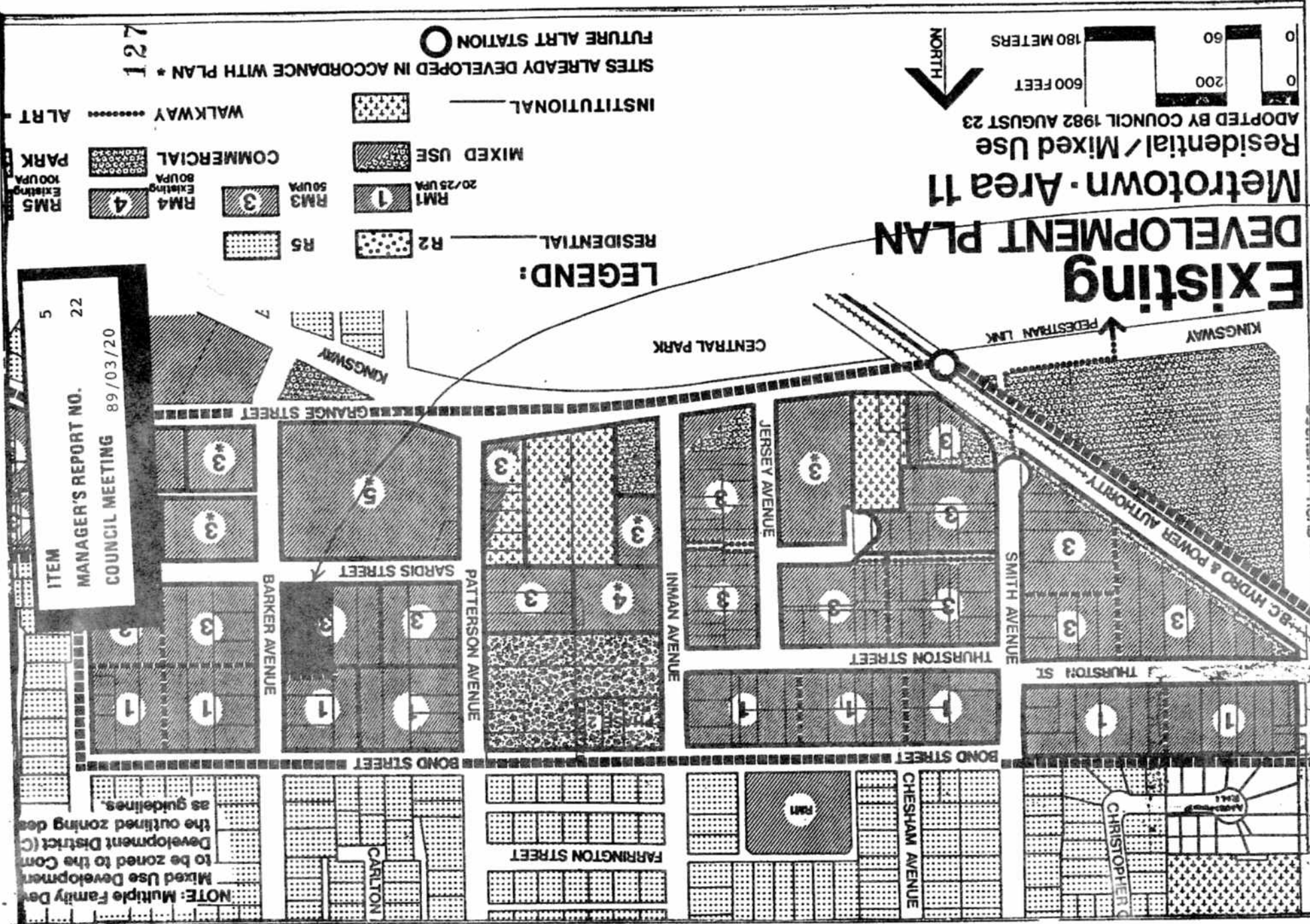
- 4.3 Unit Mix: All units are two bedrooms ranging in size from 1161 sq. ft. to 1218 sq. ft.
- Unit Density: 34.8 units/acre
- 4.4 Parking: required @ 1.5 spaces/unit = 45 spaces.
provided 47 spaces including 8 unsecured visitor stalls.
Garbage handling is underground.
- 4.5 Communal facilities include a meeting room and a storage area.
- 4.6 Exterior materials and finish include cedar shingle roof, wood fascia and window trim, aluminium windows, partially glazed balconies and two colours of stucco.

BR/tm

Attach.

cc: Municipal Clerk


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



Planning & Building Inspection Department

Date: 1988 NOVEMBER

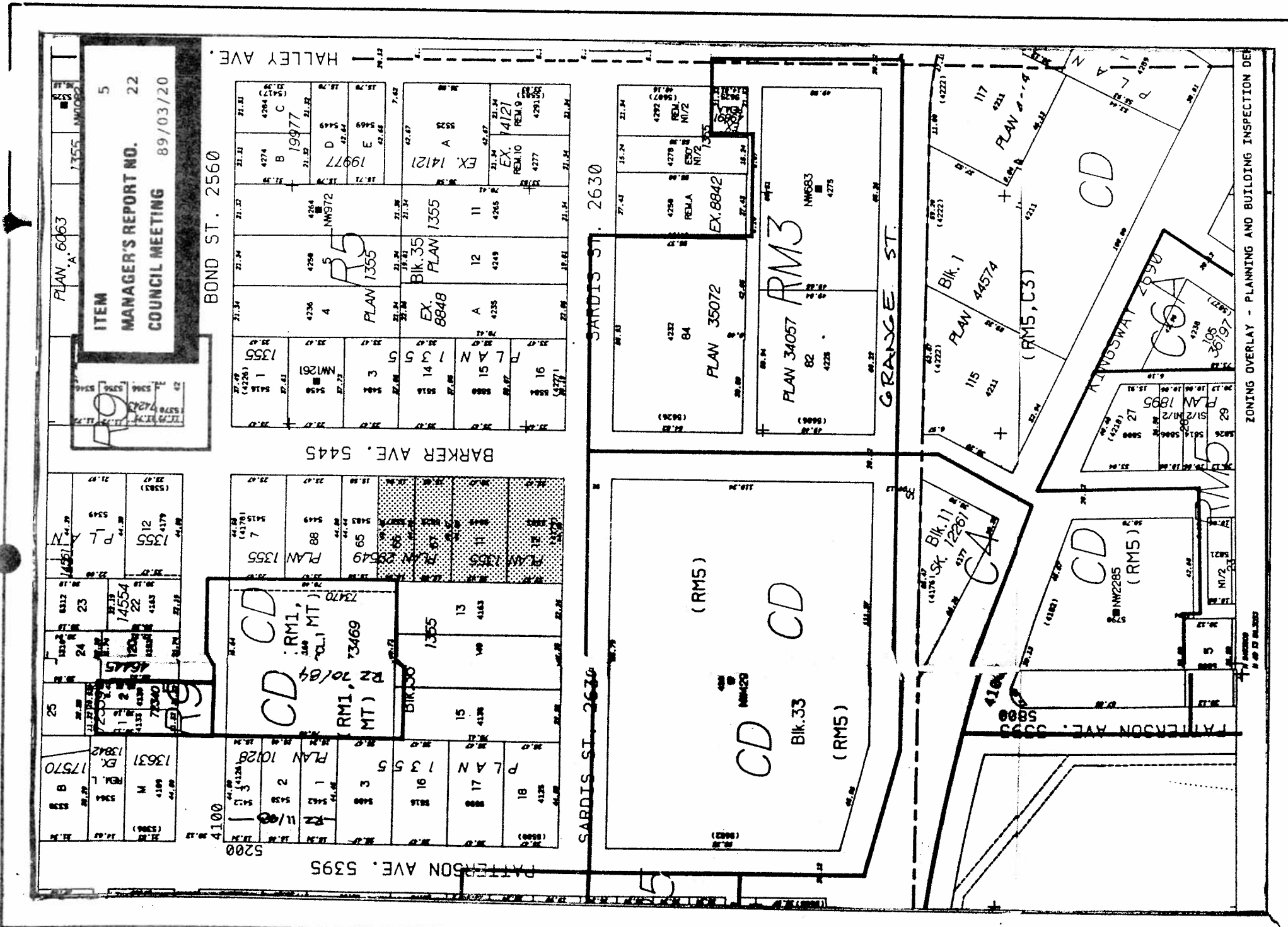
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RZ REF 92/88 LOCATION

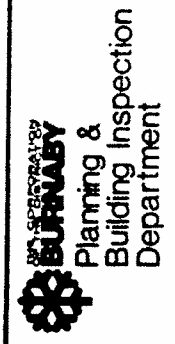
PROPOSED CD/RM3

Drawn By:

SKETCH 1



PLAN 6063
 ITEM 5
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Date: 1988 NOVEMBER

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Drawn By:

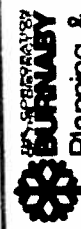
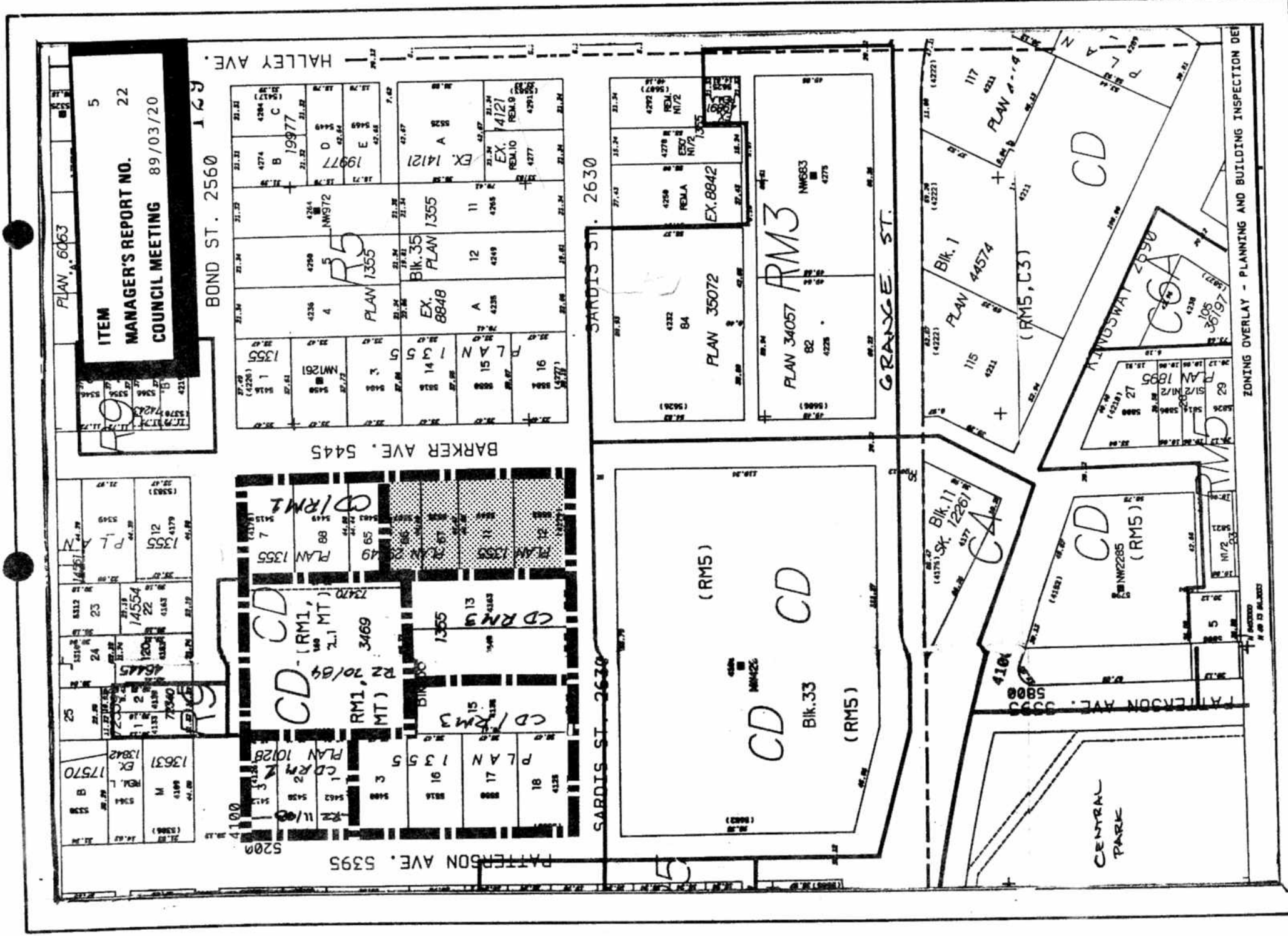
RZ REF 92/88 LOCATION

EXISTING ZONING R5

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ZONING OVERLAY - PLANNING AND BUILDING INSPECTION DEPT

SKETCH 2



Planning & Building Inspection Department

Date:

1988 NOV

Scale:

1:2000

Drawn By:

SKETCH 3

RZ 92/88

RECOMMENDED SITE ASSEMBLIES