

RE: REZONING REFERENCE NO. 103/88
7117 MACPHERSON AVENUE

ITEM	14
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.

* * * * *

TO: MUNICIPAL MANAGER 1989 MARCH 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #103/88

ADDRESS: 7117 MACPHERSON AVENUE

LEGAL: LOT 11, D.L. 98, PLAN 5701

FROM: M1 MANUFACTURING DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM2 AND RM3 MULTIPLE FAMILY
RESIDENTIAL DISTRICT GUIDELINES)

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

=====

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 March 28 and to a Public Hearing on 1989 April 18 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.

ITEM	14
MANAGER'S REPORT NO.	22
COUNCIL MEETING	89/03/20

e) The consolidation of the net project site into one legal parcel. 168

f) The granting of any necessary easements.

g) The dedication of any rights-of-way deemed requisite.

h) The retention of as many existing mature trees as possible on the site.

i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

j) The undergrounding of existing overhead wiring abutting the site.

k) Compliance with the Council-adopted sound criteria.

l) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.

SUMMARY:

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

R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed bylaw is to permit the development of a two phased project with a low-rise seniors' apartment building and a low-rise family complex.

2.0 BACKGROUND:

2.1 The site lies in the north-east section of the Royal Oak Study area. The site assembly is consistent with the plan and the uses proposed include a mix of ground oriented housing at RM2 density for families and a standard corridor type low-rise apartments at an RM3 density for seniors.

2.2 While the site is removed from existing residential areas, the property which abuts most of the westerly boundary of the site is also in the rezoning process (Rezoning Reference #73/88) and is proposed for low-rise apartments (refer attached sketches).

2.3 Council on 1989 January 23 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. Council also requested that a sketch be prepared indicating other development activity in the area and indicated a desire to ensure the applicant took student school bound pedestrians into account in the site design.

3.0 GENERAL COMMENTS:

3.1 The developer will be responsible for upgrading the adjacent portions of MacPherson Avenue as well as the dedication of a 10.0 m widening and full completion of Beresford Street plus any other necessary works that are determined once the application has been reviewed in detail.

ITEM	14
MANAGER'S REPORT NO.	22
COUNCIL MEETING	89/03/20

- 3.2 The Neighbourhood Parkland Acquisition Charges are applicable to this type of development.
- 3.3 The Health Department has indicated that an acoustical study for the Skytrain noise is necessary.
- 3.4 Overhead wiring abutting the site will need to be relocated underground or a contribution for the future undergrounding will be submitted.
- 3.5 Any necessary easements or covenants will be provided.
- 3.6 A letter of commitment from the Senior Government funding agencies will be required to confirm that the seniors' building will be non-profit seniors' housing. This assurance will allow the reduced development standards for the seniors' unit areas to apply to this building.
- 3.7 There are some existing large trees along the south edge of the site that will be saved if it is possible in the opinion of the Landscape Architect.
- 3.8 The seniors' portion of the site will be required to meet the adopted standards for exterior lighting levels.

4.0 DEVELOPMENT PROPOSAL:

4.1	Gross Site Area:	-	12,594 m ² (3.11 acres)
	Net Site Area:	-	11,678 m ² (2.86 acres)
	Site Coverage (Approximately):	-	30%
	Site Area I (Southern Portion) (Family Housing):	-	8,512.5 m ² (91,631 sq. ft.)
	Site Area II (Northern Portion) (Seniors')	-	3,165.5 m ² (34,069 sq. ft.)
4.2	Floor Area		
	Site I:	-	7,043.3 m ² (75,816 sq. ft.)
	Site II:	-	2,856.9 m ² (30,752 sq. ft.)
	TOTAL	-	9,900 m² (106,568 sq. ft.)

Floor Area Ratio:

Site I (Permitted RM2 is 0.9) Proposed:	-	0.83
Site II (Permitted RM3 is 1.1) Proposed:	-	0.90
TOTAL SITE F.A.R.	-	0.85

ITEM 14
MANAGER'S REPORT NO. 22
COUNCIL MEETING 89/03/20

4.3 Unit Mix (100 units total)

Site I - 58 Units Family

170

12	2 bed units @ 95.25 m ²	-	(1,022 sq. ft.)
6	2 bed units @ 107.23 m ²	-	(1,152 sq. ft.)
24	3 bed units @ 126.27 m ²	-	(1,356 sq. ft.)
16	4 bed unit @ 134.03 m ²	-	(1,442 sq. ft.)
	Unit Density	-	27.6 units/acre

Site II - 42 units Seniors

32	1 bed units @ 51.25 m ²	-	(551 sq. ft.)
6	1 bed units @ 54.20 m ²	-	(583 sq. ft.)
4	Handicapped units @ 58.43 m ²	-	(629 sq. ft.)

Unit Density

- 53.7 units/acre

4.4 Parking

Site I - 59 x 1.5 = 87 spaces required
= 89 spaces provided

Site II - 42 x 0.8 = 34 spaces required
= 34 spaces provided

All parking is underground

4.5 Communal Facilities

Site I : Meeting Room, Laundry and Storage

Site II: Meeting Room, Laundry, Lounge, Workshops
and Office Storage

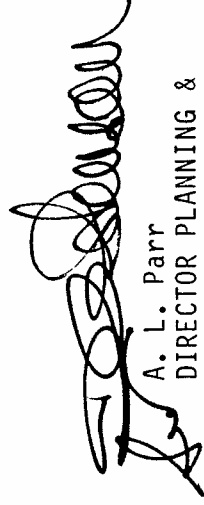
4.6 Exterior materials will include:

Duroid roofing, wood window trim and details and stucco.

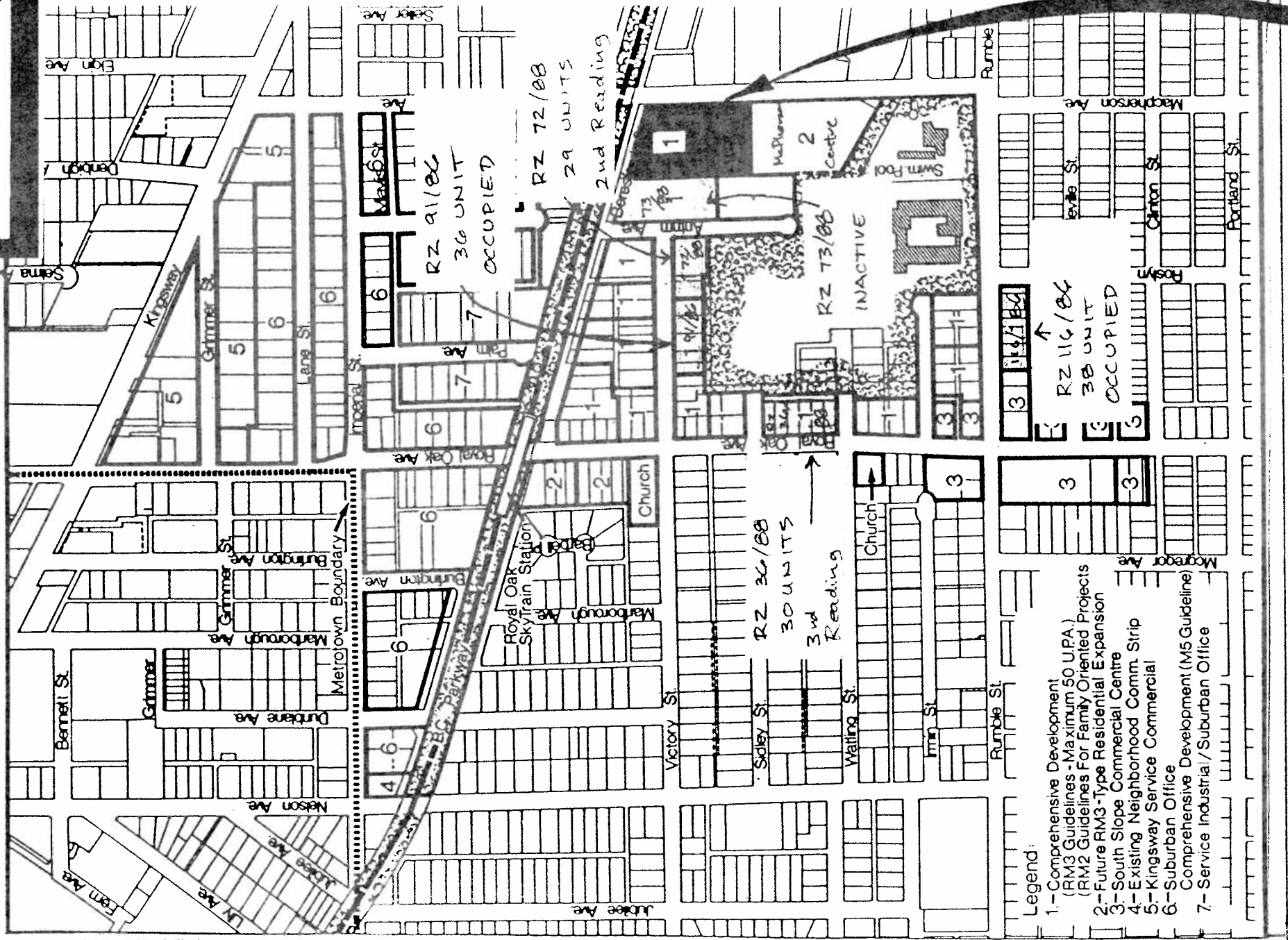
BR:ap

Attachments

cc: Municipal Clerk



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



Date:

1989/03/20

Scale:



ROYAL OAK
 STUDY AREA

SUBJECT SITE
 RZ. REF. #03/08

SKETCH #1.

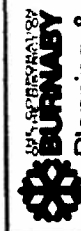
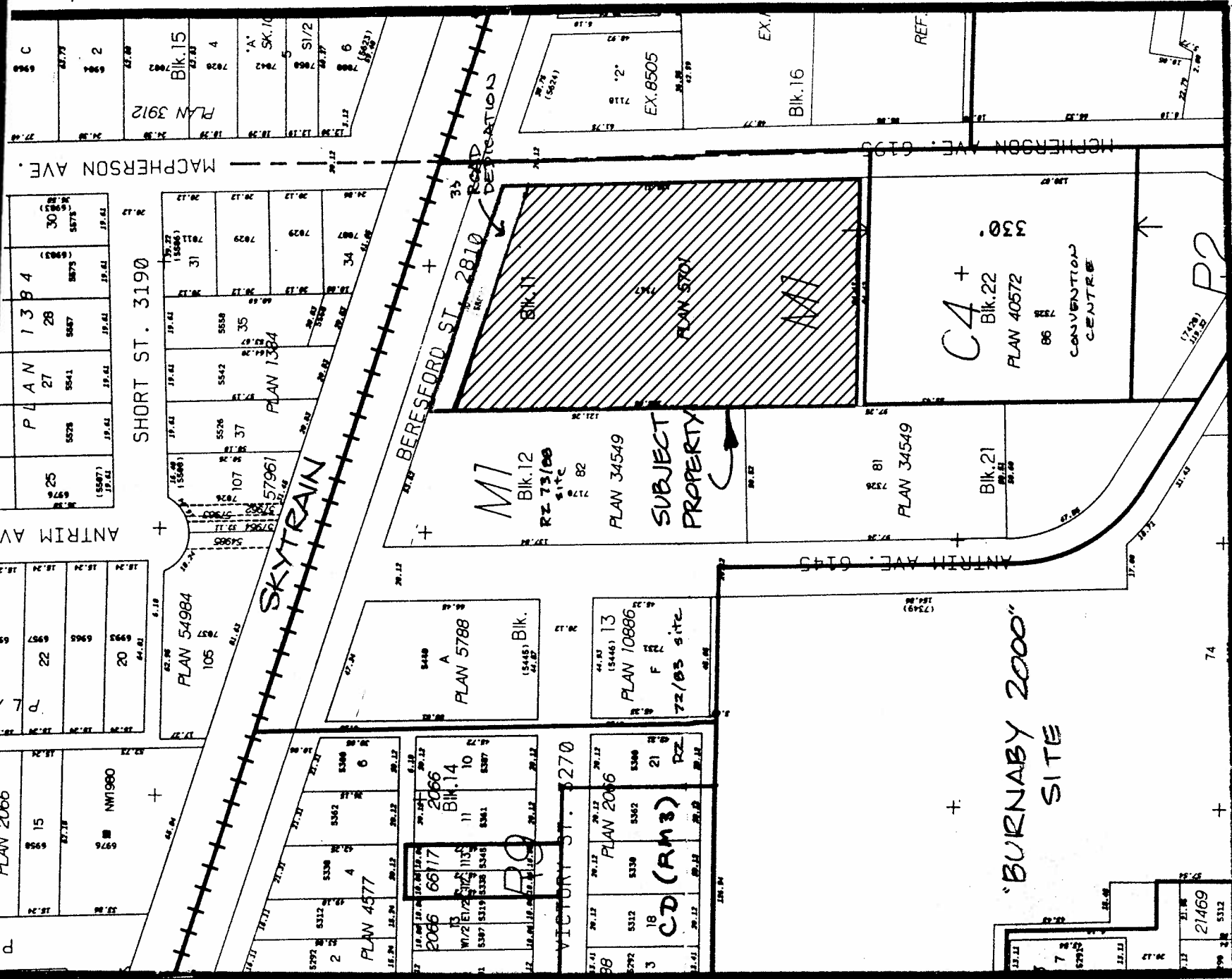
Drawn By:

REN

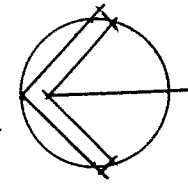
027

MANAGER'S REPORT NO. 14
 COUNCIL MEETING 89/03/20 22

5300 19.79 24	5376 19.79	5542 19.79	555 19.79	2
25 19.41	5575 19.41	5641 19.41	5673 19.41	30 19.41
5587 19.41	5542 19.41	5542 19.41	5542 19.41	31 19.41
107 19.41	5526 19.41	5542 19.41	5542 19.41	35 19.41
5796 19.41	5526 19.41	5542 19.41	5542 19.41	37 19.41
107 19.41	5526 19.41	5542 19.41	5542 19.41	37 19.41
5796 19.41	5526 19.41	5542 19.41	5542 19.41	37 19.41



Planning & Building Inspection Department



Date: 1989 JAN.
 Scale: 1:2000M.
 Drawn By: RCN

REZONING REFERENCE #103/88
 EXISTING ZONING/LOCATION SKETCH
 SKETCH 2.