

RE: REZONING REFERENCE NO. 34/89
PROPOSED APARTMENT BUILDING
18TH STREET AND EDMONDS STREET

ITEM	19
MANAGER'S REPORT NO.	53
COUNCIL MEETING	89/08/21

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 AUGUST 15

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #34/89
PROPOSED APARTMENT BUILDING
18TH STREET & EDMONDS STREET

PURPOSE: To provide information regarding tree preservation, landscaping, and reduction of building dimensions in response to concerns raised at the Public Hearing.

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RECOMMENDATION:

1. THAT this report be received for information.

R E P O R T

1.0 INTRODUCTION:

On 1989 August 08, Council tabled Second Reading of the subject rezoning amendment bylaw in order to allow staff to report in response to concerns raised at the Public Hearing. The developers and architects have worked with staff to provide further information and to adjust the development plans in response to these concerns.

2.0 TREE PRESERVATION AND LANDSCAPING:

A tree survey of the site has been completed, and the landscape architect has noted that the property does not have many worthwhile trees capable of preservation. The only two large conifers existing on the property are located close to Edmonds Street and will be lost due to planned road widening. The two trees are in the order of 30 m (100 ft.) high, roughly the same scale as the proposed ten storey apartment building which is 26 m (86 ft.) to the roof of the tenth storey and 32 m (105 ft.) to the peak of the mechanical penthouse. Eleven other existing trees are to be preserved, primarily by relocation to the most visible corner of the site. In addition, it is proposed to provide substantial new tree planting on-site, including the following specimen sizes:

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8 Paper birch	-	+/- 20'
4 Magnolia	-	+/- 10'
16 Honey Locust	-	2 3/4" caliper +/- 15'
9 Shore Pine	-	+/- 12' - 14'
8 Flowering Cherry	-	2 3/4" caliper +/- 12'
3 Red Maples	-	5" caliper +/- 25'

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The applicant is also proposing to provide larger than usual planting sizes for the Edmonds Street boulevard trees subject to Parks and Recreation approval.


3.0

BUILDING DIMENSIONS:

The plans submitted to the Public Hearing indicated a typical floor plate with an area of 645.8 m² (6,952 sq. ft.), good corner articulation and exterior wall dimensions of 30.2 m by 27.7 m (99 ft. by 91 ft.). In response to the concerns expressed, the architects have prepared a new floor plan reducing the exterior wall dimensions to 29.0 m by 27.1 m (95 ft. by 89 ft.), while maintaining the area of 645.8 m² (6,952 sq. ft.) per typical floor, good corner articulation, and the proposed ten storey building height. Further decreases in building dimensions in order to create a more slender building would necessitate an increase in building height, if the development's Floor Area Ratio is to be maintained at the RM4 density of 1.7. It should be noted, however, that the site coverage of the building as presently proposed at 16 per cent is already relatively low, allowing for considerable landscaping and view corridors.

RR:ap

cc: Landscape Inspector
Director Recreation & Cultural Services


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION