

ITEM 20
MANAGER'S REPORT NO. 53
COUNCIL MEETING 89/08/21

RE: REZONING REFERENCE NO. 35/89
9587 & 9625 MANCHESTER DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 AUGUST 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #35/89
9587 & 9625 MANCHESTER DRIVE

PURPOSE: To respond to traffic and parking concerns raised at
the Public Hearing for Rezoning Reference #35/89.

=====

RECOMMENDATIONS:

1. THAT Council approve the reconfiguration of the subject site by subdivision plan as outlined in this report in order to improve the adjacent Government Street alignment.
2. THAT copies of this report be sent to the delegations expressing parking and traffic concerns at the Public Hearing for the subject rezoning.

R E P O R T

1.0 BACKGROUND:

The current Comprehensive Development zoning of the subject site, which received Final Adoption on 1981 December 21, provides for the development of 352 apartment units in three apartment towers. Instead of proceeding with development on this basis at the present time (which was and remains an alternative), the developer has chosen to pursue an amendment rezoning for an amended and improved plan of development which provides for the development of 337 apartment units in three towers. At the Public Hearing for the amendment rezoning, some concerns were raised regarding parking provision and traffic flow in the area. The purpose of this report is to respond to these concerns.

2.0

TRAFFIC FLOW:


Existing traffic flows in the area are negatively affected by the existing substandard alignment of Government Street adjacent to the subject site. This alignment, and traffic flow on Government Street, could be substantially improved if a right of-way widening dedication were obtained from the subject site as illustrated on the attached sketch. The required dedication would vary up to approximately 13.5 m (44 ft.) in width, and would total some 900 m² (10,000 sq. ft.). Staff have proposed that this area be exchanged for an equal area of the triangular Municipally-owned landscape buffer property immediately north of the site (see attached sketch). The resulting reconfiguration of the site would maintain the site area and developable floor area for the development unchanged, and would not impact the proposed site plan for the development, including maintenance of the northerly triangle as landscaped buffer area only. The proposed reconfiguration of the site by subdivision plan has been agreed to by the developer and it is recommended that it be approved by Council. Reconstruction of Government Street on an improved alignment within the enlarged right-of-way will benefit the entire surrounding area and would be a future Municipal project.

207

3.0

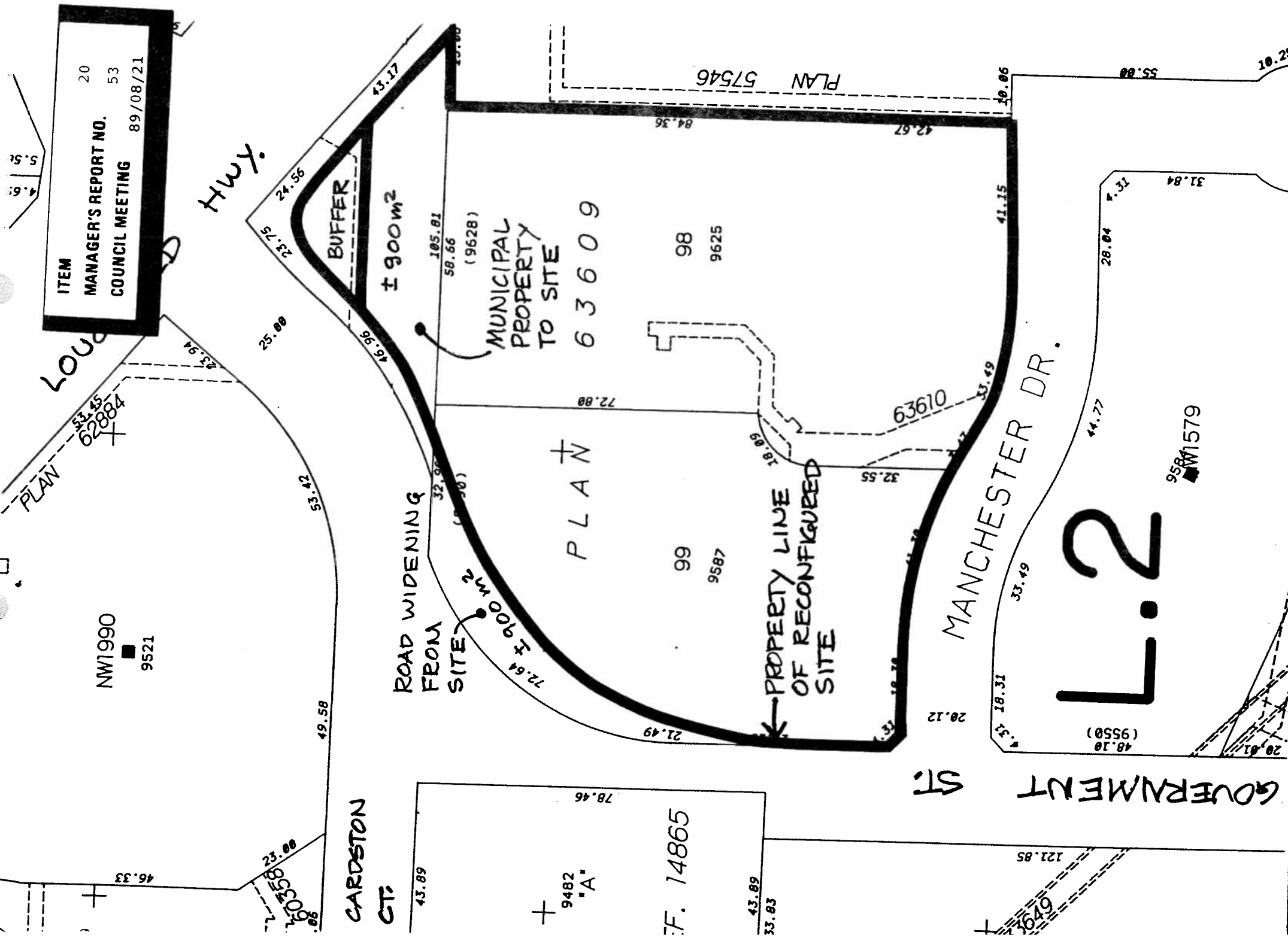
PARKING:

The parking required for the proposed development totals 506 spaces (based on the Zoning Bylaw requirement of 1.5 spaces per unit for 337 units). The previously proposed parking provision of 509 spaces has been increased to 550 spaces by the architects in response to the concerns expressed at the Public Hearing.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RR:ap
Attach.

cc: Director Engineering
Director Recreation & Cultural Services
Subdivision Reference #57/89



ITEM
 MANAGER'S REPORT NO. 20
 COUNCIL MEETING 89/08/21

NW1990
 9521

GARDSTON
 CT

F. 14865

GOVERNMENT ST.

MANCHESTER DR.

L:2

MUNICIPAL
 PROPERTY
 TO SITE
 63609

ROAD WIDENING
 FROM
 SITE
 ± 900 m²

BUFFER
 ± 900 m²

PROPERTY LINE
 OF RECONFIGURED
 SITE



Date
 1989 AUG.

Scale
 1:1000

Drawn By

208

PROPOSED ROAD WIDENING
 & SITE RECONFIGURATION
 RZ # 35/89

PLAN 57546

PLAN
 63609

98
 9625

99
 9587

9587
 M1579

(9550)

4.6

5.5

20

53

89/08/21

HWY.

23.75

24.55

43.27

25.00

46.96

105.81

58.56

(9628)

84.36

42.67

10.06

55.88

10.25

31.84

28.84

7.32

44.77

33.49

41.15

18.09

33.49

32.55

63610

72.88

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

32.55

44.77

33.49

41.15

18.09

33.49

