

RE: REZONING REFERENCE NO. 30/89
SANDERS AND NELSON AVENUES

ITEM	19
MANAGER'S REPORT NO.	45
COUNCIL MEETING	89/06/26

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 JUNE 21
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #30/89

ADDRESS: 4929, 4949, 4963, 4977, 4989,
AND 5007 SANDERS STREET;
6162 AND 6188 NELSON STREET

LEGAL: D.L. 32, PCL. A, EX. PL. 12014, LOT 4 E1/2, LOT
5, LOT 6, PCL. 1, PCL. A, EX.PL. 12104, LOT 2,
PLAN 1733, LOTS B & C, PLAN 18306.

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 recommend that this rezoning application be considered for a
Public Hearing on 1989 July 25.

=====

RECOMMENDATIONS:

1. THAT Council approve the adjustment/amendment to Community Plan Area 4, as outlined in Section 3.2 of this report.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 July 10, and to a Public Hearing on 1989 July 25 at 19:30 h (7:30 p.m.).
3. 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) The undergrounding of existing overhead wiring abutting the site.
- 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) Compliance with the Council adopted sound criteria.
- l) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.
- m) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- n) Submission of the owner's consent to the future closure of the lane abutting the site.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit the construction of a three-storey apartment.

2.0 BACKGROUND

Council on 1989 May 23 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site. Following a delegation by the applicant on 1989 May 29, Council 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 to be based upon the RM3 Multiple-Family Residential District density guidelines.

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

3.0 GENERAL COMMENTS

3.1 The subject development is being rezoned:

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on the RM3 Multiple-Family Residential District use and density).

3.2 COMMUNITY PLAN FOUR

The subject site is located within Metrotown Sub-Area 5 and Community Plan Four. Since a review of the Plan in 1980, the site of the subject rezoning has been designated for RM2 density Comprehensive Development. Prior to that time, the site was included in a proposed expansion of the Royal Oak/Marlborough school/park site. At the Council meeting of 1989 May 29, Council instructed staff to proceed with an RM3-based density of 1.10 Floor Area Ratio on the site. It is necessary, therefore, to amend the Community Plan to designate this site for Comprehensive Development zoning based upon the RM3 zone use and density.

3.3 SERVICING

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the provision of any remaining necessary street works abutting the site on Nelson Avenue and Sanders Street, along with the provision of a walkway and landscaped area in the lane area along the north edge of the site.

3.4 The net site will be consolidated into one parcel.

3.5 Vehicle access will be from Sanders Street only.

3.6 A road widening dedication of 1.5 m (5.0 ft.) is required along Nelson Avenue.

3.7 In accordance with the adopted Community Plan, it is intended that the lane to the north of the site be closed to traffic for future consolidation with the adjacent school site. It will be necessary for the applicant to consent to this future closure. The lane allowance would be landscaped and developed for public pedestrian use at this time.

3.8 The Neighbourhood Parkland Acquisition Charge will apply to this development.

3.9 The development plan will meet the required standards for the strata title guidelines in terms of unit sizes.

3.10 A recycling/garbage handling area will be provided underground.

3.11 Overhead wiring abutting the site will be replaced underground.

4.0 DEVELOPMENT PROPOSAL

4.1 GROSS SITE: 5,153 m² (55,476 ft²)

NET SITE:
(widening of Nelson Avenue) 5,088.1 m² (54,770 ft²)

SITE COVERAGE: 39%

4.2 FLOOR AREA OF BUILDING: 5,597 m² (60,247 ft²)
FLOOR AREA RATIO: 5,597 m²

5,088.1 = 1.10 FAR
186

HEIGHT: 3 storeys

4.3 UNIT MIX:
12 - 1-bedroom units at 90.5 m² (975 ft²)
34 - 2-bedroom units from 102.0 m² (1,100 ft²)

UNIT DENSITY: 36.6 units/acre

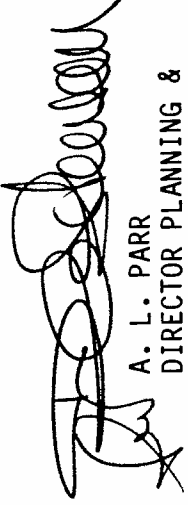
4.4 PARKING:
REQUIRED: 1.5 spaces x 46 units = 69 spaces
PROVIDED: (including 9 visitor stalls) 78 spaces

4.5 COMMUNAL FACILITIES:
Facilities to be included are a pool, whirlpool and sauna.

4.6 EXTERIOR MATERIALS AND FINISHES:

Exterior materials and finishes will include acrylic stucco, cedar shingles, wood trim and trellis work.

4.7 GARBAGE/RECYCLING:
A recycling and garbage handling area will be provided underground.

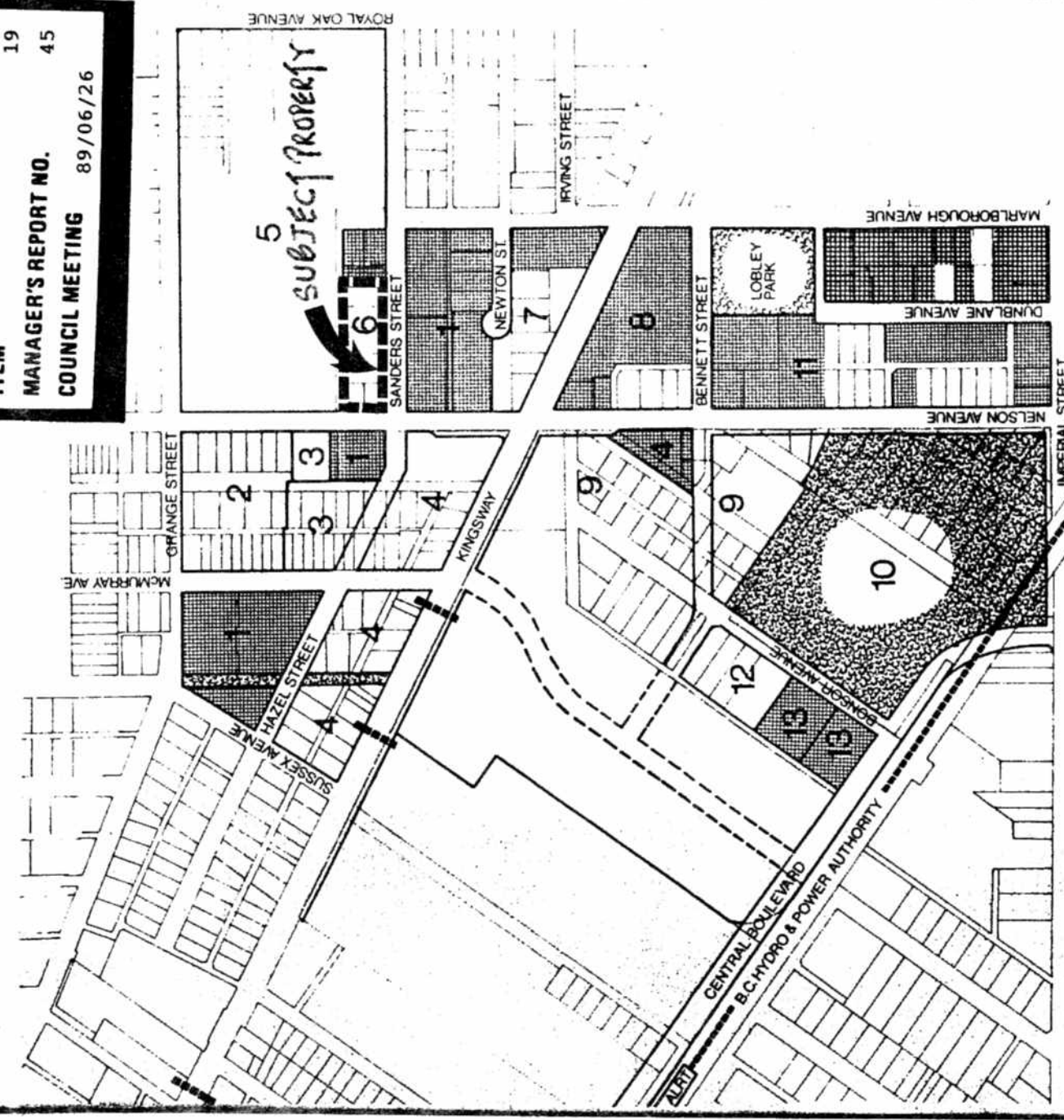

A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

BR:lf

Attachments

cc: Municipal Clerk
Director Engineering
Director Recreation & Cultural Services

ITEM 19
 MANAGER'S REPORT NO. 45
 COUNCIL MEETING 89/06/26



- 1 - Existing Comprehensive Development (RM5 Guideline)
 - 2 - Proposed Comprehensive Development (RM5 Guideline)
 Rezoning Reference Number 28/80
 - 3 - Proposed Comprehensive Development (RM5 Guideline)
 - 4 - Proposed Comprehensive Development (C3 Guideline)
 - 5 - School Site
 - 6 - Proposed Comprehensive Development (RM2 Guideline)
 - 7&8 - Proposed Comprehensive Development (C3 & RM5 Guideline)
 - 9 - Proposed Expanded Simpsons-Sears Development
 (See Metrotown Study)
 - 10 Proposed Expanded Bonsor Park
 - 11 Proposed and Existing RM3 Apartment Development
 - 12 - Proposed Comprehensive Development
 (C3 & RM5 Guideline)
 - 13 - Existing Comprehensive Development
 (C3 & RM5 Guideline)
- Pedestrian Bridges (approximate locations)
 ■■■■■ Constructed



Updated to 1985 March
 Reference date 1972 January

COMMUNITY PLAN FOUR



SKETCH 1

Date:
MAY 1989

Scale:
N.T.S.

Drawn By:

REZONING REFERENCE #30/89

