

ITEM	11
MANAGER'S REPORT NO.	63
COUNCIL MEETING	90/10/15

TO: MUNICIPAL MANAGER 1990 OCTOBER 10

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: **MUNICIPALLY-OWNED DEVELOPMENT SITES**
7285 KITCHENER STREET AND 7409 HALIFAX STREET
COMMUNITY PLAN SEVEN

PURPOSE: To report on alternative uses for the two above-noted sites
as directed by Council.

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RECOMMENDATIONS:

- 1) **THAT** Community Plan Seven be adjusted to designate the municipally-owned site at 7285 Kitchener Street for "Non-profit Residential Comprehensive Development based on RMI guidelines at a density of 10 to 12 units per acre or alternatively of 20 to 25 units per acre if full underground parking is provided".
- 2) **THAT** Community Plan Seven be adjusted to designate the municipally-owned site at 7409 Halifax Street for "Residential Comprehensive Development - RM4 or RM3 density to be determined".
- 3) **THAT** staff be authorized to prepare reports regarding initiation of a "Request for Proposals" for development of the proposed non-profit housing site (7285 Kitchener Street) and to initiate its rezoning to establish community plan guidelines for development based on the above-noted designation.

R E P O R T

1.0 BACKGROUND:

On 1989 October 23, Council adopted a motion directing staff to report on alternative uses for Site 8 (7285 Kitchener Street) and Site 12 (7409 Halifax Street) in Community Plan Seven (see attached sketch #1). Both sites are municipally-owned. It was also indicated that potential recreational use for the site at 7409 Halifax should be reviewed.

Parks and Recreation staff have reviewed the potential for recreational use of both subject sites and concluded that no requirement exists, as outlined in detail in the attached memorandum (Appendix "A"). In addition, the other Municipal Departments have been surveyed and it has been concluded that there does not appear to be any foreseeable requirement for institutional or community services development of the subject sites.

2.0 SITE 8 - 7285 KITCHENER STREET:

This parcel, which has an area of 0.7883 ha (1.948 acres), is currently zoned R4 Residential District (see attached sketch #2) and is designated as a proposed church site by Community Plan Seven, which was

adopted by Council in 1976 March (sketch #1). Neighbouring properties to the west and south are presently also zoned as R4 Residential District but are designated Future Expansion Area for Proposed Low Density Comprehensive Development (10 to 12 units per acre density) by the adopted plan. 140

Staff have from time to time had discussions regarding the subject property with various church groups. It appears, however, that most interest in the site would be for a church serving a regional congregation rather than one serving primarily the local neighbourhood, which would have been considered more appropriate given the specific location of the site within its residential neighbourhood.

An alternative use for the site would be low density residential development similar to that planned for the adjacent sites, i.e. Comprehensive Development based on RM1 use and density guidelines, with a density of 10 to 12 units per acre and a maximum Floor Area Ratio of 0.45. Alternatively, if full underground parking were provided, the density could increase to 20 to 25 units per acre and a maximum Floor Area Ratio of 0.60 under RM1 guidelines and still remain compatible with the planned low density development on the adjacent sites. It is considered that this site could be suitable for non-profit family housing development (particularly at the latter density), and it is recommended that it be designated accordingly.

Following designation of the site for non-profit housing, and in accordance with established policy, it would be appropriate to initiate an expression of interest procedure (Request for Proposals) in order to select a non-profit sponsor to lease and develop the site for non-profit housing under the Province's non-profit housing program. A further report will be submitted in this regard, with timing co-ordinated with the Province's upcoming proposal call. In order to facilitate this, a report recommending rezoning of the site to establish community plan development guidelines for the site will also be submitted. Upon selection, the successful sponsor would pursue an amendment rezoning for the specific residential development proposed for the site.

3.0 SITE 12 - 7409 HALIFAX STREET:

This parcel, which has an area of approximately 0.927 ha (2.29 acres) is currently zoned A2 Small Holdings District (see attached sketch #3) and is designated as a municipal development site in the adopted Community Plan Seven (see attached sketch #1). The Plan suggested that municipal options for future use be kept open, with possible options being for senior citizens apartments, community services, recreational or institutional use. As illustrated, it was intended that the form of proposed development would include a highrise tower.

As noted above, municipal staff have concluded that there does not appear to be any foreseeable requirement for insitutional or community services development of the subject site. Based on a review of the Community Plan and surrounding development, it is concluded that residential Comprehensive Development based either on RM4 guidelines at a density of 80 units per acre and a maximum Floor Area Ratio of 1.7, or on RM3 guidelines at a density of 50 units per acre and a maximum Floor Area Ratio of 1.1, would be appropriate. Given the location of the subject site at the prominent Phillips Avenue/Halifax Street corner, and the proximate location of G.V.H.C. subsidized housing across Woodbrook Drive, it is considered that the subject site would be suitable for either seniors' or market residential development.

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A previous municipal initiative to rezone and market the subject site for Comprehensive Development based on RM4 guidelines, (RZ #70/87) was abandoned by Council in 1987 December, based on the recommendation that the future land use potential of the site should be reviewed after development underway in the area had been completed. Based on advice from the Municipal Solicitor's staff in view of current economic conditions, however, it is not now considered an appropriate time to pursue marketing of the subject site for residential development. To retain options for the future, it is therefore recommended that at this time the site be designated "Residential Comprehensive Development - RM4 or RM3 density to be determined". A further report recommending rezoning to establish specific density and residential development guidelines for the site prior to offering it for sale would be submitted in the future when economic conditions are more favourable.

4.0 CONCLUSION:

It is recommended that Community Plan Seven be adjusted to designate the two subject municipally-owned sites as outlined above.

It is also recommended that the rezoning of 7285 Kitchener Street to CD Comprehensive Development District based on RM1 use and density be initiated to establish guidelines for the property's development for non-profit family housing and to facilitate initiation of a Request for Proposals for its development. Further reports will be submitted in this regard.

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RR:ap

- c.c. Municipal Solicitor
- Director Finance
- Director Engineering
- Director Administrative and Community Services
- Director Recreation and Cultural Services


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

APPENDIX 'A'
THE CORPORATION OF THE DISTRICT OF
INTER-OFFICE COMMUNICATION

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MANAGER'S REPORT NO.	63
COUNCIL MEETING	90/10/15

TO : DIRECTOR PLANNING & BUILDING INSPECTION
ATTENTION: R. RENGER
DATE: 90/04/03

FROM : ADMINISTRATION OFFICER
PARKS & RECREATION
142

SUBJECT: MUNICIPALLY-OWNED DEVELOPMENT SITES
7409 HALIFAX STREET AND 7285 KITCHENER STREET
COMMUNITY PLAN SEVEN

In response to your memo we have reviewed the potential for recreational use of the subject sites.

These sites are located within Parks Planning Area #8.

Using the neighbourhood park guideline of 2.5 acres per thousand persons there is a requirement for 16.6 acres at saturation population projections.

We have existing acreage of 17.7 acres made up as follows:

Sumas Park	2.0
Sperling Park	0.8
Montecito Park	1.8
Camrose Park	10.7
Greystone Park	1.4
Montecito School Playground	0.5
Sperling School Playground	0.5

We also have an additional 1.5 acres to acquire to complete Greystone Park.

Consequently we do not require additional neighbourhood parks space in Area 8.

As you are aware we had been requested some time ago to review the potential for re-locating the neighbourhood park from Area 14 on the attached sketch to Area 12. However, both area 12 and area 8 are smaller than the existing Greystone Park and both abut major streets. This makes them less desirable as neighbourhood park sites.

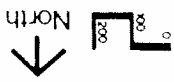
Another factor in retaining Site 14 as the park site is the long-term existence of the Community Plan. Many residents who have purchased property did so with an awareness of the existing plan and could be upset at any change in the park location unless it was clearly to the benefit of the neighbourhood.

Indoor recreational programs for this area are currently provided for children at Montecito and Sperling Schools and for other age groups at Cameron Centre and Forest Grove School. In future, programming for all ages will take place in the planned Squid Lake Park Recreation Centre. Neither area 8 nor 12 are large enough to accommodate a Neighbourhood Centre which would be comparable in size to Eastburn Recreation Centre.

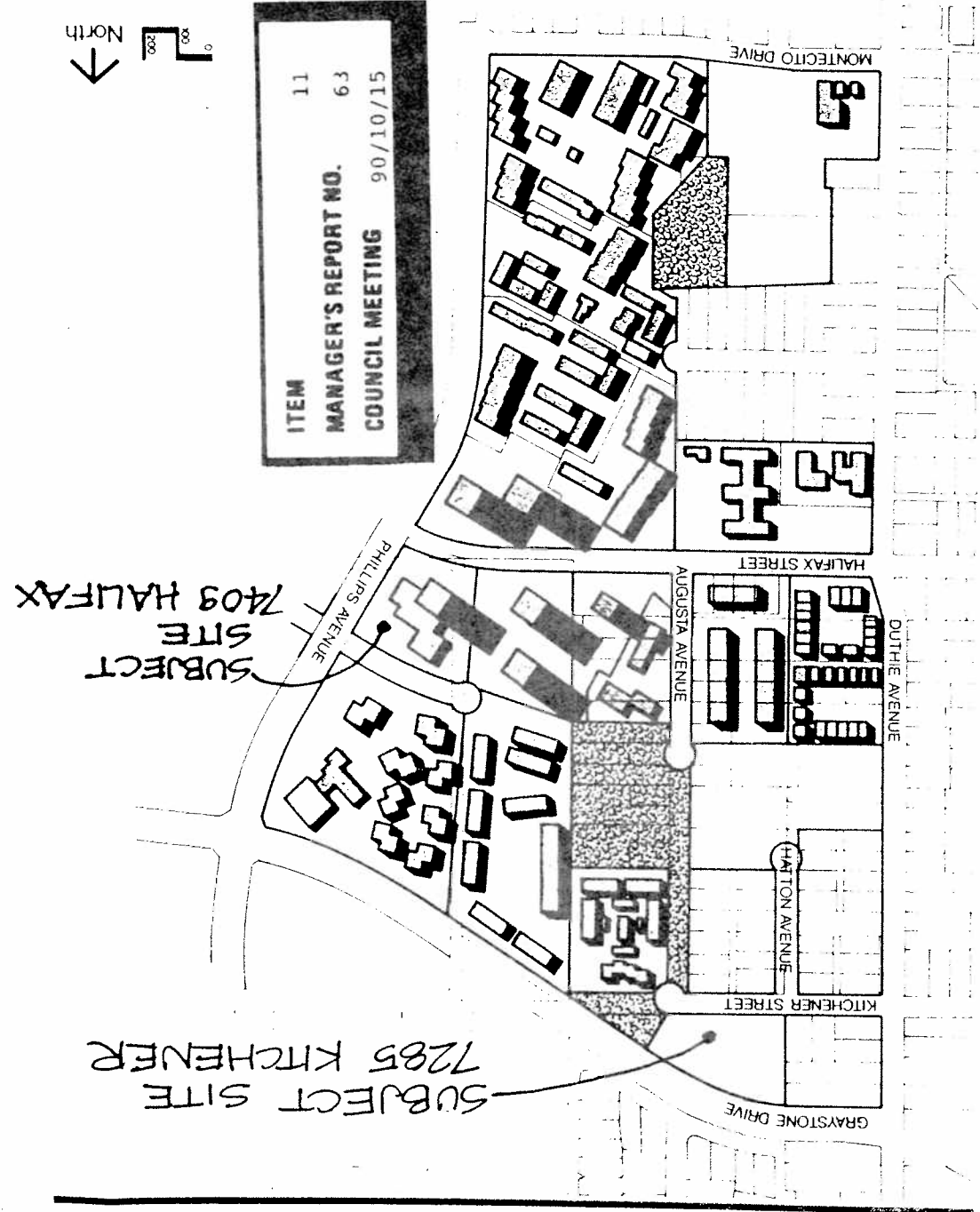


PEGI LYNDS

COMMUNITY PLAN SEVEN
PROPOSED DEVELOPMENT



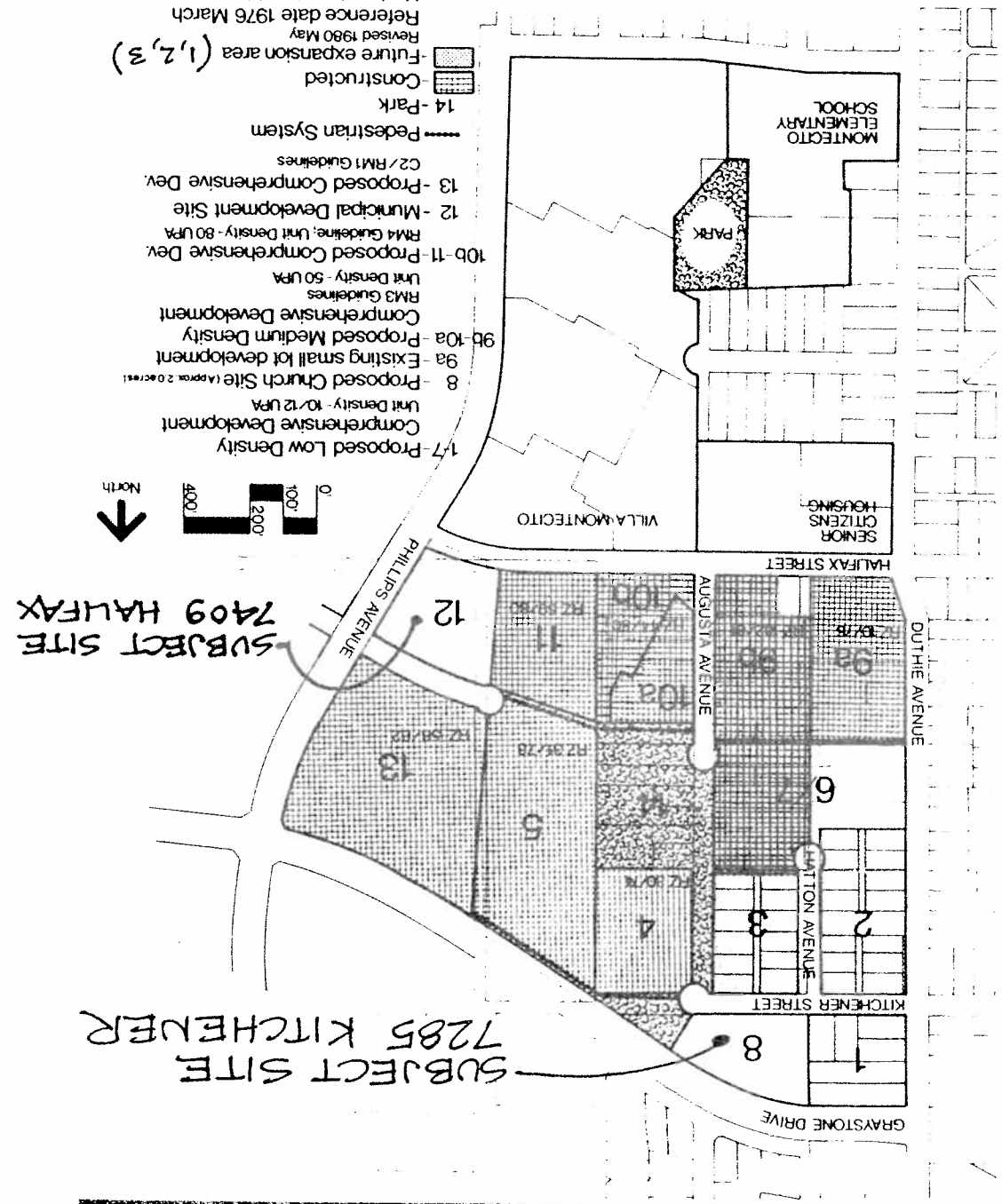
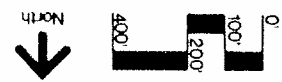
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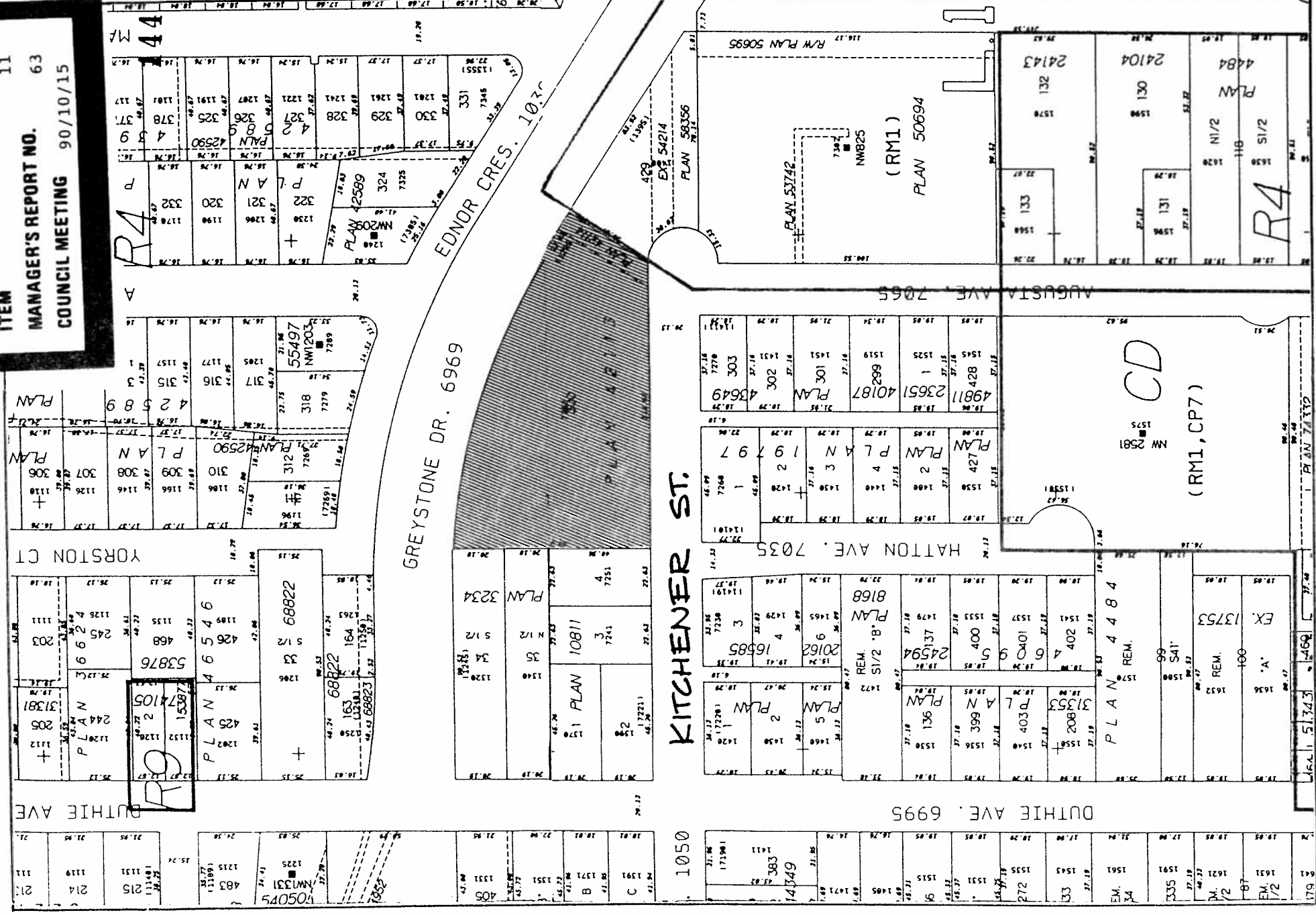
COMMUNITY PLAN SEVEN

Updated to 1985 March
Reference date 1976 March
Revised 1980 May
Future expansion area (1,2,3)

- 14 - Park
- Constructed
- Pedestrian System
- C2/RM1 Guidelines
- 13 - Proposed Comprehensive Dev.
- 12 - Municipal Development Site
- 10b-11 - Proposed Comprehensive Dev. RM4 guideline, Unit Density - 80 UPA
- 9b-10a - Proposed Medium Density RM3 guidelines
- 9a - Existing small lot development
- 8 - Proposed Church Site (approx. 2.0 acres) Unit Density - 10/12 UPA
- 1-7 - Proposed Low Density Comprehensive Development



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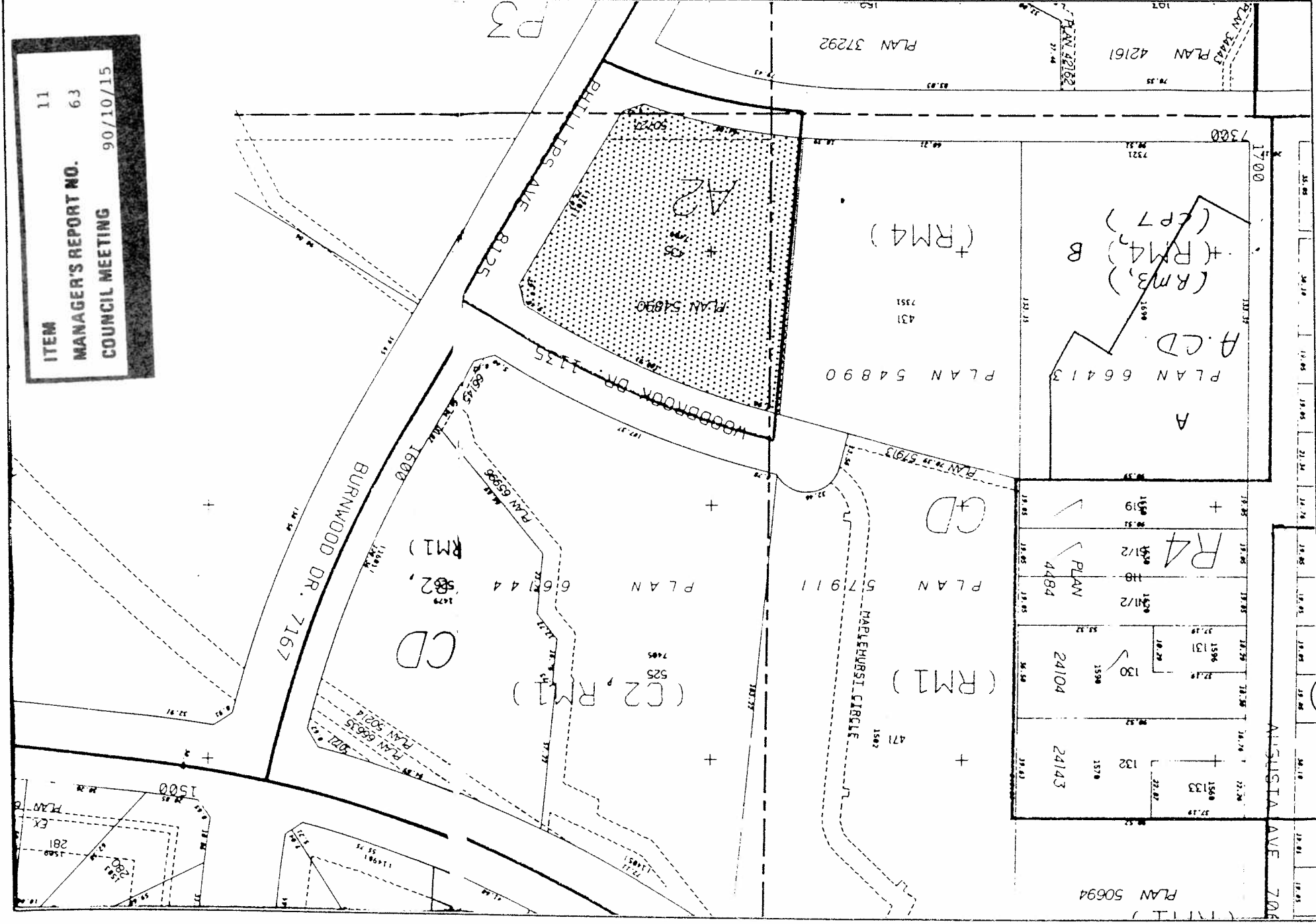
Drawn By:



PROPOSED CHURCH SITE
 7285 KITCHENER ST.

SKETCH 2

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Date:

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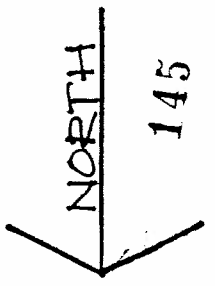
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Drawn By:



Planning &
 Building Inspection
 Department

SUBJECT SITE
 7409 HALIFAX ST.



SKETCH 3

