

ITEM	9
MANAGER'S REPORT NO.	25
COUNCIL MEETING	90/04/02

RE: COUNCIL INQUIRY REGARDING REZONING REFERENCE NO. 75/89
 CANADA WAY/BOUNDARY ROAD - INTERPLAN A

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 MARCH 28

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: COUNCIL INQUIRY REGARDING REZONING REFERENCE #75/89
 CANADA WAY/BOUNDARY INTERPLAN A

PURPOSE: To provide additional information requested by Council on 1990 March 26 regarding the rezoning.

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RECOMMENDATION:

- 1) THAT this report be received for the information of Council.

R E P O R T

1.0 BACKGROUND:

- 1.1 On 1990 March 26, Council received a report from the Manager recommending that Rezoning Reference #75/89 located at Canada Way, Dominion Street, Esmond Avenue and Boundary Road be advanced for First Reading on April 02 and for a Public Hearing on 1990 April 24. Council raised two questions regarding the rezoning application:
 - a) The development potential of the sites which were not included;
 - b) The degree of commercial activity that would be associated with the development in terms of retail space and land use.

2.0 DEVELOPMENT POTENTIAL OF SITES:

- 2.1 Excluded from the development site are three lots located in the north-west sector of the block. This site has approximately 20 m (132 ft.) of frontage along Boundary Road, 53 m (approximately 175 ft.) along Dominion Street and a total net area of approximately 1,850 m² or just under 20,000 sq. ft. after a future road dedication of 6.09 m (20 ft.) along Boundary Road is provided. Under the terms of the proposed CD (C2 Commercial District guideline zoning in the area), a minimum lot area of 560 m² or 6,028 sq. ft. is required. Hence, it can be shown that the area involved here is in excess of that required to meet the minimum lot requirements for the C2 District guideline. These three lots would provide a viable redevelopment site in the future.

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The other portion of the block excluded from the land assembly is composed of three lots on the south-east sector of the site. These lots front on Canada Way and also have flankage on Esmond Avenue. These lots have a frontage which is similarly well in excess of the minimum required under the C2 zoning guidelines; however, this site has a net area of approximately 1,083 m² subject to survey or approximately 11,600 sq. ft. Again, it is anticipated that upon consolidation of the two vacant lots and the one lot which contains an existing commercial shop, that the redevelopment of this consolidated site for a C2-type of neighbourhood commercial use would be a viable option for the development. In each case, the land areas referred to are subject to survey; however, they do reflect the required road dedications for the widening of both Boundary Road and Canada Way. In terms of density, each of the sites could be developed to a Floor Area Ratio of 2.0 which will provide a scale of development comparable to the current Rezoning Reference #75/89. Vehicular access to the sites in each case would be provided from either Dominion Street or the new cul-de-sac off Esmond Avenue. No direct access to the arterial routes of Boundary Road and Canada Way would be permitted.

3.0 LAND USE:

3.1 Council inquired as to the amount of commercial retail space that is to be provided in conjunction with the office and hotel development and the range of commercial uses that were to be provided. The developer has indicated that at the present time, no specific users have been determined for the retail space that is provided along Canada Way under the hotel and in the office building along Boundary Road; however, he anticipates a mix of retail and office type tenants. The facilities provided in the hotel itself will be ancillary to the use of a residential hotel but a major liquor outlet or a pub or a cabaret type of facility is not provided for in the Comprehensive Development Plan. The total area of possible commercial retail-related space in the project can be broken down as follows:

1) HOTEL PORTION RETAIL SPACE ALONG THE CANADA WAY FRONTAGE - (NO RETAIL SPACE AT THE NORFOLK STREET CUL-DE-SAC LEVEL):

Total Area: 7,500 sq. ft.

Composed of:

- Restaurant: 3,500 sq. ft.
- Retail space related to the hotel, e.g. travel agency, flower shop, insurance agent, (no liquor outlets): 4,000 sq. ft.

2) OFFICE PORTION RETAIL SPACE -TWO POTENTIAL LEVELS:

Total Area: 17,682 sq. ft.

- L1 (LOWER) - off cul-de-sac Proposed fitness club or office related use: 8,841 sq. ft.
- L1 (UPPER) - Canada Way frontage Office/related service retail uses 8,841 sq. ft.

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Total maximum potential retail-related
space: 25,182 sq. ft.

As outlined, much of this area could be non-retail. The
determination of specific area allocations is subject to detailed
design drawings.

This is for the information of Council.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BR:ap

