

RE: REZONING REFERENCE NO. 75/89  
PROPOSED HOTEL, OFFICE AND RESIDENTIAL DEVELOPMENT  
CANADA WAY, BOUNDARY ROAD, DOMINION STREET AND ESMOND AVENUE  
COMMUNITY PLAN EIGHT

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1990 MARCH 20  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
SUBJECT: REZONING REFERENCE #75/89  
PROPOSED HOTEL, OFFICE AND RESIDENTIAL DEVELOPMENT  
CANADA WAY, BOUNDARY ROAD, DOMINION STREET AND ESMOND AVENUE  
COMMUNITY PLAN EIGHT

PURPOSE: To report on aspects of this development proposal referred back to staff by Council on 1990 January 22 for further consideration, and to forward to a Public Hearing on 1990 April 24.

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RECOMMENDATIONS:

1. THAT staff be authorized to bring forward for abandonment Bylaw 9166, Amendment Bylaw 13 (1989), Rezoning Reference #61/87, a predecessor of the current zoning application, after Second Reading has been granted for this new rezoning proposal.
2. THAT the amendment to Community Plan Eight as outlined in Sections 5.1 and 6.0 of this report be approved.
3. THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 5.5 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
4. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02, and to a Public Hearing on 1990 April 24 at 7:30 p.m.
5. 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 unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of 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 provision of a public pedestrian walkway easement from Norfolk to Boundary Road and the construction of a concrete walk and lighting to the approval of the Director Engineering.

j) The approval of the Ministry of Transportation and Highways to the rezoning application.

k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

l) Compliance with the Council adopted sound criteria.

m) The retention of mature, existing trees where possible on the site.

n) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.

o) Completion of the Highway Exchange Bylaw.

p) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

## 1.0 REZONING PURPOSE

The purpose of this proposed bylaw is to permit the construction of a hotel, office, ancillary retail and apartment complex.

## R E P O R T

**2.0 REZONING INFORMATION**

Addresses: 3140 Boundary Road;  
3723, 3729, 3737, 3745, 3730, 3738 & 3746 Norfolk Street;  
3707, 3713, 3717 & 3723 Canada Way;  
3730, 3738 & 3746 Dominion Street.

Legal Description: Lots 3 and 4, Blk. 42, D.L. 69, Gp. 1, Plan 1321;  
Lots 9, 10, 11 & 12, D.L. 69, Gp. 1, Plan 9844.  
Lots 8 and 9, Blk. 43, D. L. 69. Plan 4369;  
Lot 8, Blk. 43, D.L. 69, Gp. 1, Plan 1321;  
Lots 1, 2, 3, 4, Blk. "A", Blk. 43, D.L. 69, 1, Plan 4369;  
Lots 6, 7, 8, Blk. 42, D.L. 69, Plan 1321.

From: C4 Service Commercial District, C7 Drive-In Restaurant  
District and R5 Residential District.

To: CD Comprehensive Development District (Based on C2  
Community Commercial District, C3 General Commercial  
District and RM3 Multiple Family Residential District  
Guidelines).

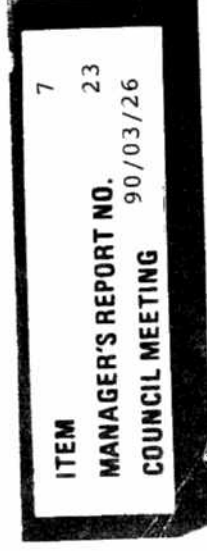
**3.0 BACKGROUND AND SUMMARY**

3.1 Council on 1989 September 25 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and 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 would be submitted at a later date.

3.2 This site falls within the Community Plan Eight Area and is basically designated for commercial residential mixed use development. Council on 1989 March 14 agreed to forward an earlier rezoning on a slightly larger but similar site to a Public Hearing on 1989 April 18; however, the developer withdrew the proposal prior to the Public Hearing.

3.3 On 1989 December 18, Council received a report (Item 12, Manager's Report No. 82) that recommended that a rezoning application be forwarded to a Public Hearing for a large site composed of the majority of lots within the blocks bounded by Dominion Street, Esmond Avenue, Boundary Road and Canada Way. This proposal encompassed a hotel, an office building, and low-rise apartments. Council at that time tabled the report and requested a further clarifying report on aspects of density, lot assembly and the Ministry of Transportation and Highways' response. This further report (Item 2, Manager's Report No. 5) was submitted to Council on 1990 January 22. At that time, the proposal was referred back to staff to further respond to aspects of the hotel height, hotel/office density, setbacks from Canada Way/Boundary Road, and property consolidations.

3.4 Further responses to these aspects raised by Council are provided in this report. The main adjustments arising out of this further consideration are a lowering of the hotel by two storeys and of the office building by one storey; a combined reduction in the hotel/office floor area of 25,189 sq.ft., with an increase in the residential floor area of 11,300 sq.ft., for an overall net reduction of 13,889 sq.ft. of floor area. The overall site configuration which leaves appropriate sites for future development in the north-west and south-east corners of the site is considered supportable. A 20 ft. setback to the main building line fronted with a pedestrian canopy continues to be provided along Canada Way and Boundary Road with softening boulevard treatments.



#### **4.0 RESPONSE TO COUNCIL-REFERRED ASPECTS**

At its meeting of 1990 January 22, Council requested that staff further respond to project aspects related to the hotel height, the hotel/office density, setbacks from Canada Way/Boundary Road and property consolidations. These Council comments were primarily directed towards a desire to reduce the scale of the hotel/office component as viewed from both the Boundary Road/Canada Way side and from the residential side of the project.

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#### **4.1 Height and Density**

The applicant has given further detailed consideration to these Council referrals. He is prepared to reduce the height of the hotel component by a full two storeys and the office building component by one full storey. The resulting building heights would be 3 storeys for the hotel and 3-1/2 storeys for the office building along the Boundary Road/Canada Way frontage.

Council's related concern regarding the density of the hotel and office components is met by the reduction in the hotel floor space by 14,642 sq.ft. and the office floor space by 10,547 sq.ft. for a total reduction of 25,189 sq.ft. Considered as a mixed-use site, this major reduction in commercial floor area has released 11,300 sq.ft. of floor area for allocation for residential purposes. The 11,300 sq.ft. translates to 9 additional units which would be included in the low-rise component as a fourth floor addition. A four-storey low-rise apartment is not uncommon and the corners of the building are designed to terrace down to three storeys. The building footprint and setbacks of the low-rise apartment would remain unchanged.

Therefore, in the overall development, there is an overall net floor area reduction of 13,889 sq.ft.

#### **4.2 Building Setback**

With respect to building setbacks along Canada Way and Boundary Road, Council may not have been aware from the information outlined to date that a 20 ft. primary building setback has been provided along the Canada Way and Boundary Road frontages from the final property line which also takes into consideration considerable road widening dedications. This setback line is generally more than 40 ft. from the existing road curb. A continuous pedestrian canopy integrated into the building is also provided. Boulevard treatments to enhance and soften the building are provided consisting of separated sidewalks with street trees, interlocking pavers, and additional shrubs and trees.

#### **4.3 Site Consolidation**

As outlined for this project in previous reports, the applicant has acquired virtually the entire area bounded by Boundary Road, Dominion Street, Esmond Avenue, and Canada Way, with the exception of property at the north-west and south-east corners. He has been unable to acquire these two small areas even though efforts were made to do so. However, care has been taken to assure that developable sites of reasonable size could be pursued at these two corners at a future date in line with the adopted Community Plan Eight.



5.0 GENERAL COMMENTS

5.1 Community Plan Amendment

Pursuance of this rezoning proposal requires approval to the site consolidation, use and development pattern which vary somewhat from the existing Community Plan Eight, by means of an amendment to the Community Plan. This rezoning proposal is considered compatible with the general intent of the Community Plan area as a district level centre. The hotel and office components have been so designed to assist in fitting these components into an overall residentially- and district-scaled context.

The proposal provides for a mixture of retail, office, and hotel uses in the commercial portion and low-rise apartments. The hotel use is considered to fit into the context of a large mixed-use development; however, an amendment to the Community Plan to utilize the C3 zoning guideline to accommodate the hotel use is necessary as the existing C2 zone designation in the plan does not permit hotel uses.

5.2 Servicing Requirements

The Director Engineering will be requested to prepare an estimate for all services necessary to service this site. The servicing requirements will include, but not necessarily be limited to, the following:

The full construction of Esmond Avenue and Dominion Street along the frontage of the site as well as a new cul-de-sac that will replace Norfolk Street. Sidewalks, street trees and boulevard works and paving treatments will be provided along Canada Way and Boundary Road.

5.3 Dedications

The consolidation and resubdivision of the site will necessitate significant road dedication along Canada Way and Boundary Road for street upgrading and intersection improvements. It will also make it possible to close the westerly part of Norfolk Street between Esmond Avenue and Boundary Road along with the lanes included in the site.

5.4 Easements and Covenants

Easements and covenants for services and access between the two lots along with any other needs are to be provided. A walkway easement between Boundary Road and the new cul-de-sac is to be provided.

5.5 Highway Exchange

A portion of Norfolk Avenue is to be closed where it meets Boundary Road as described in the Community Plan along with redundant lanes on the site. Dedications are required for road widenings along the Boundary Road and Canada Way frontages as well as for a new cul-de-sac off Esmond Avenue. Council is requested to authorize a Highway Exchange Bylaw upon the rezoning receiving Second Reading. Any excess land area after the exchange would be sold to the developer at market value, and will be the subject of a separate report to Council at the appropriate time.

5.6 Development Cost Charges

Development Cost Charges for the residential portion of the project are applicable to this site.

5.7 Condominium Guidelines

The plans submitted reflect the residential unit sizes to satisfy the Condominium guidelines.

5.8 Overhead Lines

Overhead lines abutting the site will be placed underground.

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6.0 DEVELOPMENT PROPOSAL

- 6.1 Gross Site 2.75 acres approximately (not including rights-of-way to be closed)
- Net Site 2.65 acres approximately
- a) Residential site 73,182 sq.ft. (1.68 acres) subject to confirmation by survey
- b) Commercial/Mixed Use 42,535 sq.ft. (0.97 acres)
- Dedications for Canada Way and Boundary Road - to be determined by survey.

Site Coverage

- a) Residential 33% approximately
- b) Commercial 53% approximately

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6.2 Floor Area Breakdown (preliminary)

A. Mixed-Use

- i) Hotel/retail 51,386 sq.ft.
- ii) Office/retail 33,722 sq.ft.
- iii) Residential 11,300 sq.ft. (8 units)
- SUB-TOTAL 96,408 sq.ft.

F.A.R. 2.26

- B. Residential 80,520 sq.ft. (62 units)

F.A.R. 1.1

[If mixed-use residential component is added, the resulting total residential is

91,820 sq.ft. (70 units)]

- C. Total Floor Area 176,928 sq.ft.

**Note:** Final building areas subject to adjustment to be based upon the permitted F.A.R. times the net lot size based upon the final legal survey plans.

Building Heights

- a) Residential Four occupied storeys (3 to 3-1/2 storeys above Canada Way and Boundary Road).
- b) Commercial Four occupied storeys

5.3 Unit Mix

- a) Residential 6 - 1 bed @ 946 sq.ft.
- b) Hotel 64 - 2 bed @ (average) 1,150 sq.ft.
- 100 rooms (with no liquor lounge or pub permitted)

5.4 Parking

- a) Residential
- Required: 70 units x 1.5 105 spaces
- Provided 105 spaces

All spaces are underground.

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b) Commercial

Hotel:	required	(1 per 2 rooms)	50 spaces
Restaurant:	required	(1.5 seats)	44 spaces
Office:	required	(1 per 495.16)	69 spaces
Retail:	required	(1 per 495.16)	<u>8 spaces</u>

Required and Provided:  
(Subject to approval of the  
Ministry of Transportation and Highways).

171 spaces

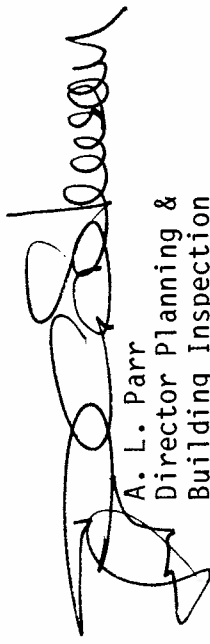
5.5 Exterior Materials and Finishes

- a) Residential: wood shingles, stucco, wood siding
- b) Office/Hotel: metal ribbed roof, stucco, brick & glass

*APL*  
KI:lf

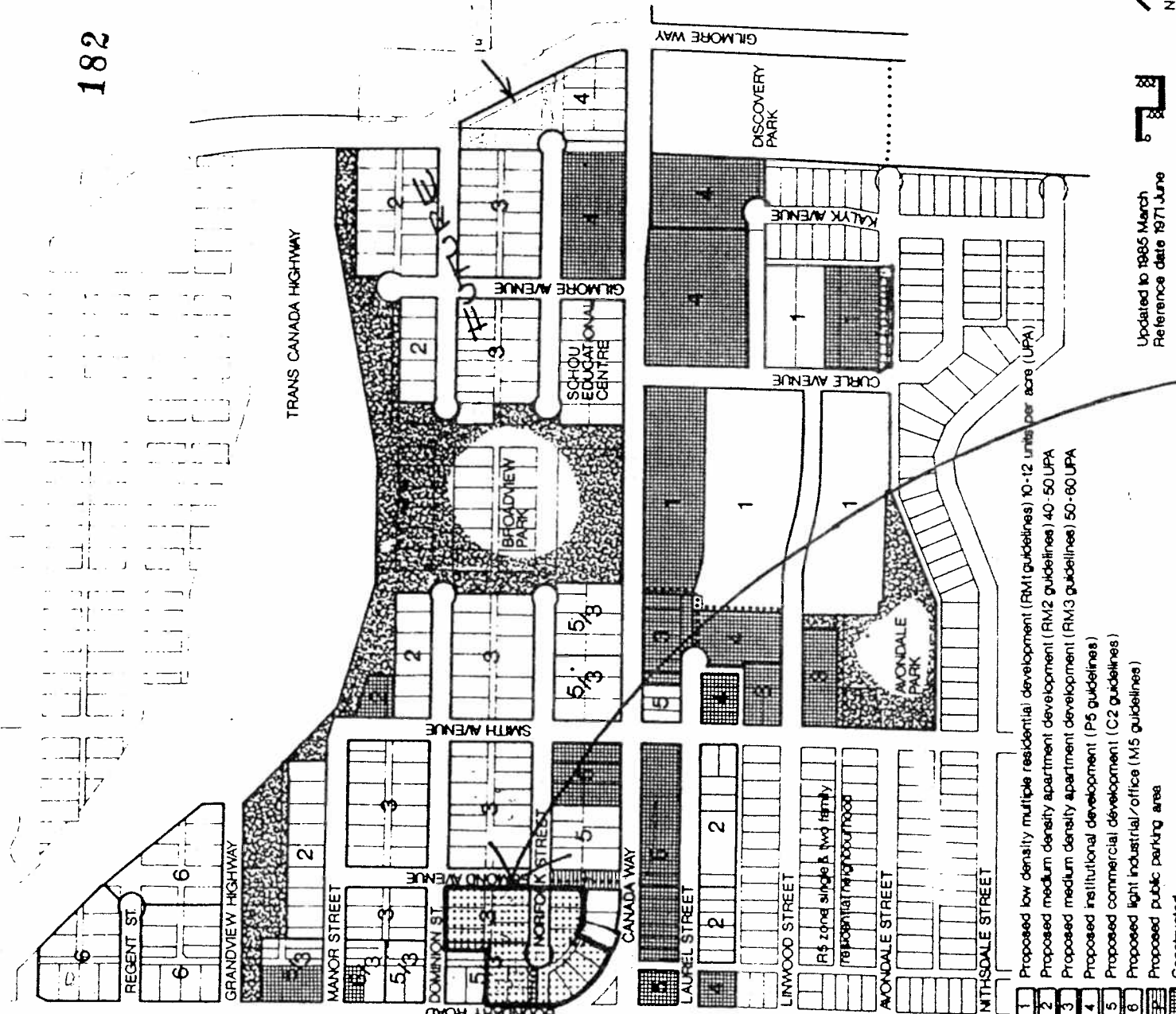
Attachment

cc: Municipal Clerk

  
A. L. Parr  
Director Planning &  
Building Inspection

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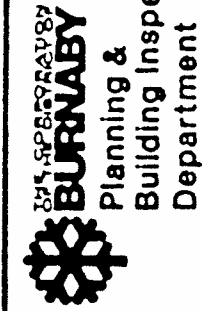
- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (P5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)
- ..... Proposed public parking area
- ..... Constructed
- ..... Pedestrian/bicycle trails

Updated to 1985 March  
 Reference date 1971 June

North ↑

# COMMUNITY PLAN EIGHT

37



Date  
 1989 SEPTEMBER

Scale

Drawn By

REZONING 75/89 LOCATION

SKETCH 1





