

ITEM 7
MANAGER'S REPORT NO. 38
COUNCIL MEETING 90/05/28

RE: REZONING REFERENCE NO. 11/90
5055 AND 5065 IRVING STREET
PARCEL 'A', DL 32, PLAN 74046

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1990 MAY 23

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #11/90
5055 AND 5065 IRVING STREET
PARCEL "A", D.L. 32, PLAN 74046

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL
DISTRICT GUIDELINES AND A MAXIMUM
F.A.R. OF 1.3)

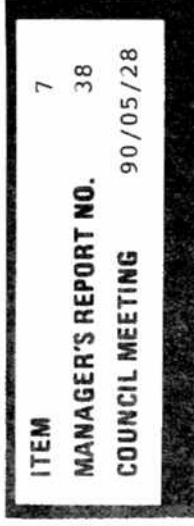
(SEE ATTACHED SKETCHES #1 & #2)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1990 June 26.

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RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 June 11 and to a Public Hearing on 1990 June 26 at 7:30 p.m.
- 2) 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 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 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 and a commitment to implement the recycling provisions.

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

REPORT

1.0 REZONING PURPOSE:

1.1 The purpose of the proposed bylaw is to permit the construction of a four floor apartment building.

2.0 BACKGROUND:

2.1 Council on 1990 March 26 received the report of the Planning and 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.

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

2.2 The subject site is located within Apartment Study Area L in Metrotown (see attached sketch #2), and is designated for medium density apartment development. The site is currently occupied by two older dwellings. Three-storey apartment buildings are located to the east and across Newton Street to the north. To the west across Marlborough Avenue is a commercial office building while to the south across Irving Street is a site intended for comprehensive commercial redevelopment. A highrise residential development is located on the north-west corner of Newton Street and Marlborough Avenue.

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2.3 A previous application (Rezoning Reference #43/87) for rezoning to RM3 Multiple Family Residential District for this site did not proceed.

3.0 GENERAL COMMENTS:

3.1 The subject development is being rezoned:

FROM: R5 Residential District

TO: CD Comprehensive Development District
(based on RM4 Multiple Family Residential District guidelines and a maximum F.A.R. of 1.3)

3.2 Taking into consideration the specific conditions applicable to the site, including location on the periphery of medium density and higher density development, as well as the large proportion of the site required for road dedications, this Department has indicated that it is prepared to support development to a maximum Floor Area Ratio of 1.3 with full underground parking. This falls between the maximum density of 1.1 applicable to RM3 sites and 1.7 applicable to RM4 sites. A suitable plan of development taking into account neighbouring development and limited to a maximum height of four floors is proposed.

3.3 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 following: the upgrading and completion of works required on Irving Street, Marlborough Avenue and Newton Street.

3.4 A road widening dedication of 5.49 m (18 ft.) is required for Marlborough Avenue, and a road widening dedication of 3.66 m (12 ft.) is required for Newton Street, as well as a 3m x 3m (10 ft. x 10 ft.) corner truncation.

3.5 Any necessary easements will be provided.

3.6 Existing overhead wiring abutting the site on Newton Street is to be relocated underground by the applicant.

3.7 The Neighbourhood Parkland Acquisition Charge will be applicable to the proposed development.

3.8 The developer has been advised of the Council-adopted policy regarding the provision of 5% units adaptable to the needs of the disabled in our primary town centre areas.

3.9 The developer has submitted a plan that meets the minimum size requirements for strata units.

3.10 The developer has been requested to provide the following underground facilities for recycling:

- an area 8' x 8' x 10' accommodating a container of 5' x 5' x 7' with 3 bins for recycling of newspaper, glass and metals;
- convenient for resident deposit and accessible for removal;

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- letter of commitment from applicant/owner/developer to implement the recycling provisions is required.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site Area: 1,855 m² (19,967 sq. ft.)
Net Site Area: 1,527 m² (16,444 sq. ft.)
Site Coverage Approximately: 39%
118

4.2 Floor Area Proposed
Approximately: 1,986 m² (21,377 sq. ft.)

(Finalised floor area subject to site survey area, based upon permitted density)

Floor Area Ratio Permitted

- Maximum: 1.30
- Provided: 1.30

4.3 Height: The designs prepared illustrate three floors with six units per floor and a fourth level with three units. This can be described as a three-storey building with a partial fourth storey.

4.4 Parking Ratio

- Required: 1.5 spaces per unit
- Provided: 1.5 spaces per unit
1.5 x 20 units = 30 spaces

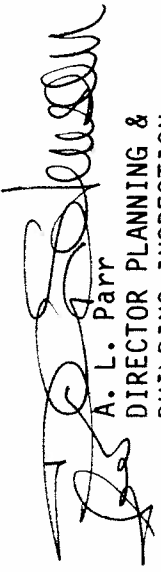
(All spaces are underground including four unsecured visitor spaces).

4.5 Communal Facilities:

A recreation room and some storage facilities are proposed in the parking level.

4.6 Exterior Materials and Finish:

Finishes proposed include stucco, wood trim and fascias.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

APL
BR:ap

Attach.

c.c. Municipal Clerk

CD
(RM5)

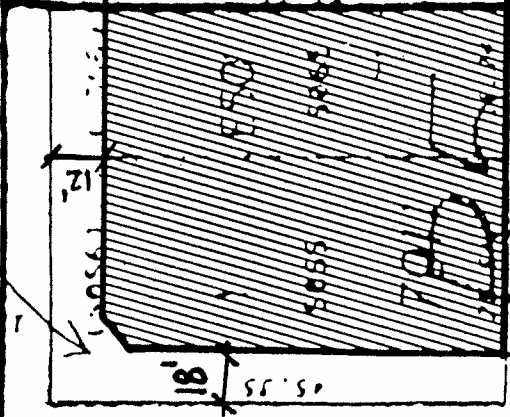
42302
62
42
RM
(S055)
43.97

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ROAD DEDICATION
54.00

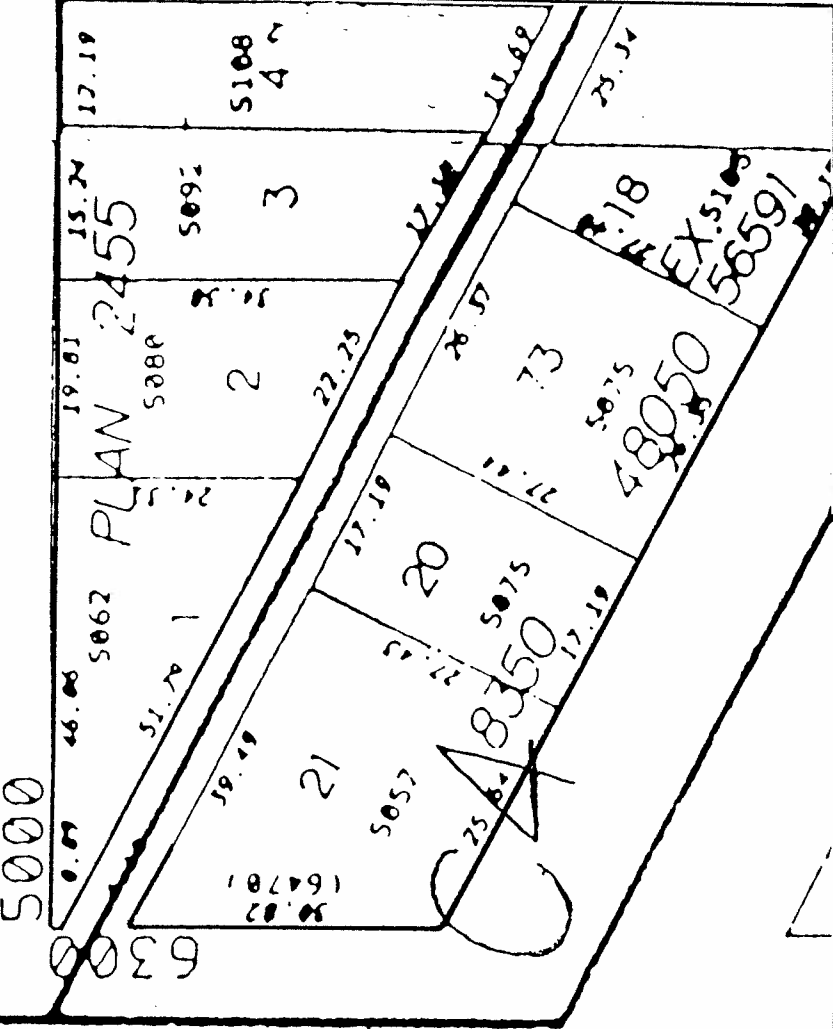
34
50
221
4W
713
CD
(C3)

NEWTON ST.



PLAN 3
PLAN 34912
45.74

IRVING ST 2030 IR
5000



MARLBOROUGH

Date: 90. MAR.
Scale: 1:750"
Drawn By:



SKETCH 1
1990 MAR.
RZ# 11/90
119
NET SITE & ROAD DEDICATION

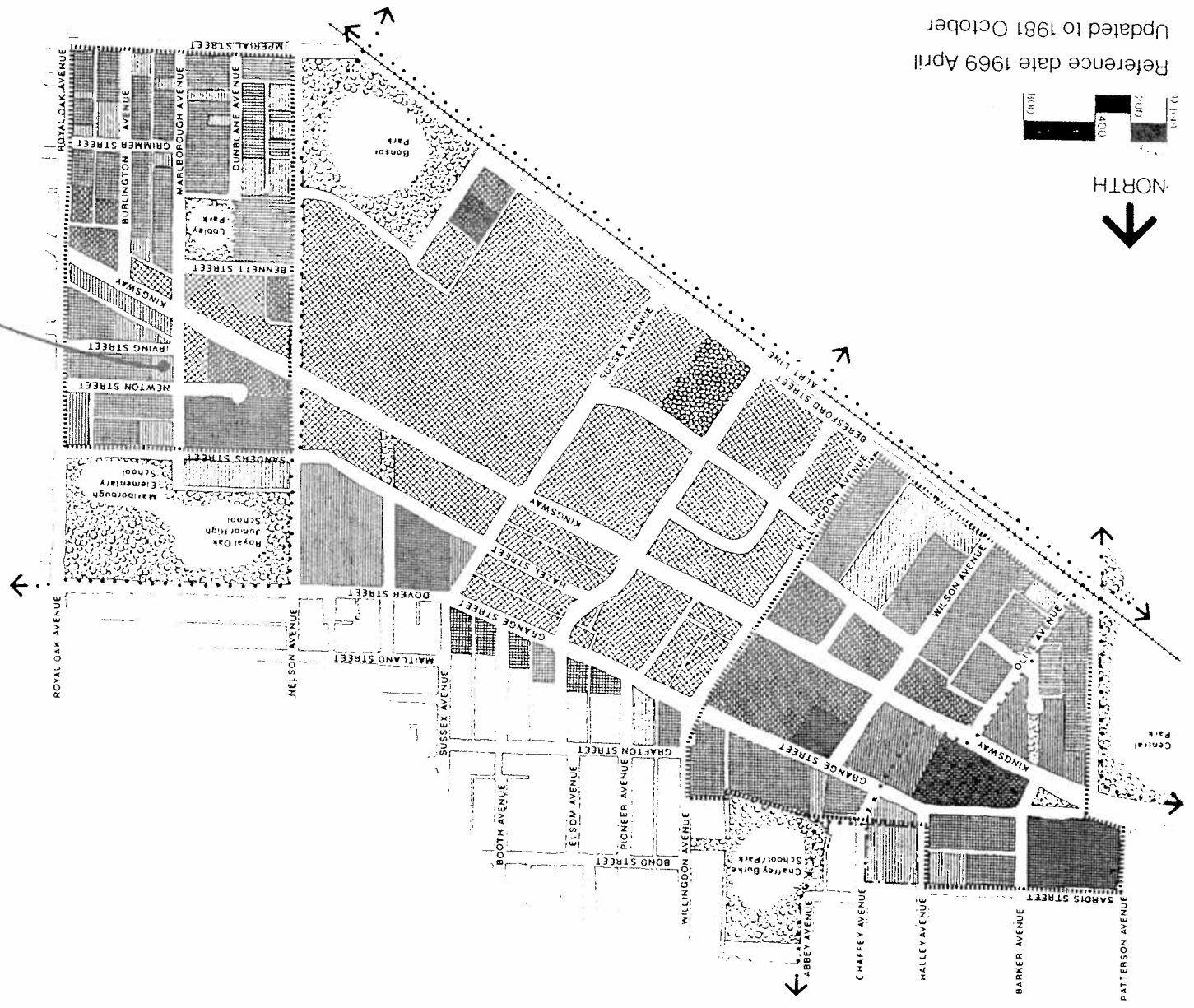
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SKETCH 2
 1990 MAR.

120

SUBJECT SITE
 RZ# 11/90

- NOTE: See adopted Metrotown conceptual development plan and Community Plan Areas 1 & 4 for land use refinements since 1969.
- First priority area
 - Proposed medium density apartment area
 - Existing medium density apartment development
 - Proposed high density apartment area
 - Existing high density apartment development
 - Commercial centre
 - Commercial/high density apartment area
 - Transit centre
 - Trail system



Reference date 1969 April
 Updated to 1981 October

APARTMENT STUDY AREA L