

ITEM 18
MANAGER'S REPORT NO. 7
COUNCIL MEETING 90/01/29

RE: REZONING REFERENCE NO. 73/88
7170 ANTRIM AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 JANUARY 24
FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #73/88
7170 ANTRIM AVENUE
LOT 82, D.L. 98, PLAN 34549, GROUP 1, N.W.D.

FROM: M1 MANUFACTURING DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

(REFER TO ATTACHED SKETCHES #1 AND #2)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1990 February 20.

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RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be advanced to First Reading on 1990 January 29 and to a Public Hearing on 1990 February 20 at 7:30 p.m. (The Bylaw for this rezoning appears elsewhere on this agenda).
- 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 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 granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The undergrounding of existing overhead wiring abutting the site.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) Compliance with the Council adopted sound criteria.
- j) 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.
- k) 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 three low-rise apartment buildings.

2.0 BACKGROUND:

2.1 PREVIOUS REPORT:

Council on 1988 September 19 received a 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 will be submitted at a later date.

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

2.2 NEIGHBOURHOOD CHARACTERISTICS:

The site is presently zoned M1 Manufacturing District. The site is presently developed with a warehouse/manufacturing operation and has a railway spur line on the property. The lots to the north-west across Antrim Avenue are presently developed for industrial use. Rezoning Application #72/88 has received three readings for a proposed apartment building and is located across the street to the south-west. To the north past the Skytrain line, there are additional industrial uses as is the case to the south. The lot to the east has recently been approved for housing (Rezoning Reference #103/88). McPherson Park lies to the south-west of the site. The site slopes gently to the south.

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2.3 RELATIONSHIP TO THE ROYAL OAK DEVELOPMENT PLAN:

This site lies to the north-east of the McPherson Park/School site and the use is consistent with the Plan. The site assembly pattern is consistent with the Royal Oak Plan.

3.0 GENERAL COMMENTS:

3.1 The subject development is being rezoned:

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District
(based on RM3 Multiple Family Residential District guidelines)

3.2 **SERVICING REQUIREMENTS:**

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 upgrading of Antrim Avenue and Beresford Street to a full finished standard.

3.3 **DEDICATIONS:**

A 10.06 meter road dedication for the widening of Beresford Street is to be provided along with a 3.0 m corner truncation at the corner of Antrim Avenue.

3.4 **EASEMENTS:**

Any necessary esements are to be provided.

3.5 **DEVELOPMENT COST CHARGES:**

Payment of Neighbourhood Parkland Acquisition Charges at the rate applicable for three-storey apartments will be required.

3.6 **CONDOMINIUM GUIDELINES:**

The development, as proposed, will meet the minimum standards for condominium development.

3.7 **NOISE TREATMENT:**

Due to the proximity of the site to the Skytrain line, an acoustical study is required.

3.8 **RECYCLING AND GARBAGE HANDLING:**

A centralized area to accommodate recycled materials is to be provided in an accessible location in the underground area. A letter of commitment to implement recycling in the building will be provided by the developer.

3.9 **UNDERGROUND WIRING:**

Existing overhead wiring abutting the site is to be removed or replaced underground.

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4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross Site: - 0.65 ha (1.62 acres)
(approximately)
- Net Site - 0.60 ha (1.48 acres)
(subject to survey)
- Site Coverage: - 29%
- 4.2 Floor Area Ratio:
 - Permitted: - 1.10 F.A.R.
 - Proposed: - 1.10 F.A.R.
 - Built Area: - 6,608 m² (71,135 sq. ft.)
(subject to survey)
 - Height: - Four Floors
- 4.3 Unit Mix: - All units are 2 bedroom. They range in size from 97.5 m² (1,050 sq. ft.) to 123.4 m² (1,328 sq. ft.)
- 4.4 Parking:
 - Total Units: - 54 (three buildings of 18 units each)
 - Unit Density: - 36.4 units/acre
 - Required: - 54 unit x 1.5 = 81 spaces
 - Provided: - 1.66 = 90 spaces

All spaces are underground

4.5 Communal Facilities:

- Facilities Provided: - Storage area and three common rooms (one in each building)

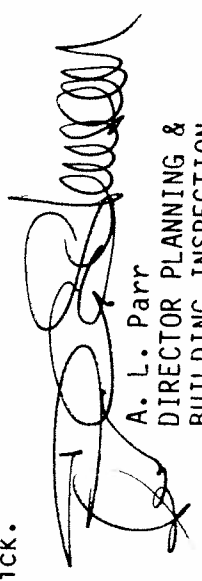
4.6 Exterior Materials and Finish:

- Materials include wood siding, cedar shingles, acrylic stucco and brick.

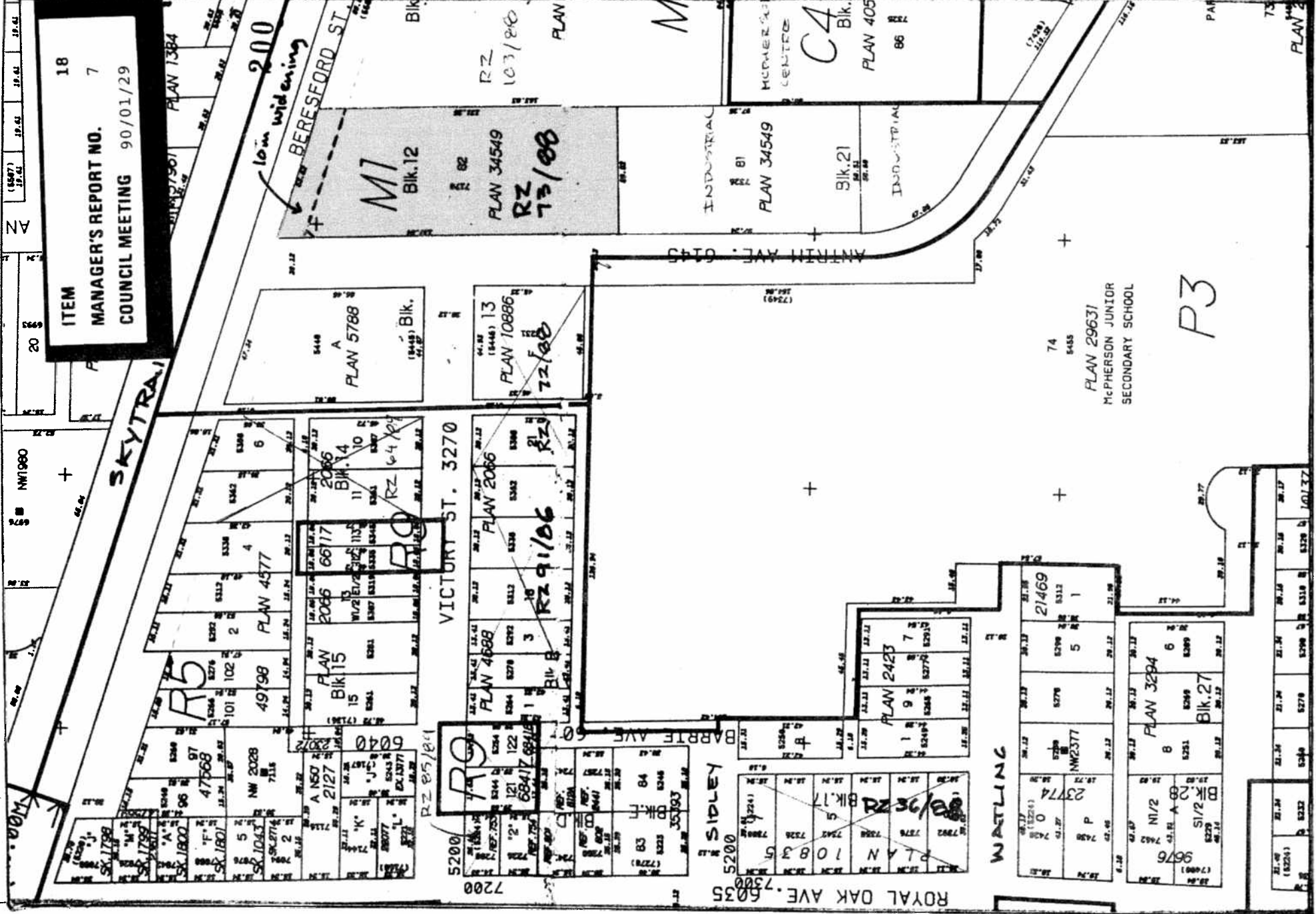
AP
BR:ap

Attachments

cc: Municipal Clerk
Director Engineering



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

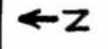


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low widening
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PLAN 29631
 McPHERSON JUNIOR
 SECONDARY SCHOOL



Date: 1990 SEPTEMBER

Scale: 1:2,000

Drawn By: REZONING REF # 73/88 LOCATION

EXISTING ZONING M1 SKETCH 2