

ITEM	22
MANAGER'S REPORT NO.	76
COUNCIL MEETING	92/12/14

TO: CITY MANAGER 1992 DECEMBER 09
FROM: ACTING DIRECTOR PLANNING & BUILDING

SUBJECT: REZONING REFERENCE #46/92

ADDRESS: 3768 & 3776 Thurston Avenue
LEGAL: Lots 5 & 6, D.L. 35, Group 1, N.W.D. Plan 2274
FROM: R5 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT,
(BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL
DISTRICT USE AND DENSITY - AND METROTOWN AREA II
PLAN GUIDELINES, AND IN ACCORDANCE WITH THE
DEVELOPMENT PLAN ENTITLED "18 UNIT APARTMENT @
THURSTON STREET" PREPARED BY WEBER & ASSOCIATE
ARCHITECTS)
(ATTACHED SKETCHES #1 & #2)

PURPOSE: To seek Council authorization to forward this
application to a Public Hearing on 1993 January 26.

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RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 January 04 and to a Public Hearing on 1993 January 26.
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 City 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.
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- 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 a separate covered car wash stall and 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.
n) The granting of a 215 Covenant restricting enclosure of balconies.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-rise apartment building.

2.0 BACKGROUND

Council on 1992 November 23 received the report of the Planning & Building 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.

3.0 GENERAL COMMENTS

3.1 The subject development is being rezoned

FROM: R5 Residential District

TO: CD Comprehensive Development

Based on the RM3 Multiple Family Residential District use and density, and Metrotown II Plan guidelines, and in accordance with the development plan entitled "18 Unit Apartment @ Thurston Street" prepared by Weber & Associate Architects.

3.2 The architect is proposing a three storey with loft apartment structure with full underground parking. Landscaped sideyards of a depth of 7.5m (24.61 ft.) are being provided.

3.3 The tree survey for the site shows several mature trees, as well as a small grove of cottonwoods to the south on the adjoining site. At least two red maples, two spruce and an apple tree on the periphery are to be retained. The largest tree on site, an alder, is too dangerous and overmature to be retained. Additional firs, cedars and scotch pines will be planted to enhance the landscaping of the site.

3.4 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, construct Thurston to an 11m standard with street lighting and a separated sidewalk on the side with street trees and boulevard grassing.

3.5 Required Easements and Dedications

Any necessary easements or rights-of-way will be provided as part of this rezoning.

3.6 Unit Size

The plans submitted meet minimum condominium guidelines

3.7 Car Wash - Garbage and Recycling Facilities

A centrally located, covered car wash stall with a separate connection to the sanitary sewer and a water connection will be provided for car washing purposes and a centralized, compact garbage and recycling area will be provided in the underground parking.

4.0 DEVELOPMENT PROPOSAL

4.1 Net Site Area 1802.03m² (19,397.52 sq. ft.)
(to be confirmed by survey)

Site Coverage 33%
(approximately)

4.2 Maximum Permitted Floor Area 1,982.23m² (21,337.24 sq. ft.)
(related to net site)

Maximum Floor Area Ratio 1.1

Height 3 storeys plus fourth storey loft
13.5m (44.3 ft.) to peak of sloping roof
from existing grade.

4.3 Unit Mix

6 - 1 bedroom units 69.75m² - 72.82m² (750.8 - 783.85 sq. ft.)
12 - 2 bedroom units 95.05m² - 117.70m² (1023.14 - 1266.95 sq. ft.)
unit density 100 unit/ha (40.4 units per acre)

4.4 Parking

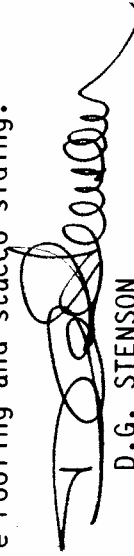
Required 18 units @ 1.6 = 29 (of which 5 are visitor parking)
+ 1 carwash = 30 stalls

Provided 29 underground parking stalls plus 1 car wash stall

4.5 Communal Facilities - There are no communal facilities

4.6 Exterior Materials and Finish

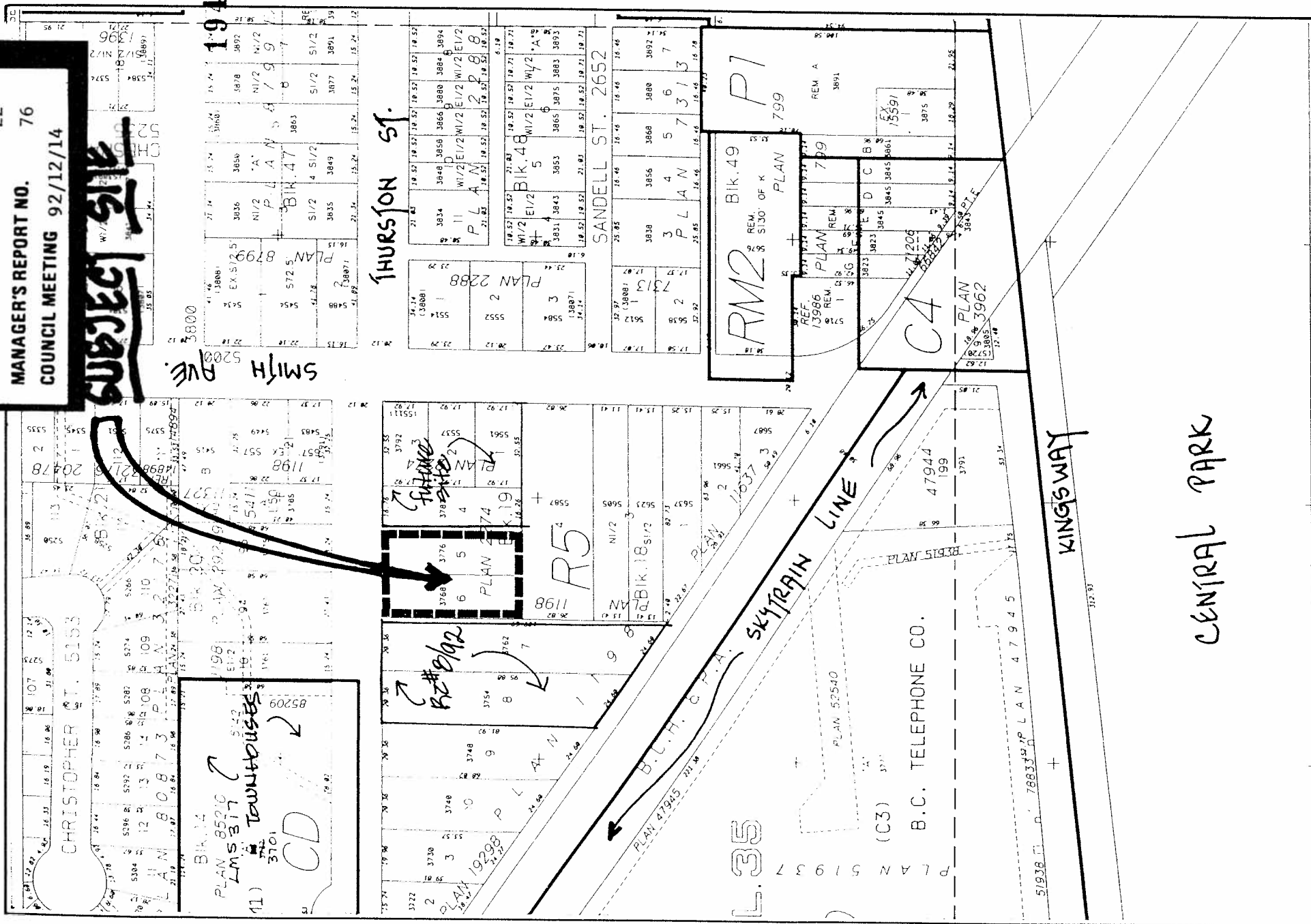
Materials include fiberglass shingle roofing and stucco siding.



D.G. STENSON
ACTING DIRECTOR
PLANNING AND BUILDING

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SUBJECT SITE



Date: October 1992
 Scale: 1:2000
 Drawn By: J.P.C.



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SKETCH # 1

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NOTE: Multiple Family Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

LEGEND:

	RM1 20/25 UPA		R2
	RM3 50 UPA		R5
	RM4 80 UPA Existing		MIXED USE
	RM5 100 UPA Existing		COMMERCIAL
	PARK		WALKWAY
	FUTURE ALERT STATION *		AL RT

SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN *

DEVELOPMENT PLAN
 Metrotown - Area 11
 Residential / Mixed Use
 ADOPTED BY COUNCIL 1982 AUGUST 23



Date: October 1992
 Scale: N.F.S.
 Drawn By: J.P.C.

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 Planning & Building Department

REZONING REFERENCE # 46/92

SKETCH # 2

