

ITEM 4
MANAGER'S REPORT NO. 16
COUNCIL MEETING 92/03/02

TO: MUNICIPAL MANAGER 1992 FEBRUARY 26
FROM: DIRECTOR PLANING AND BUILDING
SUBJECT: REZONING REFERENCE #47/91

LEGAL: LOTS 11, 12, 14, 16, BLOCK 9,
D.L. 116, PLAN 1236;

ADDRESS: 441 S. ESMOND AVENUE, 3763, 3775 AND
3791 PENDER STREET

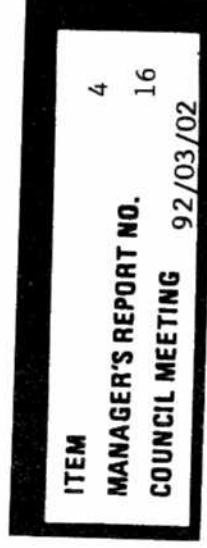
(SEE ATTACHED SKETCHES)

PURPOSE: To seek Council authorization to forward this rezoning to
a Public Hearing on 1992 March 24.

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RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 March 09 and to a Public Hearing on 1992 March 24.
- 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 consolidation of the net project site into one legal parcel.



- f) The granting of any necessary easements.
- g) The undergrounding of existing overhead wiring abutting the site.
- h) The retention of on-site mature trees identified in the landscape plan.

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The submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.

- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) Compliance with the Council-adopted sound criteria.
- k) 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.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m) Completion of a 215 Covenant to restrict the enclosure of balconies.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 3 - 1/2 storey townhouse project.

2.0 BACKGROUND:

2.1 Council on 1991 November 18 received a report from the Planning and Building Department concerning the rezoning of the subject site and authorized staff to work with the applicant in the preparation of a suitable plan of development for 3 - 1/2 storey townhousing in line with the adopted Hastings Street Area Plan, with the understanding that a further and more detailed report would be submitted at a later date.

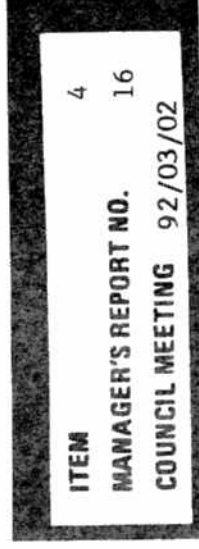
The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

The subject site is being rezoned:

FROM: R5 Residential District

TO: CD Comprehensive Development District
(using the Hastings Street Area Plan as a guideline,
and in accordance with the Development Plan entitled
"Pender and Esmond Townhouse Development" prepared
by Pelman Architects Inc).



3.1 DEVELOPMENT PLAN

The Architect is proposing a three-storey double-loaded stacked townhouse structure with underground parking and individual ground access to each unit. Entry is either directly from the front or side yards or through an internal open corridor.

3.2 LEGAL SURVEY

The site requires consolidation into one legal parcel.

3.3 SERVICING REQUIREMENTS

The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to the following: construction of a separated sidewalk on the north side of Pender Street, construction of Esmond Avenue to an 11 m pavement with street lighting and a separated sidewalk on the west side, curb cuts at the Pender Street and Esmond Avenue intersection, boulevard treatment as necessary and lane upgrading.

3.4 REQUIRED EASEMENTS AND DEDICATIONS

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

3.5 CONDOMINIUM GUIDELINES

The plans submitted meet minimum condominium guidelines.

3.6 ACOUSTICAL STUDY

Given the site's proximity to both Hastings Street and Boundary Road, a suitable sound study is required.

3.7 CAR WASH, GARBAGE AND RECYCLING FACILITIES

A centrally located, covered parking 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.

3.8 LANDSCAPE PRESERVATION

Eight mature trees and shrubs have been identified on the landscape plan and are planned to be preserved during construction.

3.9 UNDERGROUNDING OF EXISTING OVERHEAD WIRING

The developer will be responsible for the costs of undergrounding all existing overhead wiring abutting the site.

3.10 NEIGHBOURHOOD PARKLAND CHARGES

A Neighbourhood Parkland Acquisition charge of \$1,397 per unit for each of the townhouses applies.

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4.0 DEVELOPMENT PROPOSAL:

4.1	<u>Gross and Net Site Area</u> (no dedication)	2,267 m ² (24,400 sq. ft.)	
	<u>Site Coverage</u> (approximately)	50.7%	116
4.2	<u>Floor Area Permitted</u>	2,493.4 m ²	
	<u>Floor Area Provided</u>	2,490.8 m ² (26,812 sq. ft.)	
	<u>Floor Area Ratio</u>	1.1 maximum	
	<u>Height</u>	3 storeys	
4.3	<u>Unit Mix</u>		
	24 - 1 bedroom		
	4 - 2 bedroom	ranging from 65.03 m ² to 67.5 m ² (700 sq. ft. to 727 sq. ft.)	
	—	ranging from 85.9 m ² to 107.8 m ² (925 sq. ft. to 1,160 sq. ft.)	
	28 TOTAL		
4.4	<u>Parking</u>		
	Required	49	
		<u>1</u> car wash	
		50 TOTAL	
	Provided	47 underground (of which 5 are for visitors)	
		2 surface visitor	
		1 car wash	
		—	
		50 TOTAL	

4.5 Communal Facilities

There are no communal facilities in this building.

4.6 Exterior Materials and Finish

The materials proposed include stucco, duroid shingles, metal railings and aluminium windows with wood trim boards.

AmP
 FA:ap
 Attach.

A. L. Parr
 A. L. Parr, Director
 Planning and Building

cc: Municipal Clerk
 Director Engineering

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3710 PLAN 1890 NW 1/2	3722 PLAN 1236 S	3744 W1/2 PLAN 8512 E1/2	3756 PLAN 8622 N 1/2	3790 S 1/2
1890 PLAN 1890 NW 1/2	1890 PLAN 1236 S	3717 3743 3765	1890 PLAN 1236 S	3711 3743 3765

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ALBERT ST.

CD NW2099 (RMS, C3)				
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SUBJECT SITE

3700	3700	3722	3730	3736	3750	3760	3762	3784
PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236

3700	3700	3722	3730	3736	3750	3760	3762	3784
PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236	PLAN 1236

PENDER ST.

3700	3700	3722	3730	3736	3750	3760	3762	3784
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Date: NOVEMBER 1991

Scale: 1:2000

Drawn By: J.P.C.

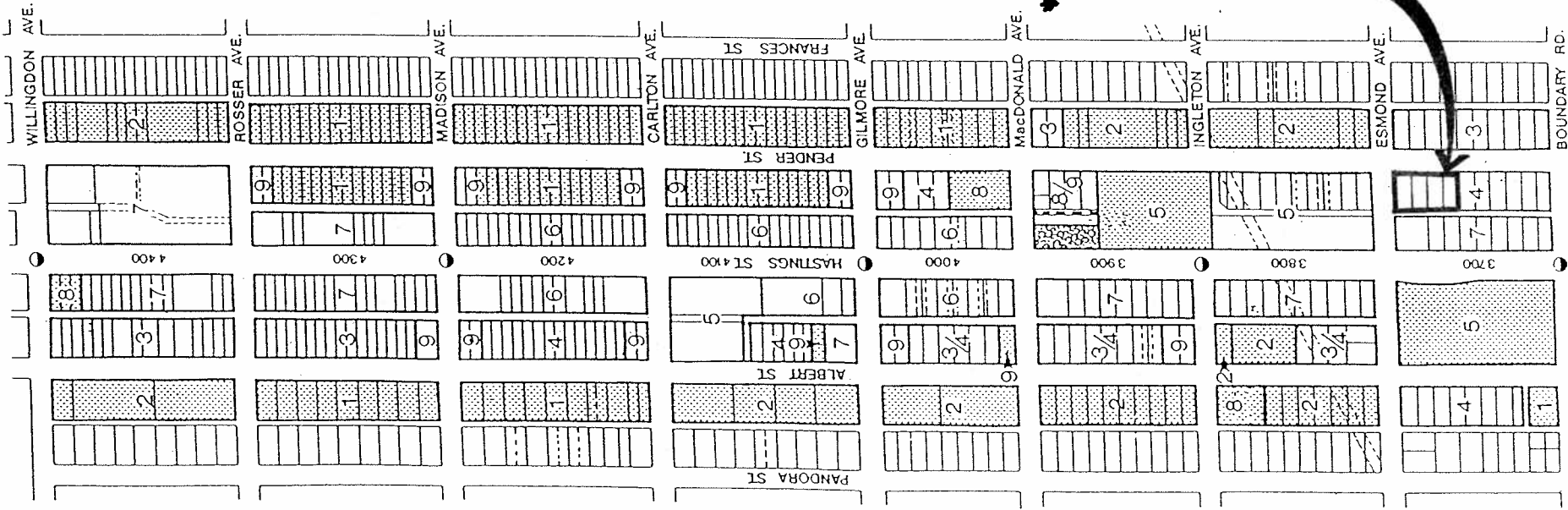


REZONING REFERENCE # 47/91 117

SKETCH # 1

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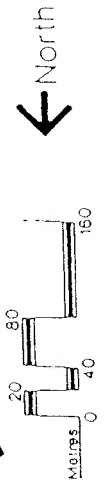


Hastings Street Area Plan
 (ADOPTED)

Legend:

- 1 -> Single and Two Family Dwellings (Retained)
- 2 -> Low Rise Multi Family Residential
- 3 -> Single, Two Family Or 2 1/2 Storey Townhousing
- 4 -> 3 1/2 Storey Townhousing
- 5 -> Comprehensive Development (CD)
- 6 -> Core Commercial (4 Storey Mixed Use)
- 7 -> Non-Core Commercial (4 Storey Mixed Use)
- 8 -> Institutional
- 9 -> Parking
- ▶ -> Park
- ▶ -> Existing
- -> Existing Traffic Signal

SUBJECT SITE



Community Plan Three

1991 June



Planning & Building Inspection Department

Date:

NOVEMBER 1991

Scale:

N.1:5.

Drawn By:

J.P.C.

REZONING REFERENCE # 47/91

SKETCH # 2