

ITEM 18
MANAGER'S REPORT NO. 72
COUNCIL MEETING 92/11/23

1992 NOVEMBER 19

TO: CITY MANAGER

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #38/92**

LEGAL: LOT "A", D.L. 95, GROUP 1, N.W.D. PLAN 5404;
LOT 4, BLOCK "B", D.L. 95, GROUP 1, N.W.D. PLAN 1264

ADDRESS: 6916 AND 6936 BALMORAL STREET

PURPOSE: To seek Council authorization to forward this rezoning to a Public Hearing on 1992 December 15.

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RECOMMENDATIONS:

- 1) **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1992 November 30 and to a Public Hearing on 1992 December 15;
- 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 dedication of any rights-of-way deemed requisite.
 - h) The undergrounding of any existing overhead wiring abutting the site.
 - i) The retention of as many existing mature trees as possible on the site.

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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.

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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.
- i) 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.
- n) The granting of a 215 Covenant restricting enclosure of balconies.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-rise stacked townhouse project.

Council on 1992 September 28 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. (see attached sketch #1 and #2)

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

2.0 GENERAL COMMENTS:

- 2.1 The subject site is being rezoned

FROM: R5 Residential District

TO: RM2 Multiple Family Residential District

- 2.2 Development Plan

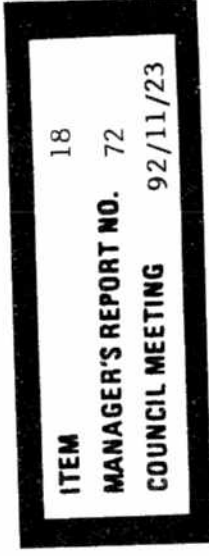
The Architect is proposing a three storey structure of stacked townhouses with mainly underground parking. Vehicular access to the site will be from the lane to minimize driveway openings onto Balmoral Street and Griffiths Avenue.

- 2.3 Legal Survey

The consolidation of the site into one legal parcel is required.

- 2.4 Servicing Requirements

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. These will include, but not necessarily be limited to, the provision of streetlighting and street trees on Balmoral and on Griffiths and a 3m by 3m corner truncation with curb cuts.



2.5 Relationship to Community Plan

The proposed development meets the land use and density requirements of Community Plan Six and is considered a smaller infill site within the existing apartment area. (see attached sketch #2)

2.6 Required Easements and Dedications

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

2.7 Condominium Guidelines

The drawings submitted meet minimum standards for condominium development.

2.8 Acoustical Study

Since this site is influenced by vehicle noise from Kingsway an acoustical study is required.

2.9 Car Wash Stall and Recycling Facilities

A centralized and compact recycling area in the underground parking is to be provided. 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.

2.10 Undergrounding of Existing Overhead Wiring

The developer is responsible for the costs of undergrounding all existing wiring abutting the site.

2.11 Neighbourhood Parkland Charges

Neighbourhood Parkland Acquisition Charges of \$1397.00 per unit apply for each of the units.

2.12 Restrictive Covenant

Since the project provides for the maximum allowable floor area, a restrictive covenant is required to present the enclosure of balconies.

3.0 DEVELOPMENT PROPOSAL:

3.1 Gross Site Area	1,468.76 m ² (15,810.11 sq.ft.)
Dedication	4.5 m ²
Net Site Area	1,464.24 m ² (15,761.68 sq.ft.)
Site Coverage (approximately)	443m ² (4,767 sq. ft.) - 30%
3.2 Floor Area	1,281.93 m ² (13,799 sq.ft.)
Floor Area Ratio	0.87
Height 3 storeys	38 ft. to roof peak

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3.3 Unit Mix

- 2 one bedroom
- 4 one bedroom & den
- 9 two bedroom

74.79 m² (805 sq.ft.)
ranging from 80.01 to 80.82 m²
(862 to 889 sq.ft.)
ranging from 80.64 to 91.69 m²
(934 to 987 sq.ft.)

159

15 TOTAL

42 units/acre

3.4 Parking

Required 15 @ 1.75 = 27 (of which 4 are visitor parking)
+ 1 car wash

28

Provided = 28, of which 25 are underground and 3 are surface
1 car wash


3.5 Communal Facilities


There are no communal facilities.

3.6 Exterior Materials and Finish

Materials include:

Stucco siding, wood trim and
asphalt shingle.

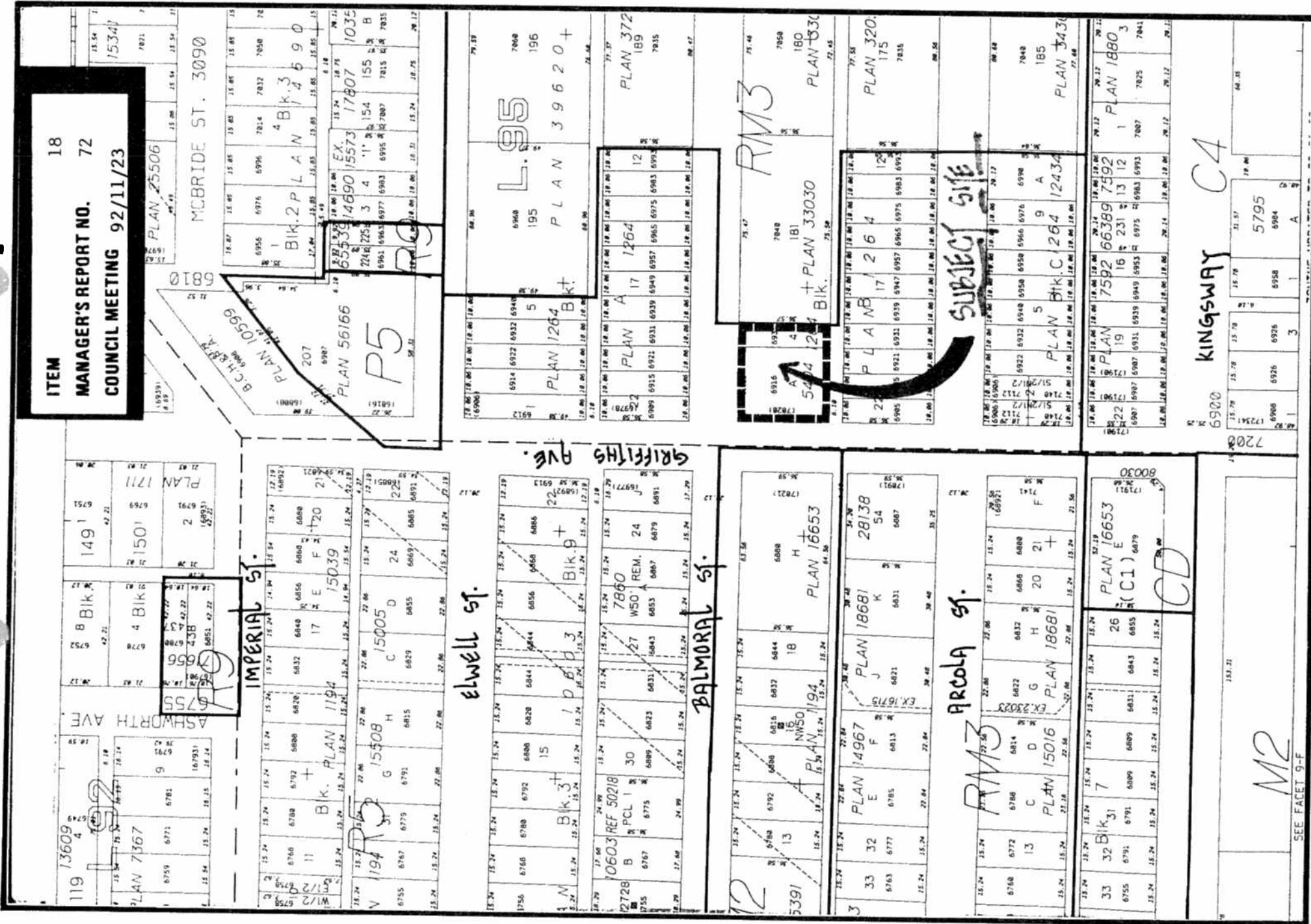

FA:yg


D.G. Stenson, Acting Director
Planning and Building

Attached Sketches

cc: Director Engineering

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



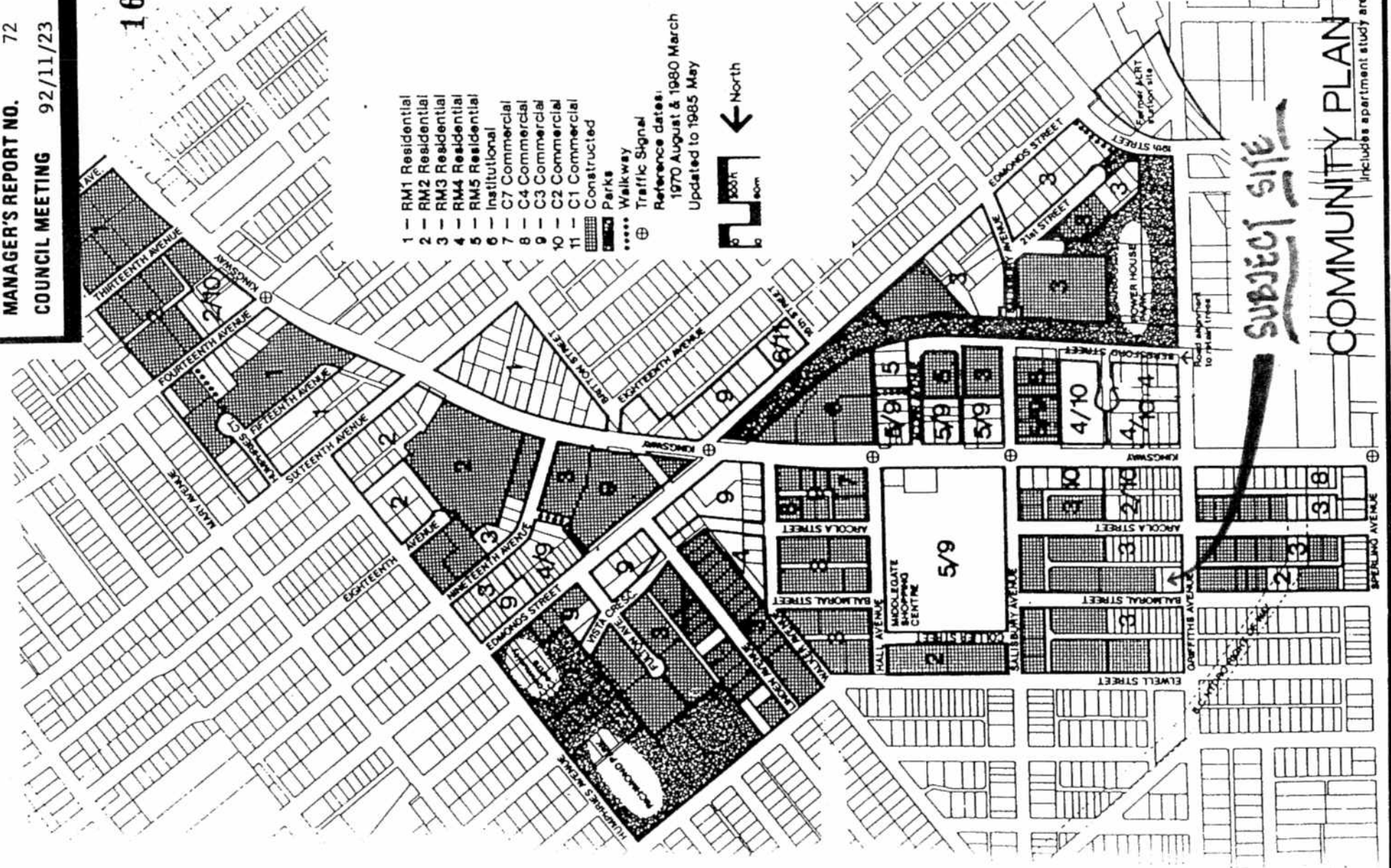
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SKETCH # 1

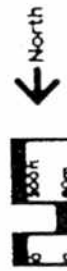
SEE FACET 9-F

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- 1 - RM1 Residential
 - 2 - RM2 Residential
 - 3 - RM3 Residential
 - 4 - RM4 Residential
 - 5 - RM5 Residential
 - 6 - Institutional
 - 7 - C7 Commercial
 - 8 - C4 Commercial
 - 9 - C3 Commercial
 - 10 - C2 Commercial
 - 11 - C1 Commercial
 - Constructed
 - Parks
 - Walkway
 - Traffic Signal
- Reference dates:
 1970 August & 1980 March
 Updated to 1985 May



SUBJECT SITE

COMMUNITY PLAN SIX
Includes apartment study area O & P



Planning &
 Building Inspection
 Department

REZONING REFERENCE # 38/92

Date: **SEPTEMBER 1992**

Scale: **N.F.S.**

Drawn By: **J.P.C.**

SKETCH # 2