

ITEM Suppl 18
MANAGER'S REPORT NO. 50
COUNCIL MEETING 92/07/27

SUPPLEMENTARY
1992 JULY 24

TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #6/92
ADDRESS: 3711, 3713 PENDER STREET; 480 BOUNDARY ROAD SOUTH
LEGAL: LOTS 18, 19, 20, D.L. 116, GROUP 1, PLAN 1236
FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON
WASTINGS STREET AREA PLAN AS A GUIDELINE, AND IN
ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED
"PROPOSED TOWNHOUSE DEVELOPMENT FOR 480 BOUNDARY
ROAD, 3711 AND 3713 EAST PENDER STREET" PREPARED
BY KINGSLEY LO ARCHITECT INC.)

(ATTACHED SKETCHES #1 AND #2)

PURPOSE: To seek Council authorization to forward this application to a Public
Hearing on 1992 August 25.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on
1992 August 10, and to a Public Hearing on 1992 August 25 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
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.

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

SUMMARY:

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

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 three and a half storey townhouse project.

2.0 BACKGROUND

Council on 1992 March 30 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site, and located within the Hastings Street Area, 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. The applicant desires to have his proposal advanced to a Public Hearing as soon as possible. As the remaining details of the drawings were only recently completed and as Council is meeting less frequently on the summer schedule, it was necessary to submit this as a supplementary report to meet the desired Public Hearing schedule.

3.0 GENERAL COMMENTS

3.1 The subject development 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 "Proposed Townhouse" Development for 480 Boundary Road, 3711 and 3713 East Pender Street prepared by Kingsley K. Lo Architect Inc.

See attached Sketch #1.

3.2 Development Plan

The Architect is proposing a three and a half storey double-loaded stacked townhouse structure with underground parking and individual ground access to each unit. Entry is either directly from the ground or from an internal open corridor. Given that this is a steeply sloping site and the building designed in a terraced form with steeply pitched roofs, the height varies down the slope within the 3-1/2 storey guideline. The complexity of the internal layout means that minor modifications may still be necessary to satisfy completely the building code.

3.3 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 provision of separated sidewalks, and boulevard trees along the Pender Street and Boundary Road frontages.

3.4 Required Easements and Dedications

A 1.5m wide dedication is required along Boundary Road. Any further 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.

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3.8 Undergrounding of Existing Overhead Wiring

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

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3.9 Neighbourhood Parkland Charges

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

4.0 DEVELOPMENT PROPOSAL

4.1 Gross Site Area

approximately 1,696.85 m²
 (18,265.37 sq. ft.)

Net Site Area

approximately 1,671.16 m²
 (17,665.85 sq. ft.)

Site Coverage
 (approximately)

37%

4.2 Floor Area Permitted

1,805.28 m² (19,432.44 sq. ft.)

Floor Area Provided

1,805.23 m² (19,432.0 sq. ft.)

Floor Area Ratio

1.1

Height

3-1/2 storeys

4.3 Unit Mix

7 - 1 bedroom
 14 - 2 bedroom

(700 to 725 sq.ft. [65.03 to 67.35 m²])
 (900 to 1064 sq.ft.[83.61 to 98.88 m²])

TOTAL

4.4 Parking

Required

37
1 carwash

38 Total
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Provided

38 underground
 (of which 6 are for visitors)
1 carwash

39 Total
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4.5 Communal Facilities

Communal recreational facilities provided in the basement include an exercise room, spa, sauna and two changing rooms.

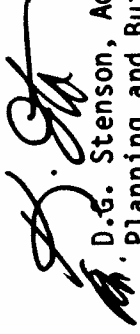
4.6 Exterior Materials and Finish

The materials proposed include asphalt shingles, acrylic stucco, and aluminium framed windows with wood trim boards.

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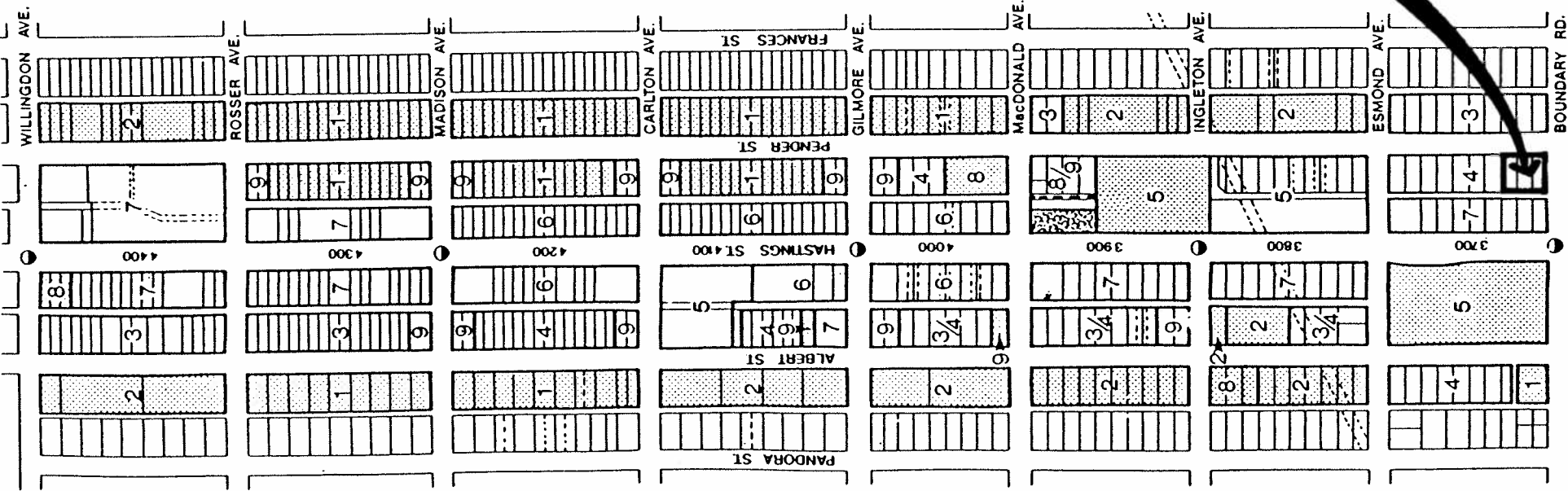
Attach.

cc. Municipal Clerk
Director Engineering


D.G. Stenson, Acting Director
Planning and Building

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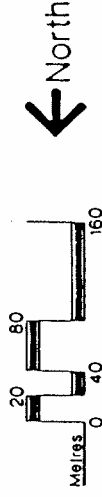


Hastings Street Area Plan
 (Adopted)

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 3



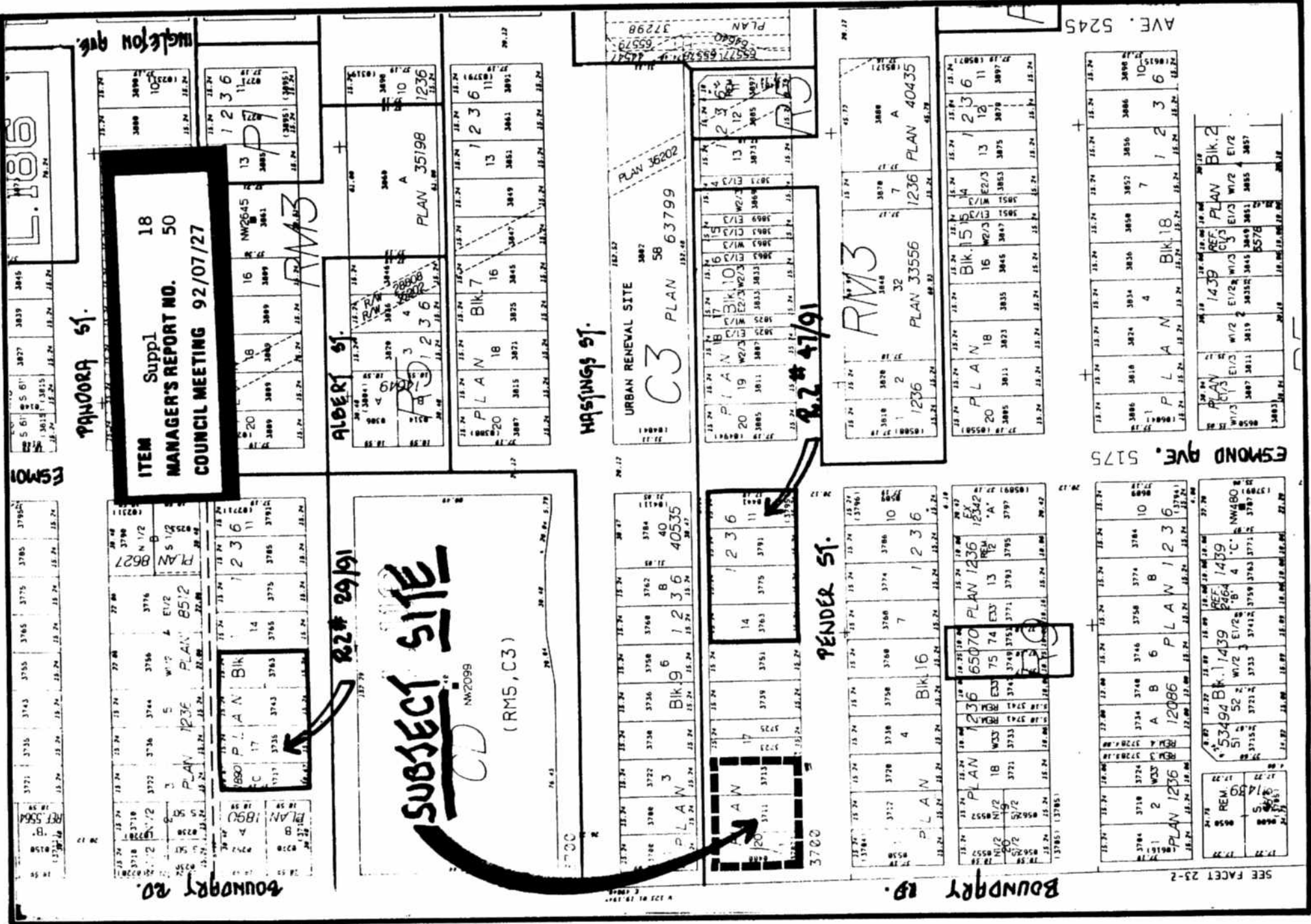
Date:
MARCH 1992

Scale:
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Drawn By:
J.P.C.

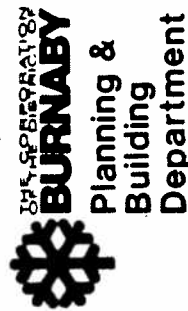
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SKETCH #1



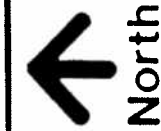
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SUBJECT SITE



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

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SKETCH # 2

