

TO: ACTING MUNICIPAL MANAGER  
1992 MARCH 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED APARTMENT BUILDING  
7237 HALIFAX STREET  
REZONING REFERENCE #18/91

PURPOSE: To recommend development guidelines for the subject site.

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RECOMMENDATIONS:

- 1) THAT the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development based on the recommended development guidelines outlined in Section 7.0 of this report, and suitable for presentation to a Public Hearing.
- 2) THAT copies of this report be sent to the applicant for the subject rezoning, and to all persons who have made submissions to Council regarding it.

REPORT

1.0 BACKGROUND:

On 1991 July 22, Council received a first report regarding the subject rezoning application for an apartment building at 7237 Halifax Street. This report outlined the history of the rezoning for the adjacent Augusta Springs apartment development which had proceeded without including the subject property, on the basis that it would form the site for a future integrated second phase development. To assist in achieving this, a covenant was registered over the Augusta Springs development site agreeing to future provision of an easement providing access, visitor parking, and common use of recreational facilities for the future development on the subject site. It had been anticipated that the development on the subject site would be based on RM1 density, however the current rezoning application proposed RM2 density, and preliminary architectural plans were submitted which indicated that a suitable three-storey development with underground parking and suitable setbacks could be developed at this higher density.

Council adopted the following recommendation in this regard on 1991 July 22:

"THAT the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development based on RM2 density and suitable for presentation to a Public Hearing, following deposit of the required easement in the Land Title Office".

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In response to a delegation from the Augusta Springs Strata Council which appeared before Council to express concern regarding the potential effect of the easement on their development, staff submitted a further report on 1992 January 20 regarding the current rezoning application, addressing the possibility of developing it as an independent site with direct vehicular access from Halifax Street. At that time, Council adopted the following recommendation:

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"THAT the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development based on RM1 or RM2 density and suitable for presentation to a Public Hearing, and incorporating either vehicular access by registered easement, or directly from Halifax Street".

Following this, there have been a number of presentations and written submissions to Council from the properties neighbouring the subject site, expressing concerns regarding the proposed apartment development. In summary, the neighbours are of the opinion that the development should be of RM1 density, two stories high with full underground parking, with no relaxation of setbacks or parking requirements.

A letter from Planning was written to bring these concerns to the attention of the Rezoning applicant so that they could be taken into account in the development plans to be submitted for the site.

A proposed plan of development has now been submitted. The purpose of this report is to comment on the submitted plans in light of the concerns expressed by the neighbours, and to make recommendations for appropriate development guidelines regarding each of these issues, as discussed in the following sections.

## 2.0 ACCESS:

Residents of the Augusta Springs development are of the opinion that access to the proposed apartment should not be by means of an easement through the Augusta Springs underground parking area as previously planned, but rather directly from Halifax Street.

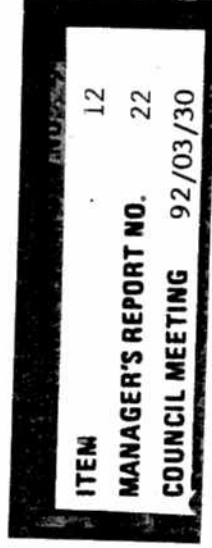
The development plans submitted by the applicant show direct access from Halifax Street.

Staff concur with direct access from Halifax Street, as previously discussed in our report of 1992 January 20.

## 3.0 PARKING PROVISION:

Submissions from the neighbours have indicated that the proposed apartment should provide underground parking in accordance with Zoning Bylaw requirements.

The development plans submitted by the applicant provide underground parking in accordance with the applicable Zoning Bylaw requirement of 1.6 spaces per unit. Although not specifically shown on the submitted plans, 0.25 space per unit (included in the 1.6 ratio) is required visitor parking, and must be located outside the security gate. Given the independent direct access from Halifax Street, Augusta Springs visitor parking will not be utilized by the proposed development. A car wash stall is also required and shown on the submitted plans.



**4.0 BUILDING HEIGHT:**

The neighbours' submissions to Council have suggested that the proposed apartment should be limited to a maximum height of two storeys.

The submitted plans are for a three-storey building, with the upper floor area reduced a total of 17.2 m<sup>2</sup> (185 sq. ft.) from the lower two floors in three areas on the Halifax Street frontage. The architect has indicated that the main floor grade would be set 0.6 m (2 ft.) below the adjacent Augusta Springs main floor grade.

Staff have given careful consideration to the issue of appropriate building height for the subject site. The Augusta Springs apartment to the east is two and three storeys in height adjacent to the site, while the Pepperidge Court homes to the west are two storeys in height. Staff have concluded that the proposed apartment should be two and a half storeys in height, with the top floor set back from the south, east and west faces of the building, and its area limited to a maximum of one-half the floor area of the floor below. In order to further reduce the apparent building height and to conform with the slope of the land and street, the main floor grade should be set 1.5 m (5 feet) below the adjacent Augusta Springs main floor grade.

**5.0 DENSITY:**

Submissions to Council have variously requested that the proposed apartment development should be limited to RM1 density (which would be 0.6 maximum Floor Area Ratio) or 0.9 Floor Area Ratio (which would be an RM2 density). Some submissions have suggested that the proposed apartment should be limited to six to eight units.

The development plan submitted by the applicant has a Floor Area Ratio of 0.9, resulting in a Gross Floor Area of approximately 1,200 m<sup>2</sup> (13,000 sq. ft.). A total of 12 units (not all of which meet the applicable condominium guidelines) is proposed.

The subject site was left out of the Augusta Springs site assembly and development which has a Floor Area Ratio of 1.1 based on RM3 density. Given the recommended two and one half storey building height, as well as the achievable site coverage resulting from setback requirements and the relatively small site size, staff recommend a maximum Floor Area Ratio of 0.75 which is an average of RM1 and RM2 density guidelines. This would result in a site coverage of approximately 30 per cent. A maximum of ten units should be provided.

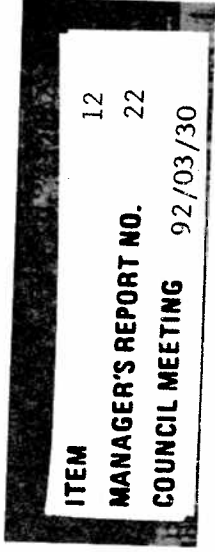
**6.0 SETBACKS:**

Submissions from the neighbours have suggested that applicable setbacks for the proposed development should not be reduced.

The adopted Comprehensive Development plans for the Augusta Springs site (while not applying to the subject site) showed the following suggested appropriate setbacks for it:

- Front (from Halifax Street property line) 7.5 m (25 ft.)
- Rear (from north property line) 7.5 m (25 ft.)
- Side (from west and east property lines) 6.0 m (20 ft.)

The submitted development plans for the site comply with these recommended setbacks (which staff continue to consider appropriate) but provide an increased setback of 8.3 m (27 ft.) along the west property line, as a result of a utility easement.



**7.0 RECOMMENDED DEVELOPMENT:**

Provided below is a summary of the recommended development guidelines for the subject site as discussed above:

**Proposed Zoning**

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CD Comprehensive Development District (based on RM1 and RM2 District guidelines with a maximum Floor Area Ratio of 0.75).

**Access**

From Halifax Street only.

**Parking Provision**

1.6 space per unit, including 0.25 visitor space per unit, plus one car wash space.

**Building Height**

Two and one-half storey maximum, with the uppermost storey to be set back from the south, east and west faces of the building, and limited in floor area to a maximum of one-half the area of the floor below. The main floor grade is to be set 1.5 m (5 ft.) below the adjacent Augusta Springs main floor grade.

**Floor Area Ratio**

0.75 maximum

**Unit Count**

10 units maximum; all units to meet Council-adopted condominium guidelines.

**Site Coverage**

Approximately 30 per cent

**Minimum Building Setbacks**

Front	-	7.5 m (25 ft.)
Rear	-	7.5 m (25 ft.)
Side	-	6.0 m (20 ft.)

It is recommended that copies of this report be sent to the applicant and to all persons who made submissions regarding the subject rezoning application.

ALP  
RR:ap

cc: Municipal Clerk

A handwritten signature in black ink, appearing to read "A. L. Parr".

A. L. Parr, Director  
Planning and Building