

ITEM	20
MANAGER'S REPORT NO.	
COUNCIL MEETING	75
	93/12/20

TO: CITY MANAGER 1993 DECEMBER 16

FROM: DIRECTOR PLANNING AND BUILDING OUR FILES: 15.711.1
RZ 98.89

SUBJECT: **CARIBOO HEIGHTS TOWNHOUSE SITE 7e;
INTRODUCTION OF A REZONING BYLAW
WITH REVISED DEVELOPMENT GUIDELINES**

PURPOSE: To obtain Council authority to introduce a zoning bylaw with revised development guidelines to enable the City to offer the Cariboo Heights Site 7e for sale by public tender.

RECOMMENDATION:

1. **THAT** staff be authorized to introduce a rezoning bylaw incorporating the revised Cariboo Heights Community Plan guidelines for the development of Site 7e as outlined in this report.

REPORT

1.0 BACKGROUND

The subject property (Figure 1 *attached*) was leased on 1990 February 26 for development as a group housing site. The Lessee applied to amend the CD Comprehensive Development District zoning to provide for a specific townhouse project. This amending Bylaw (Rezoning #98/89) with a detailed design as developed by the Lessee was given Final Adoption on 1990 June 11.

Due to certain circumstances the project did not advance and the Lease Bylaw was repealed. Therefore, the amended Zoning Bylaw which currently remains in place (RZ#98/89) is no longer relevant and will need to be replaced by a new zoning bylaw with stipulated guidelines prior to offering the site for sale by public tender.

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2.0 EXISTING SITUATION

The existing guidelines for Site 7e provide for the following:

Parcel Size:	6.15 acres
Maximum Density:	10 units/acre (61 units)
Maximum FAR:	0.40 - includes carports and garages but excludes open parking areas. Garages in defined basements can be excluded.
Maximum Site Coverage:	30% - includes the combined area covered by all structures and buildings including carports and/or garages. All units must have a minimum of one carport or garage and a maximum of two.
Maximum Height of Buildings:	2.5 storeys

3.0 PROPOSED MODIFICATION TO COMMUNITY PLAN GUIDELINES

As can be seen on Figure 1 within the context of the adopted Cariboo Community Plan, the site geometry of the subject parcel is elongated along Sixteenth Avenue with limited depth and a major pedestrian/conservation buffer corridor called for along the south side of Sixteenth Avenue. As a result of the experience gained in processing the previous townhouse application under the existing guidelines and the resulting constrictions, staff is of the view that the guidelines for this particular site should be adjusted to decrease the allowable Floor Area Ratio and the Site Coverage prior to its offering for sale by public tender.

An FAR of 0.36 (0.40 previously) and a Site Coverage of 26% (30% previously) is recommended. These revisions would be conducive to smaller units but still permit the same number of units as previously allowed (61 units). The average unit size would then be approximately 1575 square feet. Variations to the unit size could occur within the development scheme providing the overall average is maintained. Open space would also be increased.

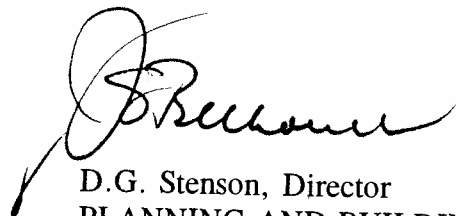
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In addition to the foregoing, it is proposed to maintain a 50 foot buffer along the Sixteenth Avenue and Cariboo Road frontages. The Sixteenth Avenue buffer area would be protected by covenant and accommodate a public pedestrian walkway (off-set sidewalk). A 35 foot buffer is proposed for the rear of the property abutting the lane. The development scheme should maximize tree retention within the site. The site is serviced to the property line.

It is necessary to obtain authority to introduce a rezoning bylaw with revised development guidelines as proposed which would replace the existing zoning (RZ#98/89) and CD Plan related to the failed previous offering. The new zoning bylaw is proposed to be pursued at the next earliest opportunity.

4.0 CONCLUSIONS

Council authority is requested to introduce a rezoning bylaw with revised development guidelines for Site 7e of the Cariboo Heights Community Plan which would replace the no longer relevant current zoning, and thereby enable the City to offer the site for sale by public tender.



D.G. Stenson, Director
PLANNING AND BUILDING

PB\db

Attachment

cc: Director Administrative & Community Services
Director Engineering
Director Finance
City Solicitor
Zoning Planner

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- Cariboo Heights Community Plan**
- ▶ Area 1: Small Lot (R9) with A.M.s of frontages. Gross Area of 13.7m (45 Ft.)
 - ▶ Areas 2&3: Conventional (R2) Single Family
 - ▶ Areas 4-7: Group Housing
 Gross Oriented Quarter Housing A Maximum Density Of 25 Units Per Hectare 10 Units Per Acre
 - ▶ Area 8: Institutional
 Religious, Cultural, Recreational And Assembly Uses To Serve Residential Neighbourhood.
- Legend:**
- Conservation Reserve
 - Neighbourhood Park
 - Public Rights-of-Way
 - Neighbourhood Commercial
 - Existing Buildings
- Scale: 0 20 40 80 160 METRES
- North

FIGURE 1

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SITE 7e - Amendment ZONING BYLAW #
ADOPTION OF REVISED DEVELOPMENT REGULATIONS.