

ITEM	6
MANAGER'S REPORT NO.	14
COUNCIL MEETING	95/03/20

**TO:** CITY MANAGER

1995 MARCH 14

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED CARE FACILITY  
3249 NORTH ROAD, PORTION 3355 NORTH ROAD;  
PORTION 9812 SULLIVAN STREET  
REZONING REFERENCE #61/94**

**PURPOSE:** To provide a progress report regarding the subject rezoning application

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**RECOMMENDATION:**

1. **THAT** this report be received for information.

**R E P O R T**

On 1995 February 20, Council considered a progress report regarding Rezoning Reference #61/94, an application for development of a care facility between Cameron Street and Sullivan Street, fronting on North Road and a planned cul-de-sac from Cameron Street.

The report outlined a changed development proposal which the applicant had advised he wished to pursue. Based on staff's preliminary review of the proposal a number of problems were identified, most importantly the following:

1. It was proposed that the site no longer extend to the planned cul-de-sac, which had several negative results.
2. The proposed Floor Area Ratio had been increased to 1.3 (with both surface and under-building parking) which falls within the RM4 high-rise apartment density range. This was significantly higher than the previously proposed Floor Area Ratio of 1.1 which with full underground parking is equivalent to RM3 low-rise apartment density, and was considered the maximum potentially supportable as a transitional density on the edge of a Town Centre backing onto an established single-family neighbourhood.

This report was referred back to staff for further review of the applicant's proposal and a further report.

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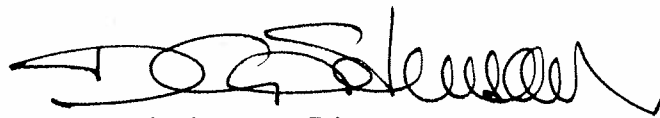
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The applicant has subsequently advised staff that he intends to pursue a revised development proposal for congregate care which overcomes the previously identified difficulties by enlarging the development site to extend a 12 m (40 ft.) panhandle to the planned cul-de-sac for future access, and to reduce the development's Floor Area Ratio to fall within RM3 guidelines. Preliminary sketches illustrating this proposal have been submitted. Further details are, however, required regarding the following:

1. Existing and proposed grades, building height, and the relationship to neighbouring properties.
2. Development statistics.
3. Tree preservation.

The applicant is now pursuing preparation of plans which clarify the above. Once a suitable plan of development has been submitted, staff will submit a detailed report recommending advancement of the subject rezoning application to a Public Hearing.

This is for the information of Council.



D. G. Stenson, Director  
Planning and Building

RR:gk

cc: Medical Health Officer  
Director Engineering