

**TO: CITY MANAGER** **1998 AUGUST 25**

**FROM: DIRECTOR PLANNING AND BUILDING**

**SUBJECT: REZONING REFERENCE # 59/97 -  
9720, 9753, 9789, 9805, 9825, 9845 CAMERON STREET/PTN. 9812  
SULLIVAN STREET  
PROPOSED LOW-RISE MULTI-FAMILY RESIDENTIAL HOUSING.**

**PURPOSE:** To obtain Council authority to work with the applicant towards rezoning and development of two of the three originally proposed sites included in the subject rezoning application with the third site to be rezoned and developed at a later date.

**RECOMMENDATION:**

1. **THAT** Council authorize the Planning Department to work with the applicant towards a suitable plan of development and rezoning on Sites#1 and #2 of the three originally proposed development sites as outlined in this report which will be suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

**R E P O R T**

**1.0 BACKGROUND:**

- 1.1 The subject site is approximately five acres and has been designated for ground-oriented low density multiple-family development suitable for family accommodation as outlined in the recently adopted Loughheed Town Centre Plan (see *attached* sketch #1). The RM 2 Multiple Family Residential District with underground parking is intended to be used as a guideline for development. The subject site includes three potential development sites along with the construction of a new cul-de-sac for vehicular access (see *attached* sketch #2 ). Site #1 of the three potential development sites includes portions of 9720 and 9753 Cameron Street which are owned by the City.
- 1.2 On 1997 September 29, Council received the report of the Planning and Building Department concerning the rezoning of the subject properties and adopted the following recommendations:

*"THAT Council authorize the Planning and Building Department to prepare further development guidelines for the site to reflect and expand upon the information contained in this report, including adherence to the RM2 District maximum density, and to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.*

*THAT subject to pursuance of the preceding Recommendation #1, the sale be approved in principal of City-owned property for inclusion within the development site on the basis that further details will be provided in a future report to Council and subject to the applicant pursuing the rezoning bylaw to completion."*

1.3 Pursuant to the foregoing recommendations, the Planning Department has prepared appropriate development guidelines for the site and continued working with the applicant towards a development plan for the subject site. However, the applicant indicates that he is unable to proceed with the rezoning and development of the entire development site as originally proposed and wishes to pursue rezoning and development of Sites #1 and #2 only at this time. In this regard, the applicant indicates that one of the current owners of land in Site #3 has withdrawn his consent to proceed with the rezoning application. Furthermore, the current housing market does not warrant the full development of all three sites that are proposed in this application.

**2.0 EXISTING SITUATION:**

2.1 The applicant wishes to rezone and develop only Sites #1 and #2 of the originally proposed development site at this time. The panhandle shaped portion of Site #2 fronting Sullivan Street (9812 Sullivan Street) will be excluded from this rezoning application and will retain its current R2 designation. A portion of this lot will be dedicated for future road purposes and developed for the urban trail which will extend through to Sullivan Street. The remainder of this lot will be consolidated with 9838 Sullivan Street located immediately east (see attached sketch #2). Site #3, with the exception of 9789 Cameron Street, will also be excluded from this rezoning application, retain its R2 zoning and will be developed independently at a later date through a future and separate rezoning application. A portion of 9789 Cameron Street will be dedicated for road development purposes and the remainder will be rezoned to CD Comprehensive Development based on its existing vacant situation.

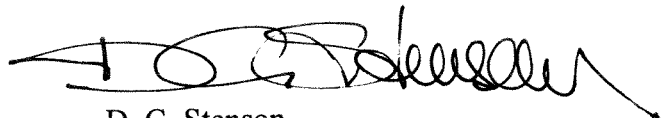
A statutory right-of-way will be granted over a portion of 9825 Cameron Street to accommodate the urban trail and associated boulevard treatment.

- 2.2 The layout as illustrated, incorporates an adjustment to the design and location of the Willoughby cul-de-sac which is acceptable to staff subject to final design approval. This will not adversely affect the value of the City land to be acquired by the applicant, which will be based on the original area of land prior to the cul-de-sac location adjustment. The Reese walkway will be included in Site #1 and maintained by the developer for public use by a statutory right-of-way.
- 2.3 Pursuant to the development requirements as outlined in the previous rezoning report to Council, all of the relevant site servicing, land acquisition, environmental considerations, etc. related to the development of proposed Sites #1 and #2 will be provided by the applicant as prerequisite conditions of rezoning. These include but are not limited to the following items;
- a) The necessary road dedication and construction of the Willoughby cul-de-sac to full City standards with separated sidewalks, boulevard grassing, lighting and street trees.
  - b) The construction of an Urban Trail link between Cameron Street and Sullivan Street adjacent to the new Willoughby cul-de-sac.
  - c) The creation of a signalized intersection at Cameron Street and the new Willoughby cul-de-sac which will line up with the existing access to the Lougheed Mall from Cameron Street.
  - d) The provision of a new replacement access to the existing church at 9887 Cameron Street (required in the future when Cameron Street is widened due to grades at Cameron Street) to be provided by an access easement over Site #2.
  - e) Maintaining the Reese walkway which occupies the westerly portion of 9720 Cameron Street for public use.
  - f) The satisfaction of all environmental requirements of the Ministry of Environment, Lands and Parks and the Department of Fisheries and Oceans related to the preservation of the existing watercourse located to the west of the subject site and the establishment of an appropriate leave strip area.

- g) The sale of City owned lands (portions of 9720 and 9753 Cameron Street) and consolidation towards the creation of Site #1 subject to subdivision, servicing and rezoning.

**3.0 CONCLUSIONS:**

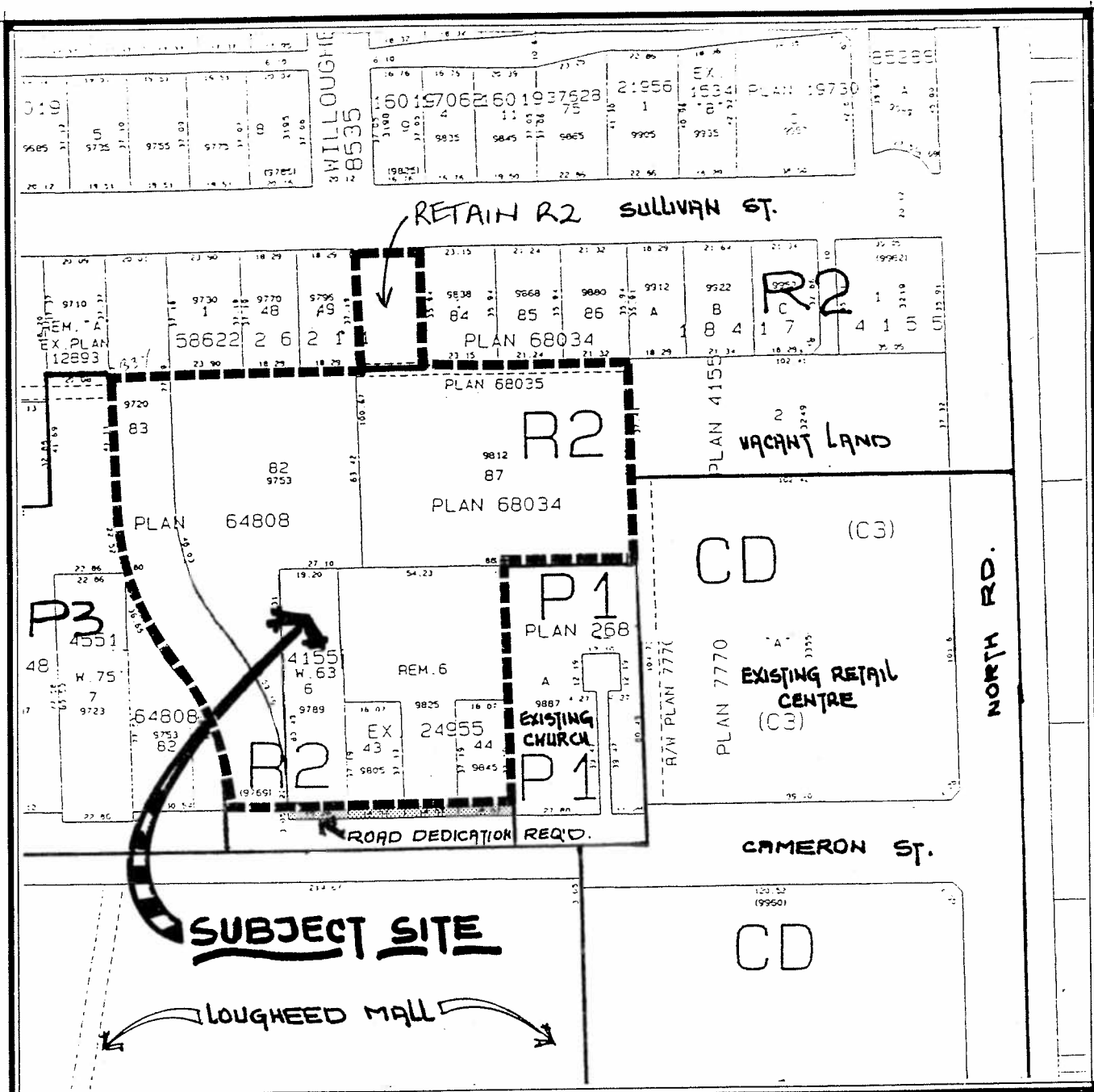
- 3.1 The Planning Department is of the opinion that rezoning and development of proposed Sites #1 and #2 at this time as requested by the applicant is acceptable and should be allowed to proceed. The future development of Site #3 adjacent to Cameron Street for RM2 multiple-family housing can proceed independently at a later date through the normal rezoning process. All of the required servicing and infrastructure development to serve Sites #1 and #2 can be provided through rezoning at this time including the extension of Willoughby and the signalization of the Cameron-Willoughby intersection. This proposal will not negatively impact the sale or diminish the value of the City owned lands.
- 3.2 In view of the foregoing, it is recommended that Council authorize the Planning Department to work with the applicant towards a suitable plan of development on the portion of the subject site which reflect proposed Sites #1 and #2 as outlined above which will be suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.



D. G Stenson  
Director Planning and Building

PS/ds/gk  
Attachments

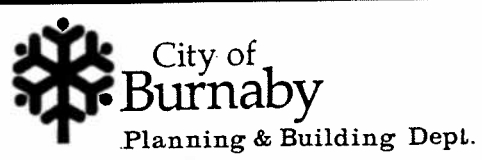
cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
City Solicitor



Date:  
**SEPTEMBER 1998**

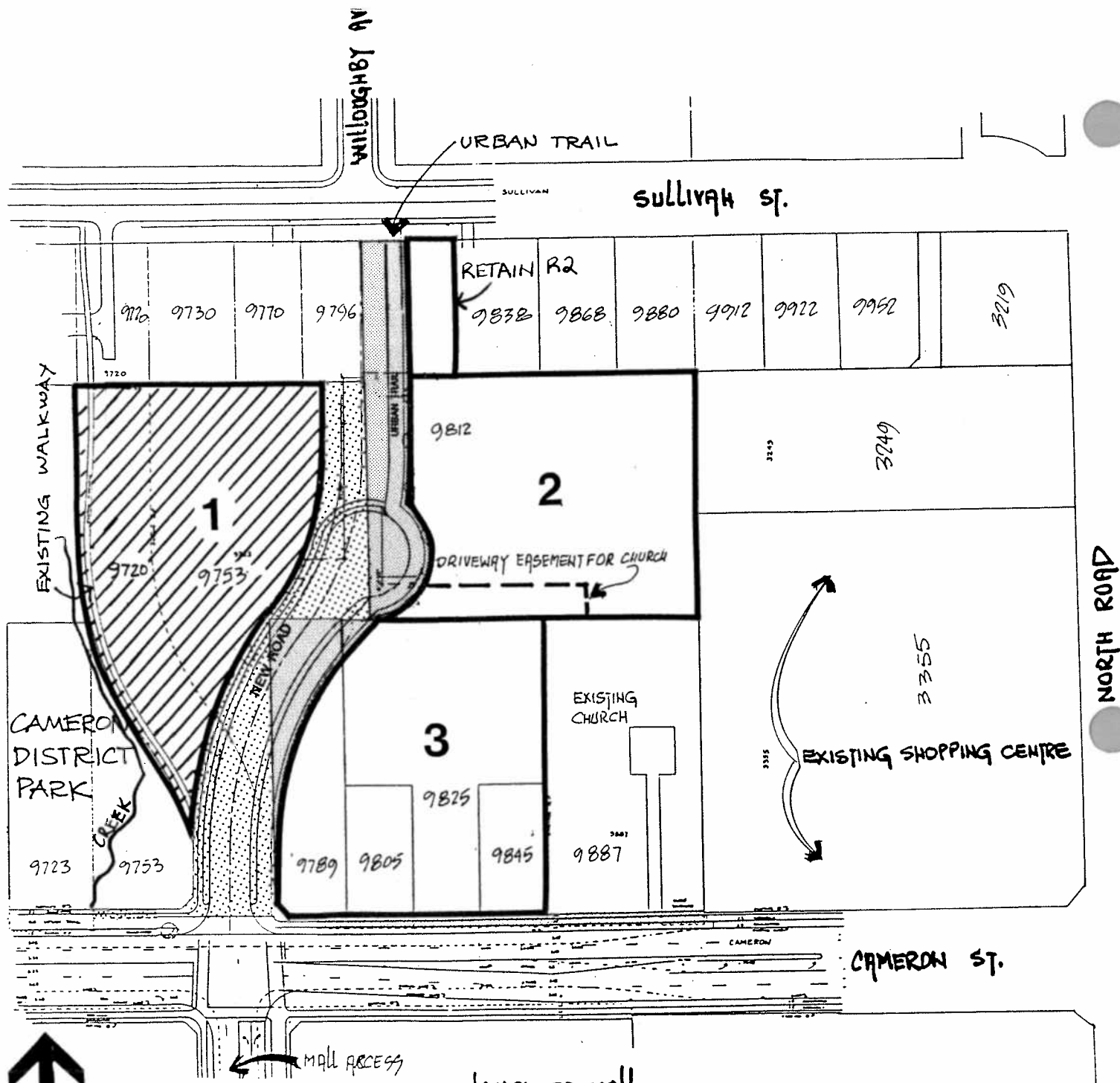
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Drawn By:  
**J.P.C.**



**REZONING REFERENCE # 59/97**

**SKETCH # 1.**



North SCALE: 1 = 1500

**PROPOSED DEVELOPMENT SITES AND ROAD CONFIGURATION**

- LEGEND:**
- 1. 2. 3. • DEVELOPMENT SITES
  - [Hatched Box] • PRIVATE ROAD DEDICATION
  - [Dotted Box] • CITY LANDS ROAD DEDICATION
  - [Diagonal Lines Box] • CITY LANDS INCLUDED IN DEVELOPMENT SITE