

TO: CITY MANAGER

2003 July 02

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-10
Proposed Low-Density Multi-Family Development
9753, 9789, 9825 & 9845 Cameron Street, Ptn of 9720
and 9812 Sullivan Street
Lougheed Town Centre

PURPOSE: To provide information in response to a delegation received by Council at its 2003 June 23 meeting regarding Rezoning Reference #03-10.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the Rezoning Applicant, Ledingham McAllister Homes Ltd. and Mr. Sukhmonder Singh Ghuman.

REPORT

1.0 BACKGROUND

- 1.1 Council, at its regular meeting of 2003 June 23, received a report regarding the subject rezoning application which involves a proposed low-density multi-family development on the subject site as illustrated on the **attached** Sketches #1 and #2. On that occasion, Council adopted the following recommendations approving in principle, the sale of City-owned property for inclusion in the development site and advancing the rezoning application to a Public hearing on 2003 July 22 at 7:30 p.m.
- 1.2 At its 2003 June 23 meeting Council also received a delegation from Mr. Jeffrey Ghuman on behalf of his father Mr. Sukhminder Singh Ghuman, who is the owner of 9805 Cameron Street which is located immediately adjacent to the subject site. Mr Ghuman expressed a number of concerns regarding the subject rezoning application, its impact on his property and his desire to sell his property at an acceptable price for the development of multi-family development. Arising from discussion of these concerns, Council adopted a motion requesting a staff report on the concerns raised by the delegation.

2.0 GENERAL DISCUSSION

2.1 In his delegation, Mr Ghuman indicated that he desires the inclusion of his father's property in the overall development site and has been in negotiation with the subject rezoning applicant towards the purchase of his property. In this regard, he contends that the applicant has not offered an acceptable purchase price and that excluding 9805 Cameron Street and the southern portion of 9789 Cameron Street in the subject rezoning application is contrary to the Lougheed Town Centre Plan. Furthermore, Mr Ghuman indicated that if 9805 Cameron Street is excluded, then the southerly portion of 9789, the remnant of 9825 and 9845 Cameron Street (currently included in the subject rezoning application), should also be excluded and together with 9805 Cameron Street should constitute a separate development site which is sufficient in size for an economically viable development for future rezoning, in line with the Lougheed Town Centre Plan.

2.2 As outlined in the 2003 June 23 Rezoning Report, Council was advised that the applicant has been unable to obtain the required authorization from Mr Ghuman to include his property (9805 Cameron Street) in the subject land assembly and rezoning (see **attached** Sketch #1). The report also outlined that in order to assure a reasonable future developable remnant site, it is proposed that the southern portion of 9789 Cameron Street could be combined in the future with 9805 Cameron Street to create a site of approximately 1,368 m² (14,724 sq. ft.) which can be rezoned and developed at a future date for a multi-family infill development in line with the Lougheed Town Centre Plan.

In this regard, the applicant has provided a preliminary site plan and related development parameters for this future development site including 9805 and south portion of 9789 Cameron Street (see **attached** Sketch #2). The applicant estimates that, based on a Floor Area Ratio of 1.1, a 3 ½ storey, 19 unit apartment building with underground parking and access from the new cul-de-sac could potentially be constructed on the site which is in line with the Lougheed Town Centre Plan.

2.3 The subject rezoning applicant has provided staff with a letter that summarizes their recent negotiations with Mr. Ghuman to purchase his property at 9805 Cameron Street, which is currently occupied by a house built in 1963. In this regard, the applicant made an offer to purchase Mr. Ghuman's property on 2002 October 16 at which time Mr. Ghuman countered this offer at a significantly higher price.

2.4 The City Solicitor has provided a value for City-owned land which includes approximately 60,000 sq. ft. of land intended for sale and consolidation. The Solicitor has also provided an evaluation of Mr. Ghuman's property at 9805 Cameron Street based on its current and

proposed land use, including the value of the existing dwelling. As such, staff are satisfied that a more than reasonable attempt has been made by the applicant to secure the property at 9805 Cameron Street for inclusion in the assembly area.

3.0 SUMMARY

In view of the foregoing, this Department is of the opinion that the subject rezoning applicant has made a reasonable attempt to purchase Mr Ghuman's property at 9805 Cameron Street for inclusion in the multi-family rezoning and development proposal. The applicant's offer is considered to be more than reasonable.

The subject development proposal is consistent with objectives of the Loughheed Town Centre Plan and the remnant consolidated site which includes 9805 and the south portion of 9789 Cameron Street together is considered a reasonable future development site in line with the Loughheed Town Centre Plan.

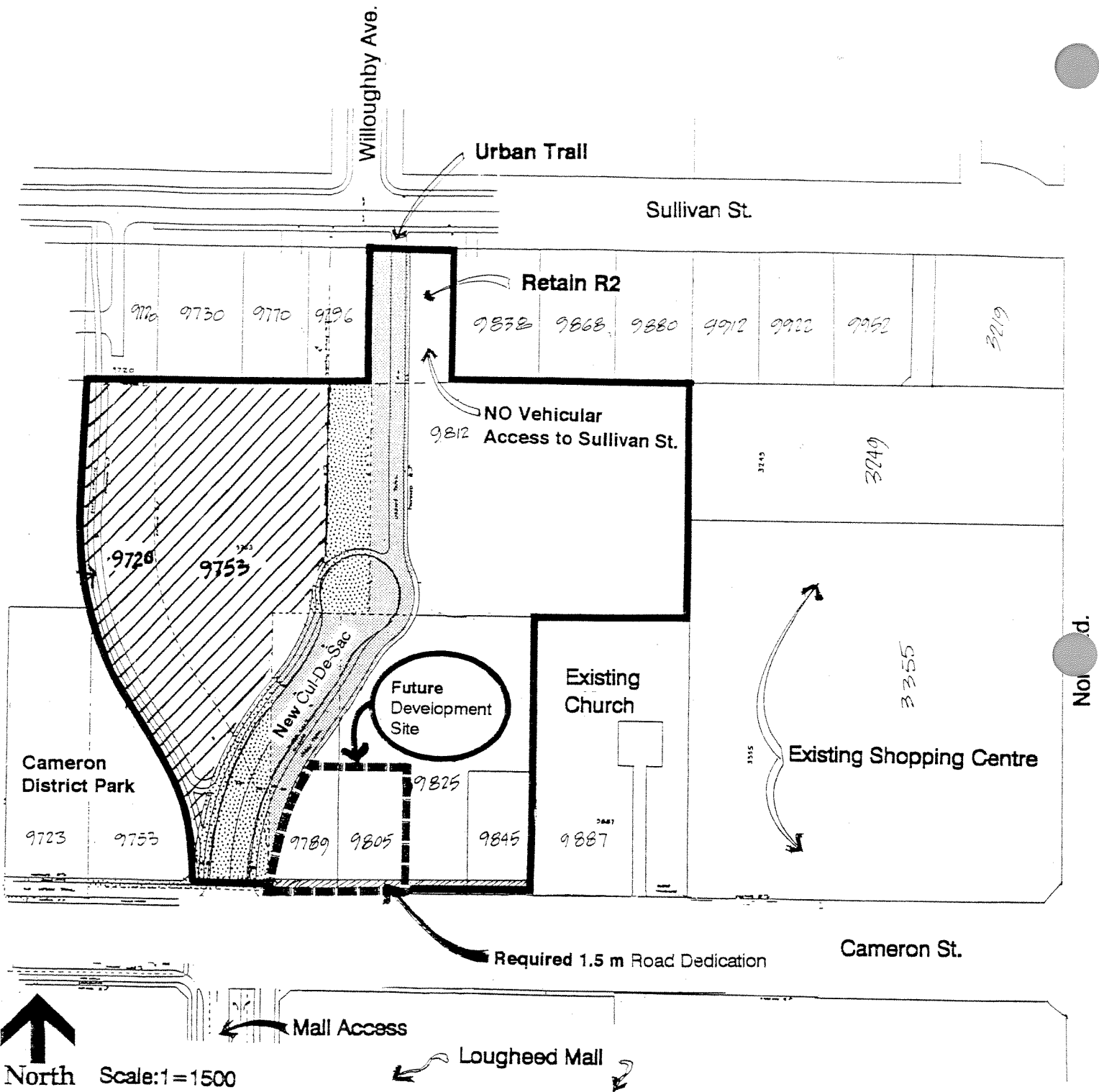


J. S. Belhouse
Director Planning and Building




PS:gk
Attach

cc. City Solicitor

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Proposed Development Site
And Road Configuration

- LEGEND**
-  - Private Property Dedication
 -  - City Lands Dedication
 -  - City Lands Included in Development Site

