

9. Re: Proposed Rental Apartments
Ridgelawn/Delta/Halifax/Woodway
Rezoning Reference #5/73

Following is a report from the Director of Planning regarding a proposed rental apartments project between Ridgelawn, Delta, Halifax and Woodway as shown on the attached sketch.

RECOMMENDATIONS:

THAT the proposed development be approved in principle; and

THAT the proposal be forwarded to a Public Hearing to take place immediately prior to the regular meeting of Council on November 5, 1973; and

THAT the prerequisites listed by the Director of Planning in his report be adopted.

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PLANNING DEPARTMENT
OCTOBER 11, 1973

SUBJECT: PROPOSED RENTAL APARTMENTS
RIDGELAWN/DELTA/HALIFAX/WOODWAY
REZONING REFERENCE #5/73

Background

The tract is presently zoned R2 Residential but falls within an area of Community Plan 'D' designated for high density apartment development. In January 1966 Council gave approval in principle for the rezoning of this site to RM4 and on March 7, 1966, the rezoning received first and second reading. Since that time the rezoning application has lapsed.

On March 26, 1973, a new rezoning application was presented to Council. Council authorized the Planning Department to work with the applicant towards the preparation of a suitable plan of development, under CD zoning utilizing RM4 zoning regulations as a guide, on the understanding that a detailed report on this proposal would be submitted to Council after preliminary sketches have been prepared.

The applicant has now submitted a development proposal acceptable to the Planning Department and suitable for presentation to a Public Hearing.

General Comments

1. The applicant has proposed an apartment project composed of two point-block towers (11 and 12 storeys). The site is to be extensively landscaped.
2. The project will have two parking accesses - one off Ridgelawn Drive and one off Woodway Place. No access will be provided off Halifax Street.
3. The applicant will be responsible for necessary road rights-of-way dedications for Woodway Place and Ridgelawn Drive (approximately 19,566 sq. ft.).

The applicant is also responsible for arranging the dedication of necessary road rights-of-way dedications for the southern half of Ridgelawn Drive from an adjacent owner (Lot 2, Blocks 1-6, D.L. 125, Plan 3520 -- 1942 Delta).

4. The applicant is also responsible for acquiring a small portion of Lot 'B', Ref. Pl. 15201, Plan 3520, Blocks 1/2/3/4/6, D.L. 125 from the Municipality and its inclusion into the consolidated site.

The Land Agent has estimated the value of this approximately 3,120 sq. ft. portion of land at \$5.00 per sq. ft.

5. The Municipal Engineer has furnished preliminary servicing estimates which include the following:

- a) Water
- b) Sanitary Sewers
- c) Storm Sewers
- d) Street Lighting - to be located on the site side of the 4 abutting streets.
- e) Roads - to upgrade the site side of the 4 abutting roads to a finish standard of 36' pavement with sidewalk. (This is in line with Council prerequisites outlined in January of 1966.)

Summary of the Proposal

- a) Gross Site Area 108,500 sq.ft.
Road Dedications 19,566 sq.ft.
Net Site Area 88,934 sq.ft.
Site Coverage 14%

- b) Allowable Floor Area - F.A.R. = 1.7
1.7 x 88,934 = 151,187 sq.ft.
Total Floor Area = 145,590 sq.ft.

- c) Two apartment towers - 11 and 12 storeys

Suite Mix
2-Bedroom 69
1-Bedroom 92
Bachelor 23
Total Suites 184

- d) Parking - 100% underground parking.
1.25 parking spaces per unit.
230 total parking

- e) Communal facilities for each tower
 - Games and Recreation Room
 - Lounge and Bar
 - Washrooms
 - Hobbies Room
 - Woodworking Room
 - Laundry

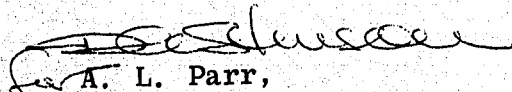
Recommendation:

The Planning Department recommends approval in principle to this rental apartment project and that this application be forwarded to Public Hearing on November 5, 1973 (prior to the regular Council meeting scheduled for that date) and that the following be established as prerequisites to the rezoning:

1. The submission of a suitable plan of development.
2. The consolidation of the subject net site into one legal lot.
3. The acquisition of a small portion of Lot 'B', Ref. Pl. 15201, Plan 3520 from the Municipality and its inclusion into the consolidated site.

4. The dedication of the necessary road rights-of-way.
5. The dedication of the necessary road rights-of-way for the extension of Ridgelawn Drive across Lot 2.
6. The deposit of monies to cover the cost of constructing all requisite services to this site, including ornamental street lighting with underground wiring, sanitary and storm sewers, water, sidewalks, boulevards and roads.
7. All electrical servicing (including electrical kiosks, wherever soil conditions permit), telephone, and cable installations be placed underground throughout the development.

Respectfully submitted,

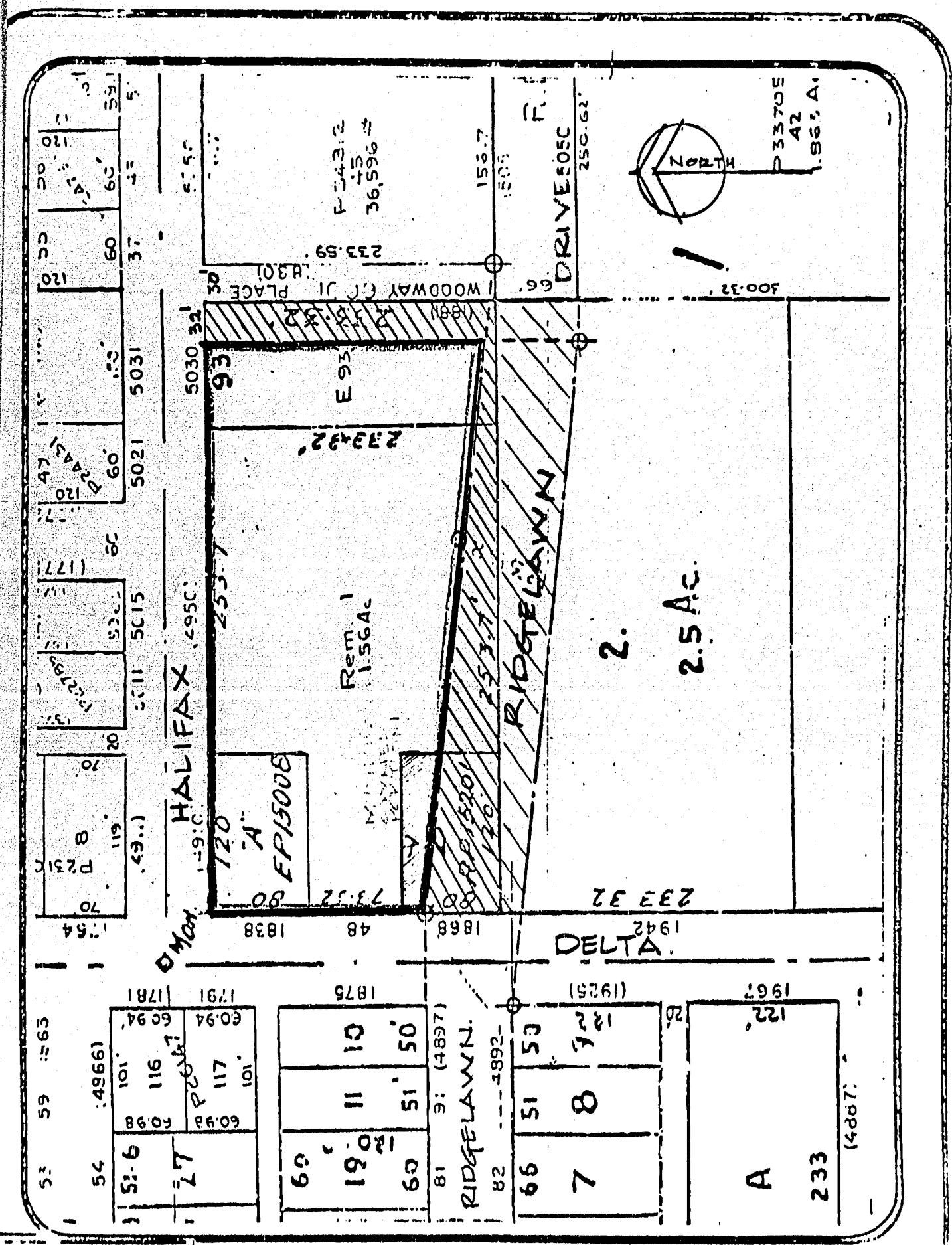

A. L. Parr,
DIRECTOR OF PLANNING.


KI:cm

Attachment.

c.c. Municipal Engineer
Land Agent

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 MANAGER'S REPORT NO. 77
 COUNCIL MEETING Oct. 15/73

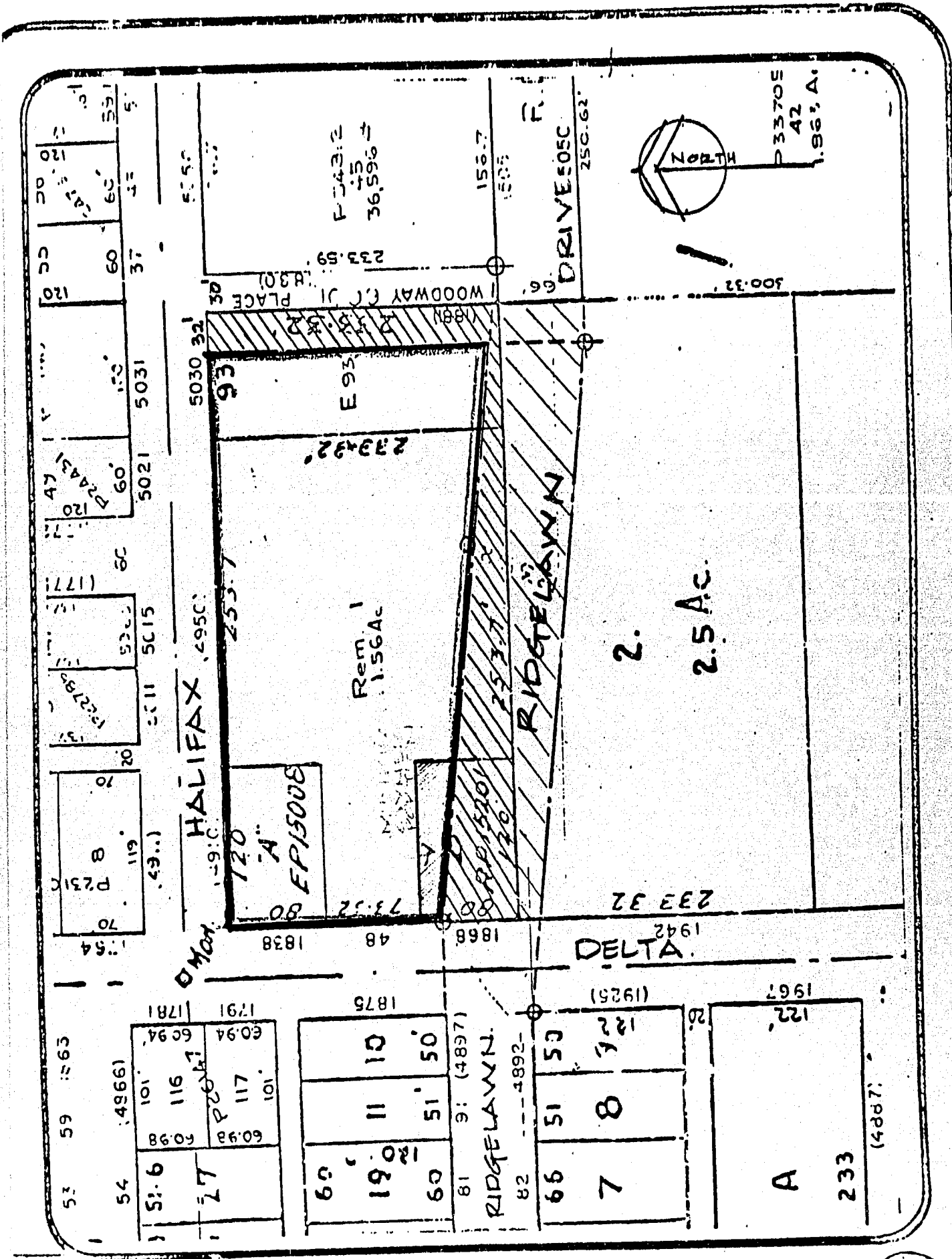


SCALE 1" = 100'
 DRAWN
 DATE MAY/73

APARTMENT DEVELOPMENT.
 DELTA/HALIFAX/WOODWAY/RIDGELAWN.
 RZ # 5/73.
 REQUIRED DEDICATIONS.

BURNABY PLANNING DEPARTMENT

ITEM 9
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING Oct. 15/73



SCALE 1" = 100'
 DRAWN
 DATE MAY/73.

APARTMENT DEVELOPMENT.
 DELTA/HALIFAX/WOODWAY/RIDGE LAWN.
 RZ# 5/73.
 REQUIRED DEDICATIONS.

