

Re: Rezoning Reference #30/74  
Condominium Townhouses  
Kitchener Street/Augusta Avenue  
From Residential (R4) to Comprehensive Development (CD)

Following is a report from the Director of Planning regarding Rezoning Reference #30/74.

RECOMMENDATION:

THAT the Director of Planning's recommendations be adopted.

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TO: MUNICIPAL MANAGER

DATE: SEPTEMBER 19, 1974

FROM: PLANNING DIRECTOR

SUBJECT: REZONING REFERENCE #30/74  
CONDOMINIUM TOWNHOUSES  
KITCHENER STREET/AUGUSTA AVENUE.  
FROM RESIDENTIAL (R4) TO COMPREHENSIVE DEVELOPMENT (CD)

Applicant: Claymore Development Co. Ltd.,  
Ste. 516 - 355 Burrard St.,  
Vancouver 1, B.C.

Attention: Mr. D.A. Gordon.

1.0 Short Description of the Project

The proposed development comprises 39-condominium townhouse units on a 3.2 acre site (see attached sketch).

2.0 Background

The subject site is within the adopted Community Plan - Area "E" and is designated as Site #4 for low density multiple family housing at a unit density of 10-12 units per acre.

Council on July 22, 1974 received the report of the Planning Department concerning the rezoning of the subject site and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 Proposed Road Exchange Bylaw and Sale of Municipal Property.

3.1 At the northern extent of the site (on the north side of the undeveloped Kitchener Street right-of-way) is a 11,197 sq. ft. (0.26 acre) parcel owned by the Municipality which is designated in the Community Plan to be included in the subject site.

3.2 A Road Exchange Bylaw is proposed to exchange a closed portion of Kitchener Street with a small necessary dedication for a future cul-de-sac of Kitchener St. (as delineated in the Community Plan). A small portion of isolated redundant lane 33' x 125' to the east of Lot 115 is to be included in the lane exchange.

3.3 The terms of the Road Exchange Bylaw (including the sale of Municipal property) are:

a) Areas

i) Part of Lot 49, D.L. 135 = 11,197 sq. ft.

ii) Part of Kitchener St. east of Augusta Ave. = 15,976 sq. ft.

- minus 312 sq. ft. dedication for the  
future cul-de-sacing of Kitchener  
St. by the applicant = 15,664 sq. ft.

iii) The redundant portion of the dedicated  
road to the east end of Lot 115 = 4,125 sq. ft.

iv) Total net area to be purchased by  
applicant = 30,986 sq. ft.  
or 0.71 acre.

b) The net area of 30,986 sq. ft. of closed roads and municipal property is to be sold to the applicant for \$72,000 in accordance with the Land Agent's estimate.

c) The net area purchased by the applicant is to be consolidated into the overall project site.

d) An easement is required over the closed portion of Kitchener St. to protect existing utility services.

e) All necessary survey and legal costs of the land exchange, road exchange bylaw, easements, and subdivision plans are the full responsibility of the applicant.

4.0 General Comments.

4.1 A pedestrian easement including a concrete walkway is required along the northwest lot line between Kitchener St. and Graystone Drive. A pedestrian walk will also be provided along the Graystone Drive frontage. The developer is responsible for the construction of the required walkways.

4.2 A neighborhood park levy of \$200 per unit as outlined in the initial report to Council on July 23, 1974, is required to assist in the acquisition and development of the 2.55 acre park designated within this Community Plan Area "E".

4.4 The proposed development is directly adjacent to a proposed neighborhood park, adjacent to future commercial facilities, and within a five to eight minute walking distance of the existing Montecito School/Park, and the proposed secondary school site to the east.

4.5 The Engineering Department has provided estimates for the services necessary to serve the site.

5.0 Development Proposal

5.1 Site Area = 139,795 sq. ft. or 3.2 acres.

5.2 Allowable Floor Area Ratio = 0.45  
Provided Floor Area Ratio = 0.36  
Allowable Floor Area = 62,907 sq. ft.  
Provided Floor Area = 51,300 sq. ft.

5.3 Unit Mix

3 Bedroom units @ 1300 sq. ft./unit = 39 units.

Unit Density = 12 units/acre.

5.4 Parking

Required Parking Ratio = 1.7 spaces/unit  
Required Parking = 1.7 x 39 = 66 spaces.

Provided Resident Parking = 58 spaces  
Visitor Parking = 8 spaces  
Total Parking = 66 spaces.

5.5 Communal Facilities

Sand Tot Lot  
Adventure Playground.

5.6 The exterior materials consist of cedar siding, stucco with cedar trim, and cedar shingles on sloped roofs.

6.0 Recommendation

It is recommended that:

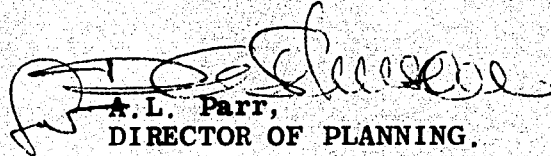
6.1 Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in section 3.3 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.

6.2 Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on October 22, 1974 and that the following be established as prerequisites to the completion of the rezoning:

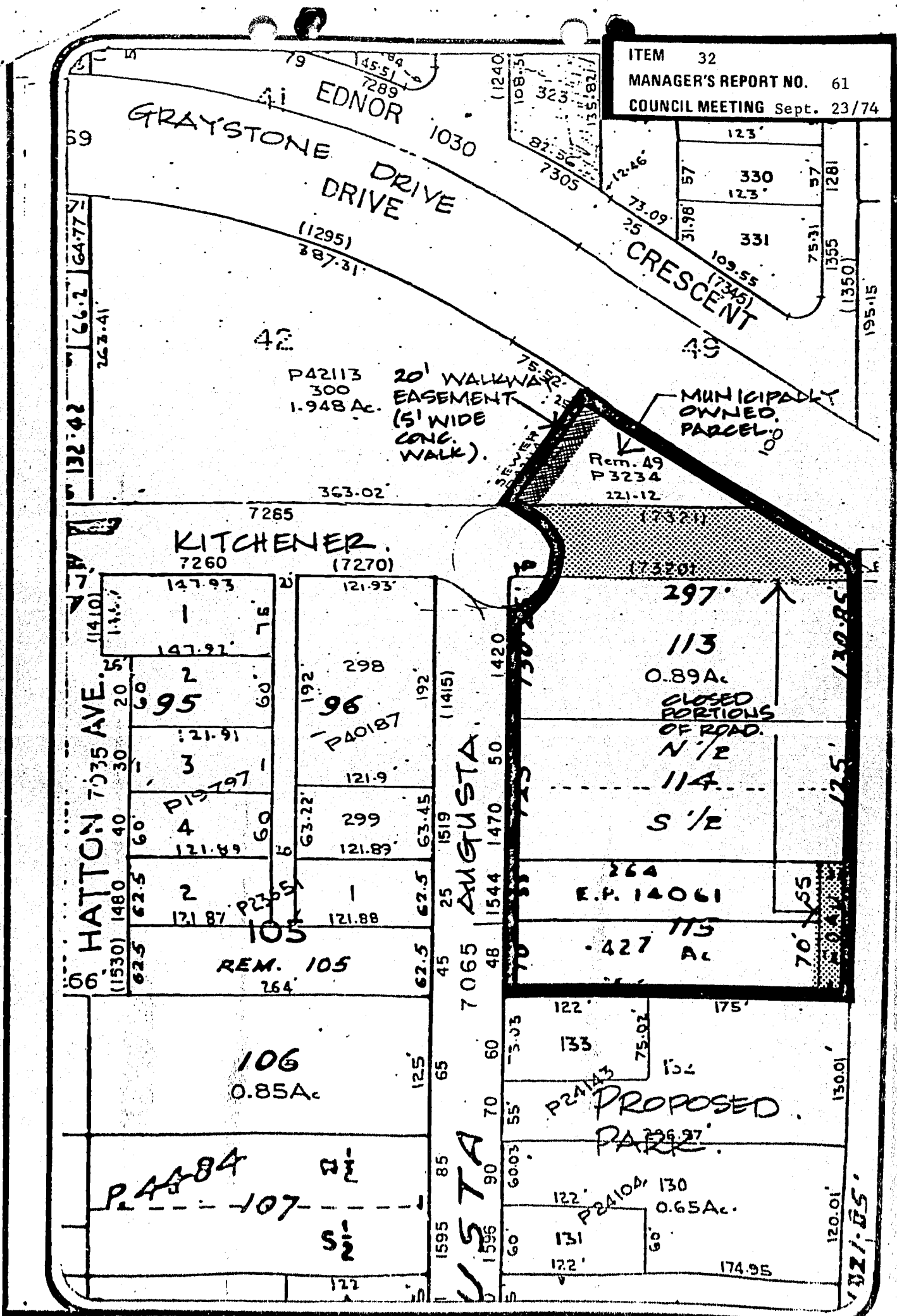
- a) The submission of a suitable plan of development.
- b) The completion of the requisite Road Exchange Bylaw.
- c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- d) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.

- g) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development.
- h) The dedication of any rights-of-way deemed requisite.
- i) The provision of a public pedestrian walkway easement from Halifax to Graystone and the construction of a concrete walk to the municipal standard.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The deposit of a per unit levy to go towards the acquisition and development of the proposed neighborhood park.

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KI:rj

  
A.L. Parr,  
DIRECTOR OF PLANNING.

c.c. Municipal Clerk.



ITEM 32  
 MANAGER'S REPORT NO. 61  
 COUNCIL MEETING Sept. 23/74

SCALE	1" = 100'
DRAWN	
DATE	JUNE/74.

SITE 4 - COMMUNITY PLAN AREA 'E'  
 RZ # 30/74.  
 PROPOSED LOW-DENSITY MULTIPLE HOUSING SITE.  
 @ 10-12 units/acre. BURNABY PLANNING DEPARTMENT

