

Re: Rezoning Reference #47/74
Government Street/Trans-Canada Highway/B.N.R. Right-of-Way
Cluster Housing

Following is a report from the Director of Planning regarding
Rezoning Reference #47/74.

RECOMMENDATION:

THAT the Director of Planning's recommendation be adopted.

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PLANNING DEPARTMENT
SEPTEMBER 26, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
SUBJECT: REZONING REFERENCE #47/74
GOVERNMENT STREET/TRANS-CANADA HIGHWAY/B.N.R. RIGHT-OF-WAY
CLUSTER HOUSING
(See attached sketches #1 and #2)

Applicant: Beinhaker & Associates, Architects
c/o Peat, Marwick & Partners
900 West Hastings Street
Vancouver, B.C. V6C 1G5

Attention: Mr. C. Waddell

1.0 Short Description of the Project

The project is composed of 192 cluster housing units and 24 courtyard houses on a 14.19 acre site.

2.0 Background

The subject site is within the adopted Community Plan Area "H". The eastern portion of the site is designated for proposed Multiple Family Comprehensive Development at a density of 80 units/acre utilizing RM4 regulations as a guideline, and the western portion of the site is designated for Low-Density Multiple Family Development at a unit density of 10-12 units/acre, utilizing RM1 regulations as a guideline (see attached sketch #2).

On December 10, 1973 Council received a status report on two major Provincial land assembly sites in Burnaby including the subject site. Council was informed that the Provincial Government had purchased the subject site for housing purposes. It was noted that approximately 25% of the proposed units would be allocated to low-income families with the intention of integrating these low-income families throughout the project. The Municipality was assured that the quality of development would be equal to or better than that of any private developer.

Council on September 23, 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 General Comments

- 3.1 An overall Community Plan has been developed for the 16.45 acre site composed of family-oriented cluster housing, courtyard housing and senior citizens high-rise apartments. The staging is tentatively scheduled with the commencement of the courtyard houses in the south-west sector of the site, followed by the cluster housing in the north-west sector of the site. The cluster housing in the eastern half of the site would follow next and finally the senior citizens high-rise apartments. The senior citizens high-rise apartments would not be rezoned in conjunction with the subject Rezoning #47/74.
- 3.2 The proposed tenure is rental and/or cooperative.
- 3.3 All residential developments within Community Plan "H" are required to deposit a \$50.00 per unit levy towards the cost of construction of the pedestrian underpass of the Lougheed Highway and a \$150.00 per unit levy towards the acquisition of the Keswick/Government Park/School site.
- 3.4 The Department of Highways approval is required for the subject rezoning.
- 3.5 The applicant is to dedicate 109,900 sq. ft. or 2.52 acres of property for the continuation of the major loop road along the southern and western site borders as delineated in the adopted Community Plan Area "H". The completion of the loop road will facilitate the closure of Government Street between Carrigan Court and Keswick Avenue, for which a minor dedication is also required. (See sketch #1)

The applicant will be responsible for the construction of the new loop road and the proposed cul-de-sac of Government Street to the north of the proposed site, to the municipal standard (36' pavement, curb and gutter, separated sidewalks, street lighting, underground wiring, street trees).

The applicant is willing to dedicate the 1.65 acre segment of property to the west of the loop road adjacent to the B.N.R. right-of-way for public park purposes. A grade separated public pedestrian connection is to be provided across the loop road.

- 3.6 The applicant is responsible for the provision of all necessary storm and sanitary sewers, water supply, and any other services necessary to service the site.
- 3.7 A pedestrian easement and concrete walkway is to be provided through the site primarily in an east-west direction.
- 3.8 As many existing trees are to be retained as possible.
- 3.9 A minimum building setback of 125 feet is to be provided from the Trans Canada Highway right-of-way.

3.10 The payment of full municipal taxes will be required of any portion of the development to be ultimately retained under the ownership of the Province.

4.0 Development Proposal and Community Plan

Site A and Site B correspond to the designated Low-Density Multiple Family Development site and the Multiple Family Comprehensive Development site respectively as delineated in the adopted Community Plan Area "H". The following statistics represent the proposed Community Plan which will constitute a guideline for the rezoning of specific sites within the 16.45 acre overall site.

4.1 Site A - Low Density Multiple Housing
10-12 units/acre guideline
96 units cluster housing + 24 units courtyard houses

a) Site Area = 439,085 sq. ft. or 10.08 acres

Provided Site Coverage = 17%

b) Allowable Floor Area Ratio = 0.45
Provided Floor Area Ratio = 0.3

Provided Floor Area = 131,725 sq. ft.

c) Unit Mix:

4-Bedrooms	@ 1,385 sq. ft./unit	=	24 units
3-Bedrooms	@ 1,100 sq. ft./unit	=	32 units
3-Bedrooms	@ 1,000 sq. ft./unit	=	24 units
2-Bedrooms	@ 830 sq. ft./unit	=	24 units
2-Bedrooms + Den	@ 1,000 sq. ft./unit	=	8 units
1-Bedroom + Den	@ 900 sq. ft./unit	=	8 units

Total = 120 units

Unit Density = 11.9 units/acre

d) Parking:

Required Parking Ratio = 1.5 spaces/unit
(Group Housing)

Provided Parking Ratio = 1.5 spaces/unit

Provided Parking = 1.5 x 120 units = 180 spaces

Underground Parking = 129 spaces = 72%

Open Surface Parking = 51 spaces = 28%

Resident Parking = 1.3 x 120 = 156 spaces

Visitor Parking = 0.2 x 120 = 24 spaces

4.2 Site B - Multiple Family Comprehensive Development
80 units/acre guideline

4.2.1 Site B1 - 96 units Cluster Housing

a) Site Area = 179,030 sq. ft. or 4.11 acres

Provided Site Coverage = 29%

b) Provided Floor Area Ratio = 0.67
Provided Floor Area = 119,272 sq. ft.

c) Unit Mix:

4-Bedrooms	@ 1,385 sq. ft./unit	=	22 units
3-Bedrooms	@ 1,100 sq. ft./unit	=	32 units
2-Bedrooms	@ 830 sq. ft./unit	=	22 units
2-Bedrooms + Den	@ 1,000 sq. ft./unit	=	10 units
1-Bedroom + Den	@ 900 sq. ft./unit	=	10 units

Total = 96 units

Unit Density = 23.36 units/acre

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d) Parking:

Required Parking Ratio = 1.5 spaces/unit
(Group Housing)
Provided Parking Ratio = 1.5 spaces/unit
Provided Parking = 1.5 x 96 units = 144 spaces
100% underground parking
Resident Parking = 1.3 x 96 = 125 spaces
Visitor Parking = 0.2 x 96 = 19 spaces

4.2.2 Site B2 - Senior Citizens Apartments (2 towers)

a) Site Area = 98,490 sq. ft. or 2.26 acres

Provided Site Coverage = 9%

b) Provided Floor Area Ratio = 2.02
Provided Floor Area = 196,978 sq. ft.

c) Unit Mix:

Bachelor and 1-Bedroom units.
To be detailed in conjunction with a future rezoning application.

Unit Density = 155.75 units/acre

d) Parking:

Required Parking Ratio = 0.33 spaces/unit
Provided Parking Ratio = 0.33 spaces/unit
Provided Parking = 0.33x352 units = 117 spaces
Underground Parking = 109 spaces = 93%
Open Surface Parking = 8 spaces = 7%

4.2.3 Site B - Summary (Site B1 + Site B2)

a) Site Area:

Allowable Site Coverage = 25%
Provided Site Coverage = 21.76%

b) Allowable Floor Area Ratio = 1.7
Provided Floor Area Ratio = 1.14

Provided Floor Area = 316,250 sq. ft.

c) Unit Mix:

See Sections 4.2.1 (c) and 4.2.2 (c)

Required Unit Density = Max. 80 units/acre
Provided Unit Density = 70.3 units/acre

d) Parking:

See Sections 4.2.1 (d) and 4.2.2 (d)

4.3 Communal Facilities:

The communal facilities for the Senior Citizens Apartments (Site B2) will be detailed in conjunction with a future rezoning application.

The proposed Communal Facilities for Sites A and B1 are:

a) Day Care Centre - including play area.

- b) Recreational Centre - including swimming pool and meeting room.
- c) Dedicated 1.65 acre park area - selectively cleared with concrete walkway and a play area.
- d) Major play area.

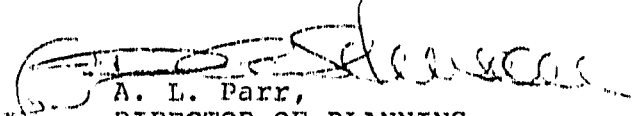
4.4 The exterior materials will primarily consist of cedar siding and stucco with cedar trim.

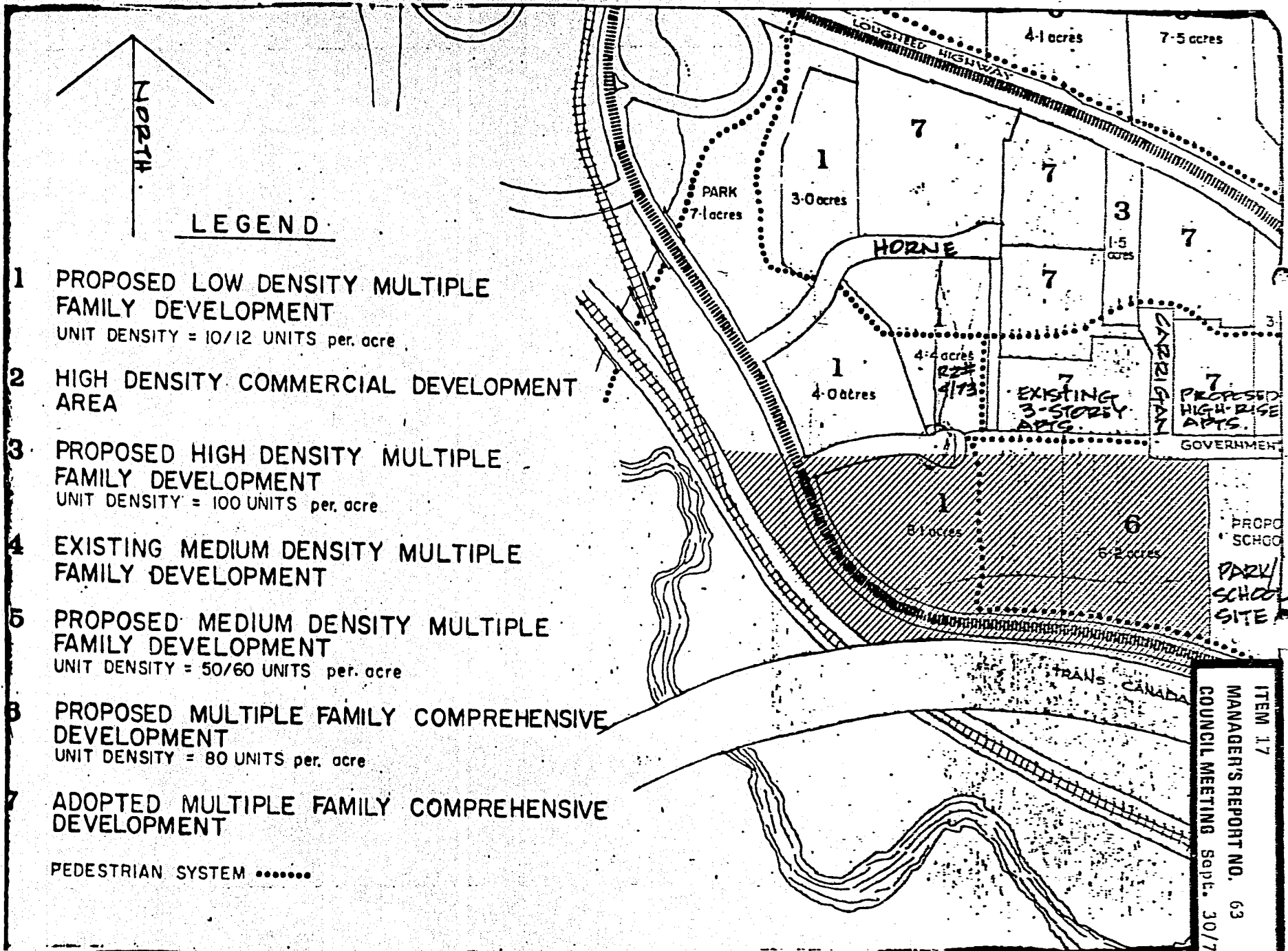
5.0 Recommendation

It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be brought forward 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:

- 5.1 The submission of a suitable plan of development for Site A and B1 in conformance to the Community Plan for the 16.45 acre overall site.
- 5.2 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.
- 5.3 The consolidation of the net project into one legal parcel.
- 5.4 The granting of any necessary easements.
- 5.5 The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
- 5.6 The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development.
- 5.7 The dedication of any rights-of-way deemed requisite.
- 5.8 The provision of a pedestrian overpass over the proposed loop road.
- 5.9 The provision of a public pedestrian walkway easement through the site as indicated on the suitable plan of development and the construction of a concrete walk to the municipal standard.
- 5.10 The deposit of a per unit levy to go towards the cost of construction of the pedestrian underpass of Loughheed Highway and the acquisition of the Keswick/Government Park/School site.
- 5.11 The dedication of a public park strip of 1.65 acres within the western portion of the site.
- 5.12 The maintenance of as many existing mature trees as possible on the site.
- 5.13 The payment of full municipal taxes on any portion of the project to be retained under the ownership of the Provincial Government.

KI:cm
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Attach.
c.c. Municipal Clerk


A. L. Parr,
DIRECTOR OF PLANNING.



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Date

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Scale

1" = 400'

Drawn By

Burnaby Planning Department



REZONING REFERENCE # 47/74.
PROVINCIAL GOVERNMENT LAND ASSEMBLY.

COMMUNITY PLAN AREA 'H'

SKETCH # 2

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