

ITEM 10
MANAGER'S REPORT NO. 81
COUNCIL MEETING Dec. 15/75

Re: CONDOMINIUM TOWNHOUSES/MAISONETTES
ROCHESTER/NORTH ROAD - COMMUNITY PLAN AREA "H"
R.Z. #17/75
FROM SMALL HOLDINGS (A2) TO COMPREHENSIVE DEVELOPMENT (CD)

Following is a report from the Director of Planning regarding Rezoning
Reference #17/75.

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT
DECEMBER 11, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: CONDOMINIUM TOWNHOUSES/MAISONETTES
ROCHESTER/NORTH ROAD - COMMUNITY PLAN AREA "H"
R.Z. #17/75
FROM SMALL HOLDINGS (A2) TO COMPREHENSIVE DEVELOPMENT (CD)

Applicant: Bosa Bros. Construction Ltd.
4585 East Hastings Street
Burnaby, B.C. V5C 2K3

1.0 SHORT DESCRIPTION OF THE PROJECT

The applicant proposes a 106-unit condominium development composed of 70 townhouses, and 36 maisonette units on an 8.9 acre net site.

2.0 BACKGROUND INFORMATION

On May 20, 1975 Council received the report of the Planning Department concerning the rezoning of 7.5 acres at the subject location.

On September 16, 1975 Council received a more detailed report on the rezoning proposal which included an 80 unit condominium development based on a low density multiple housing of 10-12 units per acre as per the adopted Community Plan Area "H". A Public Hearing was held on October 27, 1975. The developer had indicated at the Public Hearing that he was contemplating the addition of two acres to the north of his project site.

A further report on the proposed expanded site was submitted to Council on November 17, 1975. At that time, Council approved the proposed adjustment to the Community Plan Area "H" as represented by the enlargement of the development site from 7.5 to 9.5 acres and authorized the Planning Department to continue to work with the applicant towards the development of a revised suitable proposal in conformance with the Comprehensive Development (CD) Zoning District

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using the RMI guidelines at a unit density of 10-12 units per acre on the understanding that a further and more detailed report would 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 (See Sketch #1)

- 3.1 A 150 foot wide strip of municipally-owned property adjacent to the Trans-Canada Highway is to be retained as a park/trail strip which will connect through to the Keswick/Government Park/School Site. This park strip will also act as a welcome buffer separation for the project residents by increasing the setback of the proposed residential development from the heavily travelled Trans-Canada Highway. The existing mature trees in the park strip area will be conserved. The applicant will be expected to supplementally landscape the park strip area in a manner to enhance and screen his residential project vis-a-vis the Trans-Canada Highway to the approval of the Parks and Recreation Department.

The applicant is to dedicate a 66' wide strip of his property to the south of his site on which a number of mature specimen coniferous trees are located for park purposes.

With the establishment of the park buffer of existing trees the proposed development will be virtually hidden from the view of Trans-Canada Highway traffic.

- 3.2 Some dedication for a new future cul-de-sac in the north-west portion of the site is required. This cul-de-sac will not be constructed at this time although appropriate funds for the construction of the cul-de-sac should be deposited in trust by the applicant.
- 3.3 The new cul-de-sac off North Road for its full length will be constructed to the full standard by the applicant.
- 3.4 The Department of Highways approval is required for this rezoning application.
- 3.5 A public pedestrian walkway to the approval of the Municipal Engineer will be provided by this applicant through the designated parks strip and along his easterly lot line.
- 3.6 The deposit of a \$200.00 per unit levy to go towards the cost of construction of the pedestrian underpass of Lougheed Highway (\$50.00 per unit) and the acquisition of the Keswick/Government Park/School Site (\$150.00 per unit) is required for all residential projects in Community Plan Area "II".
- 3.7 An existing watercourse along the northern site line is to be retained in an open condition in accordance with municipal standards.
- 3.8 The Municipal Engineer has been requested to provide estimates of servicing costs.
- 3.9 The site is very convenient (1/8 to 1/2 mile) to shopping at Lougheed Mall and to the east across North Road, to the Keswick/Government School/Park Site, and to a main public transit interchange at the Lougheed Mall.

3.10 A minimum building setback of 90' is to be maintained from the Lougheed Highway.

4.0 ROAD EXCHANGE BYLAW AND LAND EXCHANGE (See Sketch #2)

A land exchange has been outlined in the initial rezoning report submitted to Council on May 20, 1975. A summary of the proposed land exchange terms which will include the passage of a Road Exchange Bylaw is outlined.

4.1 The Road Exchange Bylaw will dedicate a portion of cul-de-sac to the north-west of the site, and the cul-de-sac to the east of the site, and will show closure of a portion of Rochester Road for inclusion in the developer's site.

4.2 A 66' wide park strip to the south will be dedicated and a portion of municipally owned property will be included in the developer's site. The overall net site will be consolidated into one lot.

4.3 The removal of any existing public utilities on the site subject to the approval of the Municipality and the utility authorities (B.C. Hydro, B.C. Telephone, etc.), or the protection of existing public utilities on the developer's net site by easement, if it is deemed appropriate that the utilities remain.

4.4 The preliminary figures are the following. The final determination of land exchange areas is dependent upon the submission of accurate survey plans.

a) Applicant to Receive:

i) Municipal Property	=	36,733 sq. ft.
ii) Closed portion of Rochester	=	48,840 sq. ft.
	Total =	85,573 sq. ft.±

b) Municipality to Receive:

i) Park area	=	23,830 sq. ft.
ii) Rochester cul-de-sac	=	19,110 sq. ft.
iii) Northern cul-de-sac	=	5,400 sq. ft.
	Total =	45,340 sq. ft.±

c) Difference:

Applicant to receive 40,233 sq. ft.± on balance.

4.5 The Land Agent has estimated the value of 40,233 sq. ft.± as \$90,000 which will be deposited by the developer with the Municipality in order to complete the proposed land exchange.

4.6 In addition, the Road Exchange Bylaw creating the new road access to North Road as outlined in conjunction with R.Z. #42/75 should be completed prior to Final Adoption of the subject Rezoning Bylaw.

5.0 DEVELOPMENT PROPOSAL

5.1 Net Site Area	=	390,084 sq. ft.	=	8.9 acres
Dedicated Park Area	=		=	0.55 acres
Dedicated Road Right-of-Way	=		=	0.49 acres
Site Coverage	=		=	17.2%

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5.2 Allowable Floor Area Ratio = 0.45
 Provided Floor Area Ratio = 0.36

Provided Floor Area: Residential = 132,248
 Recreational = 1,500

Maximum Height = 3 storeys

5.3 Unit Mix:

2 Bedroom @ 980-1018 sq.ft./unit = 36 units
 3 Bedroom @ 1390 sq.ft./unit = 70 units
 Total = 106 units

The 3-Bedroom units are townhouses. The 36 2-Bedroom units will be in two 3-storey maisonettes.

Allowable Unit Density = 12 units/acre
 Provided Unit Density = 11.8 units/acre

5.4 Parking:

Required and Provided Parking Ratio = 1.7 spaces/unit

Total Spaces = 180 spaces

Minimum Designated Visitor Parking = $106 \times 0.2 = 21$ spaces

Location - Open = 118 spaces
 - Covered = 62 spaces

5.5 Residential Communal Facilities:

Recreation Hall
 Lounge
 Saunas
 Outdoor Swimming Pool

5.6 Exterior Materials and Finish:

Stained Cedar Siding
 Cedar Shingle Roofing

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 4.0 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 January 20, 1976 and that the following be established as prerequisites to the completion of the rezoning:
- The submission of a suitable plan of development.
 - The completion of the requisite Road Exchange Bylaw and Land Exchange (Section 4.0).
 - 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.

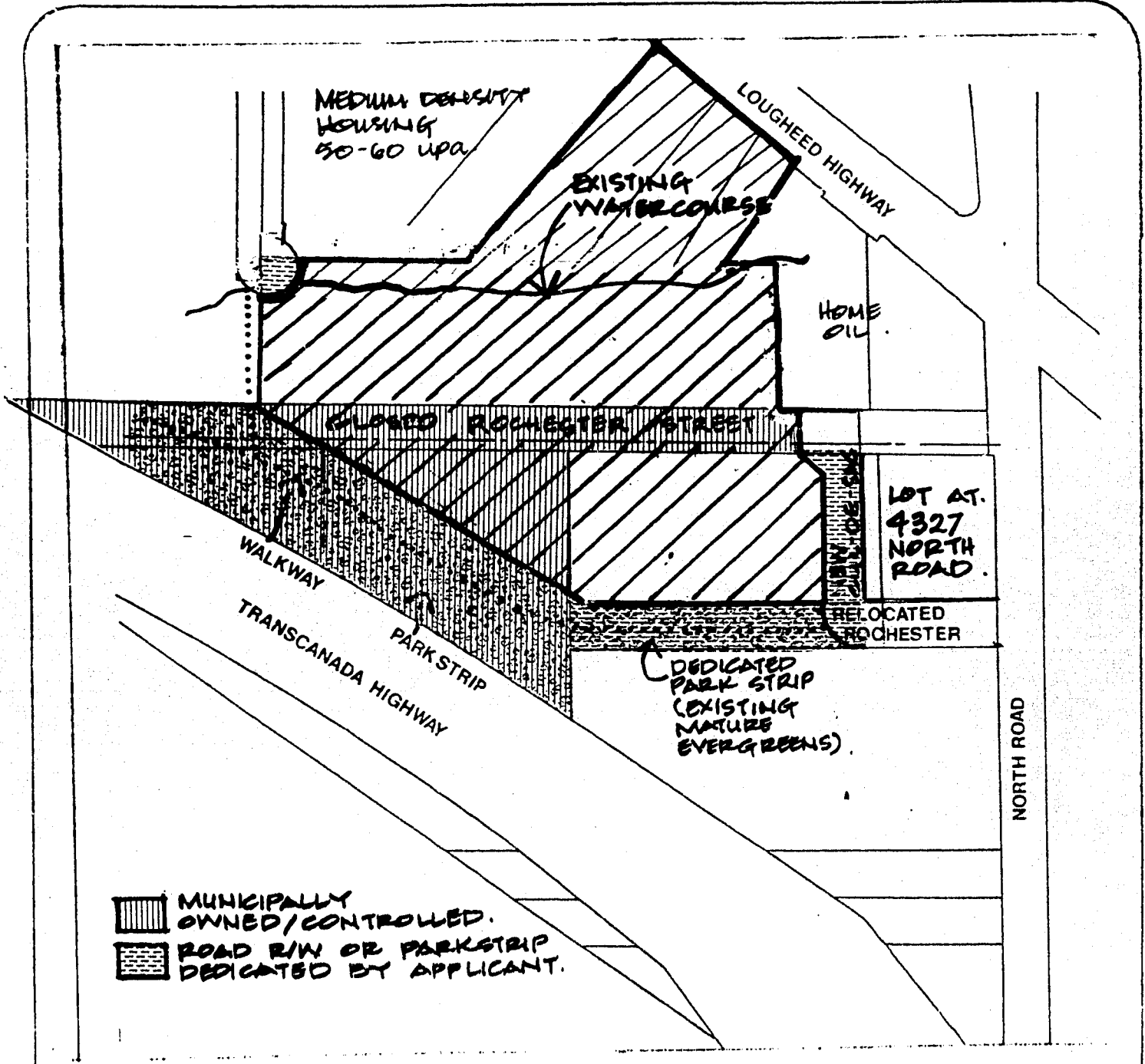
- d) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The deposit of sufficient monies to cover the costs of all services necessary to serve the site including monies to guarantee suitable landscaping within the park strip.
- g) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development and from the point of existing services.
- h) The dedication of any rights-of-way deemed requisite.
- i) The deposit of a per unit levy to go towards the cost of construction of the pedestrian underpass of Lougheed Highway and the acquisition of the Keswick/Government Park/School site as outlined in the report.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The dedication of a 66' wide public park strip to the south of the site and the construction of a concrete walk to the municipal standard between the Relocated Rochester Road and the western limit of the 150' wide park strip.
- l) The retention of as many existing mature trees as possible on the site.
- m) The retention of the existing watercourse over the subject site in an open condition in accordance with municipal standards.
- n) The approval of the Department of Highways to the subject rezoning application.


A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm
Attach.

c.c. Municipal Clerk
Land Agent
Parks and Recreation Administrator
Municipal Engineer


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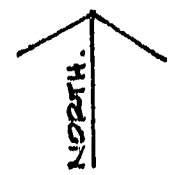


Date
MAY/75.

Scale
1" = 200'

Drawn By

Burnaby Planning Department 

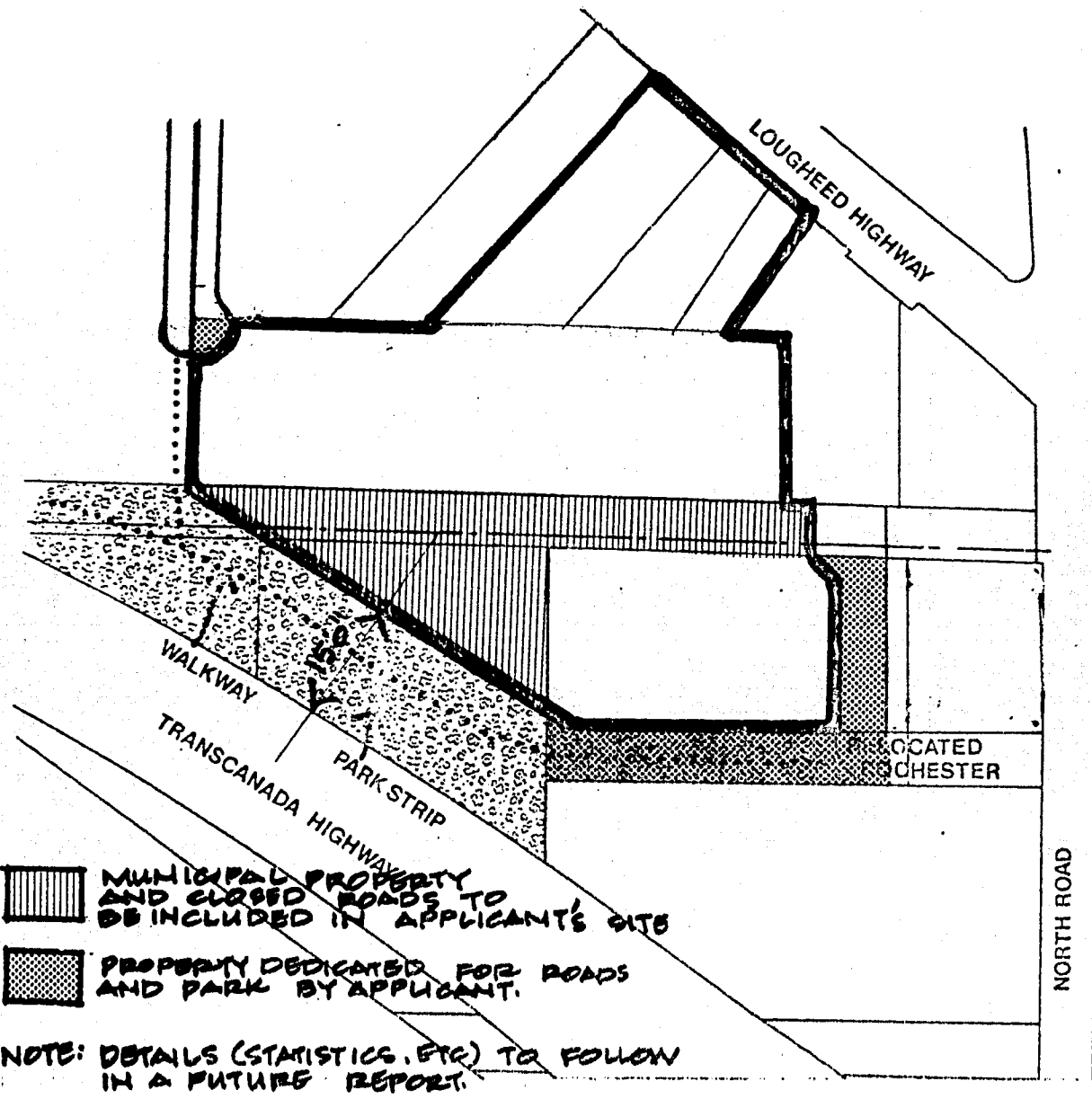


R2# 17/75.

SKETCH #1

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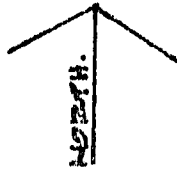
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PROPOSED - LAND EXCHANGE.
 - ROAD EXCHANGE BYLAW.
 - LAND SALE (BALANCE).



RZ # 17/75.

SKETCH # 2