

ITEM 13  
MANAGER'S REPORT NO. 81  
COUNCIL MEETING Dec. 15/75

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:

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

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PLANNING DEPARTMENT  
DECEMBER 10, 1975

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
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 Street  
Vancouver 1, B.C.  
Attention: Mr. D. A. Gordon

1.0 SHORT DESCRIPTION OF THE PROJECT

The proposed development comprises 31-condominium townhouse units on a 2.59 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.

A 39-unit condominium townhouse rezoning proposal on a 3.2 acre site was submitted to a Public Hearing on October 22, 1974 and given First and Second Reading of the Rezoning Bylaw by Council on October 28, 1974.

The proposal submitted to a Public Hearing on October 22, 1974 included as part of its site 15,976 sq. ft. of Kitchener Street right-of-way which was to be closed east of Augusta. However since that time further detailed soil studies and site examinations have been conducted by a consultant retained by the applicant. The summary of these studies is as follows:

- a) There is up to 9 feet of peat in some areas adjacent to the oil pipe lines.

- b) The following oil pipe lines occupy a width of 33 feet in the Kitchener Street right-of-way:
- i) Trans-Mountain Pipe Line Co. - 24" diameter oil pipe.
  - ii) Shell Oil - 10" diameter oil pipe.
  - iii) Standard Oil - 12" diameter oil pipe.
- c) Whenever these oil lines are crossed with roads or services, all the peat must be removed (by hand adjacent to the pipes) and replaced with compacted gravel.
- d) No shrubs or trees may be planted over or near the pipe lines.
- e) The remainder of the site north of Kitchener Street (11,197 sq. ft.) can only be used for parking or playground, and then only after extensive filling and surcharging operations.
- f) This situation forced the location of buildings on the southern portion of the site which had the effect of raising the actual density on the southern portion of the site which was not desirable.

In addition to these points summarized by the applicant, an existing storm sewer main and a sanitary sewer main within the Kitchener Street right-of-way to be closed must be retained within an easement as it would be impractical to have these services removed or relocated. A minimum 33 foot wide easement within the existing 66 foot wide right-of-way is required.

Consequently, the applicant has requested the consideration of the Municipality to a development proposal reducing the number of units from 39 to 31 and placing these units on a smaller 2.59 acre site.

For the reasons outlined, it is the opinion of the Planning Department that the applicant should not be obliged to acquire the closed Kitchener Street right-of-way from the Municipality for inclusion within his development. It would be to the benefit of the Municipality to give consideration to a lower total unit development more appropriately suited to the limitations of the subject site and retention of the closed portion of Kitchener Street as a pedestrian link/park area.

As an integral part of the reduced unit proposal, the applicant has agreed to appropriately landscape the portion of Kitchener Street to be closed and a small remnant municipally-owned parcel of land to the north of Kitchener Street as a park area and to provide a concrete public pedestrian walkway through the closed portion of Kitchener Street from Augusta Avenue to Graystone Drive.

The applicant has now submitted a reduced unit and site proposal suitable for submission to a Public Hearing.

### 3.0 PROPOSED ROAD EXCHANGE/CLOSING BYLAW

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

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

a) Areas

- i) Dedication for the future cul-de-sac-ing of Kitchener Street by applicant = 312 sq.ft.
- ii) Redundant portion of the dedicated road to the east end of Lot 115 = 4,125 sq.ft.
- iii) Total net area to be purchased by applicant = 3,813 sq.ft.

b) The net difference of 3,813 sq. ft. of closed lane is to be sold to the applicant for \$11,439 as determined by the Land Agent.

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

d) All necessary survey and legal costs of the Road Exchange Bylaw and subdivision plans are the full responsibility of the applicant.

3.2 Road Closing Bylaw

A Road Closing Bylaw would be initiated which would close an unopened 15,976 sq. ft. portion of Kitchener Street right-of-way between Augusta Street and Graystone Drive for transfer into Municipal ownership for use as a pedestrian link/park area.

The existing oil pipelines within the portion of road to be closed would be protected by easement.

4.0 GENERAL COMMENTS

4.1 The applicant will be required to landscape the proposed closed portion of Kitchener Street and the small Municipal parcel to the north of Kitchener (total area = 27,173 sq.ft.) as a public pedestrian link/park area to the approval of the Parks and Recreation Department.

A concrete public pedestrian walkway to the approval of the Municipal Engineer is to be provided through the closed portion of Kitchener Street.

4.2 As noted in the previous submission presented to a Public Hearing, a neighbourhood 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".

4.3 The proposed development is directly adjacent to a proposed neighbourhood 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.

4.4 The Engineering Department will be requested to provide revised estimates for the services necessary to serve the site.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area = 112,756 sq. ft. or 2.59 acres.

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5.2 Allowable F.A.R. = 0.45  
 Provided F.A.R. = 0.38  
 Allowable Floor Area = 50,740  
 Provided Floor Area = 42,476  
 Provided Site Coverage = 18.9%

5.3 Unit Mix

3 Bedroom Units @ 1,323-1,532 sq.ft./unit = 31 units

Unit Density - 12 units/acre

5.4 Parking:

Required Parking Ratio = 1.7 spaces/unit  
 Required Parking = 53 spaces

Provided Resident Parking = 47  
 Visitor Parking = 6

Covered Carport Parking = 32  
 Open Parking = 21

5.5 Communal Facilities:

Sand Tot Lot  
 Adventure Playground

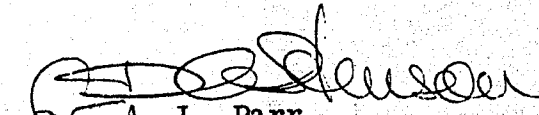
5.6 The exterior material consists of essentially cedar siding and trim, with cedar shingle roofing.

6.0 RECOMMENDATION

It is recommended that:

- 6.1 Council authorize the introduction of a Road Exchange Bylaw and a Road Closing Bylaw for a portion of Kitchener Street, according to the terms outlined in Section 3.0 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, 1975 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. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - g) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the development from existing services.

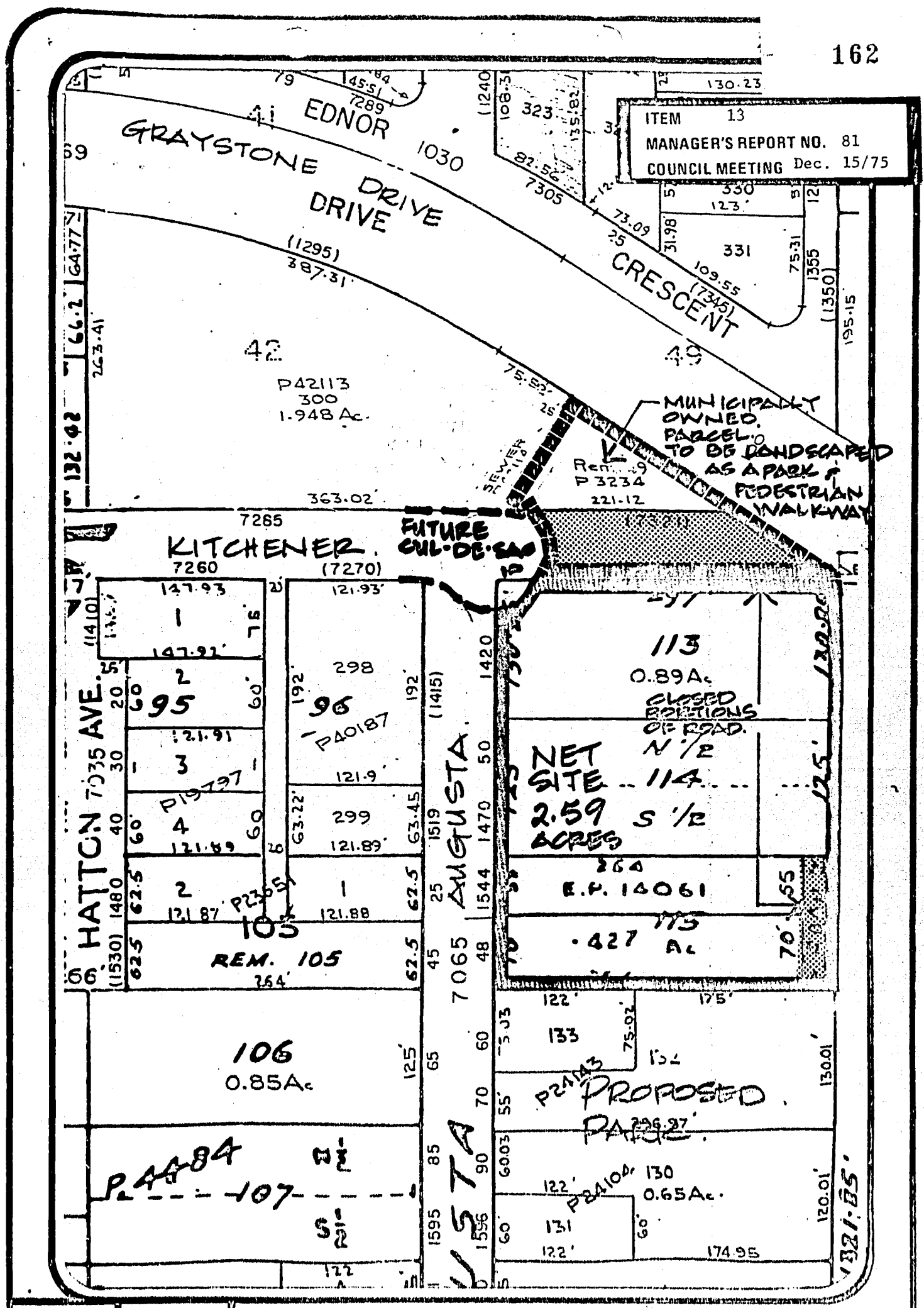
- h) The dedication of any rights-of-way deemed requisite.
- i) The construction of a concrete public pedestrian walk to the approval of the Municipal Engineer within the proposed portion of Kitchener Street to be closed and the provision of appropriate landscaping over the pedestrian link/park area.
- 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 of the proposed neighbourhood park.
- l) The retention of as many existing mature trees as possible on the site.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

*AP*  
KI:cm

Attach.

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



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

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