

Re: REZONING REFERENCE #29/75  
MAYWOOD/WILLINGDON/MAYBERRY

Following is a report from the Director of Planning on Rezoning Reference #29/75.

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: REZONING REFERENCE #29/75  
MAYWOOD/WILLINGDON/MAYBERRY

1.0 GENERAL INFORMATION

- 1.1 Applicant: C.F.H. Investments Ltd.  
885 Dunsmuir Street  
Vancouver, B.C. V6C 1N5  
Attention: Mr. B. Carruthers
- 1.2 Subject: Application for the rezoning of:  
  
Lots 1 & 2, Blk. 35, D.L. 151, Pl. 1319;  
Lot A of Lots 1 & 2, Blk. 36, D.L. 151,  
Pl. 4477; Lots B of C of Lots 1 & 2, Blk. 36,  
D.L. 151/3, Pl. 4477; Lot 3, 4 Ex. N. 7',  
Lot 5, 6 Ex. W. 60', Ex. Pl. 12268, Lot 7  
& 8, Blk. 36, D.L. 151/3, Pl. 1263; Lot 130  
D.L. 151, Pl. 47736; Lot 9, Blk. 36, D.L.  
151/3, Pl. 1263  
  
From: Residential District (R5)  
To: Comprehensive Development District (CD)
- 1.3 Address: 4133/45/55/67/79/91 Maywood; 6407/25/41/59/  
75 Willingdon; 4350 Mayberry; 6393 Willingdon.
- 1.4 Location: The site is located west of Willingdon Avenue  
between Mayberry and Maywood Streets.
- 1.5 Size: The site is generally a 302' x 357' rectangle  
with a net site area of approximately 2.47  
acres.
- 1.6 Services: The Municipal Engineer will be requested to  
provide an estimate of required services.

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1.7 Applicant's Intentions:

The applicant proposes a 2-tower 247 unit residential development composed of one condominium tower and one rental tower with a small ancillary convenience commercial facility.

2.0 SITE OBSERVATIONS

The site is located in a developing high density apartment area to the west of Willingdon Avenue. The site is occupied at present by 12 older single-family dwellings and is relatively flat.

To the east across Willingdon Avenue are three-storey apartments. To the south across Maywood and to the north across Mayberry are existing single-family dwellings in areas which are designated for future apartment development in the adopted Community Plan Area "M". To the west, a three-tower apartment project (RZ # 13/74) developed by the same applicant is under construction. Central Park lies approximately 1/2 block to the west.

3.0 BACKGROUND

On September 2, 1975, Mr. B. Carruthers of C.F.H. Investments Ltd. appeared as a delegation before Council to discuss a proposed apartment development in Community Plan Area "M". A number of points were discussed and the matter was tabled pending the submission of a report on the matter by the Planning Department. On September 29, 1975 Council, after consideration of a report on the matter, authorized the Planning Department to work with the applicant towards the development of a suitable residential development in accordance with the Comprehensive Development District and Community Plan Area "M", and consistent with procedures and requirements which apply to other apartment developers.

The applicant's site corresponds to Site 8 outlined in the revised Community Plan Area "M" adopted by Council on July 21, 1975 as suitable for a comprehensive development project utilizing the RM5 zoning district and a maximum unit density of 100 units/acre as a guideline (see Sketch #1 attached).

The applicant has now submitted a point-block apartment development in accordance with the Comprehensive Development District suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS (See Sketch #2 attached)

4.1 The applicant is responsible for the dedication of 7,164 sq. ft. for the widened Willingdon Avenue right-of-way (20' wide dedication) and of 14,893 sq. ft. for the Mayberry Street right-of-way. The applicant has not yet acquired Lot 9 at 6393 Willingdon Avenue which is required for the Mayberry Street right-of-way but has committed himself to its acquisition and dedication prior to completion of the Rezoning Bylaw. The applicant expects to acquire Lot 9 in the near future and is actively pursuing the matter.

4.2 It is understood that there will be no occupancy permit issued if the required services are not constructed and completed. In general, the provision of services apply to the complete frontages of the subject site and to the subject site from the point of existing service.

Inspection fees will be deposited by the applicant in order to enable the Municipal Engineer to determine that all major services within the development site to the project buildings themselves are constructed to an acceptable professional standard.

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- 4.3 The applicant will be responsible for upgrading Maywood Street and construction of Mayberry Street fronting the subject site to the full Municipal standard.
- 4.4 A parkland acquisition levy of \$940 per unit will apply to the subject residential development.
- 4.5 Tree planting on public rights-of-way require the approval of the Parks and Recreation Department.
- 4.6 The development includes a small ancillary commercial retail area which will serve the residents of this apartment development and other apartment developments in the immediate area on a convenience basis. Pedestrian use of this facility is to be encouraged.

The facility does not adversely affect the overall site coverage of the development and is to be well set back and screened with landscaping from Willingdon Avenue. Only localized fascia signs will be allowed in order to maintain a low-key presence.

The Planning Department is of the opinion that this small unobtrusive 5,000 sq. ft. convenience retail facility will be of benefit to a developing apartment area which would be otherwise somewhat remote from any convenience stores.

5.0 PROPOSED DEVELOPMENT

5.1 Gross Site Area = 129,925 sq. ft. or 2.98 acres

Mayberry Dedication = 14,893 sq. ft.  
Willingdon Dedication = 7,280 sq. ft.

Net Site Area = 107,752 sq. ft. or 2.47 acres

5.2 Allowable Floor Area Ratio = 2.2  
Provided Floor Area Ratio = 1.99

Condominium Apartment Tower (21 storeys) = 105,405 sq.ft.  
Rental Apartment Tower (23 storeys) = 104,051 sq.ft.  
Ancillary Commercial (1 storey) = 5,000 sq.ft.

Total Building Area Proposed = 214,456 sq.ft.

5.3 Proposed Unit Distribution:

a) Condominium Apartment Tower

Bachelor Unit @ 500 sq.ft./unit = 39 units  
1-Bedroom Unit @ 745 sq.ft./unit = 39 units  
2-Bedroom Unit @ 945-1140 sq.ft./unit = 42 units

Total Condominium Apartment = 120 units

b) Rental Apartment Tower

Bachelor Unit @ 435 sq.ft./unit = 42 units  
1-Bedroom Unit @ 675-840 sq.ft./unit = 43 units  
2-Bedroom Unit @ 860 sq.ft./unit = 42 units

Total Rental Apartment = 127 units

Total Residential = 247 units

Allowable and Provided Unit Density = 100 units/acre

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## 5.4 Parking - Required and Provided:

a) Condominium Apartment @ 1.5 spaces/unit	=	180 spaces
b) Rental Apartment @ 1.25 spaces/unit	=	159 spaces
c) Ancillary Commercial @ 1 space per 500 sq. ft.	=	<u>10 spaces</u>
Total	=	349 spaces

Resident Parking = 290 spaces  
 Visitor/Commercial Parking = 59 spaces

Open Surface Parking = 11 spaces  
 Underground Parking = 338 spaces

5.5 Site Coverage - Allowable = 30%  
 - Provided = 14%

## 5.6 Communal Facilities:

For each tower: Hobby Room, Saunas, Changing Areas, Washroom  
 Open outdoor swimming pool to serve both towers.

5.7 The exterior materials are essentially natural concrete finish, stucco inset panels, and dark metal sash.

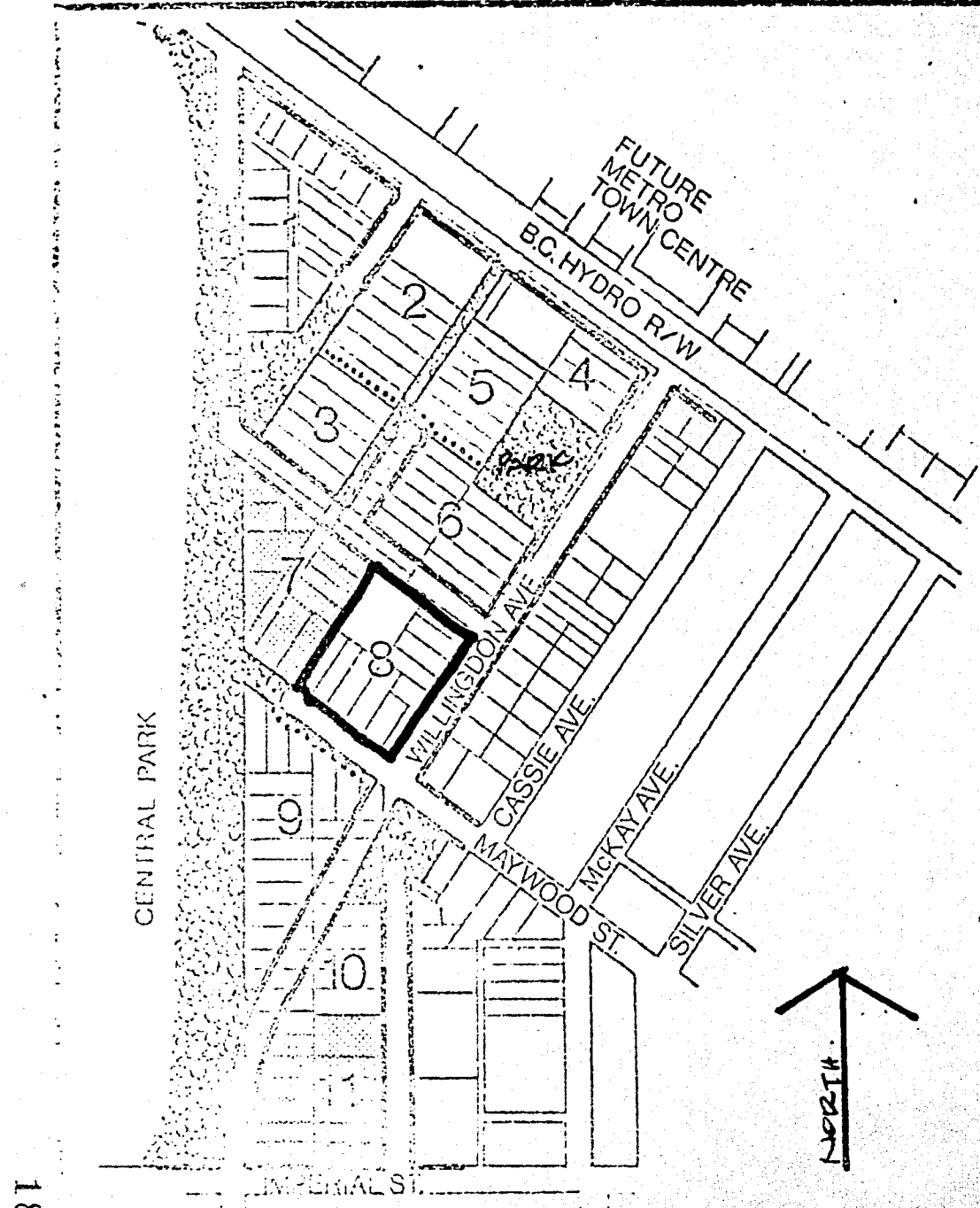
6.0 RECOMMENDATION

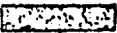


It is recommended THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared, and that the rezoning be advanced to a Public Hearing on January 20, 1976 and that the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) 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.
- c) The consolidation of the net project site into one legal parcel.
- d) The granting of any necessary easements.
- e) 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.
- f) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the development from existing services.
- g) The dedication of the rights-of-way deemed requisite for Mayberry Street and Willingdon Avenue.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant for the portion of the development which is to be strata titled.
- i) The deposit of a per unit levy to go towards the acquisition of proposed neighbourhood parks.
- j) The retention of as many existing mature trees as possible on the site.

*AK*  
 KI:cm  
 Attach.

*[Signature]*  
 DIRECTOR OF PLANNING



-  PARK
-  UNDER CONSTRUCTION
-  WALKWAY EASEMENT
- 1-9 PROPOSED COMPREHENSIVE DEVELOPMENT  
(RM5 GUIDELINE)  
UNIT DENSITY 100 UPA MAXIMUM
- 10 & 11 PROPOSED COMPREHENSIVE DEVELOPMENT  
(RM4 GUIDELINE)  
UNIT DENSITY 80 UPA MAXIMUM

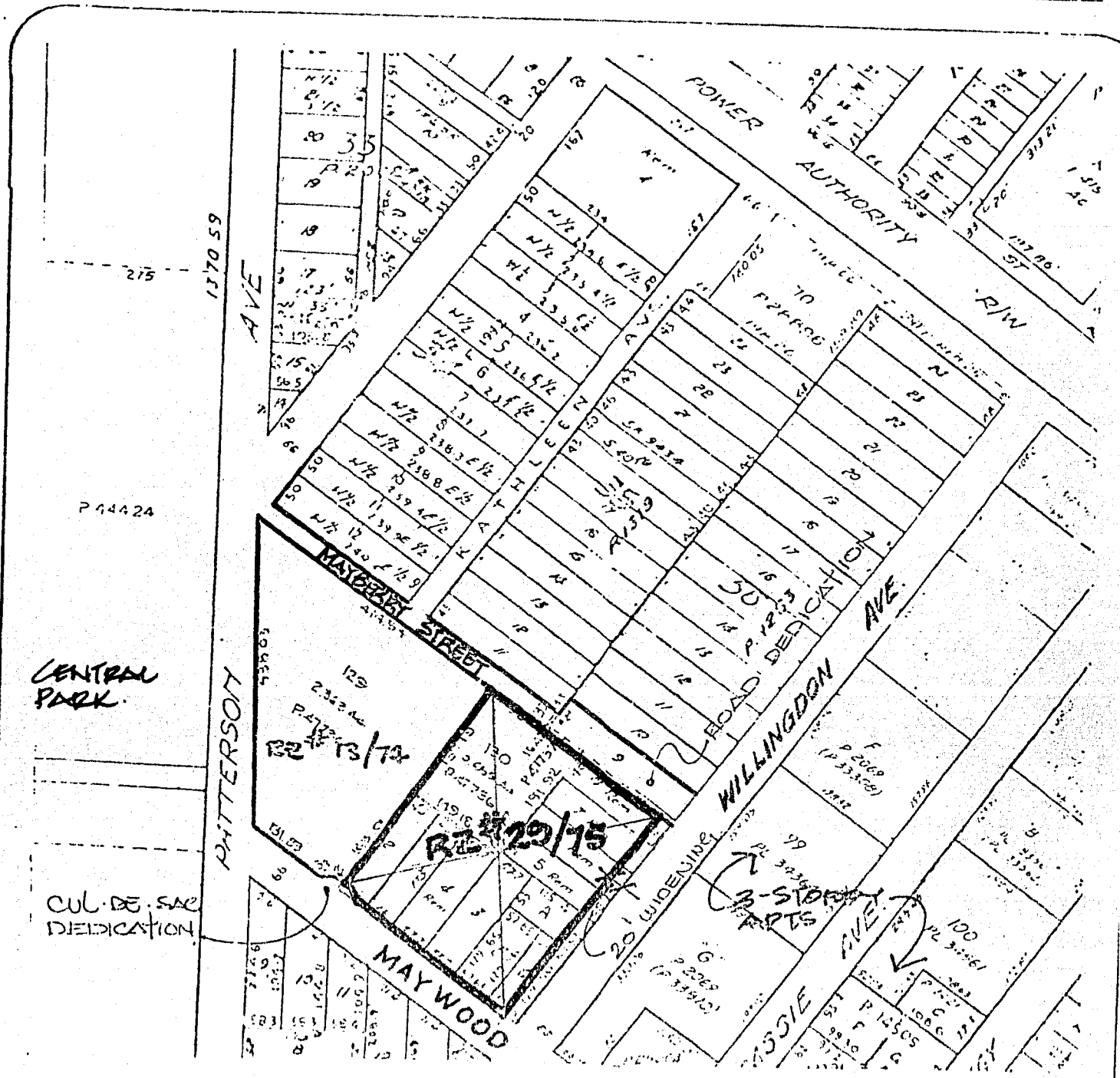
APRIL 1975  
SCALE: 1" = 400'

SKETCH 1

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# COMMUNITY PLAN AREA M

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Date  
AUG. /75

Scale  
1" = 200' ±

Drawn By

Burnaby Planning Department

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DIAGRAMMATIC SITE SKETCH

SKETCH 2