

ITEM 8
MANAGER'S REPORT NO. 66
COUNCIL MEETING Oct. 20/75

Re: PROPOSED CONDOMINIUM APARTMENTS DEVELOPMENT
KINGSWAY/HUMPHRIES COURT/15th AVENUE
REZONING REFERENCE #35/75

Following is a report from the Director of Planning on the proposed development of the subject condominium apartment complex.

RECOMMENDATION:

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

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PLANNING DEPARTMENT
16 OCTOBER, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT : REZONING REFERENCE #35/75
CONDOMINIUM APARTMENTS
KINGSWAY/HUMPHRIES COURT/15th AVENUE

APPLICANT: W. RALPH BROWNLEE, ARCHITECT,
#203 - 4266 GRANGE STREET,
BURNABY, B.C.

1.0 SHORT DESCRIPTION OF THE PROJECT

This project as proposed consists of a total of 72 condominium apartment units in four building masses on a net site area of 2.68 acres. In addition, a conceptual community plan proposal has been prepared by the applicant for the block bounded by 15th Avenue, Humphries Court, Kingsway and 14th Avenue (Sketch #1 attached). The proposed community plan shows 40 additional units contained in two building masses fronting on 14th Avenue on a 1.55 acre site. These additional units would be the subject of a future rezoning application.

2.0 BACKGROUND

As outlined in the initial report submitted to Council on 22 September, 1975, the subject site is included in Area "p" of the 1969 Apartment Study where it is designated as suitable for the development of low density multiple family residential uses (see Sketch #2 attached). In order to facilitate a high quality residential environment, incorporating future development of the balance of the block, a community plan proposal was to be prepared by the architect.

Council on 22 September, 1975, 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 The Municipal Engineer has been requested to provide an estimate of costs to service the subject site. The applicant is to understand that no occupancy permit will be issued if the required services are not constructed and completed.
- 3.2 A 20' dedication along 15th Avenue (Sketch #1 attached) is required to increase the width of 15th Avenue right-of-way to 60'. Fifteenth Avenue will be constructed to the full standard by the applicant, including a 36 foot pavement width, a separated sidewalk and street trees along the southerly side, curb and gutter on the northerly side, and street lighting. Overhead wiring along the southerly side is to be placed underground by the applicant in conjunction with the road widening, if deemed feasible in the context of adjacent development.
- 3.3 A 16' dedication is required along the southerly side of Humphries Court (Sketch #1 attached), which will be developed to the full Municipal standard, including street trees.
- 3.4 A 16.5 foot dedication is required along Kingsway for future road widening. (Sketch #1 attached).
- 3.5 A cul-de-sac will be created and constructed to full municipal standard at 15th Avenue and Kingsway. (Sketch #1 attached).
- 3.6 A 15 foot walkway easement will be provided and a walkway constructed along the north-eastern site boundary to facilitate access from the site to the school and park to the south-east. (Sketch #1 attached.)
- 3.7 All required fire hydrants and water lines serving fire hydrants located within the site are to be protected by easement.
- 3.8 A Lane Exchange By-law will be introduced involving the northerly 110' of the lane off 14th Avenue and a triangular piece of property which projects to the south of the subject site. This exchange will result in a straighter, more logical southerly site boundary. (Sketch #1 attached).
- 3.9 A levy of \$475.00 per unit is required to assist in the acquisition of neighbourhood park space.
- 3.10 The granite wall along Kingsway will be retained and repaired as necessary until such time as this land is required for road widening.
- 3.11 The proposed development is convenient to the following community facilities:
- a) Twelfth Avenue School/Park site
 - b) Kingsway/Edmonds district centre shopping area
 - c) Burnaby Public Library - Kingsway Branch

4.0 DEVELOPMENT PROPOSAL

The development proposal involves a rezoning from Residential District (R5) and Commercial District (C4) to Comprehensive Development District (CD) based on Multiple Family Residential District (RM1).

The proposed condominium apartment development consists of four apartment buildings containing a total of 72 dwelling units with either direct ground access or access via open staircases for second storey units. The major built areas are two storeys although minor areas are three storeys to provide bedrooms above second storey living areas.

The materials for the project are to be cedar siding (with some stucco), and cedar shake roofing.

4.1 Site Area (net) - 116,848 square feet = 2.68 acres

4.2 Allowable Floor Area Ratio: 0.6
Provided Floor Area Ratio: 0.6

Total Floor Area Provided: 70,084 square feet.

4.3 Unit Mix:

1-Bedroom	@	717 sq.ft./unit	=	8 units
2-Bedroom	@	902 sq.ft./unit	=	44 units
3-Bedroom	@	1,232 sq.ft./unit	=	20 units
		Total		<u>72 units</u>

Unit Density: 26 units/acre.

4.4 Parking:

Required Parking Ratio: 1.7 spaces/unit
Provided Parking Ratio: 1.7 spaces/unit

Consisting of: Resident Parking = 1.5 spaces/unit
Visitor Parking = 0.2 spaces/unit

Total Parking Provided = 123 spaces.

4.5 Communal Facilities:

- Party Room
- Hobby Room
- Passive Outdoor Recreation Areas
- Two Outdoor Play Areas

5.0 CONCEPTUAL COMMUNITY PLAN

The conceptual community plan proposed for the southerly portion of the block bounded by 15th Avenue, Humphries Court, Kingsway and 14th Avenue, shows housing units of similar architectural character and density as the development which is the subject of this rezoning. Adequate open spaces for passive and active use have been provided and pedestrian circulation throughout the overall scheme has been carefully considered. The community plan shows 72 units in the first phase, which is the subject of this rezoning, and 40 units in the second phase, resulting in a total of 112 units in the overall community plan area.

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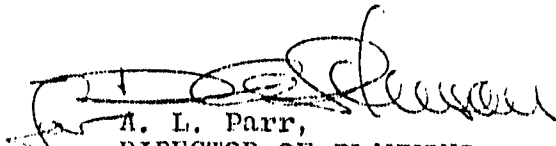
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6.0 RECOMMENDATION

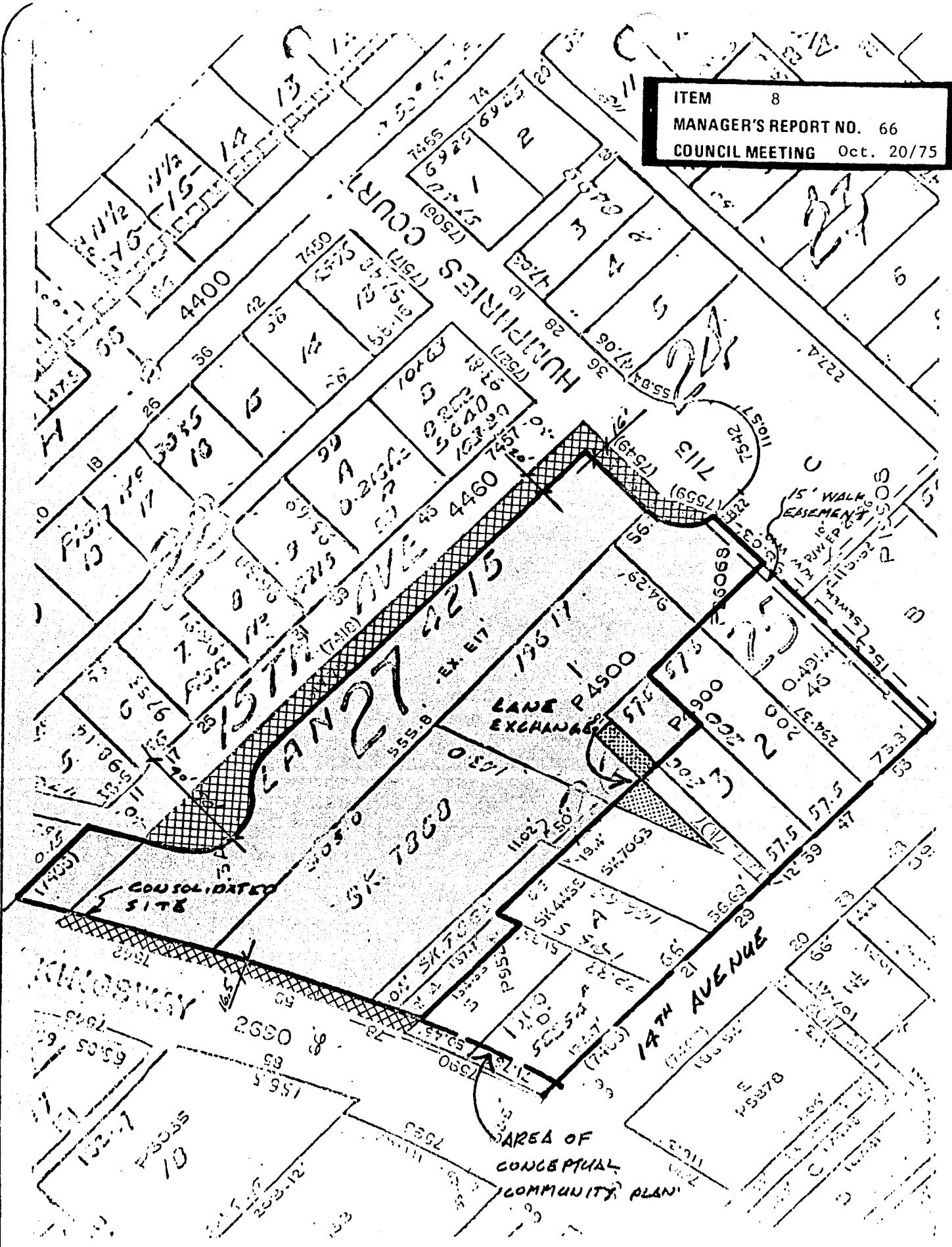
It is recommended THAT:

- 6.1 Council authorize the introduction of a Lane Exchange By-law according to the terms outlined in Section 3.8 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning By-law.
- 6.2 Council receive the report of the Planning Department and request that a Rezoning By-law be prepared and that the rezoning be advanced to a Public Hearing on November 18, 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 Lane Exchange By-law.
 - 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 By-law.
 - 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 of 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) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - j) The deposit of a \$475.00 per unit levy to go towards the acquisition of neighbourhood parks.
 - k) The retention of as many existing mature trees as possible on the site.

CBR:ea
Attchmts.
c.c. Municipal Clerk


A. L. Parr,
DIRECTOR OF PLANNING


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Date
 OCT. 1975

Scale
 1" = 100'

Drawn By
 CBR

 DEDICATIONS

Drawn by Planning Department

REZONING REFERENCE # 55/75



SKETCH # 1

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