

ITEM	11
MANAGER'S REPORT NO.	63
COUNCIL MEETING	Sept. 19/77

Re: REZONING REFERENCE #35/77  
COMPREHENSIVELY PLANNED SINGLE FAMILY HOUSING DEVELOPMENT  
(REZONING REPORT #3, JULY 18, 1977)

Following is a report from the Director of Planning regarding Rezoning Reference #35/77.

Sketch #2 shows the zonings of properties in the area adjacent to the subject site.

RECOMMENDATION:

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

\* \* \* \* \*

PLANNING DEPARTMENT  
SEPTEMBER 14, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: REZONING REFERENCE #35/77  
COMPREHENSIVELY PLANNED SINGLE FAMILY HOUSING DEVELOPMENT

Applicant: Daon Development Corporation Limited  
1050 West Pender Street  
Vancouver, B. C. V6E 3S8  
Attention: Mr. J. S. Croll

1.0 SHORT DESCRIPTION OF THE PROJECT:

The project involves the development of 46 single family houses on a zero lot line concept within a comprehensively planned subdivision.

2.0 BACKGROUND:

Council on July 18, 1977 received the report of the Planning Department concerning the rezoning of the subject site and authorized the Planning Department to work with the applicant towards the preparation of a suitable plan of development on 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 subject site is proposed to be rezoned

FROM: Residential District (R4)

TO: Comprehensive Development District (CD)

- 3.2 The project has been conceived through good architectural and planning practise. The proposed lot lines have been developed for legal tenure reasons only and do not dictate the housing forms or layout. That is, the project is designed comprehensively considering architecture, landscape and subdivision; not merely as a typical subdivision.
- 3.3 Units will be located on their own lots and sold fee-simple tenure. Individual lots without improvements will not be marketed; rather, completed dwellings will be sold with fully landscaped front or public yards. Rear or private yards will be landscaped with grass allowing full landscaping as desired by the purchaser once the sale of respective units are completed. In this manner the Municipality has the normal design controls expected at these densities while still allowing individual expression through the landscaping of private yard areas by the purchaser.
- The total project or areas of the project may be sold to builders to construct and then market as outlined above.
- 3.4 Landscape plans will call for the installation of major trees and the retention of existing trees where possible for scale and overall theme, while shrubbery and vines will provide colour, texture and screening around each house. Fences, trellises and hard surface pavers will be installed. Owners will then be able to personalize their home by infill planting between and around the basic installed planting.
- 3.5 A modest equal exchange of property is proposed between the applicant and the Municipality in order to create improved overall site configurations as noted in the Community Plan. The equal amounts to be exchanged are 10,450 square feet of property (Sketch #1, attached).
- 3.6 The applicant is responsible for the provision of all services necessary to serve the site. The required road work includes the upgrading of Halifax Street to the full standard for the length of the frontage of Site 11, the construction of an access road to the full standard west from Phillips Avenue to the site and the construction of Phillips Avenue (to an appropriate interim standard to be determined in consultation with the Municipal Engineer) from Halifax Street north to the new access road. These requirements also applied to Rezoning Reference #5/76, which was an application for rezoning of Sites 5 and 11 advanced by this same developer but withdrawn by him on June 30, 1977.
- 3.7 Reapplying one of the determined prerequisites for Rezoning #5/76, the applicant is responsible for the dedication of any requisite property for the Halifax Street road allowance, for the road allowances within the development site and for the Graystone Drive road allowance. The Municipality will dedicate the land required for the access road between Sites 12 and 13, Community Plan Area "E". This road will provide access to the applicant's Sites 5 and 11 and the Municipality's Sites 12 and 13. The Municipality will also dedicate the thirty-three foot strip required for the completion of Halifax Street abutting Site 12.

3.8 On May 10, 1976 Council adopted the recommendation contained in Manager's Report No. 31, Item 5 that " Council approve the completion by the Municipality of the north side of Halifax Street abutting Municipally owned property (Site 12), 240'+, and authorize the Engineering Department to pursue the operational procedures to complete the work ". It was deemed to be an opportune occasion to complete in an efficient manner this portion of Halifax Street in conjunction with road work to be done by the rezoning applicant. It is proposed that this operational procedure be followed in conjunction with this new rezoning,

3.9 A pedestrian walkway right-of-way is to be dedicated by the applicant between the access road and the neighbourhood park (Site 14). The walkway will provide an internal public open space access for sites west of the applicant's property to the future commercial site and the golf course/park/school sites to the east and for Site 12 to the park. Therefore it is an essential link in the pedestrian circulation system. A walkway is also required along the Graystone Drive frontage as indicated in Community Plan Area "E". These walkways were also prerequisites in conjunction with Rezoning Reference #5/76. (See attached Sketch #3)

3.10 The Park Acquisition Levy of \$528. per unit is applicable.

3.11 The dedication of land required for Graystone Drive will alienate a triangular portion of property yielding an undevelopable portion and a portion to be dedicated road allowance, Sketch #1, attached. It is most appropriate that this undevelopable area be deeded to the Municipality to function as landscaped buffer within the context of the Municipal residential subdivision to be maintained either by the Municipality or through covenant by a future private property owner. In any event, the land is not be be developed with other than landscaping elements.

3.12 An estimate of costs for all services necessary to serve the site has been requested of the Municipal Engineer.

#### 4.0 DEVELOPMENT PROPOSAL:

4.1 The scheme consists of 46 units utilizing a zero lot line concept based on a comprehensive approach considering roads, pedestrian circulation, subdivision, unit design, unit relations and landscaping elements - fencing, tree retention, new planting, berming.

4.2 To bring the park ambience into the development, to retain trees and to provide access through park to the neighbourhood park within Community Plan Area "E", a minor addition to the neighbourhood park is proposed, see Sketch #1.

4.3 The originally-proposed ninety foot setback for the future Graystone Drive has been reduced to seventy to seventy-five feet. A heavily planted berm will be made in this buffer area to "acoustically shadow" units to the head of second storey windows. The provision of this berm will more than compensate for the reduction in setback.

4.4 Subdivision into individual lots will occur after the rezoning by-law is adopted.

#### 4.5 Development Statistics

Net Site Area (includes internal road allowances):

5.495 acres or 239,362 square feet

Unit Mix: 9 "A" units @ 1,305 square feet  
12 "B" units @ 1,254 square feet  
12 "C" units @ 1,314 square feet  
13 "D" units @ 1,324 square feet

Total: 46 houses (all 3 bedroom)

Unit Density: 8.37 units/acre (on net site area)

Parking: 2 spaces provided for each unit (off street)

2 x 46 units = 92 spaces

additional parking for visitors on street

Floor Area Ratio:  $\frac{59,773 \text{ square feet all units}}{239,362 \text{ square feet net site}} = .25$

Site Coverage: 16.5%

#### Exterior Finishes:

roofing - cedar shingles  
building exteriors - cedar siding, brown tone  
fencing - cedar fences and cedar hedges  
carports - concrete slab  
driveways & streets - asphalt  
additional on site parking - interlocking brick pavers

As a means of appropriately screening cars parked within the carports from the street and living room areas of the units, it will be necessary to install cedar lattice fencing along those sides of the carport areas that are open to the respective front yards. This requirement will be suitably reflected within the comprehensive development plan.

#### 5.0 RECOMMENDATIONS:

It is recommended THAT:

- 5.1 Council authorize the Lands & Planning Departments to pursue an appropriate land exchange as outlined in Section 3.5 of this report, to be the subject of a further more detailed report at a later date.
- 5.2 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 October 18, 1977 and that the following be established as prerequisites to the completion of the rezoning:
  - (a) The consolidation of the net project site into one legal parcel.
  - (b) The granting of any necessary easements.
  - (c) 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.
  - (d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

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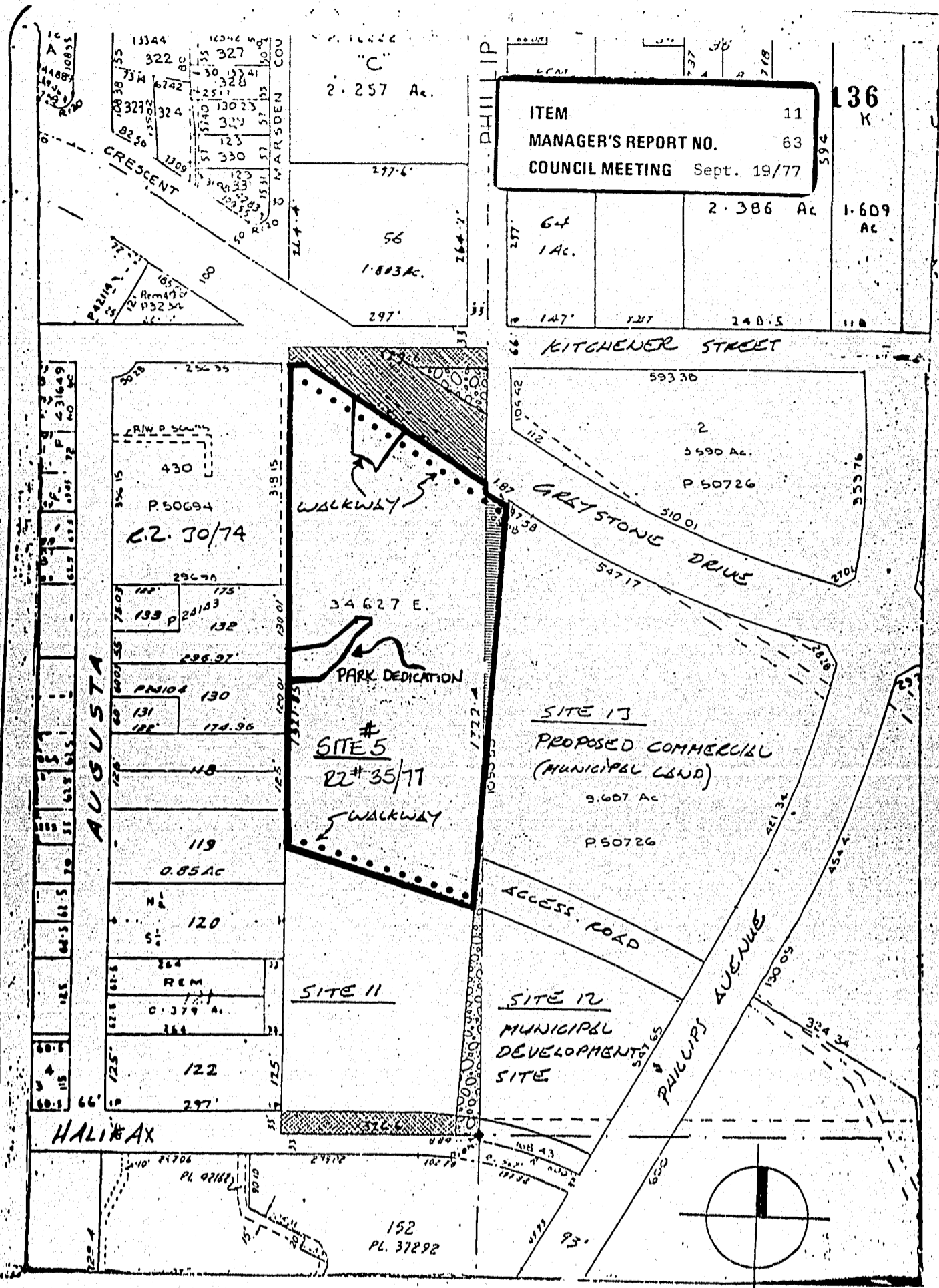
- (e) The dedication of any rights-of-way deemed requisite.
- (f) The deposit of a levy of \$528./unit to go towards the acquisition of proposed neighbourhood parks.
- (g) The retention of as many existing mature trees as possible on the site.
- (h) Applicant's schedule for the construction staging of the subject proposal.
- (i) Submission of a suitable plan of development reflecting the provisions outlined in this report.
- (j) The completion of the requisite land exchange as per Section 3.5 of this report.

*A. L. Parr*  
A. L. Parr  
DIRECTOR OF PLANNING

*AP*  
CBR:PDS/sam

cc: Fire Chief  
Municipal Clerk  
Municipal Engineer  
Parks and Recreation Administrator  
Land Agent  
Municipal Treasurer  
Municipal Solicitor

Attachments



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136  
K

2.257 Ac.  
 56  
 1.803 Ac.  
 2.386 Ac  
 1.609 Ac

430  
 P.50694  
 C.2.30/74  
 34627 E.  
 PARK DEDICATION  
 # SITE 5  
 C.2.35/77  
 WALKWAY




593.30  
 2  
 3.590 Ac.  
 P.50726  
 310.01  
 547.17  
 210.1  
 353.76  
 283.6  
 454.4  
 130.05  
 324.34  
 93.  
 152  
 P.L. 37292

Date  
 SEPT 1977  
 Scale  
 1" = 200'  
 Drawn By

Burnaby Planning Department



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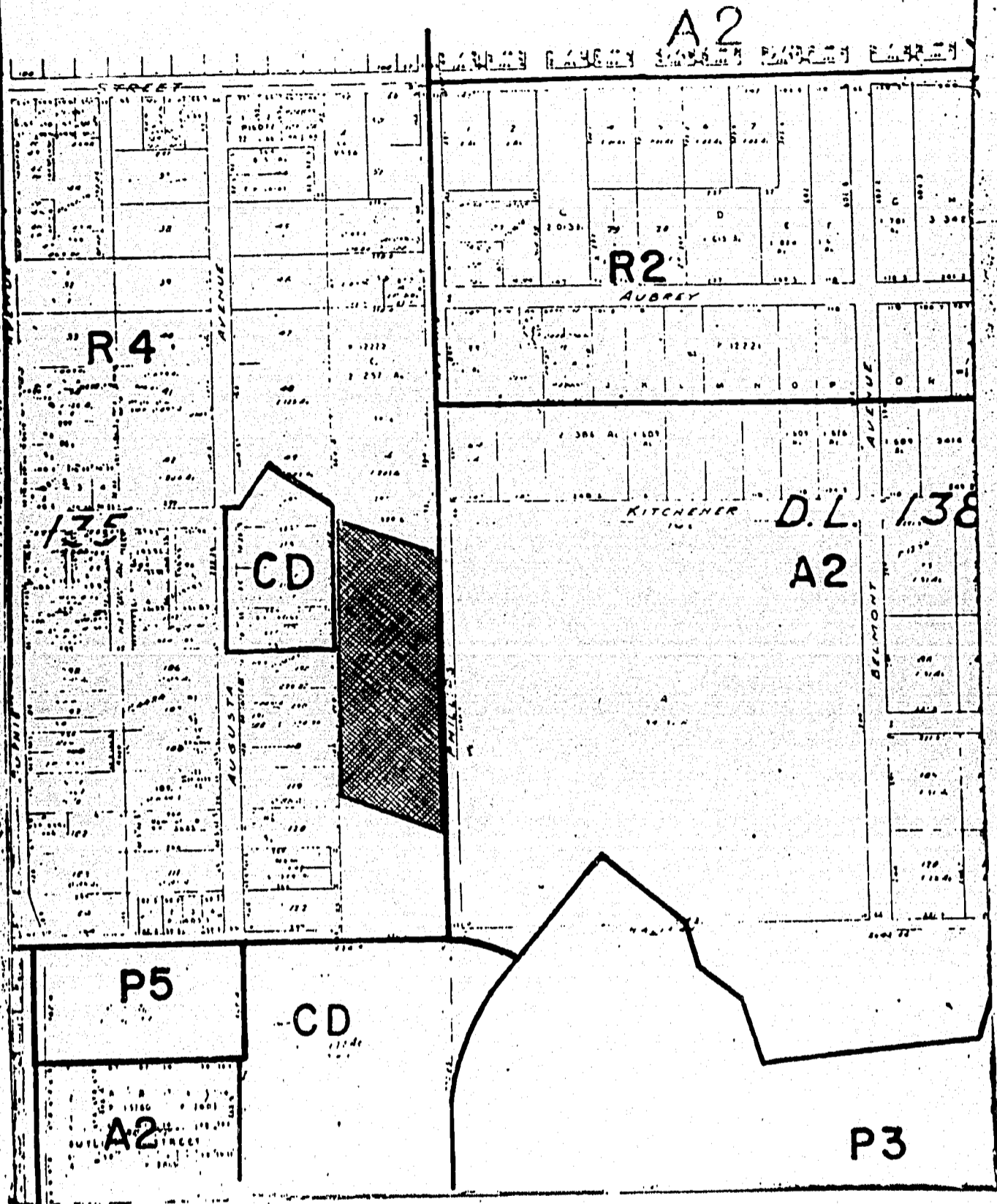
-  TO DEVELOPER FROM MUNICIPALITY
-  TO MUNICIPALITY FROM DEVELOPER
-  ROAD & UTILITIES FROM DEVELOPER


SKETCH #1



C O N T I

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Date

SEPT 1977

Scale

1" = 400'

Drawn By

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SKETCH #2

**1-7 Proposed Low Density Comprehensive Development**

UNIT DENSITY: 10/12 UNITS PER ACRE

**8 Proposed Church Site**

SITE AREA: 2.0 ACRES (APPROX)

**9 Proposed Medium Density Comprehensive Dev.**

SITE AREA: 6.5 ACRES (APPROX.)  
UNIT DENSITY: 50 UNITS PER ACRE  
TOTAL UNITS: 325 (APPROX.)

**11 Proposed RM4 Guideline Comprehensive Dev.**

UNIT DENSITY: 80 UNITS PER ACRE

**12 Municipal Development Site**

**13 Proposed Commercial Development**

**14 Park**

Pedestrian System .....

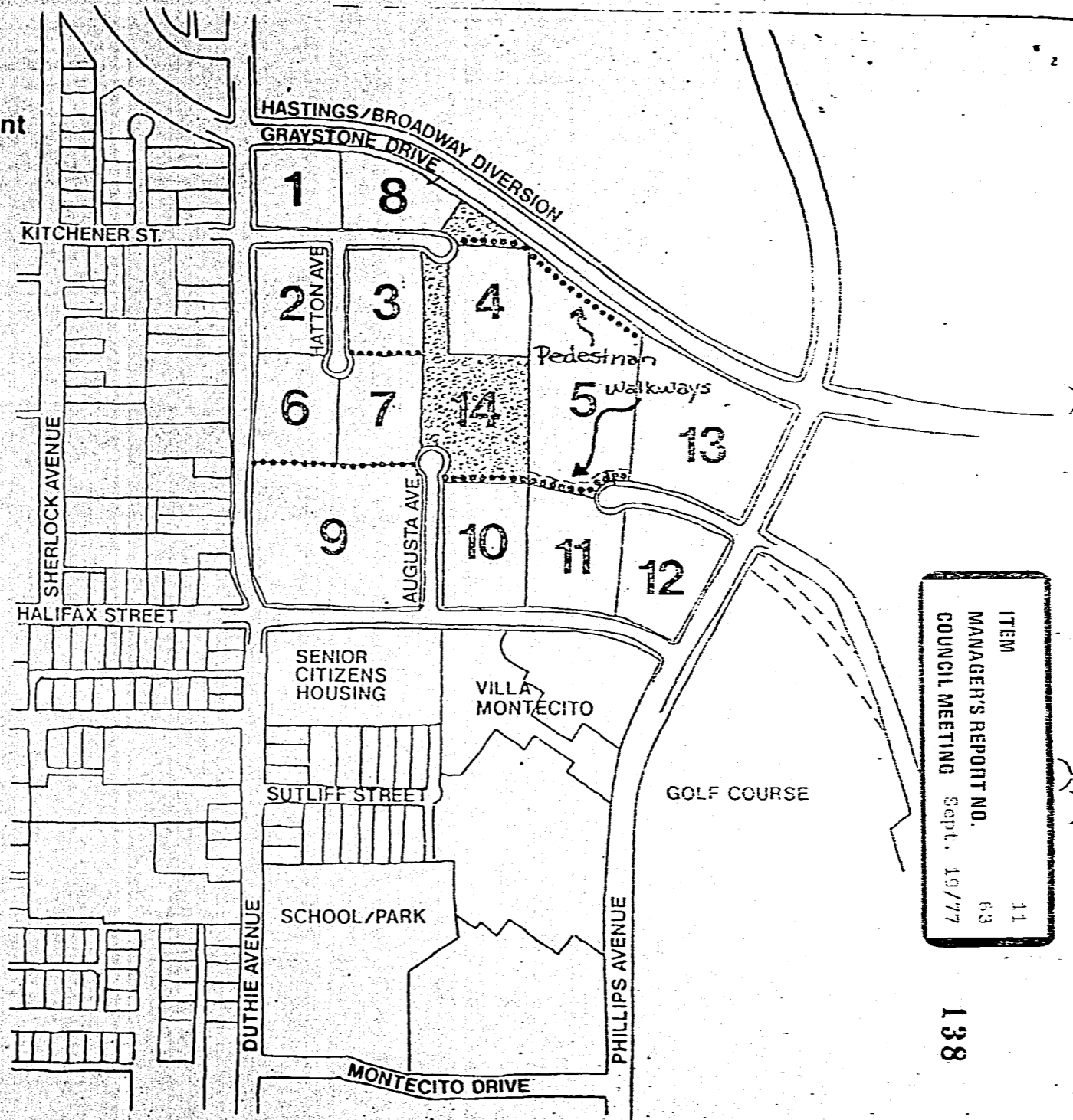
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# Community Plan - Area 'e'

PROPOSED SUBDIVISION (revised March 1976)

SKETCH #3



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