

ITEM 6
MANAGER'S REPORT NO. 45
COUNCIL MEETING June 20/77

Re: REZONING REFERENCE #28/77

Following is a report from the Director of Planning dated June 13, 1977 concerning the subject rezoning. The Director reports that a suitable plan of development has been prepared and that they are now ready to proceed to a Public Hearing. This matter was last considered by Council on May 24, 1977.

RECOMMENDATION:

1. THAT Council approve the recommendations of the Director of Planning contained in the following report.

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Planning Department
June 13, 1977

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #28/77 (SEE ATTACHED SKETCH)

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

1.0 SHORT DESCRIPTION OF PROJECT

The proposal involves the construction of 95 dwelling units contained in a stepped building form which rises from two storeys to nine storeys.

2.0 BACKGROUND

Council, on 24 May, 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 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 subject site is being rezoned from Comprehensive Development (CD) to Amended Comprehensive Development (CD).

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- 3.2 Our 24 May, 1977 report stated that a Parkland Acquisition Levy of \$1080 per unit is applicable to this development. We are now in receipt of detailed development statistics which indicate that the density of the project is 74.8 units per acre -- an RM4 density. Therefore, the requisite levy should be revised to \$980 per unit as adopted for RM4 densities.
- 3.3 A dedication is required along Beresford Street adjacent to this site to accommodate a sixty-six foot road allowance. The required width of dedication is sixteen feet as the present road allowance is fifty feet.
- 3.4 Curb, gutter, separated sidewalk, street trees and lighting are to be provided on Beresford Street adjacent to the site to accommodate a final standard thirty-six foot pavement. Patterson presently has curb, gutter and sidewalk adjacent the site.
- 3.5 It would be desirable from an aesthetic point of view to have the existing overhead wiring along Beresford Street and Patterson Avenue adjacent the project underground. This requirement will be noted as a prerequisite to this rezoning. However, B.C. Hydro may have some concerns from an engineering point of view related to the undergrounding of relatively short lengths of cable. If this prerequisite is not a feasible proposal at this time the situation will be outlined for the consideration of Council prior to Final Adoption of the by-law. An appropriate alternative may be the receipt of monies in trust to cover the costs of future undergrounding.

4.0 DEVELOPMENT PROPOSAL

As stated in our earlier report of 24 May, 1977, the architectural drawings show an innovative stepped building form gently sloping from two storeys on the north to nine storeys on the south. Terraces will be utilized for outdoor living with one terrace utilized as a common roof garden. The form is to some degree evocative of the nearby B.C. Telephone building although this building will be articulated along its length to reflect the scale and identity of the individual residential unit within the strong overall form.

As the building form rises from the two storey level, in scale it is compatible with the adjacent three storey apartment buildings to the north and east. The pedestrian scale of this project will be enhanced by the provision of a physical/visual east-west passage through the approximate centre of the site and building.

The applicant intends to provide parking and suite sizes in accordance with the adopted Condominium Guidelines in order to maintain the options of rental or strata title accommodation.

4.1 STATISTICS

Site Area:	58,693 square feet (gross)
	55,279 square feet = 1.27 acres (net)
Floor Area Ratio:	1.70

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Site Coverage: 27.7%

Parking: 1.5 spaces per unit
= 143 spaces (100% underground)

Suites:

Type	Floor Area (Sq. Ft.)	Number
'A'	792-900	56
'B'	779-887	22
'C'	812-936	7
'D'	792-900	10
		95 (total)

Unit Density: 74.8 units/acre

All suites are one bedroom and den.

The development contains a recreation lounge, roof garden lounge and grade level play area. The exterior material is architecturally treated concrete.

5.0 RECOMMENDATION

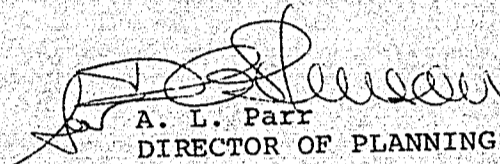
It is recommended that Council receive the report of the Planning Department and request that a rezoning by-law be prepared, and that the rezoning be advanced to a Public Hearing on 19 July, 1977 and that the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The dedication of a 16 foot width along Beresford Street for road allowance.
- c) The granting of any necessary easements.
- d) 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.
- e) 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.
- f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

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- g) The deposit of a levy of \$980 per unit to go towards the acquisition of proposed neighbourhood parks.
- h) The retention of as many existing mature trees as possible on the site.
- i) Applicant's schedule for the construction staging of the subject proposal.
- j) The undergrounding of existing overhead wiring along Patterson Avenue and Beresford Streets subject to the concerns as outlined in Section 3.5 of this report.


A. L. Parr
DIRECTOR OF PLANNING

CBR/dm

attachment

cc Fire Chief
Municipal Clerk
Municipal Engineer
Parks and Recreation Administrator

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MUNICIPAL MANAGER

DEPARTMENT:

DATE: JUNE 17/77

FROM: DIRECTOR OF PLANNING

DEPARTMENT:

OUR FILE #

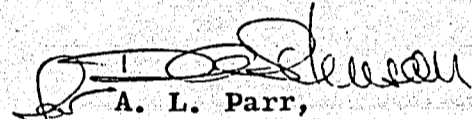
SUBJECT: MANAGER'S REPORT NO. 45, ITEM 6, JUNE 20, 1977
REZONING REFERENCE #28/77

YOUR FILE #

The sketch included as an attachment to the above captioned report contains an error.

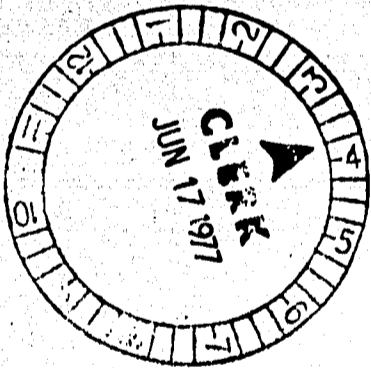
The present Beresford Street road allowance adjacent the subject property is 50 feet not 33 feet as shown. On December 16, 1976 the Land Agent registered Subdivision Plan #51557 of Lot 120, D.L. 151, Group 1, Plan 45688 N.W.D. dedicating a portion of road, Beresford Street, 17 feet in width. This dedication increased the road allowance from 33 feet to 50 feet. The dedication is not yet indicated on our strip map, hence the error on the sketch. Therefore, as indicated in Section 3.3 of the above captioned report, an additional 16 foot dedication is required to yield a 66 foot road allowance.

Could you please arrange for Members of Council to receive the amended sketch as attached (replacement for page 122 of agenda) for the June 20 meeting. Thank you.


A. L. Parr,
DIRECTOR OF PLANNING.

CBR:cm
Attach.

c.c. Fire Chief
Municipal Engineer
Municipal Clerk ✓
Parks and Recreation Administrator



D.L. 151, GP. I, PLAN 40668, N.W.D.

Scale: 1 inch = 50 feet

Bearings are astronomic and are derived from Plan 45668.

LEGEND

- OIP denotes old iron post found
- OLP denotes old lead plug found
- IP denotes iron post set



PLAN B
3443

