

ITEM 9
MANAGER'S REPORT NO. 45
COUNCIL MEETING June 20/77

Re: REZONING REFERENCE #23/77

Following is a report from the Director of Planning dated June 14, 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.

RECOMMENDATION:

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

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PLANNING DEPARTMENT
JUNE 14, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #23/77 (See attached Sketch #1)

Applicant: Newcombe Realty Limited
5635 Cambie Street
Vancouver, B.C.
Attention: R.B. Henderson

1.0 SHORT DESCRIPTION OF THE PROJECT

The development proposal involves the construction of two 18-storey residential towers containing 200 suites.

2.0 BACKGROUND

Council on May 24, 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. A few details related to parking and site planning are yet to be resolved. However, we feel confident that they can be resolved prior to Public Hearing.

As noted in the previous report, the subject site is located within Apartment Study Area "L", Community Plan Area #4 wherein it is designated for "RM5 High Density Apartment Comprehensive Development".

ITEM	9
MANAGER'S REPORT NO.	45
COUNCIL MEETING	June 20/77

3.0 GENERAL OBSERVATIONS

- 3.1 As noted in our report of May 24, 1977, the lane to the north of this site is to be closed to traffic. Two approaches to the lane closure were indicated in that report. The applicant has determined that he does not wish to include the lane in his site. However, the lane will be used as a landscaped setback for this development. Further, the lane will be used as a fire truck access for this project and for the two towers to the north. Occasional maintenance vehicle access will occur in order to maintain landscaping and facilities for this and the northerly development. An agreement will be entered into to ensure its continued maintenance by the property owners of the subject development. A road closing bylaw should now be initiated to close this portion of lane. It will be the responsibility of the developer to prepare the requisite survey documents which can be prepared at the time of preparation of the overall consolidation plan. An easement will be required over the closed lane to allow occasional maintenance vehicle access. 128
- 3.2 A dedication for completion of the Newton Street cul-de-sac is required as indicated in Sketch 1, attached. This cul-de-sac was confirmed by Council in conjunction with Rezoning Reference #42/73.
- 3.3 A Parkland Acquisition Levy of \$1,080 per unit is applicable.
- 3.4 The architect commissioned a consultant, Barron and Associates, Consulting Acoustical Engineers, to conduct a sound study on the site. The engineers have stated that normal building construction will ensure that the dwelling unit noise levels will be within the "Clearly Acceptable" category while the exterior areas will be within the "Normally Acceptable" category (HUD guidelines). The Consulting Engineer's report will be submitted at the Public Hearing for this project along with detailed comments of the Chief Public Health Inspector and Planning Department.

4.0 DEVELOPMENT PROPOSAL

The submitted architectural plans show two 18-storey towers sited to allow the two existing towers to visually pass the proposed towers while maintaining a maximum distance between the two proposed towers.

4.1 Development Statistics

Site Area = 71,030 square feet = 1.63 acres

Floor Area Ratio = 2.17

Site Coverage = 12.7%

Unit Mix: 134 one-bedroom @ 600 square feet
66 two-bedroom @ 750 square feet

Unit Density = 122 units per acre

Parking: Required - 250
Provided - 252 (236 stalls underground and
16 stalls on surface)

Exterior materials are poured in place and precast concrete of a buff tone. Window and door frames will be bronzed aluminum.

Two tennis courts will be constructed.

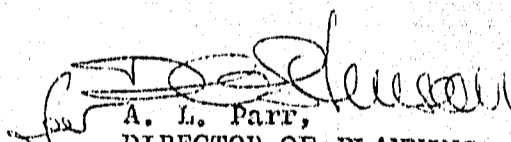
This is a rental project.

ITEM	9
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COUNCIL MEETING	June 20/77

5.0 RECOMMENDATION

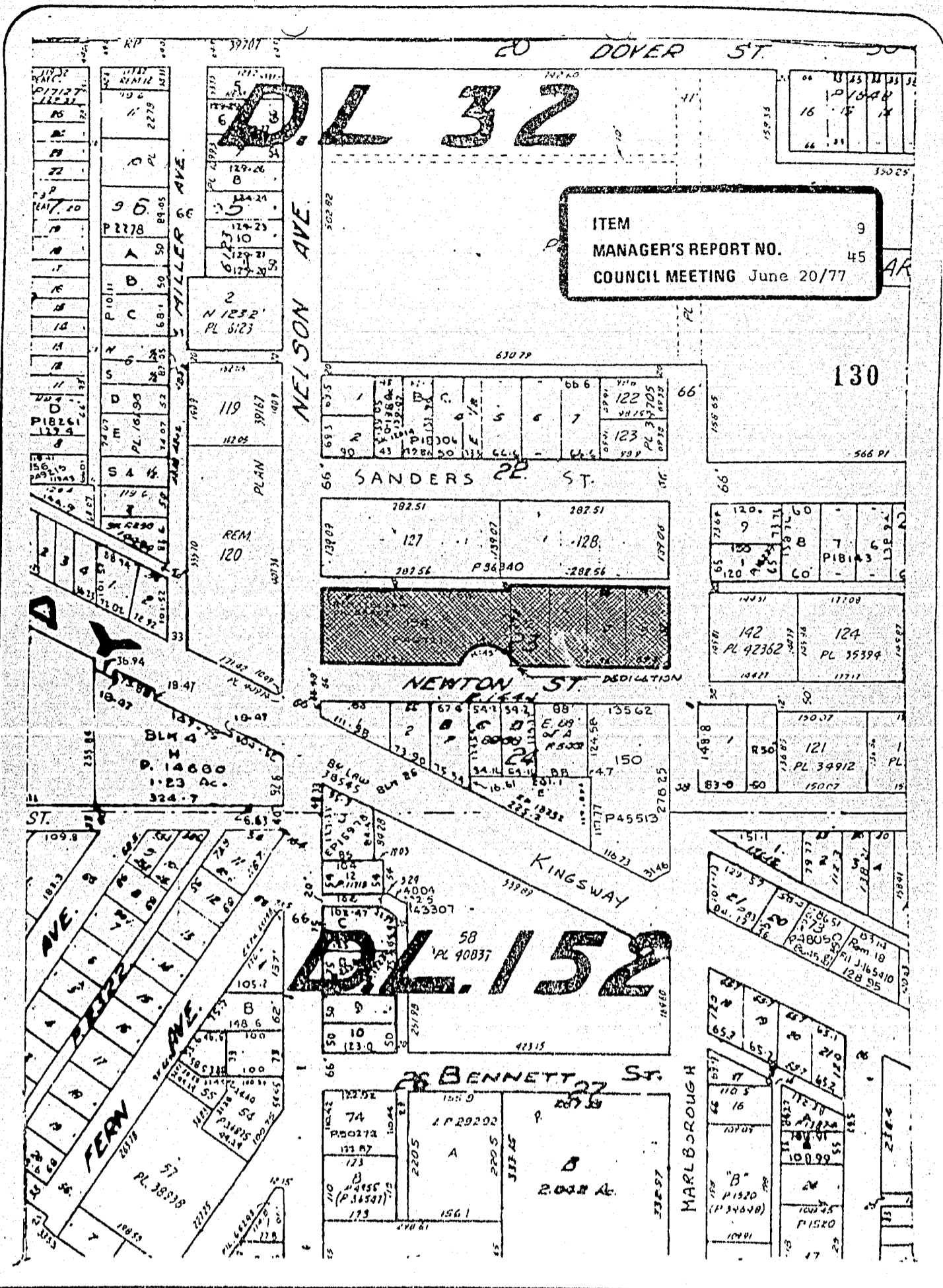
It is recommended THAT:

1. Council authorize the introduction of a Road Closing Bylaw according to the terms outlined in Section 3.1 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
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 July 19, 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 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 point of connection to the existing service where sufficient facilities are available to serve the development.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The deposit of a levy in the amount of \$1,080 per unit to go towards the acquisition of proposed neighbourhood parks.


A. L. Parr,
DIRECTOR OF PLANNING.

CBR:cm
Attach.

c.c. Fire Chief
Municipal Clerk
Municipal Engineer
Chief Public Health Inspector

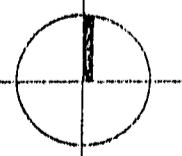


ITEM 9
 MANAGER'S REPORT NO. 45
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Date
 MAY 1977

Scale
 1" = 200'

Drawn By



Burnaby Planning Department



REGIONAL REFERENCE #27/77

SHEET #1