

ITEM	11
MANAGER'S REPORT NO.	45
COUNCIL MEETING	June 20/77

Re: REZONING REFERENCE #29/75  
 AMENDMENTS TO THE CD PLAN  
 (ITEM 6, MANAGER'S REPORT NO. 5, JANUARY 24, 1977)  
 (ITEM 17, MANAGER'S REPORT NO. 81, DECEMBER 15, 1975)

Following is a report from the Director of Planning dated June 13, 1977 concerning the subject rezoning. The developer has now proposed certain changes to the CD plan which will require a new public hearing and a new rezoning by-law to supersede By-law #6799 which has received two readings.

RECOMMENDATIONS:

1. THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared to supersede By-law #6799 Amendment 62 (1975) and that the rezoning be advanced to a Public Hearing on July 19, 1977.
2. THAT the prerequisite conditions of rezoning outlined in the Manager's Report #81, Item #17, December 15, 1975 (attached) Section 6.0 (a) through (j) be retained with the modification of Item (i) as follows:

The deposit of a \$1,080. per unit levy to go towards the acquisition of proposed neighbourhood parks.

\* \* \* \* \*

PLANNING DEPARTMENT  
 JUNE 13, 1977

**TO:** MUNICIPAL MANAGER  
**FROM:** DIRECTOR OF PLANNING  
**SUBJECT:** REZONING REFERENCE #29/75  
 AMENDMENTS TO THE CD PLAN

**1.0 BACKGROUND INFORMATION:**

- 1.1 On January 26, 1976, Council gave Two Readings to the subject rezoning request which involved the development of a 2 tower-247 unit residential complex composed of one condominium tower and one rental tower with a small ancillary convenience commercial facility (please refer to attached rezoning report).
- 1.2 The Planning Department advises that a new Public Hearing is required since the applicant is now proposing to make modifications to the CD Plan which was previously presented to a Public Hearing on December 15, 1975.

**2.0 GENERAL INFORMATION:**

- 2.1 Essentially, the applicant is revising the CD Plan to include: the modification of the unit mix and sizes in the rental apartment tower (to be constructed through the Assisted Rental Program), the relocation of the outdoor swimming pool, the relocation and floor area reduction of the ancillary convenience commercial facility and the modification of the related parking facilities.
- 2.2 For Council's reference, the following tabulations represent the specific revisions to the project;

ORIGINAL CD PLAN

REVISED CD PLAN

a) Allowable FAR = 2.2 Provided FAR = 1.99	Allowable FAR = 2.2 Provided FAR = 1.96	<b>133</b>
b) Rental Apartment Tower	Rental Apartment Tower (ARP)	
Number of stories = 23	Number of stories = 18	
Bachelor Units @ 400 sq. ft. per unit = 42	Bachelor units @400 sq. ft. per unit = 18	
1 bedroom units @ 675-840 sq. ft. per unit = 43	1 bedroom units @ 600 sq. ft. per unit = 90	
2 bedroom units @ 860 sq. ft. per unit = 42	2 bedroom units @ 775 sq. ft. per unit = 19	
Total Rental Apartments = 127	Total Rental Apartments = 127	
c) Ancillary Commercial = 1 storey 5,000 sq. ft.	Ancillary Commercial = 1 storey 4,100 sq. ft.	
d) Parking - Required and Provided	Parking - Required and Provided	
Ancillary Commercial @ 1 space per 500 sq. ft. = 10	Ancillary Commercial @ 1 space per 500 sq. ft. = 8	
Visitor Commercial Parking = 59	Visitor Commercial Parking = 57	
Total Parking	Total Parking	
Open surface = 11 spaces	Open surface = 13	
Underground = 338 spaces	Underground = 334	

2.3 REVISED DEVELOPMENT PROPOSAL

2.31 Gross Site Area = 129,925 sq. ft. or 2.98 acres (Includes Lot 9).

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

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

2.32 Allowable Floor Area Ratio = 2.2  
Provided Floor Area Ratio = 1.96

Condominium Apartment Tower (21 storeys) = 105,405  
Rental Apartment Tower (18 storeys) = 97,820  
Ancillary Commercial (1 storey) = 4,100  
Total Building Area Proposed = 207,325

2.33 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 Units @ 945-1140 sq. ft./unit = 42 units  
Total Condominium Apartment = 120 units

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b) Rental Apartment Tower

Bachelor Unit @ 400 sq. ft./unit	= 18 units
1-Bedroom Unit @ 600 sq. ft./unit	= 90 units
2-Bedroom Unit @ 775 sq. ft./unit	= 19 units

Total Rental Apartment = 127 units

Total Residential = 247 units

Allowable and Provided Unit Density = 100 units/acre

2.34 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.	= 8 spaces

Total = 347 spaces

Resident Parking	= 290 spaces
Visitor/Commercial Parking	= 57 spaces

Open Surface Parking	= 13 spaces
Underground Parking	= 334 spaces

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

2.36 Communal Facilities:

For each tower: Hobby Room, Saunas, Changing Areas, Washroom.

Open outdoor swimming pool to serve both towers.

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

2.4 There will be no revisions made to the communal facilities nor to the exterior finishes of the structures.

2.5 Council is advised that the proposed amendments to the subject CD Plan provides an improved physical relationship between the various components of the project and a suitable unit mix that will satisfy the demand for accommodation of this nature. It is therefore necessary for the proposed CD amendments to be considered by Council and advanced to a Public Hearing.

3.0 RECOMMENDATIONS:

It is recommended:

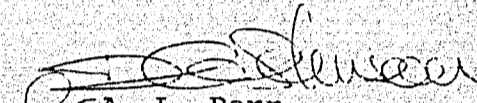
3.1 THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared to supersede By-Law #6799 Amendment 62 (1975) and that the rezoning be advanced to a Public Hearing on July 19, 1976.

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3.2 THAT the prerequisite conditions of rezoning outlined in the Manager's Report #81, Item #17, December 15, 1975 (attached) Section 6.0 (a) through (j) be retained with the modification of Item (i) as follows;

The deposit of a \$1,080. per unit levy to go towards the acquisition of proposed neighbourhood parks.

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A. L. Parr  
DIRECTOR OF PLANNING

PDS/sam  
Attach.

cc: Municipal Clerk  
Municipal Engineer

ITEM 17  
MANAGER'S REPORT NO. 81  
COUNCIL MEETING Dec. 15/75

ITEM 11  
MANAGER'S REPORT NO. 45  
COUNCIL MEETING June 20/77

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.

\* \* \* \* \*

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. = 10 spaces
- Total = 349 spaces

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

Open Surface Parking = 11 spaces  
 Underground Parking = 338 spaces

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- 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

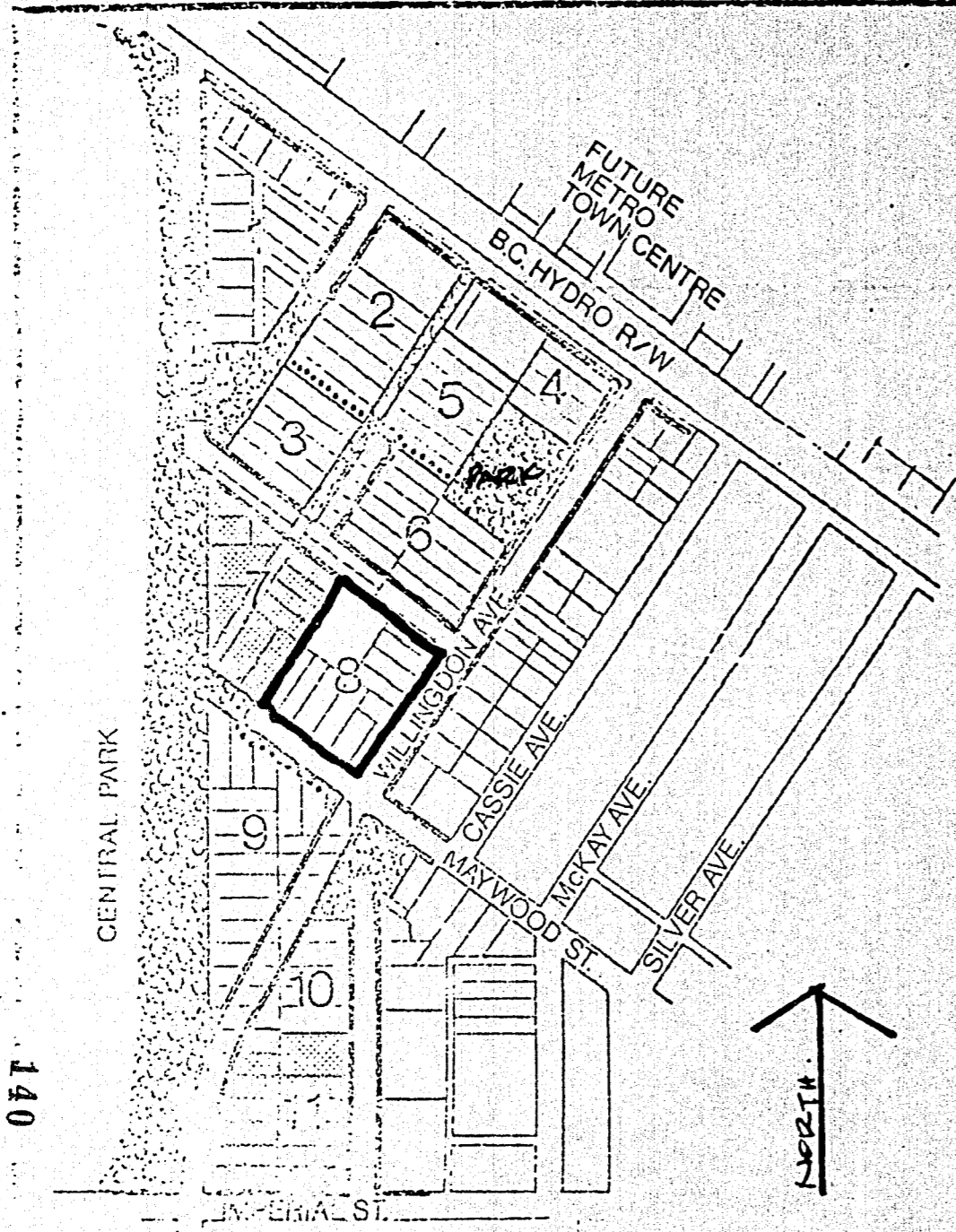
It is recommended THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared, and that the rezoning be advanced to a Public Hearing on January 20, 1976 and that the following be established as prerequisites to the completion of the rezoning:

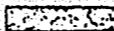


- a) The submission of a suitable plan of development.
- b) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- c) The consolidation of the net project site into one legal parcel.
- 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.

*KL*  
 KI:cm  
 Attach.  
 c.c. Municipal Clerk; Municipal Engineer

*A. L. Parr*  
 A. L. Parr,  
 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

# COMMUNITY PLAN AREA M

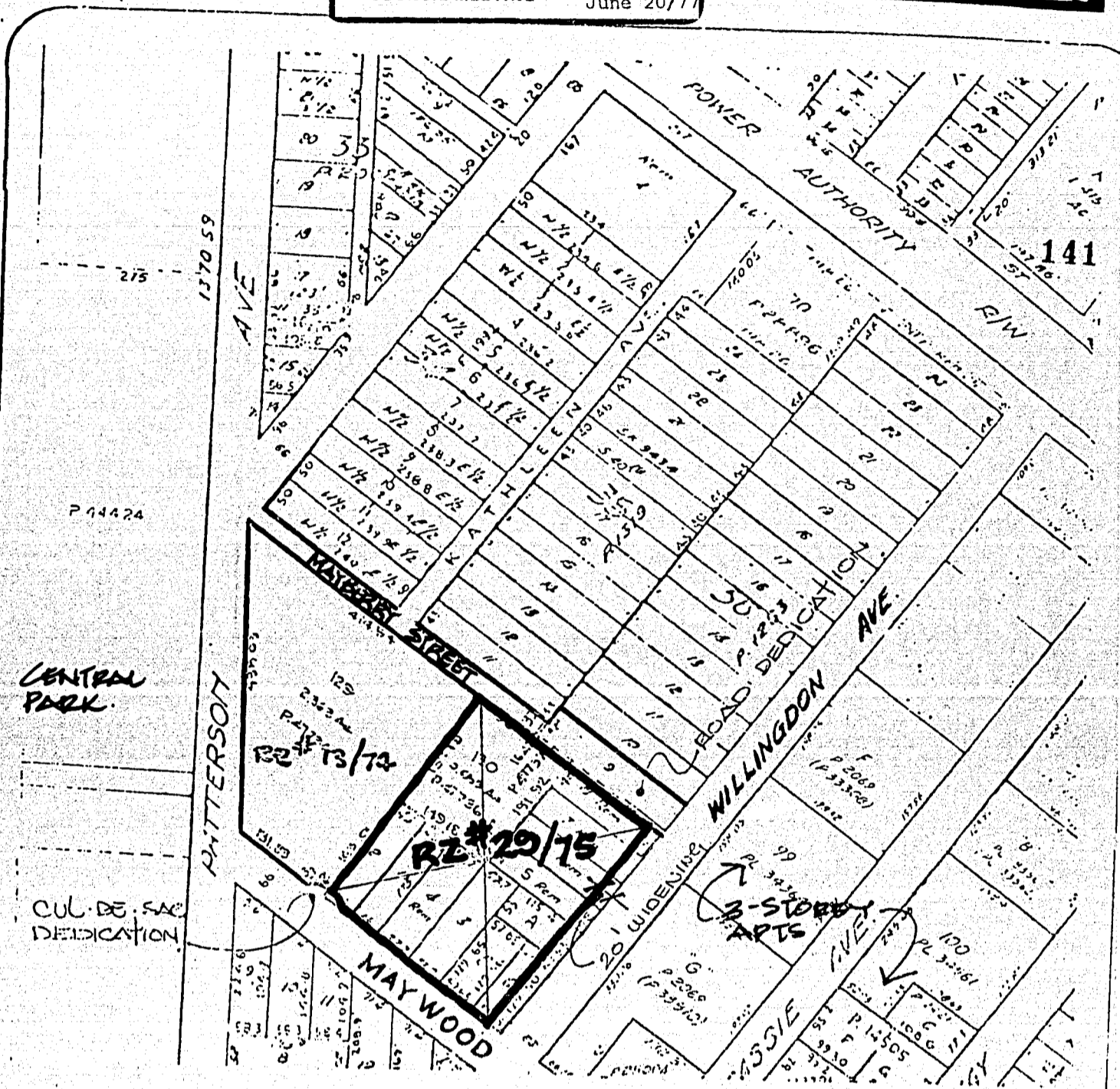
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Date  
 AUG. /75  
 Scale  
 1" = 200' ±

Burnaby Planning Department  
 RZ REF # 29/75  
 DIAGRAMMATIC SITE SKETCH

SKETCH 2