

ITEM 6
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1979 09 17

RE: REZONING REFERENCE #30/79
(FORMERLY REZONING REFERENCE #19/79)
(REZONING REPORT ITEM #9 WHICH APPEARED ON THE AGENDA FOR THE 1979
MAY 22 MEETING OF COUNCIL)
(ITEM 18, REPORT NO. 49, 1979 JULY 16)

Following is a report from the Director of Planning regarding Rezoning Reference #30/79.

Also attached is a letter of intent from Siegfried W. Toews and Associates, the architects who are involved with this project.

RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
1979 September 12
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #30/79
(FORMERLY REZONING REFERENCE #19/79)
LOTS 3, 4, 6, 7, 8 and 9 of BLOCK A of 47,
D.L. 151, PLAN 1437; LOT 5 of BLOCK A of 47,
D.L.s 151/153, PLAN 1437; LOTS 10 and 11, BLOCK
A of 47, D.L.s 151/153, PLAN 1437; LOTS 12 and
15, BLOCK 47, D.L. 151, PLAN 1437; LOTS 13 and
14 of A, BLOCK 47, D.L.s 151/153, PLAN 1437;
LOTS 16 and 17 of A, BLOCK 47, D.L. 151, PLAN
1437 - 6558, 6542, 6526, 6508, 6492, 6476, 6446
PATTERSON AVENUE; 4126, 4142, 4156-58, 4176
MAYWOOD STREET; and 6503, 6507, 6525, 6541
WILLINGDON AVENUE

RECOMMENDATIONS:

1. THAT Council abandon "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30 (1979)" being Bylaw No. 7396 which was given First and Second Readings on 1979 August 27.
2. THAT Council request that a rezoning bylaw be prepared, and that the rezoning be advanced to a Public Hearing on 1979 October 16 and that the following be established as prerequisites to the completion of the rezoning -

Recommendations - cont'd.

- a) The submission of a suitable plan of development.
- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Municipal Engineer.
- c) 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.
- d) 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.
- e) The consolidation of the overall project site into a Tower I site and a Tower II site.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The retention of as many existing mature trees as possible on the site.
- i) The deposit of a levy of \$1,080 per unit to go towards the acquisition of proposed neighbourhood parks.

REPORT

1.0 APPLICANT:

Loewen Development Corporation
219 Sixth Street
New Westminster, B.C. V3L 2A3

The applicant requests rezoning to permit the phased construction of two high rise rental apartment buildings based upon RM5 Zoning guidelines.

2.0 BACKGROUND:

- 2.1 As indicated in the initial rezoning report dated 1979 May 22, the subject site falls within the Metrotown Community Plan Two, Apartment Study Area "M". The site is designated as Site #9 in the adopted Community Plan which recommends development under the RM5 Zoning guidelines (refer to the attached Sketch #1).

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2.0 Background - cont'd.
2.1 cont'd.

The site is bisected by the proposed realigned Willingdon/Patterson roadway. This road would extend Willingdon through to Patterson as a collector route, and in accordance with the adopted Comprehensive Transportation Plan the right-of-way would continue to be protected. The dedication of the right-of-way abutting the subject site is required.

2.2 Council on 1979 May 22 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. An acceptable plan for a two-phased development was received and a report was submitted to Council on 1979 July 16 recommending that a Public Hearing be held on 1979 August 14. On 1979 August 27, Council granted First and Second Readings to the bylaw. At this point, the rezoning was being processed for Phase 1 to permit construction of the first tower; while the second phase was in the process of being zoned Comprehensive Development (CD) District based upon a vacant site.

2.3 The current situation is that the developer is requesting permission to proceed with the entire project; that is, both buildings at one time. This has come about as a result of the fact that the developers were anticipating financial assistance from Canada Mortgage and Housing Corporation for Phase I. However financial backing for the entire (two phase) project in one step is available; and the developers now wish to proceed as soon as possible.

2.4 There have been some small design changes from the original scheme which are primarily of a statistical nature. The site area, general design, location and heights of the two towers have not been changed from the original scheme that went to the 1979 August 14 Public Hearing. as Rezoning Reference #19/79.

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2.0 Background - cont'd.

2.4 cont'd.

The most significant change is that the project will now be built to condominium standards with the larger unit sizes and 1.5 space per unit parking ratio. In addition, the bachelor units proposed in the earlier scheme have been deleted and the proposed project will have an equal number of one and two bedroom units. The total unit number is being reduced from 275 to 264.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

3.1 The subject development is being rezoned -

From: R5 Residential District
To: CD Comprehensive Development District

Utilizing the RM5 Multiple Family District and a unit density of 100 units/acre as a general guideline.

3.2 The site is immediately east of Central Park on a relatively flat high point of land. High rise buildings are located to the north and the south of the subject site, and there is a mixture of vacant land, single family homes and three-storey apartments in the area.

3.3 The developer is proposing to construct two towers, one 20 storeys with 144 units on the northern portion of the site and a second tower of 17 storeys with 120 units in the southern portion. The applicant wishes to divide the project into two legal parcels for ownership purposes.

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3.0 General Comments - Cont'd.

3.4 Cont'd.

Council at its meeting of 1979 July 16 authorized the exchange of these two properties as stated above and the sale of the balance of the Municipal property to the developer. A further report to Council will be forthcoming when the Legal and Lands Department has completed the negotiations with the developer for the sale of the balance of the Municipal property. Please refer to the attached Sketch #1.

3.5 Vehicular access will be from Maywood Street and Willingdon Avenue.

3.6 Servicing Requirements

The applicant will be required to upgrade all necessary services to the site and to construct the abutting portion of Willingdon Avenue to a 11 m (36 ft.) standard with boulevard trees on all streets which form the perimeter of the project. The developer will be required to design and construct an acceptable cul-de-sac on Maywood Street. This cul-de-sac will be left with an opening to permit vehicle access to Patterson Avenue until such time as the Willingdon Avenue extension is constructed through to Patterson Avenue.

3.7 The applicant is expected to enter into a servicing agreement as part of the subdivision application ensuring that all services are designed and constructed to the approval of the Municipal Engineer.

3.8 A Restrictive 24A Covenant will be required to be registered under the Land Registry Act covering the two buildings to permit tenants and/or owners from either building to use the communal swimming pool and exercise facilities, and to ensure the use of the overall project in an integrated manner. Any required service easements will also be provided.

3.9 From an energy viewpoint, the building will be double-glazed and each unit will be heated electrically. Insulation will be to C.M.H.C. standards.

3.10 Perimeter boulevard tree planting to Municipal standards will be required on all street frontages. A number of the existing trees near the perimeter of the site will be preserved.

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4.0 DEVELOPMENT PROPOSAL:

- 4.1 Overall Site Area 12 744.7 m² (137,033 sq.ft.)
 1.27 ha (3.14 acres)
- Required Dedication 2 512 m² (25,379.5 sq.ft.)
 .23 ha (.58 acres)
- Net Site Area 10 232.7 m² (111,653.5 sq.ft.)
 1.04 ha (2.56 acres)
- 4.2 Allowable Site Coverage. 30%
 Provided Site Coverage.. 18%
 1 990.5 m² (20,106.8 sq.ft.)
- 4.3 Floor Area Ratio
 Allowable 2.2
 Floor Area Ratio
 Provided 2.2
- 4.4 Building Height..... 20 storeys = 54 m (180 feet)
 north tower
 17 storeys = 46 m (152 feet)
 south tower
- 4.5 Unit Mix/Parking Statistics for Both Towers
- | | | | | |
|---------------|----------------------|------------|------------------|-----|
| 1 bedroom ... | 65.05 m ² | 700 sq.ft. | 66 units | 25% |
| 1 bedroom ... | 66.17 m ² | 712 sq.ft. | 66 units | 25% |
| 2 bedroom ... | 84.20 m ² | 906 sq.ft. | <u>132 units</u> | 50% |
| TOTAL | | | <u>264 units</u> | |
- Unit Density .. $\frac{264 \text{ units}}{2.56 \text{ net}} = 103 \text{ units/acre}$
- Parking Required... 1.5 x 264 = 396 spaces
- Provided... = 380 underground
 20 surface
- TOTAL 400 spaces
- 4.6 Communal Facilities....swimming pool, sauna, exercise room, laundry, games room, hobby room, solarium.
- 4.7 Exterior Materials and Finishprecast concrete - offwhite to complement existing high rises.

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5.0 SUMMARY:

The applicant has prepared a quality comprehensive development plan for a two-tower, high-rise rental apartment project oriented towards Central Park in a prime Metrotown location.

On 1979 August 14 a public hearing was held regarding rezoning this site for a two-phased development project which involved granting rezoning on the first phase to Comprehensive Development and rezoning on the second phase Comprehensive Development based upon a vacant use.

The situation with regard to the financing of the project has changed and the developer wishes to proceed as soon as possible with the construction of two residential towers on the subject site.

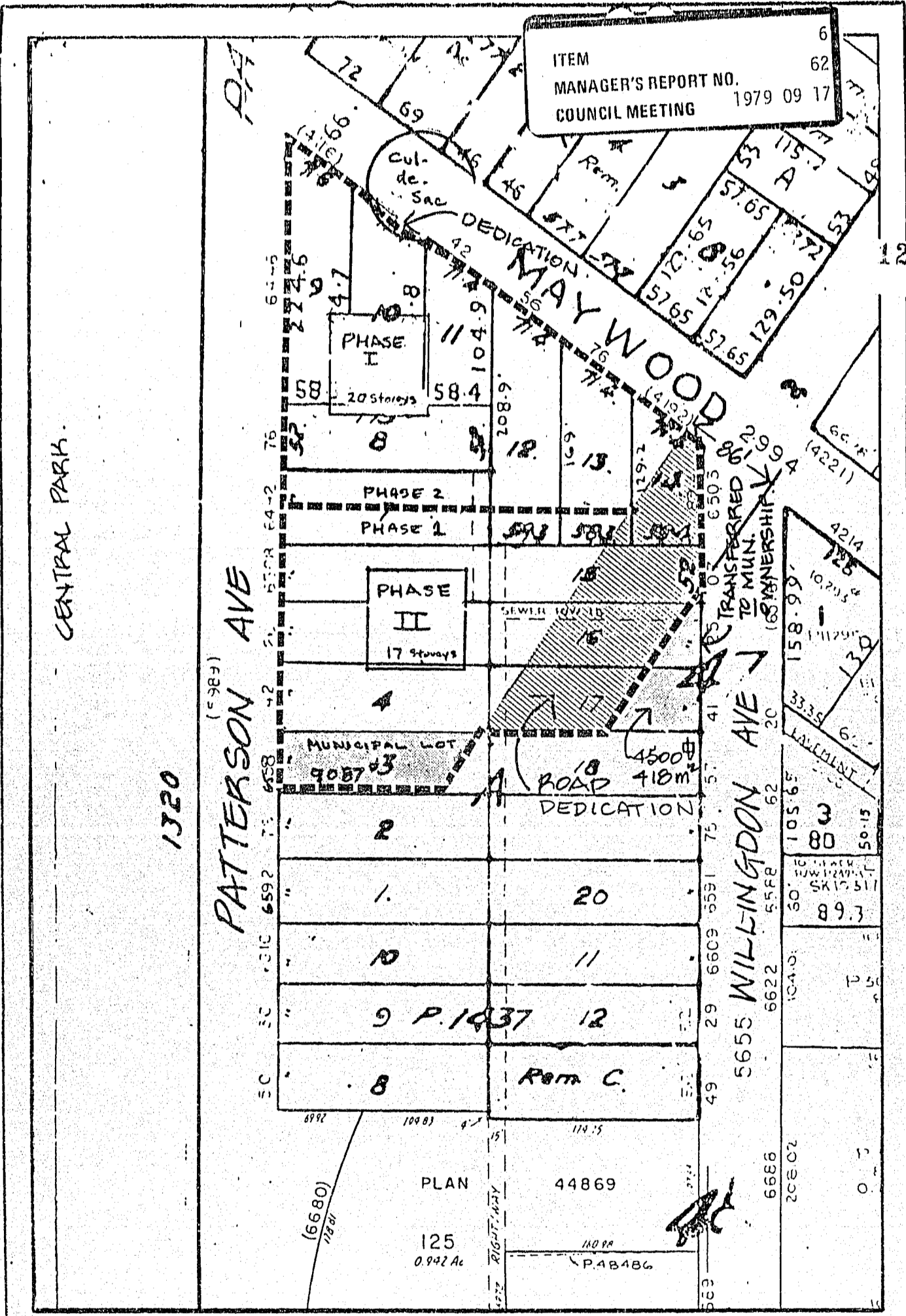
A. L. Parr
A. L. Parr
Director of Planning

BR:lf

cc: Municipal Engineer

Legals and Lands Department

Attachments



CENTRAL PARK

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PATTERSON AVE

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MAYWOOD DEDICATION

MUNICIPAL LOT 9087

ROAD DEDICATION

TRANSFERRED TO MUN. OWNERSHIP


(6680)

PLAN 44869
 125
 0.942 Ac

SKETCH #1

↑
 NORTH

Date 1979

 (FORMERLY RZ 19/79)
 Burnaby Planning Department
 RZ 30/79

Scale 1:100

Loewen Developments Project

Drawn By

Lands involved in exchange/sale

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#202-4534 E HASTINGS ST.,
BURNABY, B.C. V5C 2K4

(604) 298-8529

ARCHITECTS

SEPTEMBER 12, 1979

BILL RAPANOS,
CITY PLANNER,
CITY OF BURNABY,
4949 CANADA WAY,
BURNABY, B.C.
V5G 1M2

RE: CENTRAL PARK

DEAR MR. RAPANOS,

WE ARE SUBMITTING TO YOU TODAY TWO COPIES OF THE PLANS FOR CENTRAL PARK, FOR PUBLIC HEARING RE-SUBMISSION.

THE SITE AREAS AND PHASING HAVE NOT CHANGED. THEREFORE ALL THE NUMBERS REGARDING SITE DEVELOPMENT WHICH YOU HAVE WRITTEN ON YOUR JULY 11TH REPORT TO COUNCIL ARE BASICALLY THE SAME. THE ONLY CHANGES WE HAVE MADE, ARE THAT WE ARE ATTEMPTING TO ASSURE THE CLIENT THAT SHOULD THE NEW TAXATION ACT COME THROUGH WHEREBY PEOPLE WOULD BE GRANTED A MORTGAGE TAX ADVANTAGE, THAT THE OWNER COULD THEN TAKE ADVANTAGE OF THIS BY STRATA-TITLES.

IN ORDER TO MEET THE STRATA TITLE ACT AND THE LOCAL BURNABY BY-LAW, WE MUST THEREFORE HAVE ONE BEDROOM AT 700 SQ FT AND TWO BEDROOMS AT 900 SQ FT, WITH A PARKING RATIO OF 1.5. THE NEW LAYOUTS CORRESPOND TO THAT, THEREFORE WE HAVE A NEW UNIT MIX OF 50% ONE BEDROOMS AND 50% TWO BEDROOMS AS ILLUSTRATED ON THE NEW PLANS. SITE DIMENSIONS WILL NOT CHANGE, NEITHER WILL THE SETBACKS.

THE CLIENT WISHES TO PROCEED WITH THE ENTIRE PROJECT IN ONE SINGLE STAGE. HOWEVER HE WOULD LIKE TO HAVE A SUB-DIVISION PLAN IF IT IS NECESSARY TO SELL ONE BUILDING PRIOR TO THE OTHER.

. . . . 2

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Siegfried W. Jews & Associates • Architects • Engineers • Urban Planners

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2.

ATTACHED YOU WILL FIND THE UNIT MIX BREAKDOWN FOR THE PHASE 1 AND PHASE 11. PHASE 1 BEING 144 UNITS AND PHASE 11 BEING 120 UNITS.

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THE URGENCY OF OUR CLIENT IS THAT IN ORDER TO GET THE TAX BREAK, OUR CLIENT WISHES TO HAVE THE FOUNDATIONS INTO THE GROUND BEFORE THE NEW YEAR.

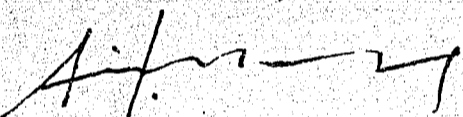
WE HAVE REVIEWED OUR TIMETABLES AND FEEL THAT WE CAN MEET THOSE COMMITMENTS IF WE CAN GET AN OCTOBER 16TH PUBLIC HEARING. WE FEEL THAT THE REPORT SHOULD BE SIMPLIFIED SINCE IT IS SIMILAR TO THE JULY 11TH REPORT.

WE ARE THEREFORE HOLDING BACK OUR SALISBURY SUBMISSION TO THE NOVEMBER 16TH PUBLIC HEARING SIMPLY BECAUSE IT WOULD TAKE TOO LONG TO PREPARE DRAWINGS WHICH WOULD BE ADEQUATE TO MEET YOUR CUTOFF DATE AND THEN FOR YOU TO PREPARE THE REPORT FOR COUNCIL. WE WILL BE SUBMITTING THOSE DRAWINGS SHORTLY AND HOPEFULLY, THEY WILL ALSO MEET YOUR REQUIREMENTS.

THE UPDATED LANDSCAPE DRAWINGS AND PERSPECTIVE WILL BE SUBMITTED TO YOU WITHIN TWO WEEKS.

THANKING YOU AND HOPING THAT IF THERE ARE ANY QUESTIONS YOU WILL CALL UPON US IMMEDIATELY.

SINCERELY YOURS,



SIEGFRIED W. TOEWS, MRAIC.

C.C. RAY LOEWEN

ARCHITECTS