

ITEM	11
MANAGER'S REPORT NO.	16
COUNCIL MEETING	1979 02 26

REZONING REFERENCE #22/77  
281-UNIT APARTMENT DEVELOPMENT  
1979 FEBRUARY 21 - PAGE THREE

## 2.0 BACKGROUND

Council on 1977 May 24 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.

Since Council received that report, a new applicant, Bosa Bros. Construction, has taken over the project. This applicant has been able to obtain a greater site area than the former applicant, which includes Lot A, see Sketch #1. This site is the consolidation outlined in the adopted Community Plan, see Sketch #3.

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

## 3.0 GENERAL COMMENTS

3.1 The subject proposal is to rezone the site -

FROM: A2 (Small Holdings District) and C5 (Tourist Commercial District)  
TO: CD (Comprehensive Development District)

3.2 The site is within Community Plans Five and Ten, Area "H", wherein it is designated as suitable for the development of Medium Density Multiple Family Housing at 50-60 units per acre, see Sketch #3.

3.3 The proposed development will be within walking distance of parks, a school and commercial facilities.

3.4 As noted in Section 1.6, a prerequisite to the subject rezoning will be the dedication of the necessary road allowance connecting to Government Street across Lots 2 and 16 west of the subject site, under different ownership. The Planning Department received a letter dated 1977 May 18 which indicated agreement in principle to the road dedication. The new road will provide access to the owners' development sites as outlined in the Community Plan. The current rezoning applicant will be required to build the road to a finished 11 m (36 ft.) standard with sidewalks on both sides, street trees, street lighting, boulevard grassing and underground wiring from Government Street east approximately 149 m (488 ft.) and south approximately 73 m (239 ft.) including a cul-de-sac.

3.5 An estimate of services was prepared by the Municipal Engineer in 1977. This estimate will be updated.

3.6 This development will be subject to the standard Parkland Acquisition Levy of \$1,125.00 per unit; that is  $\$1,125.00 \times 281 = \$316,125.00$ .

3.7 A levy in the amount of \$50.00 per unit towards meeting the cost of the pedestrian underpass under the Lougheed Highway will apply. The applicable amount is  $\$50.00 \times 281 \text{ units} = \$14,050.00$ .

3.0 General Comments - Cont'd.

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- 3.8 A Road Exchange Bylaw will have to be completed as illustrated on Sketch #1 with no compensation to either party. The applicant's surveyor will prepare the requisite plan.
- 3.9 The applicant will grant any easements necessary to accommodate Municipal services.
- 3.10 This rezoning is subject to the approval of the Ministry of Transportation, Communications and Highways.
- 3.11 The Fire Prevention Office has approved the fire truck access concept for this development. Detailed comments from that office will be incorporated into the suitable plan of development.

4.0 DEVELOPMENT PROPOSAL

- 4.1 The proposal involves the construction of 281 apartment units within three 4-storey buildings arranged around a landscaped courtyard which will include a gazebo and a variety of outdoor spaces.
- 4.2 The buildings will be set back 27.45 m (90 ft.) from the Lougheed Highway.
- 4.3 The applicant had an acoustical engineer conduct a sound study on the site. The conclusion of the study is that the private outdoor areas and apartment units will meet Burnaby's adopted noise standards given normal frame building construction.
- 4.4 The project is to be a rental development, however the developer has chosen to meet the adopted condominium guidelines with respect to parking and suite size.

4.5 Development Statistics -

Net Site Area = 2.29 ha (5.654 acres); 22,904.8 m<sup>2</sup>  
(246,288 sq.ft.)

Site Coverage = 27%

Floor Area Ratio = 1.07

Height = 4 storeys, 10.7 m (35 ft.)

Unit Mix:

A	- 2 bedroom	= 83.8 m <sup>2</sup> (901 sq.ft.)	- 118 units
B <sub>1</sub>	- 1 bedroom	= 71.5 m <sup>2</sup> (769 sq.ft.)	- 43 units
B <sub>2</sub>	- "	= 78.2 m <sup>2</sup> (841 sq.ft.)	- 26 units
B <sub>3</sub>	- "	= 83.5 m <sup>2</sup> (898 sq.ft.)	- 8 units
C	- "	= 65.1 m <sup>2</sup> (700 sq.ft.)	- 70 units
C <sub>2</sub>	- "	= 63.4 m <sup>2</sup> (682 sq.ft.)	- 12 units
D	- "	= 64.1 m <sup>2</sup> (689 sq.ft.)	- 4 units

TOTAL: 281 units ... 118 - 2 bedroom, 163 - 1 bedroom.

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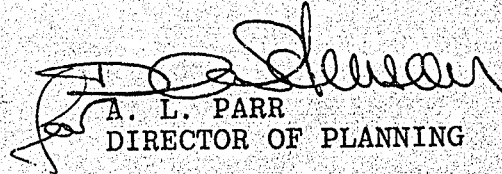
4.0 Development Statistics - cont'd.

Unit Density = 20.1 units/hectare (49.7 units/acre)

Parking = Provided 1.5 spaces per unit (422 spaces) -  
384 of which are underground and  
38 of which are on grade in small groupings.

Recreation = Three (3) recreation rooms are provided.

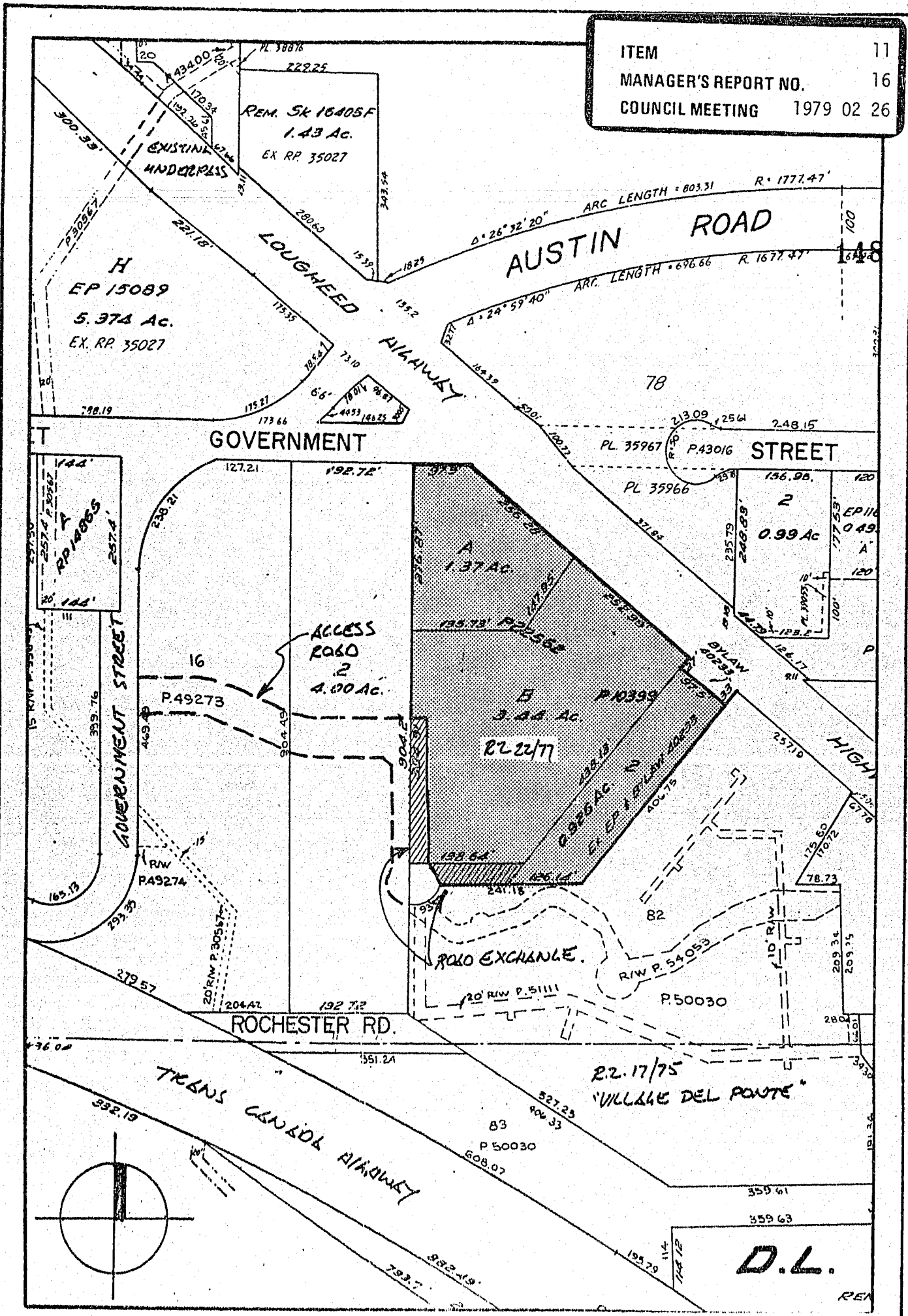
Exterior Materials and  
Finish = Walls - cedar shingles and integrated  
stucco components.  
Roofing-cedar slats on sloped portion,  
built up roofing on flat portions.

  
A. L. PARR  
DIRECTOR OF PLANNING

CBR:lf

cc: Municipal Engineer  
Municipal Clerk  
Chief Fire Prevention Officer

Attachments



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Date  
 FEB. '79

Scale  
 1:2400

Drawn By

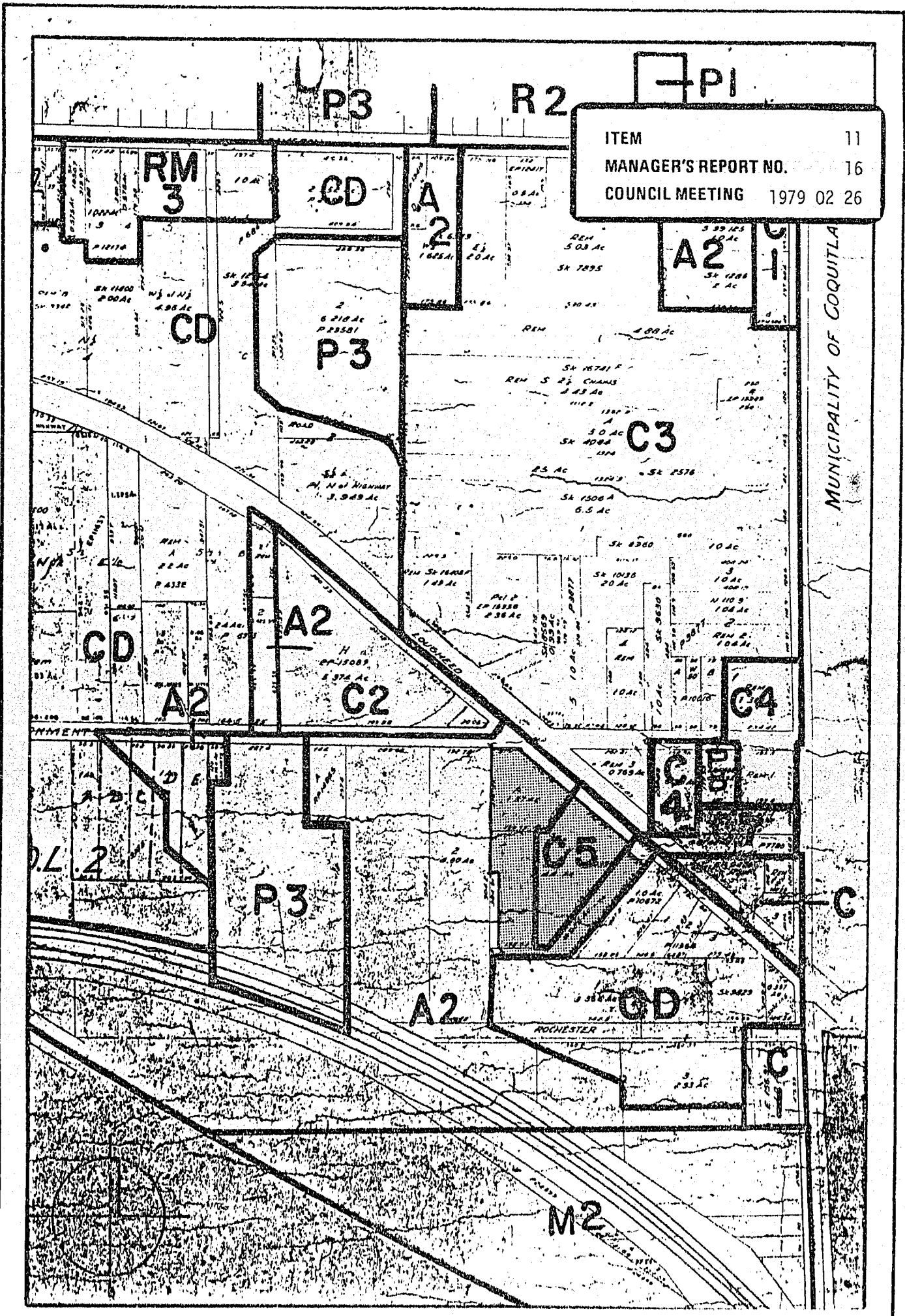


Burnaby Planning Department

PERSONAL REFERENCE # 22/77

SKETCH 1





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MUNICIPALITY OF COQUITLA

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 Burnaby Planning Department

CURRENT ZONING

SKETCH 2