

ITEM	10
MANAGER'S REPORT NO.	73
COUNCIL MEETING	1979 10 29

RE: REZONING REFERENCE #34/79  
 LOT 85, D.L.s 15/148, PLAN 51478  
 9000 FOREST GROVE DRIVE  
 ENCLAVE 6 - BURNABY 200

Following is a report from the Director of Planning on Rezoning Reference #34/79.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT  
 FROM: DIRECTOR OF PLANNING 1979 October 23  
 SUBJECT: REZONING REFERENCE #34/79  
 LOT 85, D.L.s 15/148, PLAN 51478  
 9000 FOREST GROVE DRIVE  
 ENCLAVE 6 - BURNABY 200

RECOMMENDATION:

1. THAT Council request a rezoning bylaw be prepared, and the rezoning advanced to a Public Hearing on 1979 November 20, and the following be established as prerequisites to the completion of the rezoning:
  - (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 and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (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.

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- (d) The granting of any necessary easements.
- (e) The dedication of any rights-of-way deemed requisite.
- (f) The retention of as many existing mature trees as possible on the site.
- (g) The retention of the existing watercourse in an open condition over the subject site in its existing alignment, to the approval of the Municipal Engineer.
- (h) The approval of the Ministry of Transportation, Communications and Highways to the rezoning application.
- (i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (j) Applicant's schedule for the construction staging of the subject proposal.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Cressey Development Corporation  
1425 West Pender Street  
Vancouver, B.C. V6G 2S3
- 1.2 Subject: Application for the rezoning of  
Lot 85, D.L.s 15/148, Plan 51478  
  
From: R2 Residential District and  
A2 Small Holdings District  
To: CD Comprehensive Development  
District
- 1.3 Address: 9000 Forest Grove Drive
- 1.4 Location: The subject site is located on the southern slope of Burnaby Mountain and consists of Enclave 6 as designated in the adopted "Burnaby 200 Plan", see attached Sketches #1, 2 and 3.
- 1.5 Size: The subject site has an area of 2.43 h (6.0 acres).
- 1.6 Services: The Municipal Engineer has been requested to provide an estimate of costs for any required services.
- 1.7 Applicant's Intentions: The applicant has requested rezoning in order to construct fifty-four (54) townhouses.

2.0 BACKGROUND INFORMATION:

Council, at its meeting of 1975 July 21, adopted the "Burnaby 200 Community Plan". The Community Plan divided the area into twelve residential enclaves, a small commercial area, parks, two school sites and surrounding natural conservation areas. On 1975 November 17, Council adopted an amendment to the Plan which included the addition of two more small residential enclaves, Areas 13 and 14. The present rezoning application is to initiate the development of Enclave 6 in accordance with the adopted Plan.

The applicant has 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: R2 Residential District and  
A2 Small Holdings District  
To: CD Comprehensive Development District  
utilizing the guideline of the  
Community Plan.

3.2 The applicant has requested that this proposal be advanced to the 1979 November 20 Public Hearing as he wishes to commence construction before the end of the year in order that Capital Cost Arrangements apply (see attached letter of intent).

3.3 An estimate of the cost of any required services will be obtained from the Municipal Engineer. The applicant will provide a "letter of credit" to cover this cost.

3.4 Easements will be provided as required for services. These requirements will be determined by the Municipal Engineer in discussion with the applicant's engineering consultant.

3.5 A Neighbourhood Parkland Acquisition Levy is not applicable to this development since adequate parkland in excess of that usually required has been dedicated in conjunction with Subdivision Reference #118/75, the subdivision which created the residential enclaves. The provisions of the Development Cost Charge Bylaw legislation prohibit charging twice for the provision of public open space; as this development has already made its contribution, it would not be permissible to levy an additional charge.

3.6 Copies of the plan of development have been forwarded to the Fire Department for comment on fire truck access and hydrant locations.

3.7 A 22.86 m (75 ft.) setback has been maintained from Forest Grove Drive.

3.8 In considering this residential development within the context of the adopted Community Plan, adequate recreational, park, school and commercial space has been provided.

3.9 The approval of the Ministry of Transportation, Communications and Highways is required. Information has been forwarded to the Ministry for approval.



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3.10 As many existing, mature trees as possible will be retained.

3.11 Any construction work and extensive landscaping (i.e. berms, trees) over a registered easement shall require the approval of the Municipal Engineer.

3.12 Street tree planting requires the approval of the Parks and Recreation Administrator.

4.0 DEVELOPMENT PROPOSAL:

4.1 The plan of development submitted is in general in accordance with the criteria outlined in the "Burnaby 200 Community Plan". The units are family-oriented with appropriate outdoor play areas provided in addition to the natural conservation areas.

4.2 Development Statistics -

Net Site Area: 2.43 hectares (6.0 acres)  
 Floor Area Ratio: 0.299  
 Height: 2-1/2 storeys  
 Site Coverage: Buildings - 16.14%

UNIT MIX:

2-Bedroom	4 @ 116.0 m <sup>2</sup>	(1 247.3 sq.ft.)
3-Bedroom	26 @ 141.4 m <sup>2</sup>	(1 520 sq.ft.)
3-Bedroom	24 @ 131.4 m <sup>2</sup>	(1 413 sq.ft.)
TOTAL:	54	

Unit Density: 3.6 units/hectare (9.0 units/acre)  
 Parking Ratio: 2.13/unit comprised of 58 undercover and 57 surface (15 visitor and 100 resident).

Exterior Materials: Stained cedar siding and cedar roofing.

4.3 While the development statistics vary to some extent from the adopted Community Plan, the intent of the Plan is met in terms of site coverage and density of development. For reference, the Community Plan statistics are provided below:

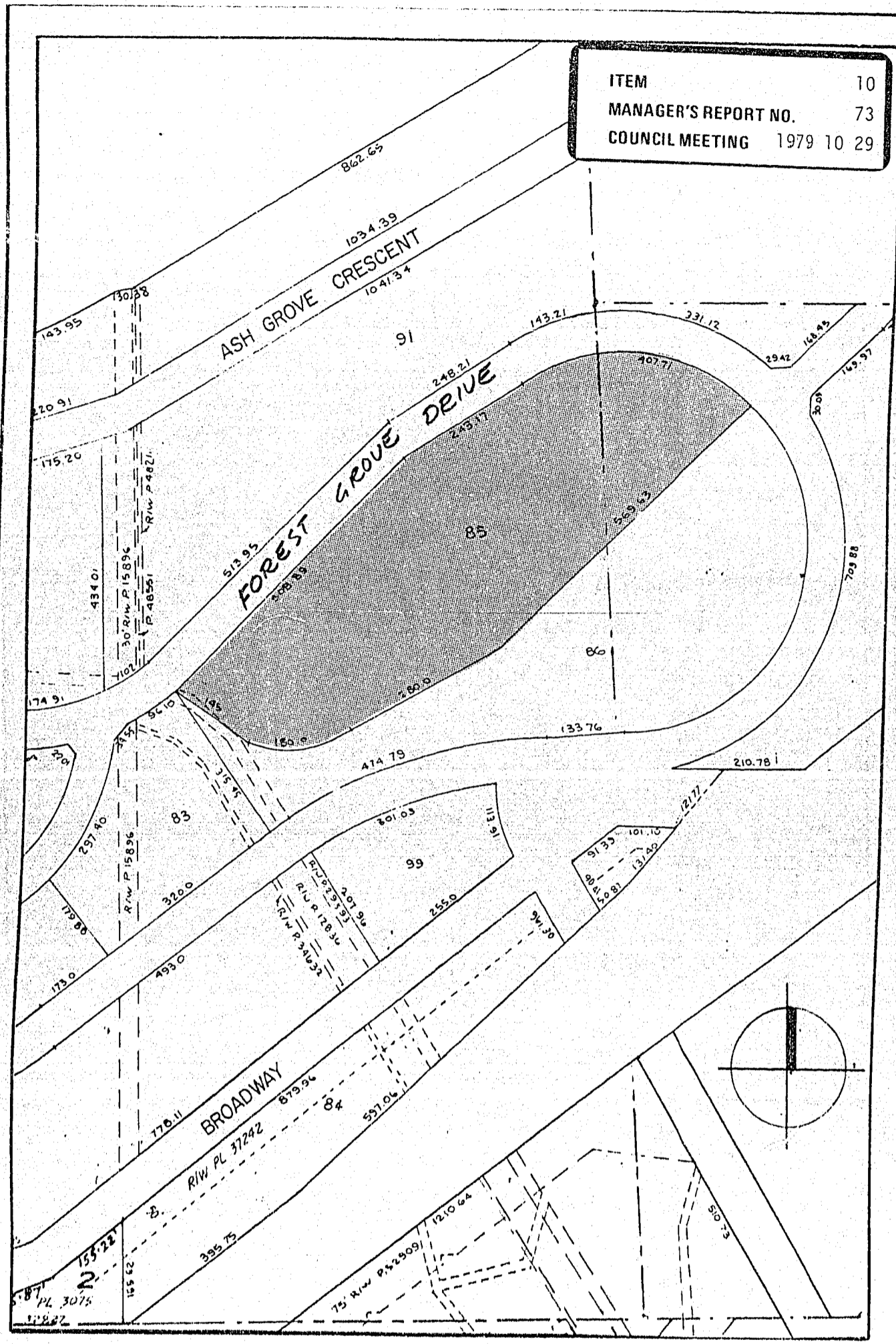
Unit Mix: 14 @ 2-Bedroom; 36 @ 3-Bedroom;  
 4 @ 4-Bedroom.

Total Units: 54  
 Site Coverage: 12%  
 Floor Area Ratio: 0.25

CBR:lf  
 Attachments  
 cc: Municipal Engineer  
 Parks & Recreation Administrator

*[Signature]*  
 A. L. PARR  
 DIRECTOR OF PLANNING


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Date  
1979 OCT.

Scale  
1" = 200'

Drawn By

 Burnaby Planning Department

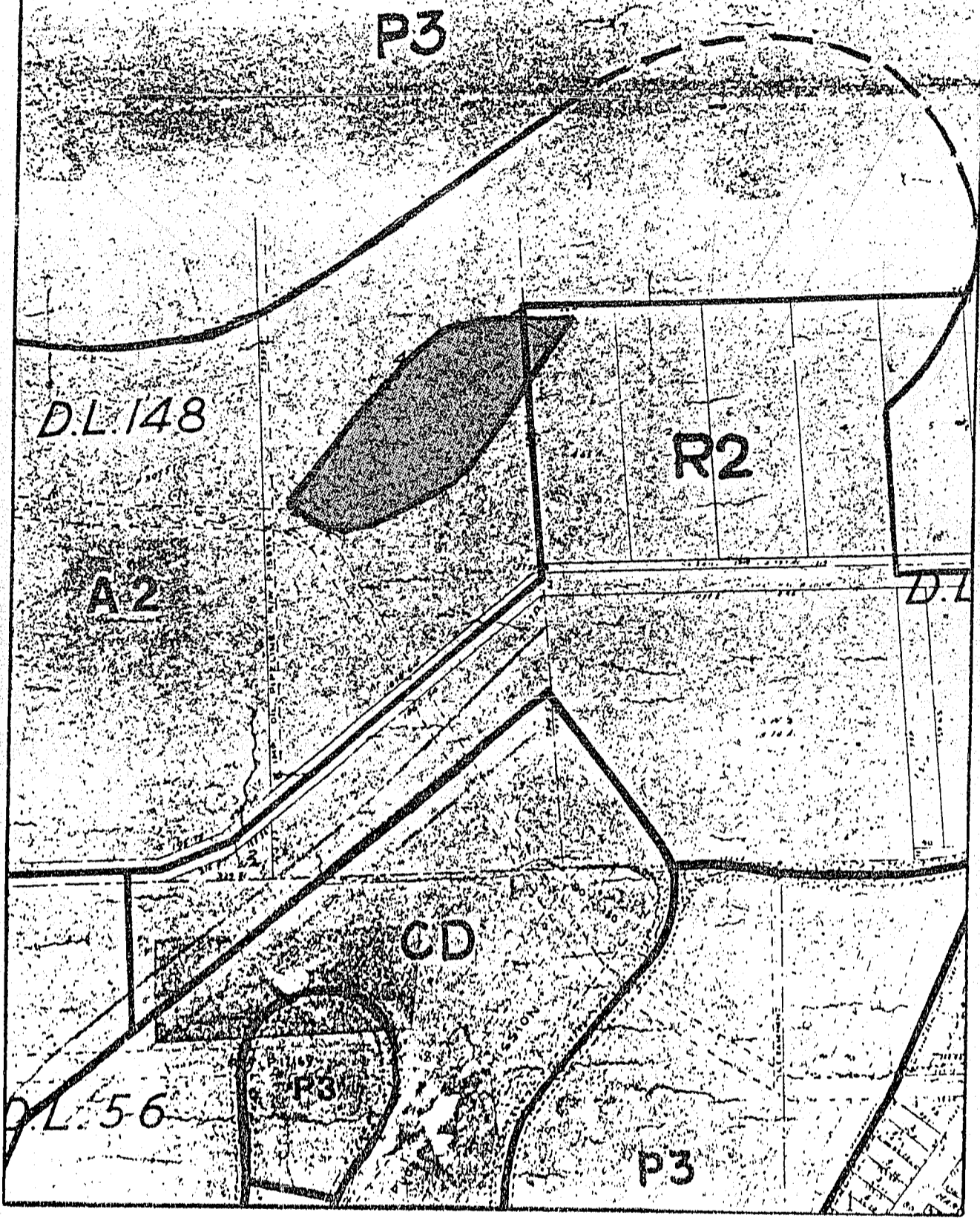
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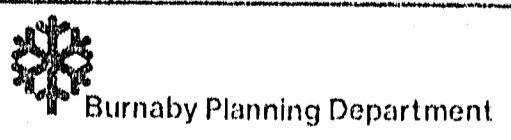
SKETCH 1

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Date  
1979 OCT.



Scale  
1" = 400'

Drawn By

REZONING REFERENCE # 34/77

ETCH 2

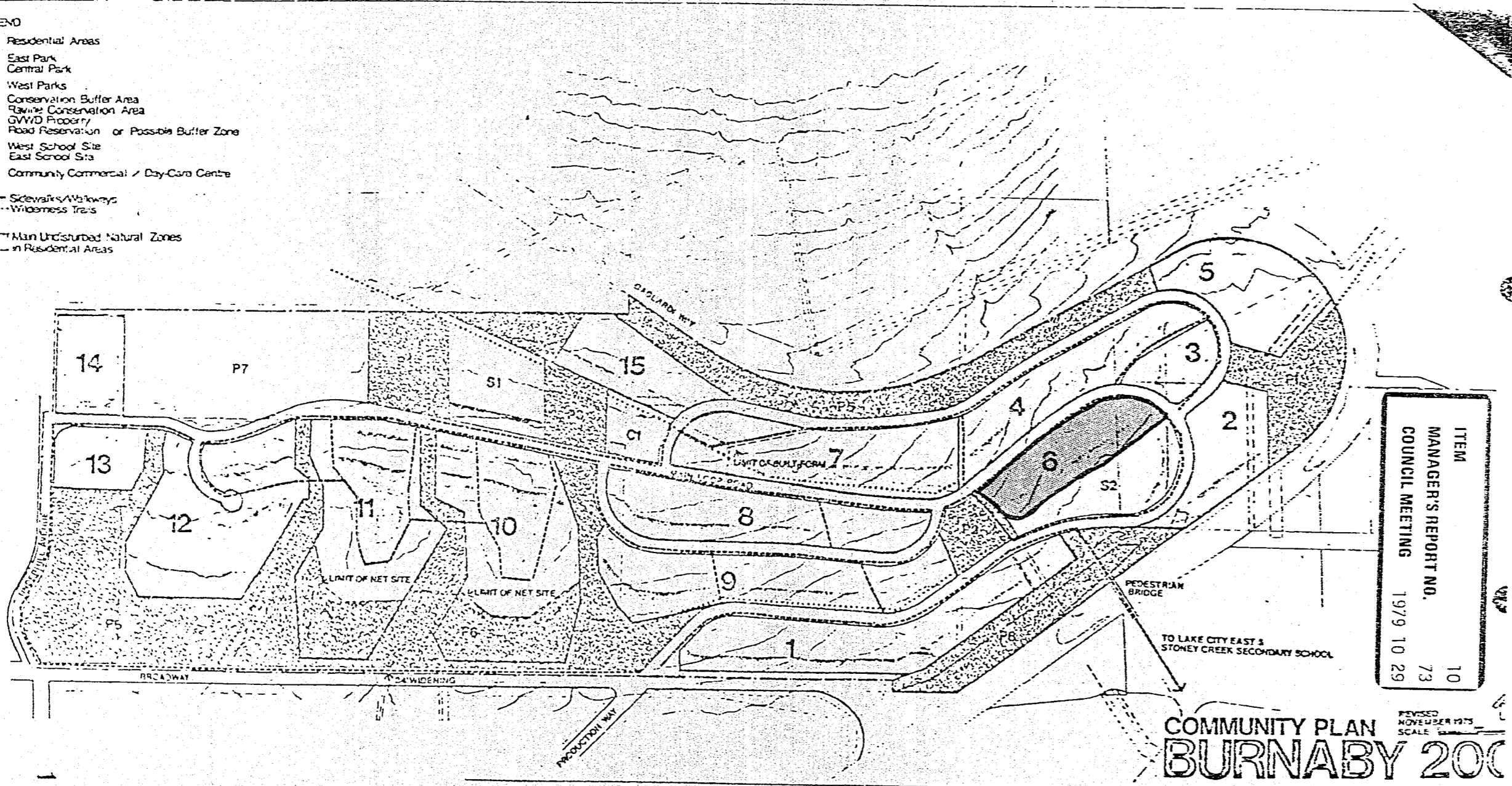


END

- Residential Areas
- East Park
- Central Park
- West Parks
- Conservation Buffer Area
- Rawine Conservation Area
- GVWD Property
- Road Reservation or Possible Buffer Zone
- West School Site
- East School Site
- Community Commercial / Day-Care Centre

- Sidewalks/Alleys
- Wilderness Trails

- Main Undisturbed Natural Zones
- in Residential Areas



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SKETCH 3

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Development Corporation 1425 West Pender Street, Vancouver, B.C. V6G 2S3 (604) 689-1538

October 23, 1979

Corporation of the  
District of Burnaby  
4949 Canada Way  
BURNABY, B.C.  
V5G 1M2

Attention: Planning Department

Dear Sirs:

Re : Enclave 6, Burnaby, B.C.

We wish to make representation to present our proposal for construction of 54 units on the above mentioned parcel at the next Public Hearing in November, 1979.

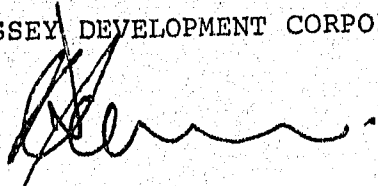
Present government regulations require that a physical start be made before the end of this year to ensure the Capital Cost Arrangements.

Please note that rezoning application, owner's consent and application fees are enclosed.

Your assistance is requested.

Yours very truly,

CRESSEY DEVELOPMENT CORPORATION

  
A.C.E. Pierce  
Development Manager

ACEP/sab  
Enc.