

ITEM	18
MANAGER'S REPORT NO.	70
COUNCIL MEETING	1980 11 17

RE: REZONING REFERENCE #29/80
 DOVER, McMURRAY AND NELSON AREA
 (ITEM 10 OF ITEM 18, REPORT NO. 48, 1980 AUGUST 21)

Following is a report from the Director of Planning regarding the above Rezoning Reference #29/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1980 NOVEMBER 10

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #29/80
 DOVER, McMURRAY AND NELSON AREA
 SKETCHES 1, 2 and 3 ATTACHED

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Closing Bylaw according to the terms outlined in Section 4.3 of this report, contingent upon the granting of First and Second Reading of the subject rezoning bylaw.
2. THAT Council approve the purchase of Municipal property for inclusion in the development site according to the terms outlined in Section 4.4 of this report.
3. THAT a rezoning bylaw be prepared and advanced to First Reading on 1980 December 01 and to a Public Hearing on 1980 December 16 at 19:30 h, 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 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. Design of services is to be completed and approved prior to Final Adoption of this rezoning bylaw.
 - (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 By-law. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.

- (e) The consolidation of the net project site into one legal parcel or an appropriate resubdivision of the site for construction phasing and financial reasons.
- (f) The granting of any necessary easements.
- (g) The dedication of any rights-of-way deemed requisite.
- (h) The completion of the requisite Road Closing By-law as outlined in Section 4.3 of this report.
- (i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (j) The deposit of a levy of \$1,080.00 per unit to go towards the acquisition of proposed neighbourhood parks as outlined in Section 4.6
- (k) Applicant's schedule for the construction staging of the subject proposal.
- (l) The undergrounding of existing overhead wiring abutting the site on McMurray and Nelson Avenues and within the site on Miller Avenue.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Newcombe Realty Ltd.
5635 Cambie Street
Vancouver, B.C.
V52 3A3
- 1.2 Subject: Application for the rezoning of:
Legal: See Attachments 1 and 2
From: R5 - Residential District
To: CD - Comprehensive Development utilizing
the RM5 District as a guideline.
- 1.3 Address: See Attachments 1 and 2
- 1.4 Location: The site is located south of Dover Street
east of McMurray Avenue and west of Nelson
Avenue.
- 1.5 Size: The consolidated site has an area of 1.44 h
(3.563 acres, 155,184 sq. ft.).
- 1.6 Services: The Municipal Engineer will be requested to
provide a cost estimate for services necessary
to serve this site.

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1.7 Rezoning Intention: The intent of the proposed rezoning bylaw is to enable the development of 410 apartment units within two towers and one stepped building form.

2.0 SITE OBSERVATIONS:

The site is currently developed with several houses in fair to poor condition. To the north and south are single family residences. To the west is a high rise apartment development. To the east, across Nelson Avenue is the Royal Oak Junior High School and Marlborough Elementary School Site.

3.0 BACKGROUND:

Council on 1980 July 21 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.

4.0 GENERAL OBSERVATIONS:

- 4.1 The site is designated in Community Plan Four as suitable for high density apartment development in accordance with Multiple Family District (RM5) guidelines.
- 4.2 When this rezoning proposal was first reported to Council a short street ending in a cul-de-sac off Nelson Avenue was proposed as illustrated in the adopted Community Plan Four. In response to discussion in the Council Meeting we reviewed access requirements in the area and to the subject site in consultation with the project architect and determined that the short street is not necessary and could be replaced with a driveway and walkway. The plan of development reflects this approach.
- 4.3 A dedication is required for a cul-de-sac on McMurray Avenue adjacent this site. The portion of Miller Avenue and a lane through the consolidated site will be closed by a Road Closing Bylaw rather than a Highway Exchange Bylaw as earlier reported because the amount being dedicated for road is very minor. In accordance with Municipal and Provincial policy the Municipality will be compensated for the value of the redundant lane and road less that being dedicated for the cul-de-sac at a land value to be determined by the Legal and Lands Department.
- 4.4 Two properties (6007 Miller and 6086 McMurray) which are noted on the attached Sketch 1 are owned by the Municipality. These properties should be sold to the applicant for consolidation in the development site at a price to be determined by the Legal and Lands Department. The sale of these properties and the lane and road will be the subject of a further report to Council when land values have been determined.
- 4.5 Servicing requirements will include:
 - (a) Construction of the north portion of McMurray Avenue with a 11.0 m (36 ft.) pavement, curbs and gutters, street lighting boulevard trees and grass, a separated concrete sidewalk on one side and a cul-de-sac as illustrated on sketch 3.
 - (b) Construction of a landscaped walkway in that portion of McMurray to be closed to traffic adjacent the site as

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shown in the Community Plan. The design of this area will be subject to the approval of the Parks and Recreation, Engineering and Fire Departments.

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- (c) Removal of services, including overhead wires within the portion of street and lane to be closed and consolidated with the site.
 - (d) The undergrounding of existing overhead wires on McMurray Avenue and Nelson Avenue adjacent the subject site.
 - (e) The provision of adequate sanitary, storm and water services, including fire hydrants.
 - (f) The provision of street trees on Grange, Nelson and McMurray adjacent the site.
- 4.6 A Development Cost Charge is applicable to this development for the acquisition of neighbourhood parkland. The Charge is \$1,080.00/unit x 410 units = \$442,800.00. Payment of this amount is to be phased if the project construction is phased. The first portion, corresponding to the first phase of construction, will be paid prior to Final Adoption of the rezoning. The second portion, corresponding to the second construction phase, will be paid prior to the issuance of Preliminary Plan Approval for the second phase. The Park Levy in effect at the time of issuance of P.P.A. for the second phase will be applicable to that phase.
- 4.7 The development requires the approval of the Fire Department with respect to fire truck access and hydrant locations.

5.0 DEVELOPMENT PROPOSAL

- 5.1 The development consists of 410 apartment units contained within two residential towers and a stepped building form. The buildings are set back a minimum of 15.25 m (50 ft.) from the north property line across from the single family area. The north and east portions of the site (those closer to the school and single family area) contain the lower height buildings.
- 5.2 Access to parking is via McMurray and Nelson. No vehicular access is taken from Grange.
- 5.3 The project is proposed to be strata-titled and therefore all strata title guidelines will be adhered to by the applicant.
- 5.4 The site may be subdivided for financing or construction phasing purposes. If so a covenant will be placed over the sites to ensure common use and maintenance of facilities and landscaping and free access through the site by residents. That is, the site will continue to function as a unified development
- 5.5 Development Statistics.

Net Site Area:	1.44 h (3.563 acres)
Floor Area:	31617.03 m ² (340,334 sq. ft.)
Floor Area Ratio:	2.19
Site Coverage:	15.61%

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Height: One tower at 25 stories
One tower at 17 stories
One stepped building at 4 to 7 stories

Unit Mix: 51 bachelor @ 46.45-49.6 m² (500-534 sq. ft.)
277 one bedroom @ 65.03-72.28 m² (700-778 sq. ft.)
82 two bedroom @ 83.80 m² (902 sq. ft.)

Total: 410 units

Unit Density: 284.7 units/hectare (115 units/acre).

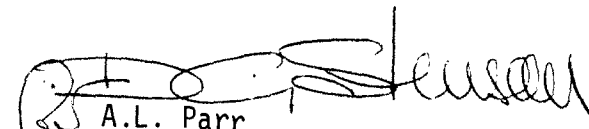
Parking: 1.5 spaces/unit x 410 units = 615 spaces
consisting of 533 spaces (1.3/unit) for
residents and 82 spaces (0.2/unit) for
visitors.

Communal Facilities: Indoor swimming pool and health
facilities, lawn activities.

Exterior Materials: Architectural concrete and precast wall
panels sandblasted, buff color, bronze
coloured window frames and railings,
major trellis structure of round concrete
columns sand blasted, buff colour and built
up beams clad in cedar siding stained
light brown, acrylic domes over pool and
trellis segments.

6.0 SUMMARY

In summary this proposal represents a quality development proposal which is in compliance with the Community Plan adopted for this area and suitable for presentation to a Public Hearing.


A.L. Parr
DIRECTOR OF PLANNING


CBR:bi
Attachment

5835 ---

- 6016 McMurray Lot "C" exc. E. 10' and Ref. P1. 39707, Block 7, D.L. 32, Plan 17127
S. and A. Luongo - 2971 E. 16th Avenue
Vancouver, V5M 2M2
- 6038 McMurray Lot 25 exc. E. 10', Block 7, D.L. 32, Plan 1229
Kenneth M. McPherson and Cindy L. Saunders
6038 McMurray Avenue, Burnaby, V5H 3E6
- 6050 McMurray Lot 24 exc. E. 10', Block 7, D.L. 32, Plan 1229
V.E. King , #107 - 6729 Sussex Ave.
Burnaby, V5H 3C5
- 6060 McMurray Lot 23 exc. E. 10', Block 7, D.L. 32, Plan 1229
V.M. Mason, 6060 McMurray, Burnaby V5H 3E6
- 6072 McMurray Lot 22 exc. E. 10', Block 7, D.L. 32, Plan 1229
C.A. and M.D. Ingram, 6072 McMurray Avenue
Burnaby V5H 3E6
- 6082 McMurray Lot 21 exc. E. 10', Block 7, D.L. 32, Plan 1229
John Galea, 7864 Swanson Drive, Delta V4C 5C5
- 6086 McMurray Lot 20 exc. Ref. P1. 39707, Block 7, D.L. 32,
Plan 1229 - Corporation of Burnaby
- 6094 McMurray Lot 19 exc. E. 10', Block 7, D.L. 32, Plan 1229
F. and M.M. Spencer, 6135 Wilson Avenue
Burnaby V5H 2R9
- 6116 McMurray Lot 18 exc. E. 10', Block 7, D.L. 32, Plan 1229
J. G. and M. R. Powell, 6116 McMurray Burnaby V5H 3E6

5887---

- 6007 Miller Avenue Lot 12 exc. Ref. P1. 39707, Block 6, D.L. 32
Plan 2278 - Corporation of Burnaby
- 6037 Miller Avenue Lot 11 exc. W. 10', Block 6, D.L. 32, Plan 2278
F. Adams, 6037 Miller Ave. Burnaby V5H 3G2
- 6061 Miller Avenue Lot 10 exc. W. 10', Block 6, D.L. 32, Plan 2278
The Royal Trust Co. - Executor for McDarrah
P. O. Box 2031, Vancouver V6B 3R7
- 6087 Miller Avenue Lot 9 exc. W. 10', Block 6, D.L. 32, Plan 2278
The Royal Trust Co. - Executor for McDarrah
Po. O. Box 2031, Vancouver V6B 3R7
- 6105 Miller Avenue Lot "A" exc. W 10', Block 6, S.D. 7 & 8, D.L. 32
P1. 10111 - The Royal Trust Co. - Executor for
McDarrah , P. O. Box 2031, Vancouver, V6B 3R7

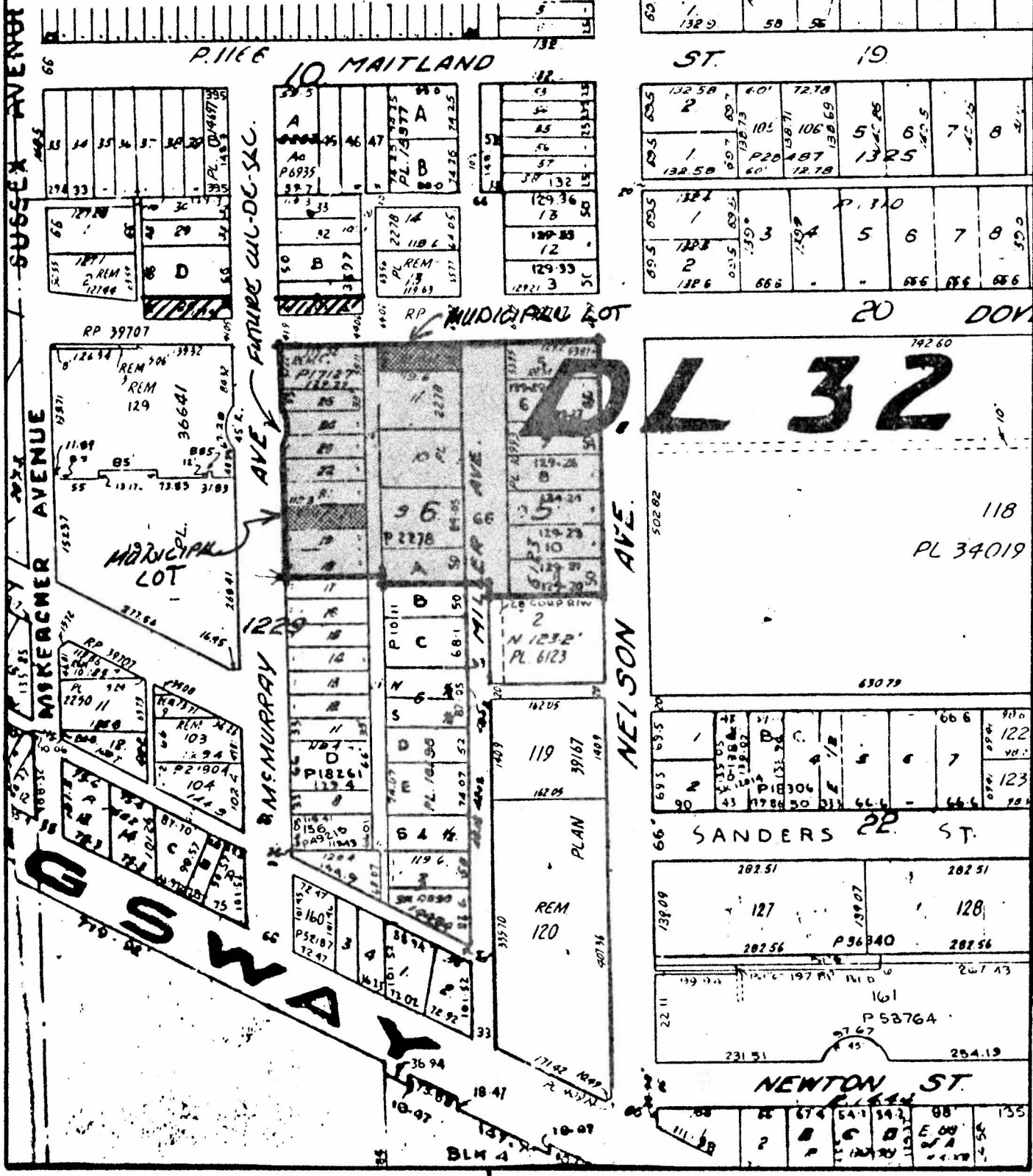
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6021 Nelson Avenue	M. R. & A. Hadvick 1355 Barberry Drive, Port Coquitlam, V3B 1G2
6035 Nelson Avenue	A. Gatto D.L. 32, Lot 6, Block 5 of 1, Plan 10993
6049 Nelson Avenue	S.A. Robson D.L. 32, Lot 7, Block 5, Plan 10993
6063 Nelson Avenue	H. Riley D.L. 32, Lot 8, Blk. 5 of 1, Plan 10993
6077 Nelson Avenue	George W. and Mattie M. Couper D.L. 32, Lot 9, Blk. 5 of 1, Plan 10993
6091 Nelson Avenue	Wotolong Investments Ltd., Lou Kiw-Yung 476 W. 20th Avenue, Vancouver V5Y 2C8 D.L. 32, Lot 10, Blk 5 of 1, Plan 10993
6105 Nelson Avenue	J. P. O'Keefe D.L. 32, Lot 11, Blk. 5 of 1, Plan 10993

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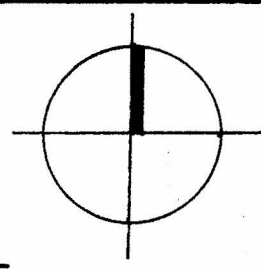
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Date
 AUGUST 1980

Scale
 1" = 200'

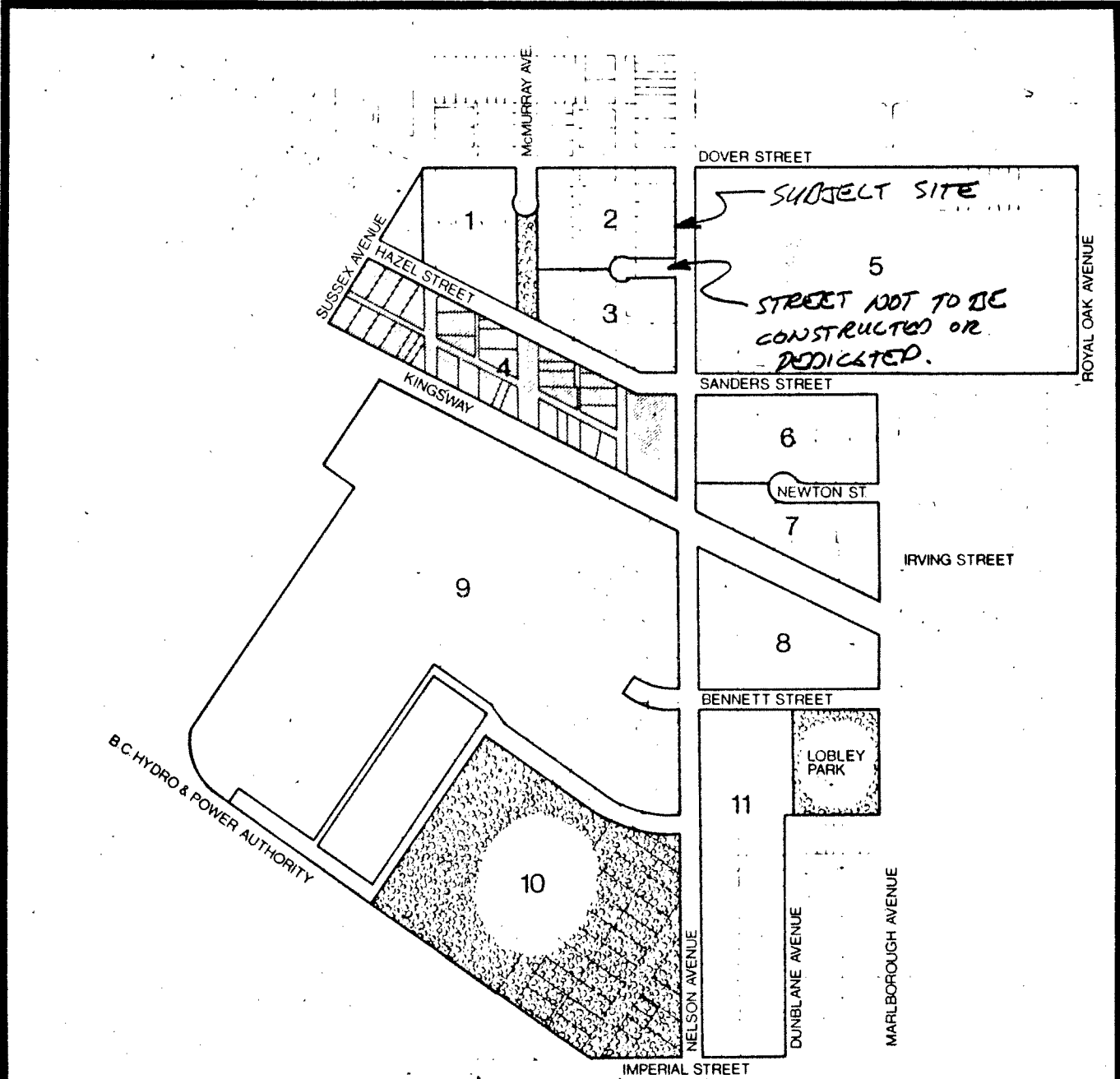
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SKETCH 1

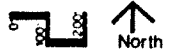
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- 1 - Existing Comprehensive Development (RM5 Guideline)
- 2 - Proposed RM5 High Density Apartment Site
Site Area - 3.49 ac., Max FAR 2.2, Approximate Total Units 440,
Mixed Accommodation High Towers & Townhouses
Population Density - 300 People/ac. (Approximate)
- 3 - Proposed RM5 High Density Apartment Site
Site Area - 2.39 ac., Max FAR 2.2, Approximate Total Units 300,
Population Density - 290 People/ac. (Approximate)
- 4 - Proposed Comprehensive Development (C3 Guideline)
- 5 - School Site
- 6 - Existing Comprehensive Development (RM5 Guideline)
(Under Construction January 1978)
- 7&8 - Proposed Comprehensive Development (C3 & RM5 Guideline)
- 9 - Proposed Expanded Simpsons-Sears Development
(See Metrotown Study)
- 10 - Proposed Expanded Bonsor Park
- 11 - Existing RM3 Apartment Development

SKETCH 3

Ref. Date Revised
October
1972



COMMUNITY PLAN FOUR