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| ITEM | 20 |
| MANAGER'S REPORT NO. | 70 |
| COUNCIL MEETING | 1980 11 17 |

RE: REZONING REFERENCE #22/80
LOT 115, D.L. 68, PLAN 24910
3960 CANADA WAY

Following is a report from the Director of Planning regarding the above Rezoning Reference #22/80.

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 #22/80
Lot 115, D.L. 68, Plan 24910
From: C4-Service Commercial District and
R5-Residential District
To: CD Comprehensive Development (based upon
RM1 and RM3 Density Guidelines)
3960 Canada Way (See attached Sketches 1, 2 and 3)

RECOMMENDATIONS:

1. THAT Council approve the adjustment to Community Plan Area 8 as outlined in Section 2.2 of this Report.
2. 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 pre-requisites to the completion of the rezoning.
 - (a) The submission of a suitable plan of development.
 - (b) The deposit of sufficient monies to cover the cost 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.

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- (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 undergrounding of existing overhead wiring abutting the site along Canada Way.
- (e) The granting of any necessary easements.
- (f) The dedication of any rights-of-way deemed requisite
- (g) The retention of as many existing mature trees as possible around the perimeter of the site.
- (h) The retention of the existing watercourse in an open condition over the subject site in its existing location, to the approval of the Municipal Engineer.
- (i) The approval of the Ministry of Transportation and Highways to the rezoning application.
- (j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (k) The deposit of a levy of \$528.00 per townhouse unit and \$630.00 per terraced apartment unit to go towards the acquisition of proposed neighbourhood parks.
- (l) The applicant will also be required to engage an acoustical consultant to undertake a noise study to ensure that the residential units are adequately protected from the noise from Canada Way.
- (m) The dedication of a 6m (20 ft) pedestrian easement and the construction of a walkway between Linwood Avenue and Canada Way near the west property line of the development site.

REPORT

1.0 PROJECT DESCRIPTION

The project includes 158 condominium townhouses and terraced apartments on a 4.94 h (12.21 acre) site.

2.0 BACKGROUND INFORMATION

- 2.1 On 1980 07 21 Council gave favourable consideration to the subject rezoning request and authorized the Planning Department to work with the applicant towards the preparation of a suitable plan of development.
- 2.2 In the previous report to Council a series of development guidelines were outlined which were at variance with the Community Plan 8 designation for this site. The Community Plan proposed a mixture of high rise and three storey apartment development on this site. The guidelines which were presented to Council on 1980 07 21 and subsequently employed by the developer outlined the goals which would be achieved by developing this area at a lower overall density with a mix of housing. Basically, the purpose of developing this site with a mixture of ground-oriented housing and low rise apartments is to assist in meeting the need for more family-oriented housing which has been identified as being important in the Growth Management Study. The lower overall density also reflects the Growth Management Study in that the Canada Way/Smith Avenue Community Plan area is not seen as being a major growth centre in the Municipal context.

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It is therefore proposed that the plan designation for this site be amended to permit the development of a mixture of terraced apartment and townhouse units.

- 2.3 The applicant has now submitted a development plan for the site that is suitable for presentation to a Public Hearing.

3.0 DEVELOPMENT COMMENTS

- 3.1 The subject site is being rezoned from C4 and R5 to CD (Comprehensive Development) to permit a mixture of townhouse and terraced apartment units to be constructed while preserving a number of attractive natural assets of the site which include a watercourse and a system of mature trees which nearly encircle the perimeter of the site.
- 3.2 A servicing agreement will be required to ensure completion of all necessary street and services works associated with the site.
- 3.3 Dedication of a 20 m (66 foot) wide road right-of-way to extend Linwood Street across the site to Curle Avenue will be required. This roadway will be constructed to Municipal standards by the developer. Access to this development will be from Linwood Street and Curle Avenue.
- 3.4 Necessary easements for items such as services, walkways, fire access and to protect treed areas and the watercourse will be required. Day to day maintenance of buffer and watercourse easement areas will be the responsibility of the owners of the development. Any construction work over any registered easements shall require the approval of the Engineering Department.
- 3.5 The Neighbourhood Parkland Acquisition levy of \$528.00 per unit for townhouse units and \$630.00 per garden apartment unit (terraced units) will be applicable to this development.
- 3.6 The development will conform to the Condominium Guidelines adopted by Council.
- 3.7 The Environmental Health Department has indicated that the developer will be required to have a qualified acoustical engineering consultant conduct a noise study on the site to assure that the residential units are protected from noise from Canada Way.
- 3.8 The Fire Department will review the adequacy of the fire truck access system and water line needs.
- 3.9 The Ministry of Transportation and Highways will be required to give their approval to this rezoning proposal.
- 3.10 The transition between the building heights and mass of this development and the existing homes and apartments in the area is generally accomplished by virtue of the natural treed buffer areas which exist around most of the perimeter of this site. The land to the west of this site is occupied by three storey apartments and Avondale Park. The lands to the east are largely vacant. To the south of the site there are single family homes which front on Nithsdale Street. These homes are at a higher elevation than the development site and will look over the three storey buildings that will be constructed. Along Canada Way, a berm will be constructed and the units will be set back 18.2m (60 feet).

- 3.11 In the 1980 07 21 first report to Council the possibility of having this development contribute towards the cost of a pedestrian overpass of Canada Way at Curle Avenue was raised. The purpose of an overpass would primarily be to have permitted school children to reach Schou School which lies on the north side of Canada Way.

Since the date of the first report, discussions have taken place with Burnaby School Board staff and it has been determined that Schou School, which is presently closed as an elementary school, will not be reopened in the near future as the number of present and projected pupils is low in this area. The subject development appears likely to generate something less than 50 elementary pupils which will be accommodated at Cascades School.

It is therefore proposed that the overpass proposal not be pursued in this location as the facility would not appear warranted at this time.

- 3.12 There is an existing pole line adjacent the site along Canada Way. It would be appropriate to have this line placed underground west of Curle Avenue to the site of RZ 49/80 which would also be done by that developer.
- 3.13 A pedestrian easement and pathway along the west boundary of this site for the Burnaby Park trail system will be required to link Avondale Park to Canada Way. This pathway will follow the watercourse and an existing informal trail.
- 3.14 In general no continuous perimeter fencing is to be permitted in the vicinity of the property line adjacent to a public street.
- In specifics:
- a) On the Canada Way frontage a maximum 6 foot high wood privacy fence is provided, a minimum 12 m (40 ft) back from the Canada Way right-of-way. Due to the berming and extensive landscaping in front, this fence which is not within the required front yard would be virtually hidden from view.
 - b) On the Curle Avenue frontage, a maximum 1m (3.28 ft.) high fence is provided and permitted within the front yard surrounding the privacy patios.
 - c) In the vicinity of the north and east property line and in such locations not to interfere with public walkway, see-through wrought iron, maximum 6 feet high, fencing is proposed.
 - d) No fencing similar to the above examples are proposed along the Linwood Street frontage.

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4.0 DEVELOPMENT PROPOSAL

- 4.1 Gross site area: 4.94 h. (12.21 acres)
 Dedication for Linwood Street .433ha. (1.07 acres)
 Net site area: 4.50ha. (11.14 acres)
 Site Coverage 25.4%
- 4.2 Floor area ratio based on net site .55
 Total gross floor area 24,938 m² (268,333 sq. ft.)
 Building heights -
 Townhouses 2 storeys
 Terraced Apartments 3½ storeys
- 4.3 Unit Density - 31.98 units hectare (12.94 units/acre)
 Gross site
 Unit Mix -
 Townhouses 86
 Terraced Apartments 72
 Total 158

The units vary in size from 140 m² (1,506 sq. ft.) to 191 m² (2,055 sq. ft.) which is well in excess of our minimum standards for condominiums. The average size of the 15 different types of units is 162.8 m² (1,751.7 sq. ft.).

There are 121 2-bedroom units and 37 3-bedroom units.

- 4.4 Parking provided is 2.36 spaces per unit which is in excess of the 1.7 spaces per unit required.

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| Spaces underground | 281 stalls | 58% |
| On grade carports | 74 | 20% |
| On grade open | <u>81</u> | 22% |
| Total | 373 stalls | |

- 4.5 Communal facilities will include a community centre building, an adventure playground and two tot lot play areas as well as open space with watercourses and pedestrian trails.
- 4.6 Exterior materials and finish will include wood shingle roofs, with stucco and cedar trim and trellis work.
- 4.7 Garbage facilities will be handled underground for the units with underground parking while the townhouses will have individual arrangements that will be screened.

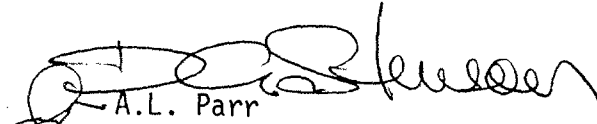
5.0 SUMMARY

The developer has proposed a quality mixed use housing development with townhouses and terraced apartments. The development is in keeping with the revised guidelines presented to Council on 1980 07 21. The natural attributes of the site, the watercourse and

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the perimeter trees have been preserved and the number of trees to be removed will be minimal.

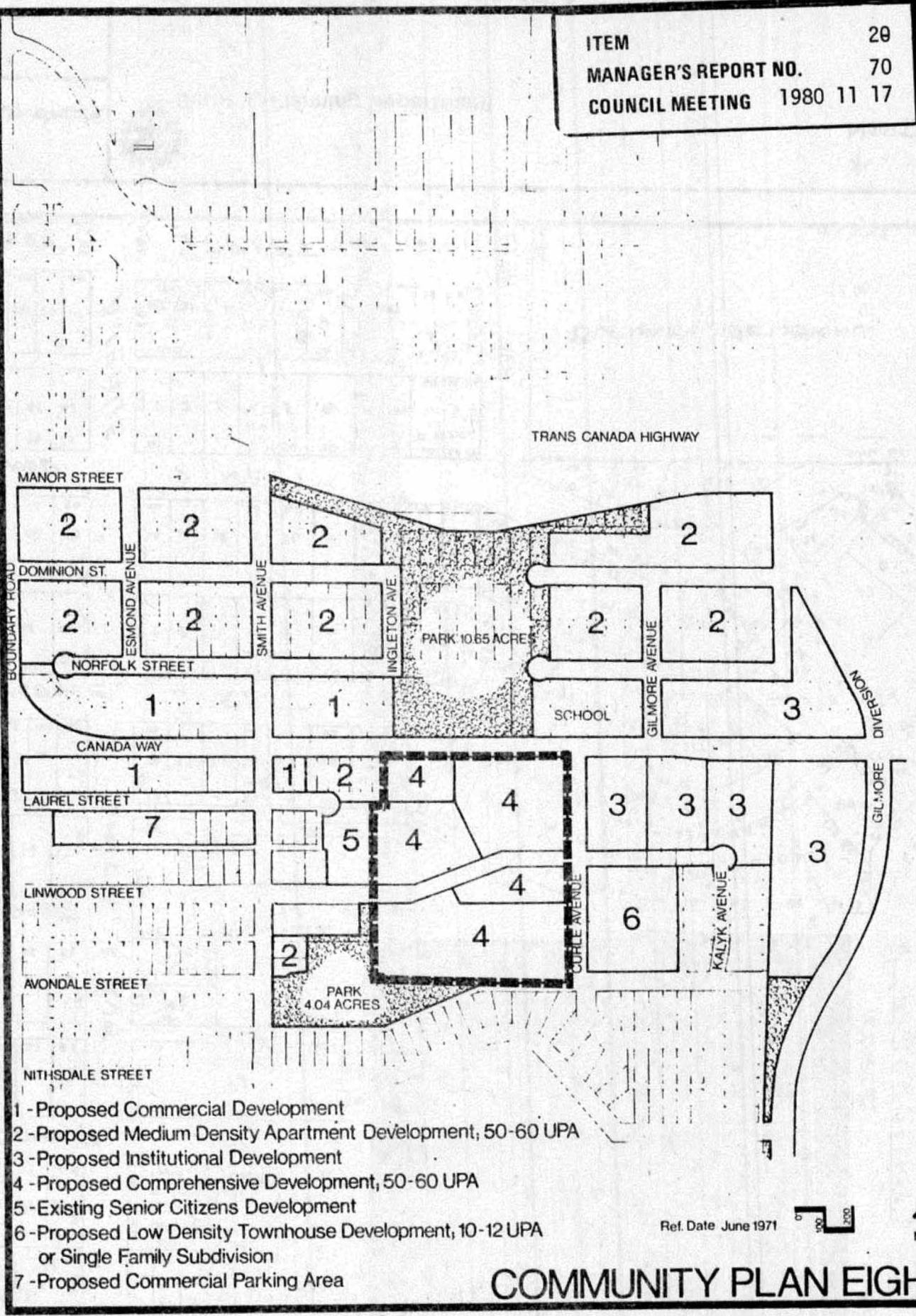
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A.L. Parr
DIRECTOR OF PLANNING

BR:bi
Attachment

cc Municipal Clerk
Municipal Engineer
Parks & Recreation Administrator
Burnaby School Board

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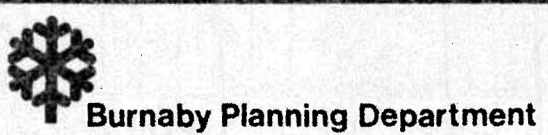


- 1 - Proposed Commercial Development
- 2 - Proposed Medium Density Apartment Development, 50-60 UPA
- 3 - Proposed Institutional Development
- 4 - Proposed Comprehensive Development, 50-60 UPA
- 5 - Existing Senior Citizens Development
- 6 - Proposed Low Density Townhouse Development, 10-12 UPA
or Single Family Subdivision
- 7 - Proposed Commercial Parking Area

Ref. Date June 1971 North

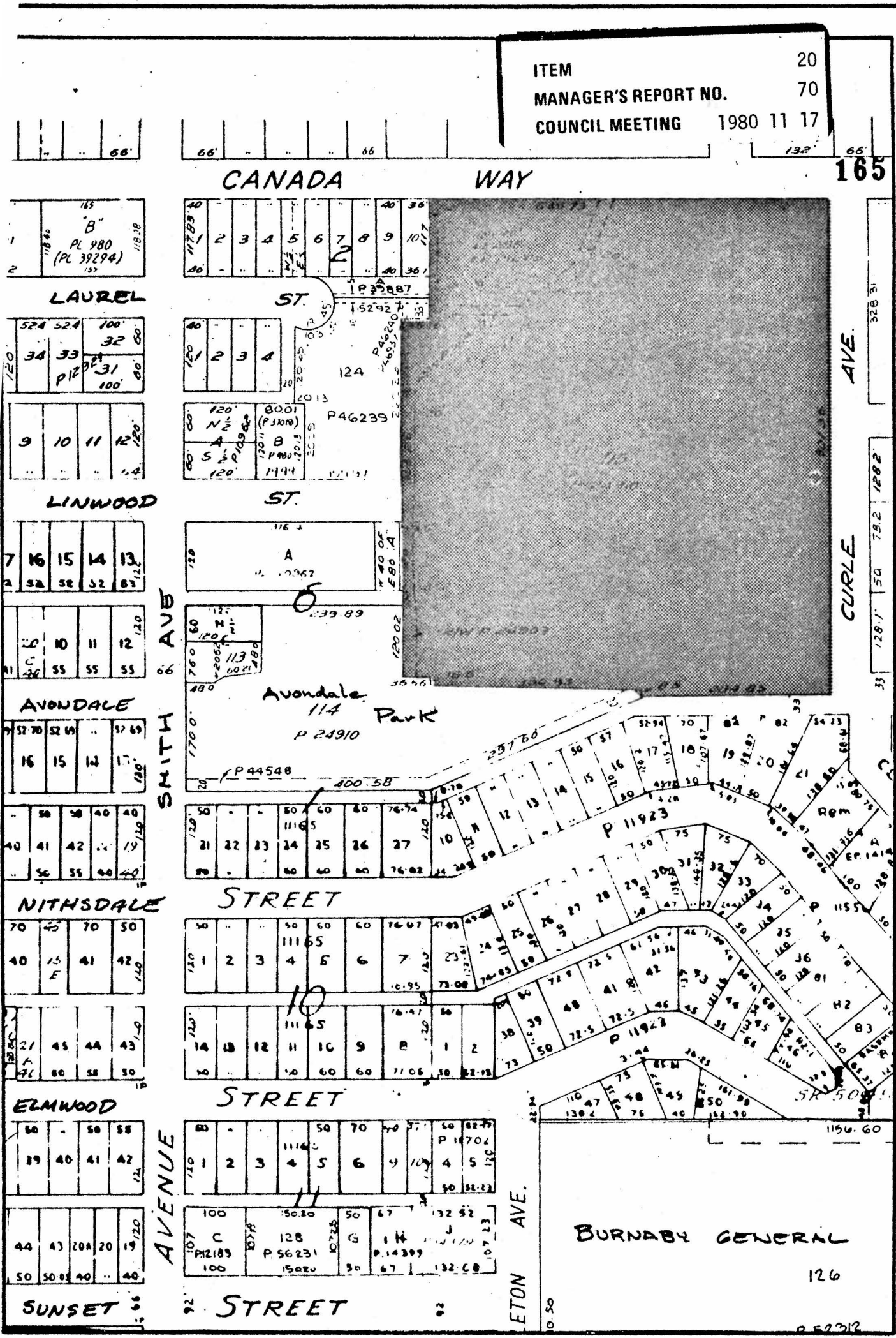
COMMUNITY PLAN EIGHT

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| Date | |
| Scale | |
| Drawn By | |



EXISTING COMMUNITY PLAN

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Date
 1980 NOVEMBER



Burnaby Planning Department



Scale
 1:200

Rezoning Reference 22/80

Drawn By

subject site



MAP # 2

