

ITEM	22
MANAGER'S REPORT NO.	70
COUNCIL MEETING	1980 11 17

RE: REZONING REFERENCE #13/80
 SANDERS STREET AT MARLBOROUGH AVENUE
 (ITEM 2 OF ITEM 11, REPORT NO. 38, 1980 May 20)

Following is a report from the Director of Planning regarding the above Rezoning Reference #13/80.

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 #13/80
 SANDERS STREET AT MARLBOROUGH AVENUE

RECOMMENDATIONS:

- 1) THAT Council approve the amendment to Community Plan Four as outlined in Section 3.0 and sketch 4 of this report.
- 2) THAT Council authorize the Planning Department to work with the applicant of Rezoning Reference #13/80 towards a plan of development suitable for presentation to a Public Hearing in accordance with the proposed amended Community Plan Four and guidelines outlined in Section 4.0 of this report.

REPORT

1.0 GENERAL INFORMATION

1.1 Applicant A.C.L. Construction Ltd.,
 1095 Howe Street,
 Vancouver, B.C.,
 V6Z 1P9

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- 1.2 Subject: Application for the rezoning of: **174**
Lots 122 and 123, D.L. 32, Plan 34705,
Lots 6 and 7, Blk. 22, D.L. 32, Plan
1733.
From: R5 - Residential District
To: CD - Comprehensive Development
District utilizing an RM2
guideline.
- 1.3 Address: 5077, 5037 and 5019 Sanders Street and
6163 Marlborough Avenue.
- 1.4 Location: The subject site is located north-west of
the intersection of Sanders Street and
Marlborough Avenue (see sketches 1 - 4
attached).
- 1.5 Size: The subject site has a frontage of 70.79 m
(232.1 ft.), a depth of 42.33 m (138.8 ft.)
and an area of 2,994.1 m² (32,194.66 sq. ft.)
- 1.6 Services: The Municipal Engineer will be requested
to provide a cost estimate for services
necessary to serve the site.
- 1.7 Rezoning Intentions: The intent of the proposed bylaw is to
accomodate the construction of a rental
apartment building.

2.0 BACKGROUND

Council on 1980 May 20 received a report on Rezoning Reference #13/80 and authorized the Planning Department to study the area outlined on Sketch 3 attached. This area is designated in the currently adopted Community Plan Four for expansion of the school site.

3.0 PROPOSED COMMUNITY PLAN AMENDMENT

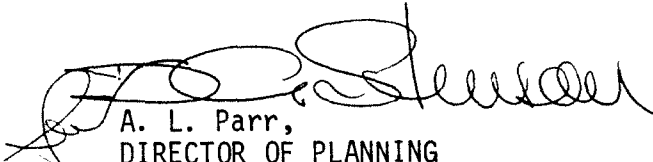
We have received written confirmation from the School Board that this additional land area is not required for school purposes. The Parks Department has indicated that acquisition of the property cannot be justified for neighbourhood or district park purposes. The property is too small and in the wrong location to provide district park facilities to replace the Willingdon/Huxley site.

The properties are in an area which is designated and partially developed with multiple family projects. We recommend that the Community Plan be amended to designate these properties as suitable for multiple family development as well. The appropriate designation in relation to the school site is C.D. based upon RM2 (F.A.R. = 0.9 max.) as a guideline. This designation will permit suitable articulation within a three-storey building form, will not overshadow the school and will provide for landscaping of the properties and redundant street and lane allowances. The applicant for rezoning is interested in developing in accordance with this designation.

4.0 GENERAL OBSERVATIONS

- 4.1 Rezoning Reference #13/80 relates to the easterly four lots of the area recommended for designation to CD based upon the RM2 District as a guideline. The applicant has recently expressed a difficulty with acquiring, Lot 6, the most westerly of the proposed consolidated site, due to the vender's asking price and terms. We are of the opinion that the original proposed four lot consolidation is highly desirable in that the larger site will permit greater design flexibility and will give a better image to the block. We are therefore continuing to encourage the applicant to include four lots. This aspect will be further reported in the next report to Council on this rezoning. The following comments relate to this rezoning as it would be advanced if Council approves the proposed plan amendment.
- 4.2 The site is to be consolidated into one legal parcel.
- 4.3 Servicing will include the provision of any necessary water, storm and sanitary sewer upgrading and the construction of a five ft. separated sidewalk, boulevard trees and grass on the north side of Sanders adjacent the site.
- 4.4 The lane north of the subject site and road allowance to the east are to be closed to traffic and landscaped in a manner compatible with the school grounds by the rezoning applicant. The sixty-six ft. wide road allowance landscape design should be a continuation of the landscaped walk design which exists between the elementary and junior high schools. The lane should be landscaped with tall screen planting, for example, lombardy poplars, ground covers and a walkway. This landscape concept should be extended westward as these properties redevelop. The street and lane section could remain as rights-of-way for pedestrian use or be consolidated with the school site subject to review with the School Board. This review will be completed prior to forwarding the next report on this rezoning to Council.
- 4.5 The large, healthy fir tree near the south property line of the development site should be retained and incorporated into the landscape plan for the development.
- 4.6 The form of the building should be articulated to avoid a monotonous wall effect along Sanders Street.
- 4.7 A park levy is applicable to this development in the amount of \$1,125.00/unit.
- 4.8 A sturdy fence and hedge should be provided along the north and east property lines of this site to provide a separation from the school grounds.

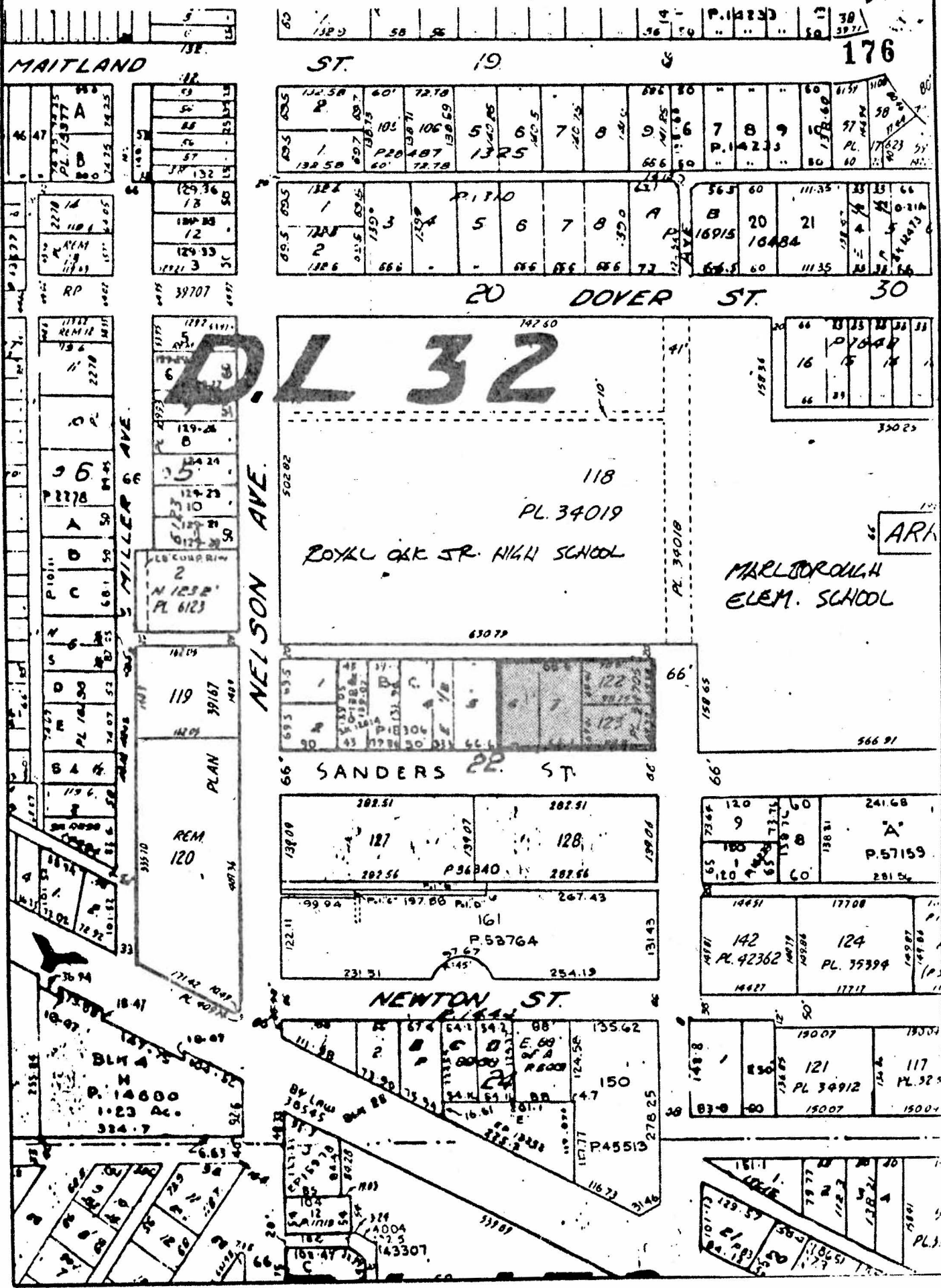
AP
CBR/gl


A. L. Parr,
DIRECTOR OF PLANNING

Attachments

c.c. Municipal Engineer
Burnaby School Board

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Date
 MAY 1980

Scale
 1" = 200'

Drawn By



Burnaby Planning Department

REZONING REFERENCE #13/80

SKETCH 1

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Date
 NOV. 1980



Burnaby Planning Department

Scale
 1" = 400'

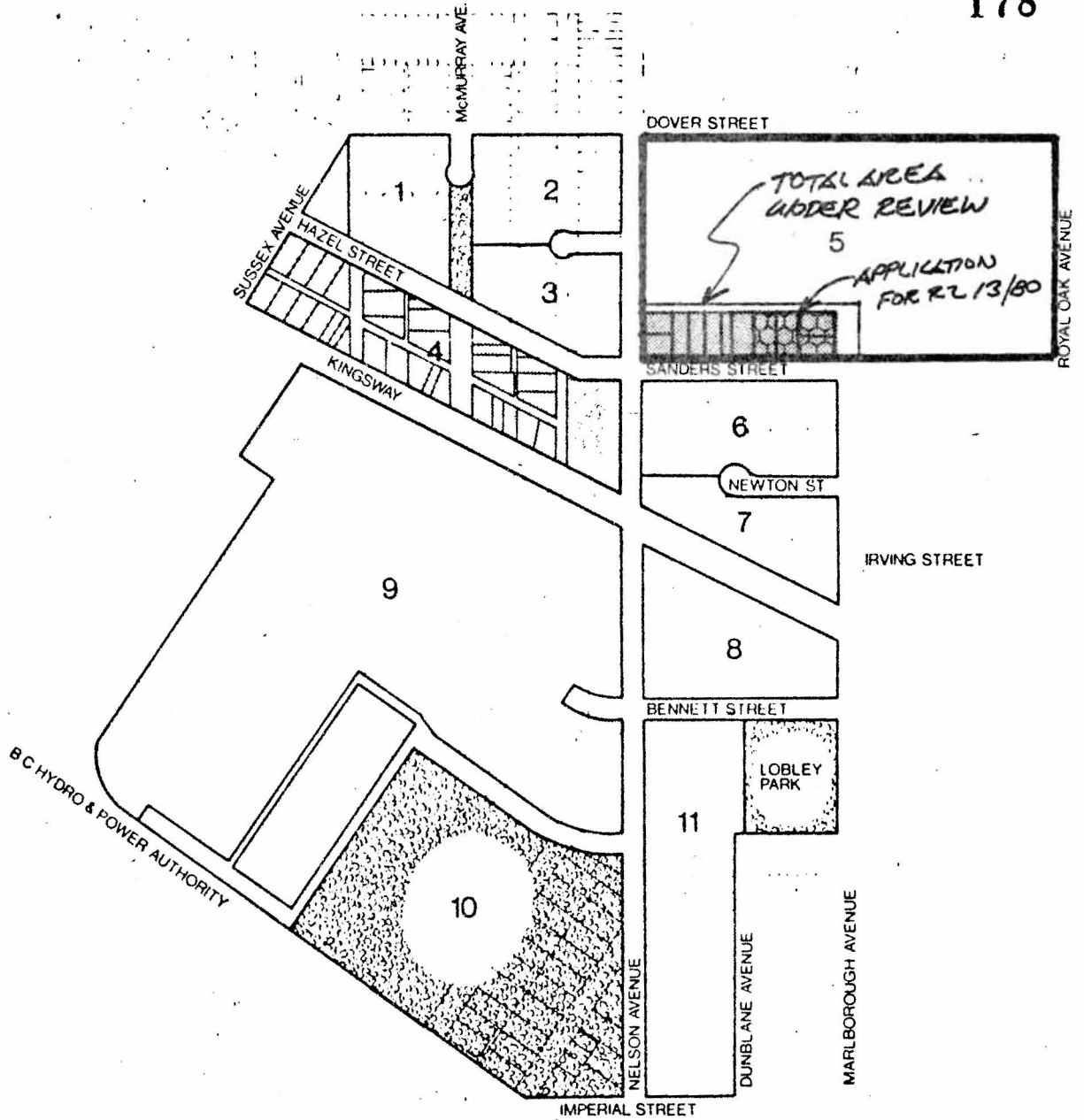
REZONING REFERENCE 17/80

Drawn By

SKETCH 2.

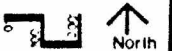
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- 1 - Existing Comprehensive Development (RM5 Guideline)
- 2 - Proposed RM5 High Density Apartment Site
Site Area - 3.49 ac., Max FAR 2.2, Approximate Total Units 440,
Mixed Accommodation High Towers & Townhouses
Population Density - 300 People/ac. (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 Metrolown Study)
- 10 - Proposed Expanded Bonsor Park
- 11 - Existing RM3 Apartment Development

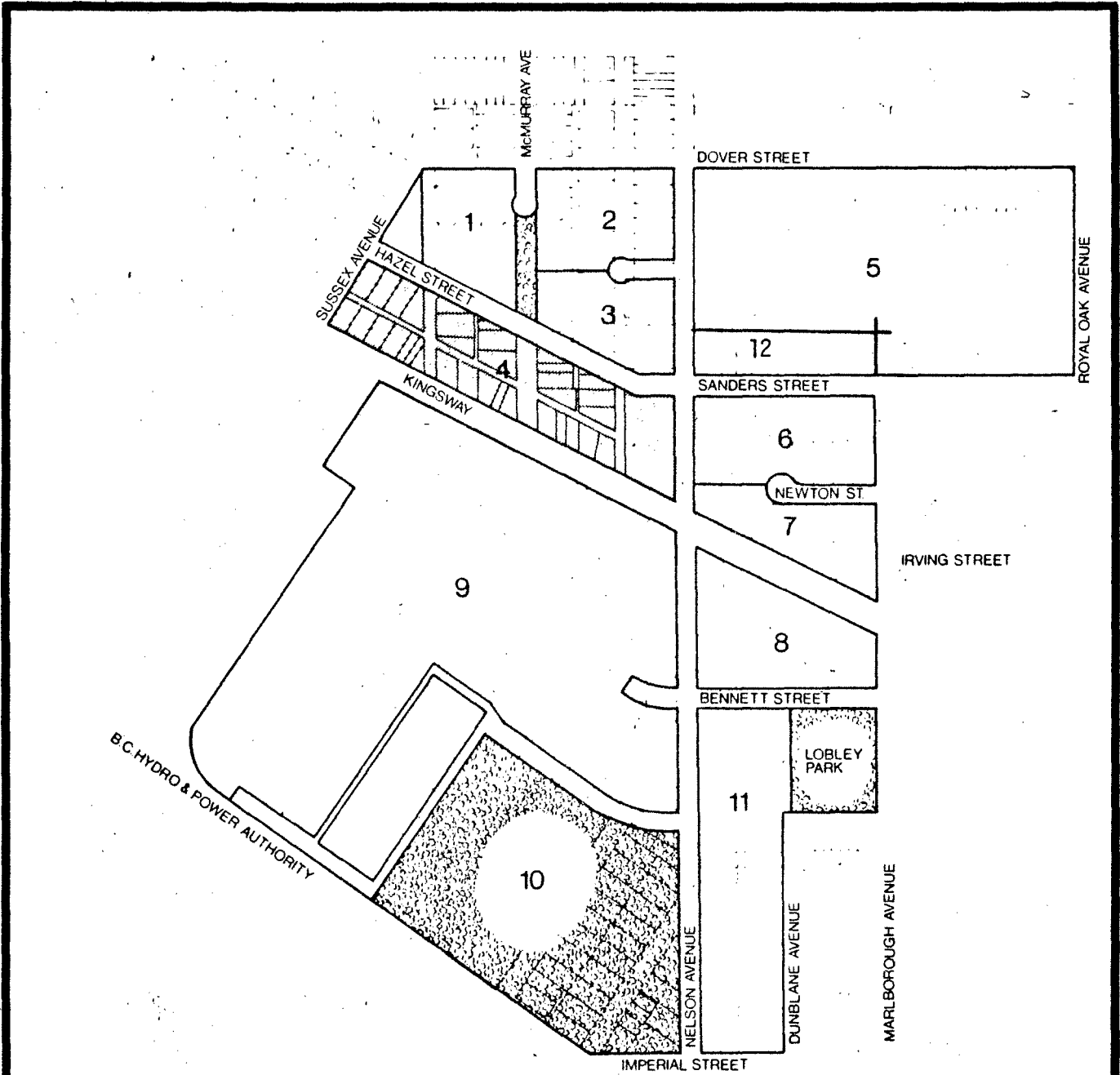
Ref. Date Revised
October 1972



COMMUNITY PLAN FOUR

SKETCH 3

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- 1 - Existing Comprehensive Development (RM5 Guideline)
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- 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
- 12 - Proposed Comprehensive Development (RM2 Guide-

COMMUNITY PLAN FOUR

Sketch 4

Ref. Date Revised
October
1972



