

ITEM	11
MANAGER'S REPORT NO.	64
COUNCIL MEETING	1980 10 20

RE: REZONING REFERENCE #31/80
4678,4686 AND 4694 HAZEL STREET
(REZONING ITEM #11 WHICH COUNCIL CONSIDERED ON 1980 JULY 21,
ITEM 18, REPORT NO. 48, PAGES 385-391)

Following is a report from the Director of Planning on Rezoning Reference #31/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1980 OCTOBER 10
FROM: DIRECTOR OF PLANNING
RE: REZONING REFERENCE #31/80
Lots 17, 18, and 19, D.L. 153,
Block 6, Plan 1768

From: R5 Residential District
To: CD Comprehensive Development
(based upon C3 and RM5 guidelines)

4678, 4686 and 4694 Hazel Street

RECOMMENDATION

- 1) THAT a rezoning be prepared and advanced to First Reading on 1980 November 03 and to a Public Hearing on 1980 November 18 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.

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- 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.
- 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 Bylaw. 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.
- f) The granting of any necessary easements.
- g) The dedication of any right-of-way deemed requisite.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of a levy of \$1,080 per residential unit to go towards the acquisition of proposed neighbourhood parks.
- j) The deposit of a levy of \$.50 per square foot of commercial floor area to go towards the acquisition of public open space in Metrotown.

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REPORT

Applicant:

1.0 INTENT OF THE PROPOSAL

The intent of the proposal is to develop a six storey, mixed use commercial, office, residential building with 100% underground parking at the southwest corner of Hazel Street and Sussex Avenue in the Metrotown core area.

2.0 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 would be submitted at a later date. (Refer to attached Map 1).

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

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The following development guidelines were utilized in the preparation of the design:

- a mixture of commercial and residential use is permitted with emphasis on the commercial portion of the project due to the location within the Metrotown core area.
- for privacy, residential units are to have separate entrance areas from the commercial area and the orientation of the units should maximize the privacy afforded the units.
- a minimum floor area ratio of 2.5 is required with 100% underground parking.
- vehicular access is to be obtained from Hazel Street.

3.0 GENERAL COMMENTS

- 3.1 The subject development is being rezoned from R5 (Residential) to CD (Comprehensive Development) utilizing the C3 and RM5 Districts zoning guidelines.
- 3.2 The applicant will be required to complete all the necessary engineering services adjacent to the site including street trees along the boulevards.
- 3.3 The Neighbourhood Parkland Aquisition Levy of \$1,080 per residential unit will be required as will the Metrotown Public Open Space Levy of \$.50 per gross square foot of commercial floor space area.
- 3.4 The residential units are being constructed to the standards of the Condominium Guidelines.
- 3.5 The proposed building will be six storeys high at the highest point. The building to the south, Wosks, is three storeys high while the remainder of the buildings in the area are presently a low scale. The lot to the west is occupied by a single family dwelling. An open space plaza is provided at the corner of Hazel and Sussex; however on Hazel and the west side the building is near or at the property line.
- 3.6 A noise study will be required for this site as a portion of the residential units may be exposed to noise from Kingsway.
- 3.7 This is a mixed use project.

The residential floor area ratio is	1.376
The commercial/office floor area ratio is	<u>1.122</u>
F.A.R. building total	2.498

4.0 DEVELOPMENT PROPOSAL

4.1 The proposed building has a retail/office/restaurant area at the street level with office space on the second storey and three and one-half storeys of residential units above. The total height of the building is six storeys.

4.2 Floor areas:

Commercial (restaurant/retail and office)	2236 m ²	(24,060 sq. ft.)
Residential	2808 m ²	(30,220 sq. ft.)
Service areas	90 m ²	(990 sq. ft.)
Total	5.34 m ²	(55,270 sq. ft.)

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4.3	Gross Site Area	2040.9 m ²	(21,960 sq. ft.)	149
	Net Site Area	2040.9 m ²	(21,960 sq. ft.)	
	Site coverage approximately	80%		
	Building Height	18 m	(60 ft)	

4.4	Unit mix for residential portion:		Size of Units	
	Bachelor units	3	(630 sq. ft. each)	
	1 bedroom	12	(790 sq. ft. each)	
	2 bedroom	<u>14</u>	(12 @ 1000 sq. ft. plus 2 @	
	total units	29	1,240 sq. ft)	
	Unit density	145 units/hectare	(57.5 units/acre)	

4.5 Parking is 100% underground and is broken down as follows

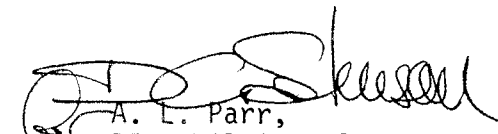
Office/Retail (1 space/495.16 sq. ft.)	39 spaces
Restaurant (1 space per 5 seats)	40 spaces
Residential (1.5 spaces per unit)	<u>44 spaces</u>
total	123

4.6 Laundry area and roof terraces are provided for residents.

4.7 Exterior materials and finish include sandblasted precast concrete beams and stucco panels.

4.8 Garbage collection will be accomodated in an enclosed area behind the loading area off Hazel Street and in a concealed location off Sussex Street.

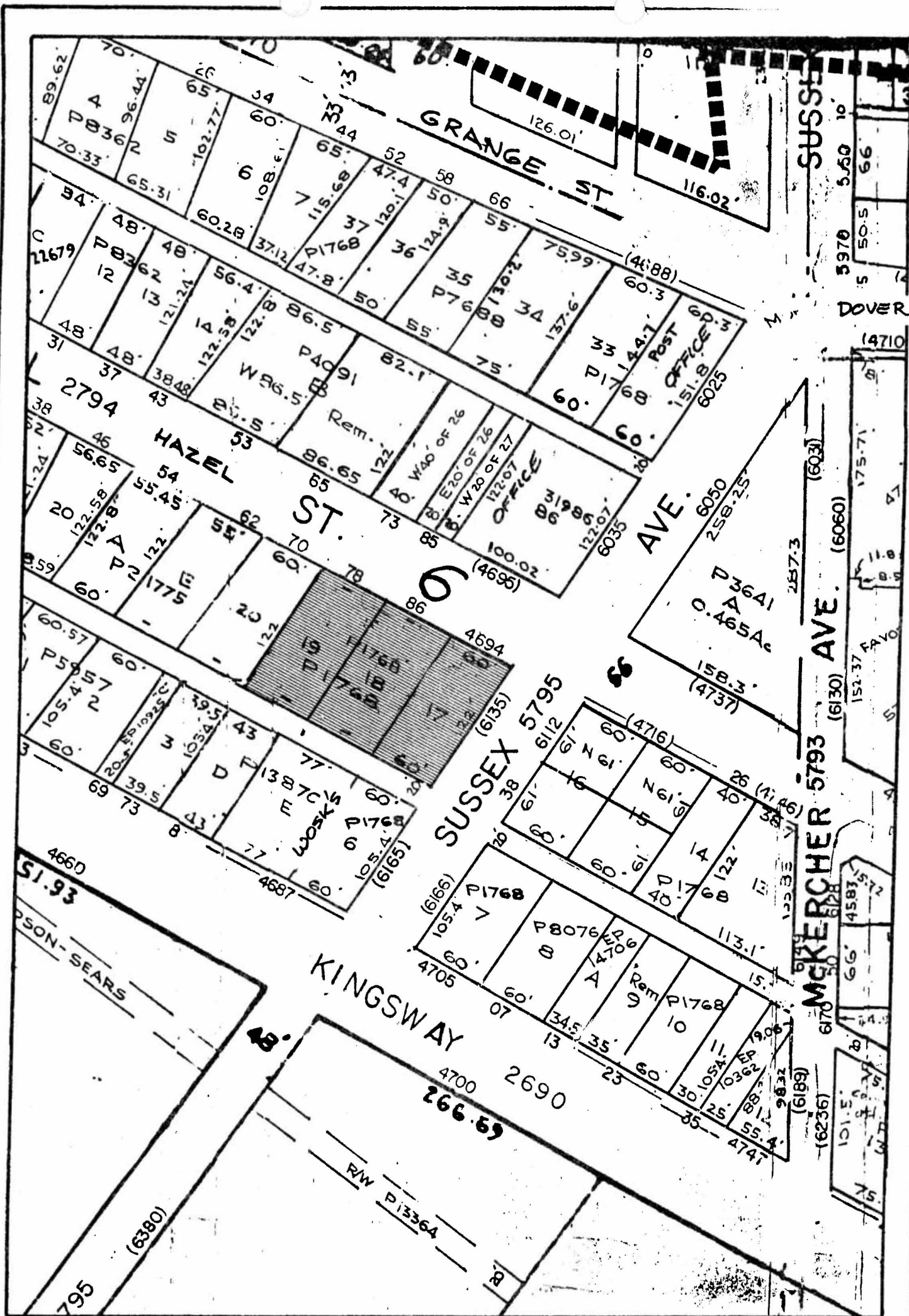
5.0 The proposed development is an integrated residential/commercial building which is in keeping with the objectives of the Metrotown Plan.


 A. L. Parr,
 DIRECTOR OF PLANNING.

BR/gl

Attachment

c.c. Municipal Engineer.
 Municipal Clerk



Date
1980 JULY

Scale
1:100

Drawn By

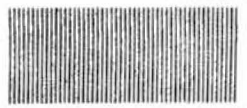


Burnaby Planning Dept

RZ * 31/80

PROPOSED DEVELOPMENT SITE

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MAP 1

