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| ITEM                 | 12         |
| MANAGER'S REPORT NO. | 64         |
| COUNCIL MEETING      | 1980 10 20 |

RE: REZONING REFERENCE #32/80  
 6815 LOUGHEED HIGHWAY  
 (REZONING ITEM #1 WHICH COUNCIL CONSIDERED ON 1980 SEPTEMBER 15,  
 REPORT NO. 58, PAGES 301 - 305)

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Following is a report from the Director of Planning on Rezoning Reference #32/80.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1980 OCTOBER 09

FROM: DIRECTOR OF PLANNING

RE: REZONING REFERENCE #32/80  
 Lot C, D.L. 44, Plan 7070

From: A2 Small Holdings District  
 To: CD Comprehensive Development District  
 Based on the RM1 Multiple Family Residential District  
 with a Unit Density of 10 - 12 Units per acre.  
 6815 Lougheed Highway

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RECOMMENDATIONS:

- 1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1980 November 3 and to a Public Hearing on 1980 November 18 at 19:30 h.
- 2) THAT the following be established as prerequisites to the completion of 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. 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 granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- h) The deposit of a levy of \$1,080 per unit to go towards the acquisition of proposed neighbourhood parks.
- i) The approval of the Ministry of Transportation and Highways to this rezoning application.
- j) The preparation of an acoustical study of the site as per Section 3.2 of this report and the incorporation of the study recommendations in the suitable plan of development, the Preliminary Plan Approval application drawings and construction drawings.

#### REPORT

### 1.0 SHORT DESCRIPTION OF PROJECT

The applicant proposes to construct 9 strata title townhouse units.

### 2.0 BACKGROUND INFORMATION

2.1 On 1980 September 15 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 (refer to attached rezoning report).

2.2 The applicant has now submitted development plans that are suitable for presentation to a Public Hearing.

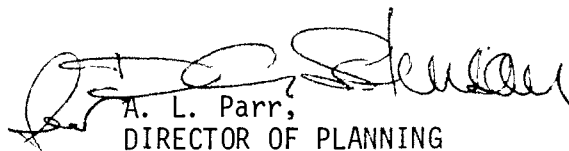
### 3.0 DEVELOPMENT COMMENTS

3.1 The applicant proposes to construct 9 strata title townhouse units which meet all the requisite condominium guidelines as adopted by Council including a density of 10 to 12 units per acre and the satisfaction of a parking ratio of 1.7 spaces per unit. The proposed unit design, layout and siting essentially follows the preliminary design prepared for the site relative to Rezoning Reference #77/73A.

- 3.2 A 90 foot building setback will be provided adjacent to the Lougheed Highway with a well developed landscape berm to assist in the visual screening of the Lougheed Highway and Dairyland facility beyond and the noise emanating from Lougheed Highway traffic. As a further means of ensuring appropriate noise buffering, the applicant will be required to commission an acoustical study to be conducted by a qualified engineer whose recommendations relative to building design etc. must be incorporated into the suitable plan of development, Preliminary Plan Approval application drawings and construction drawings such that compliance with the Council adopted H.U.D. Criteria is observed.
- 3.3. A childrens outdoor play area will be provided within the landscaped open space area located on the south end of the site.
- 3.4 All mature tree specimens located throughout the area should be preserved and specifically identified on a detailed landscape plan.
- 3.5 The Ministry of Transportation and Highways approval is required for this rezoning request. All vehicular access will be provided from Kingsford Avenue which the applicant will be responsible for upgrading as warranted. The existing Lougheed Highway access will be removed.
- 3.6 Adequate park and school facilities to serve the proposed townhouse residents are provided nearby. The Sperling School Park and the Burnaby Lake Sports Complex facilities are all located within easy walking distance of the site.

#### 4.0 DEVELOPMENT STATISTICS

- 4.1 Site Area: .34 hectares (.86 acres)
- 4.2 Allowable Floor Area - .45  
Provided Floor Area - .359  
Total Floor Area Provided 1,207 m<sup>2</sup> (12,981 square feet).
- 4.3 Unit Mix    three 3-bedroom  
                  six    3 bedroom and den
- 4.4 Parking:    Required: 16 @ 1.7 spaces per unit.    Provided 16.
- 4.5 Common Facilities:    Childrens Playground.
- 4.6 Exterior Building Finishes.    1' x 6' cedar siding, cedar shingles.

  
A. L. Parr,  
DIRECTOR OF PLANNING

*ALP*  
PDS/gl

Attachment

c.c. Municipal Engineer  
Chief Public Health Inspector

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THE CORPORATION OF THE DISTRICT OF BURNABY

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PLANNING DEPARTMENT  
REZONING REFERENCE #32/80

Item # 1

1.0 GENERAL INFORMATION:

- 1.1 Applicant: D.M.D. Enterprises Corporation  
709 West 14th Street  
North Vancouver, B.C.
- 1.2 Subject: Application for the rezoning of:  
  
Lot C, D.L. 44, Plan 7070  
  
From: A2 - Small Holdings District  
To: CD - Comprehensive Development District
- 1.3 Address: 6815 Lougheed Highway
- 1.4 Location: The subject site is located on the north side of the Lougheed Highway east of Sperling Avenue (refer to attached location Sketches 1 & 2).
- 1.5 Size: The site is irregularly shaped with an area of .34 hectares (.86 acres), a width of 38.18 m (125.2 ft.) and an average depth of 92.35 m (302.8 ft.)
- 1.6 Services: The Municipal Engineer will provide all relevant servicing information.
- 1.7 Applicant's Intentions: The applicant has requested rezoning in order to construct 9 strata title townhouses.

2.0 SITE OBSERVATIONS:

The subject site has a consistent north to south slope and is occupied by a well maintained single family dwelling and a number of mature evergreen and deciduous trees which should be preserved wherever possible. The Lougheed Highway is located to the immediate south beyond which lies the Dairyland facility. To the immediate west and east lie a number of townhouse projects. A surface parking facility associated with an adjacent townhouse project is located to the immediate north of the site beyond which are numerous relatively new single family dwellings fronting Kingsford Avenue and Kneale Place. Vehicular access to the site is from Kingsford Avenue.

3.0 GENERAL INFORMATION

- 3.1 The subject site is located within Area "F" of the Apartment Study and is designated for the development of low density multiple family residential accommodation. This site is one of the last remaining properties to be developed for townhouses within the first priority category designated in this Apartment Study area.

- 3.2 The site to the immediate east of this property was developed for 14 townhouses units in 1976 pursuant to Rezoning Reference #77/73A (refer to attached Sketch #2). Upon initial evaluation of that rezoning application, the Planning Department considered that it would be desirable to include the subject site in the comprehensive development of the two sites together as one integrated project. However, in view of the unavailability of the subject site at that time, it was recommended that a development plan for the subject site be prepared to ensure that the two sites when ultimately developed are appropriately integrated on a design and functional basis. The required plan was received and accepted at that time.
- 3.3 The Planning Department has met with the applicant to discuss his proposal relative to reflecting the design concerns as outlined above. However, we have not as yet received development plans, that are complete and suitable for a Public Hearing. As such, we would propose to obtain Council's authorization to work with the applicant towards preparing a development plan that is complete and acceptable and that a further report outlining the details of the plan will be submitted for Council's consideration.
- 3.4 The Planning Department considers that further townhouse development of this site is consistent with the existing development pattern in the area and the adopted land use objectives of the Apartment Study. Adequate park and school facilities to serve the proposed townhouse residents are located nearby. The Sperling School Park and The Burnaby Lake Sports complex facilities are all located within easy walking distance of the site.

#### 4.0 RECOMMENDATION

- 4.1 THAT Council favourably consider the subject rezoning request and authorize the Planning Department to work with the applicant towards the preparation of a suitable plan of development to be the subject of a further Council report.

*A* PDS/rlp  
Attachments

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D.M.D. Enterprises Corp.  
709 West 14th Street,  
North Vancouver, B.C.  
V7M 3E8

DELIVERED BY HAND

September 3rd, 1980

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

Attention: Phil Sanderson,  
Planning Dept.

Dear Sir:

Re: 6815 Lougheed Hwy.  
Reference R.Z. # 32/80

In support of the rezoning application submitted July 25th, 1980,  
I would like to bring the following to your attention:

- (1) The above mentioned property is surrounded by Multi-Residential developments of 2 and 3 storey walk-up buildings, which was supported by the Community Plan.
- (2) This request for the rezoning of my property is in order that I may use this land to erect 9 Townhouses (Strata) similar to the adjoining properties as per plans submitted by B.G. Marr & Associates, Architects, August 29th, 1980, and in keeping with the Community Plans.

Hoping this application meets with your approval,

Yours truly,

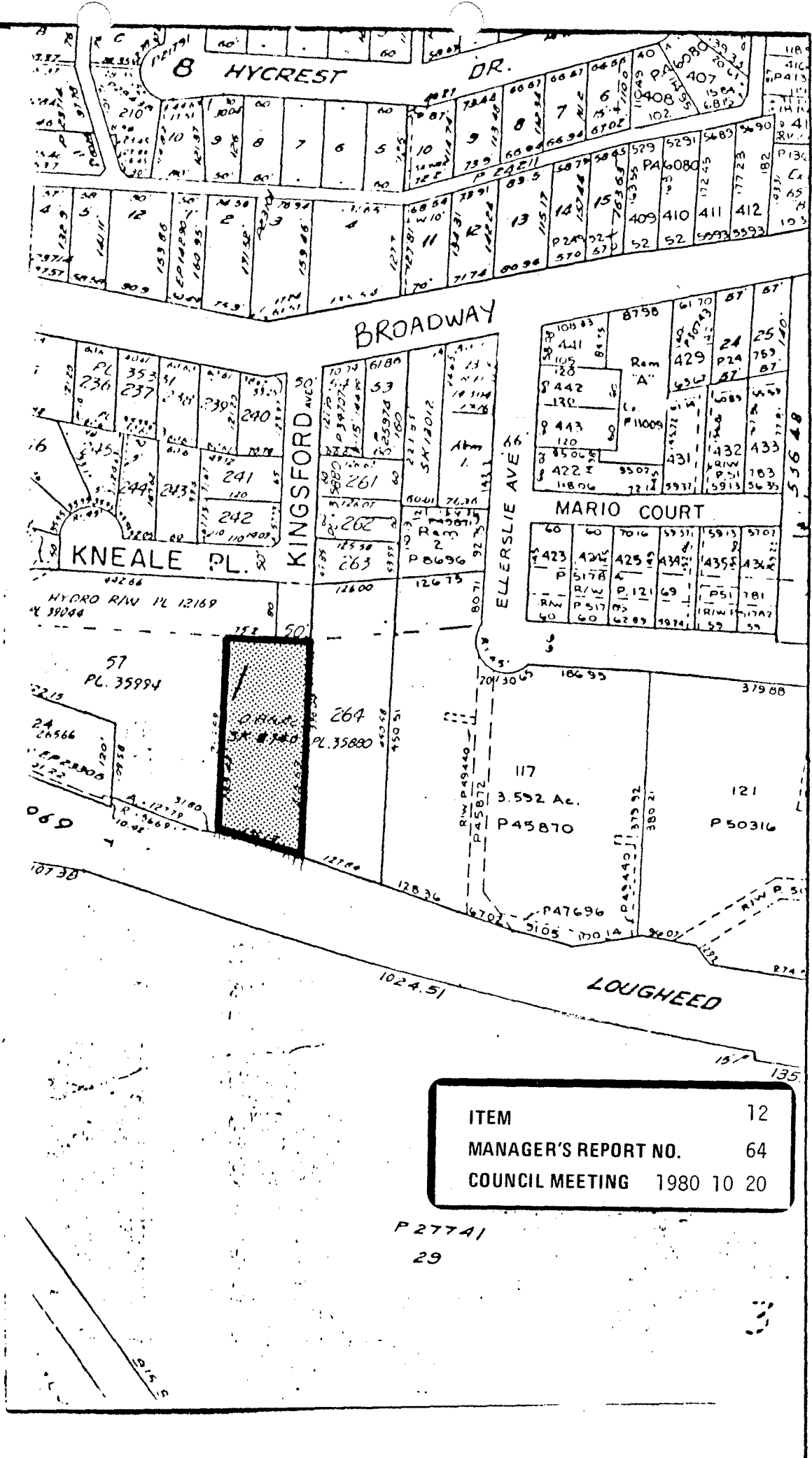
D.M.D. ENTERPRISES CORP.

Per:



M. DeCotiis

MD/kw  
Encl.



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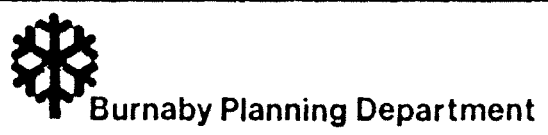
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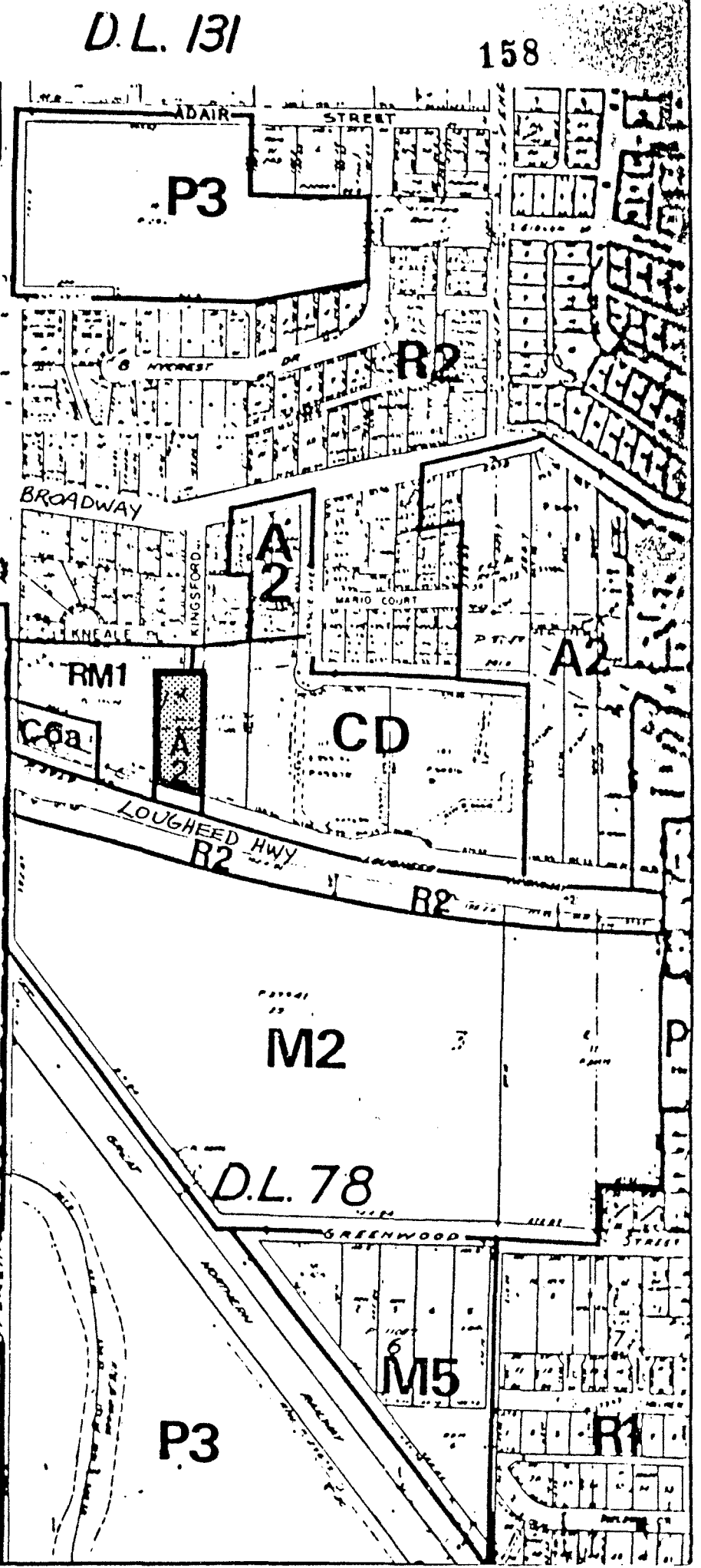
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RZ#32/80 SKETCH#1

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Burnaby Planning Department



R2 # 32/80 ZONING SKETCH #2