

ITEM	13
MANAGER'S REPORT NO.	64
COUNCIL MEETING	1980 10 20

RE: REZONING REFERENCE #45/80
8500 FOREST GROVE DRIVE

Following is a report from the Director of Planning on Rezoning Reference #45/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1980 OCTOBER 14
FROM: DIRECTOR OF PLANNING
RE: REZONING REFERENCE #45/80
(SEE ATTACHED SKETCHES 1, 2 AND 3)
Application for the rezoning of Lot 79, D.L. 148, Plan 51478
From: Comprehensive Development District (CD)
To: Amended Comprehensive Development District (Amended CD)
utilizing the RMI District and the adopted Burnaby 200
Community Plan as guidelines.
Address: 8500 Forest Grove Drive

RECOMMENDATION

- 1) THAT a rezoning bylaw 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.
 - 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. The design of services is to be completed and approved prior to Final Adoption of the rezoning.

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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 granting of any necessary easements.
- e) The provision of a public pedestrian walkway easement across the enclave and the construction of a walk to the approval of the Municipal Engineer.
- f) The retention of as many existing mature trees as possible on the site.
- g) The approval of the Ministry of Transportation, Communication and Highways to the rezoning application.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) Applicant's schedule for the construction staging of the subject proposal.
- j) The submission of appropriate guarantees or the completion of an operational agreement towards the provision of park improvements outlined in the Community Plan for the P3, P4, P6 and P7 areas.

REPORT

1.0 SHORT DESCRIPTION OF THE PROJECT

The intent of the proposed bylaw is to rezone the land described to Comprehensive Development (CD) the R11 District and the adopted Burnaby 200 Community Plan as guidelines in order to permit 185 clustered residential units thereon.

2.0 GENERAL INFORMATION

- 2.1 Applicant: D.M.D. Enterprises Corporation
709 West 14th Street,
North Vancouver, B.C., V7M 3E8
- 2.2 Subject: Application for the rezoning of
Lot 79, D.L. 148, Plan 51478

From: Comprehensive Development District (CD)
To: Amended Comprehensive Development District (Amended CD)
Utilizing the R11 District and the adopted Burnaby 200
Community Plan as guidelines.
- 2.3 Address: 8500 Forest Grove Drive
- 2.4 Location: The site is located on the southern slope of Burnaby
Mountain and consists of Enclave 10 of the Burnaby
200 Plan.
- 2.5 Size: The site has a net area of 48,500 m² (11.98 acres).
- 2.6 Services: The Municipal Engineer has been requested for an
estimate of the cost of services necessary to
serve this site.

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3.0 BACKGROUND INFORMATION

Council, at its meeting of 1975 July 21, adopted the Burnaby 200 Community Plan. The Community Plan divided the area into twelve residential enclaves, a small commercial area, parks, two school sites and surrounding natural conservation areas. On 1975 November 17, Council adopted an amendment to the Plan which included the addition of two more small residential enclaves, Areas 13 and 14. The present rezoning application is to initiate the development of Enclave 10 in accordance with the adopted Plan.

This enclave was previously rezoned under Rezoning Reference #45/75. The applicant has initiated this amendment zoning to develop units which he feels will better meet the needs of today's housing market. In our view the development proposal is of equal quality to the previous one and therefore we support this amendment.

4.0 GENERAL COMMENTS

- 4.1 An estimate of the cost of any required services will be obtained from the Municipal Engineer. The applicant will provide a "letter of credit" and inspection fee to cover this cost and a design to be approved by the Municipal Engineer prior to Final Adoption of this Bylaw.
- 4.2 Easements will be provided as required for services. These requirements will be determined by the Municipal Engineer in discussion with the applicant's engineering consultant.
- 4.3 A Neighbourhood Parkland Acquisition Levy is not applicable to this development since adequate parkland was dedicated in conjunction with Subdivision Reference #118/75, the subdivision which created the residential enclaves. The provisions of the Development Cost Charge Bylaw legislation prohibit charging twice for the provision of public open space; as this development has already made its contribution, it would not be permissible to levy an additional charge.

In conjunction with Rezoning Reference #45/75 and Subdivision Reference #118/74 which included Enclaves 10, 11 and 12, guarantees were provided to develop the P3, P4, P6 and P7 park/conservation areas. Various discussions and preliminary arrangements have been pursued between the original land owner (the Province) and the Parks and Recreation Department to assure the construction of the required park improvements in the near future timed to the construction of further residential units. However, should a specific operational agreement not be ratified shortly, the provision of appropriately phased park improvement construction will become in part a requirement of this subject rezoning.

- 4.4 Copies of the site plan have been forwarded to the Fire Department and fire hydrants have been located and emergency vehicle accesses approved.
- 4.5 The approval of the Ministry of Transportation, Communications and Highways is required. Information has been forwarded to the Ministry for approval.
- 4.6 As many existing, mature trees as possible will be retained.

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5.0 DEVELOPMENT PROPOSAL

5.1 The plan of development submitted is in general accordance with the criteria outlined in the Burnaby 200 Community Plan. The units are family oriented with appropriate outdoor play areas provided in addition to the natural conservation areas.

5.2 DEVELOPMENT STATISTICS

Net Site Area: 4.85 h (11.98 acres)
 Floor Area Ratio: 0.40 (based upon net site)
 Site Coverage: 22.6% (based upon net site)
 Unit Density: 38.14 units/hectare (15.44 units/acre)
 Height: 3 storey

Unit Mix:	Unit Type	No of Bedrooms	Floor Area	No of Units
	A1	3	123 m ² (1324 sq. ft.)	36
	A2	3	129 m ² (1388.6 sq. ft.)	10
	A3	3	120 m ² (1291.7 sq. ft.)	20
	B	3	106 m ² (1141.0 sq. ft.)	24
	C	2	86 m ² (925.7 sq. ft.)	13
	C1	2	98 m ² (1054.9 sq. ft.)	13
	D	1	85 m ² (915.0 sq. ft.)	24
	E	3	100 m ² (1076 sq. ft.)	45
Total:				185 Units

Parking: 310 spaces based upon 1.5 x 24 one bedroom units = 36 spaces and 1.7 x 161 two and three bedroom units = 274

Exterior Materials:
 Roofing - cedar shakes
 Siding - cedar siding and stucco with cedar trim (A maximum total of 25% stucco will be used and the stucco will be earth toned)

5.3 While the development statistics vary to some extent from the Community Plan, the intent of the Plan is met in that a quality residential development is proposed with appropriate natural landscape areas. For reference, the Community Plan statistics are provided below:

Floor Area Ratio: 0.39
 Site Coverage: 19%
 Unit Density: 41.2 units/hectare (18.2 units/acre)
 Unit Mix: 60 1-bedroom, 80 2-bedroom, 56 3-bedroom, 4 4-bedroom, total 200 units.

All statistics are based upon the net site.


 A. L. Parr,
 DIRECTOR OF PLANNING

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

DELIVERED BY HAND

September 18th, 1980

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

Attention: Craig Rowland

Dear Sir:

Re: Enclare 10 Harold Winch Park
on Forest Grove Drive

In support of my request for the rezoning application submitted September 18th, 1980, I include the following required information:

Plans indicating buildings, location, parking, driveway, etc. as per plans submitted by Zoltan S. Kiss and Partners Architects.

Please feel free to contact myself or the Architect Mr. B. Gordon Hlynsky at 684-1467 for any further information.

Hoping this application meets with your approval,

Yours truly,

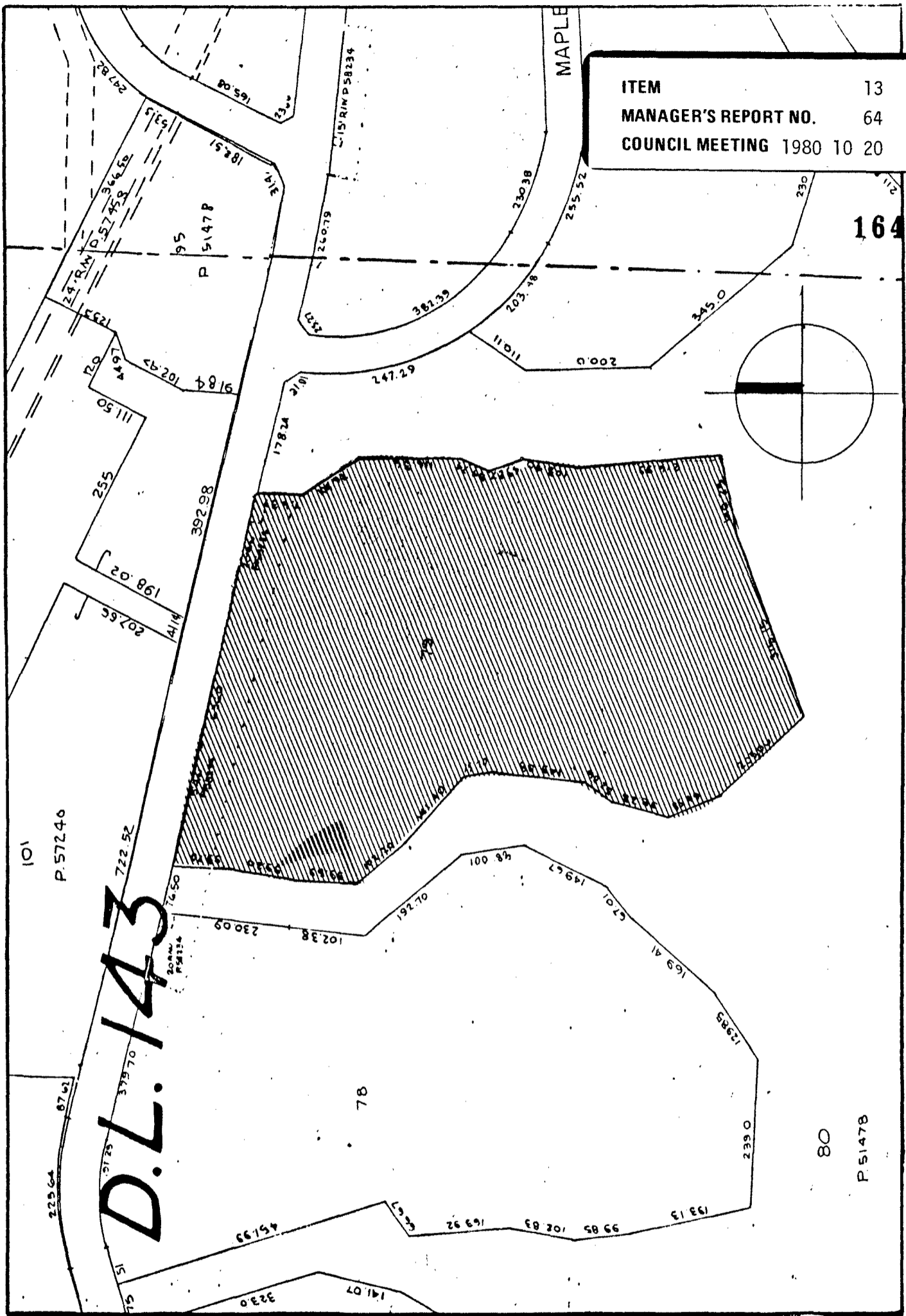
D.M.D. Enterprises Corp.

Per:


Michael DeCotiis

MC/kw
Encl.

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Date
 OCT. 1980

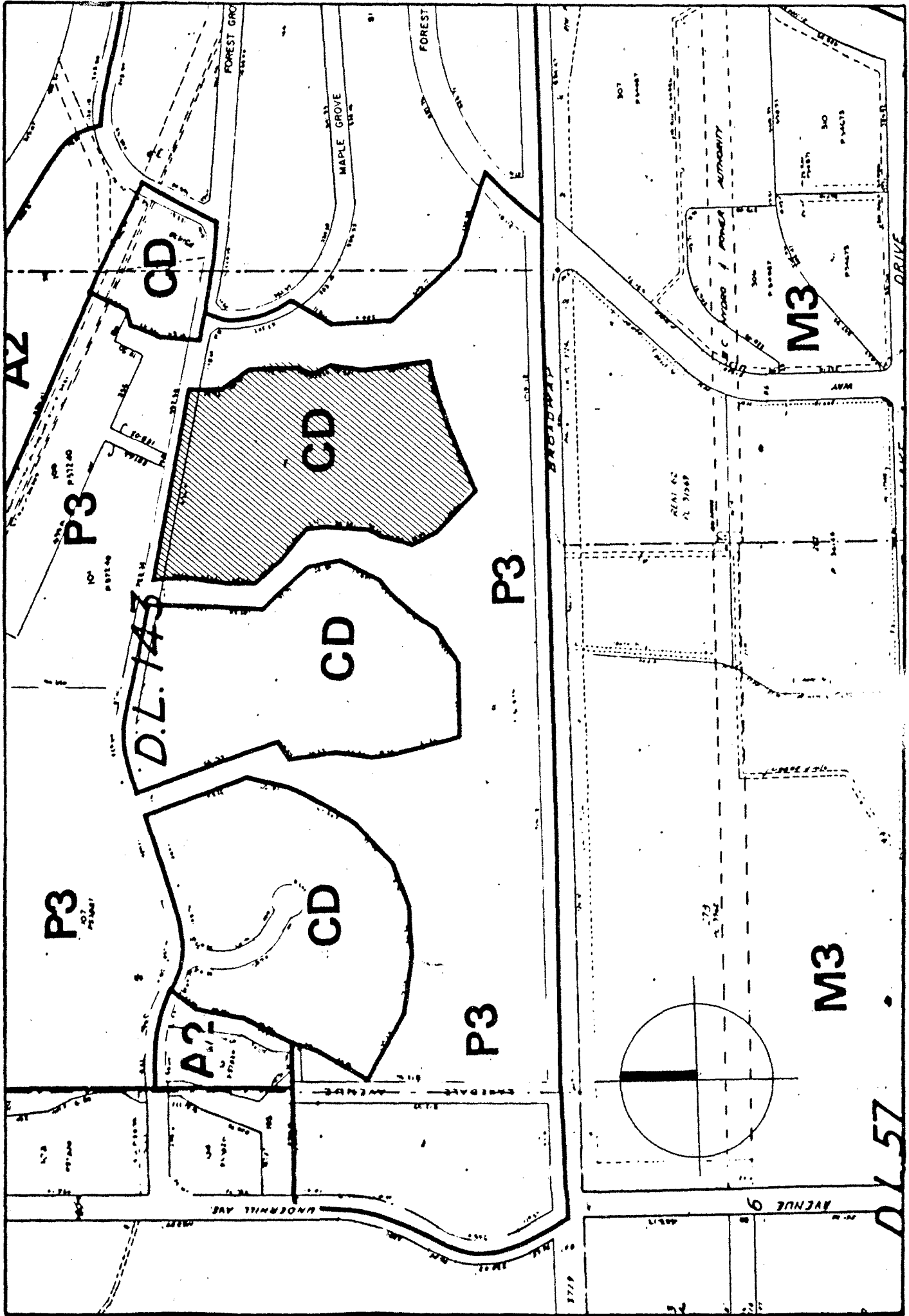
Scale
 1" = 200'

Drawn By



REZONING REFERENCE 45/80

SKETCH 1



Date
OCT. 1980

Scale
1" = 400'

Drawn By



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REGIONAL REFERENCE #45/80

SKETCH 2

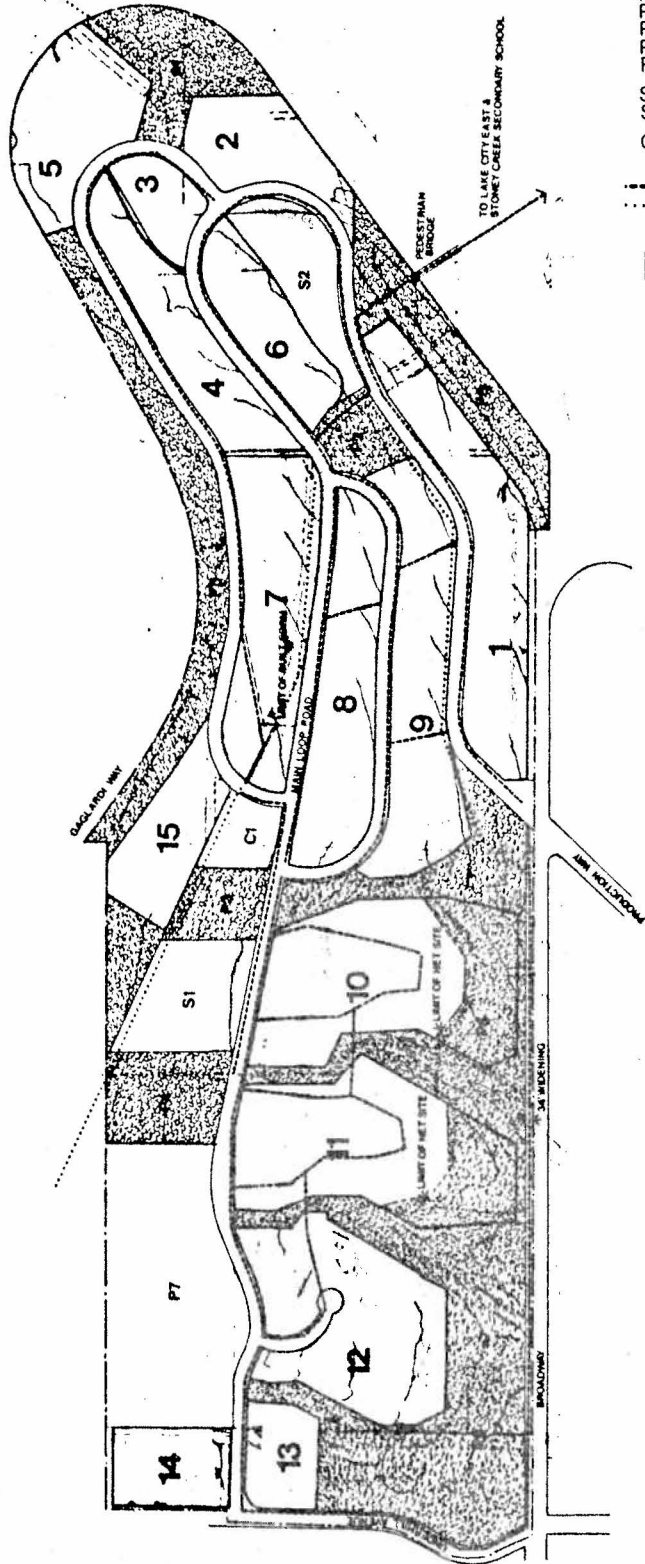
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- 1-15 Residential Areas
- P1 East Park
- P2 Central Park
- P3 } West Parks
- P4 }
- P5 Conservation Buffer Area
- P6 Ravine Conservation Area
- P7 GVWD Property
- P8 Road Reservation or Possible Buffer Zone
- S1 West School Site
- S2 East School Site
- C1 Community Commercial / Day Care Centre

- Sidewalks/Walkways
- Wilderness Trails

□ Main Undisturbed Natural Zones
in Residential Areas



REVISED
NOVEMBER 1979
SCALE: 1" = 100'

COMMUNITY PLAN ELEVEN

SKETCH 3