

ITEM	14
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1980 01 21

RE: REZONING REFERENCE #37/79  
 MIXED USE COMMERCIAL/RESIDENTIAL DEVELOPMENT  
 7072 KINGSWAY AND 7231/7243 SALISBURY AVENUE

Following is a report from the Director of Planning on Rezoning Reference #37/79.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT  
 FROM: DIRECTOR OF PLANNING 1980 JANUARY 16  
 SUBJECT: REZONING REFERENCE #37/79  
 LOT 1 N.95' EXC. N. 42', BLK. 24, D.L. 95, PL. 7778; LOT 1 N. 42', BLK. 24, D.L. 95, PL. 7778; LOT "A", S.D. 1, BLK. 24, D.L. 95, PL. 10207; LOT "B", R.S.D. 1, S.D. 24, BLKS. 1 & 3, D.L. 95N, PL. 10207; LOT 2, BLK. 24, D.L. 95, PL. 7778  
 MIXED USE COMMERCIAL/RESIDENTIAL DEVELOPMENT  
 7072 KINGSWAY AND 7231/7243 SALISBURY AVENUE  
 (SEE ATTACHED SKETCHES 1, 2, 3 and 4)

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Closing Bylaw contingent upon the granting by Council of First and Second Readings of the subject rezoning bylaw.
2. THAT Council approve the sale of redundant lane allowance in the development site according to the terms outlined in Section 4.4 of this report.
3. THAT Council request that a rezoning bylaw be prepared and the rezoning advanced to a Public Hearing on 1980 February 19, and 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 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.

REZONING REFERENCE #37/79  
 PLANNING DEPARTMENT  
 1980 JANUARY 16 - Page 2

Recommendation - cont'd.

3. (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.
- (e) The consolidation of the net project site into one legal parcel.
- (f) The granting of any necessary easements.
- (g) The dedication of any rights-of-way deemed requisite.
- (h) The retention of as many existing mature trees as possible on the site.
- (i) The deposit of a levy of \$1,080.00 per unit to go towards the acquisition of proposed neighbourhood parks.
- (j) The applicant's schedule for the construction staging of the subject proposal.
- (k) The completion of an acoustical study by an engineer having a recognized specialty in acoustics to ensure compliance with the adopted guidelines.

REPORT

1.0 APPLICANT: Loewen Development Corporation  
 219 Sixth Street  
 NEW WESTMINSTER, B.C. V3L 3A3

2.0 DESCRIPTION OF PROJECT:

The project consists of a high rise apartment building including two (2) podium levels of commercial space.

3.0 BACKGROUND:

- 3.1 Council on 1979 November 13 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.

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

3.0 Background - cont'd.

- 3.2 The subject site is designated in the proposed Kingsway/Edmonds Area Plan (see sketch #3) as suitable for a mixed-use, comprehensive development scheme utilizing the General Commercial (C3) and Multiple Family Residential (RM5) Districts as guidelines. The site has a similar designation in the currently adopted Community Plan Six (see sketch #4). The site is well-separated from single family areas by roads, proposed park strips and RM3-type multiple family developments. The consolidation illustrated in Community Plan Six includes the northern portion of the motel site to the west. As the motel is a viable operation and as the presently proposed site is suitable for the proposed development, the consolidation as illustrated on the proposed Kingsway/Edmonds Area Plan was supported. As this proposal is in compliance with the currently adopted Community Plan Six and the proposed Kingsway/Edmonds Area Plan, Council authorized the Planning Department to work with the applicant towards a suitable plan of development in accordance with the terms outlined in Section 4.0 of the 1979 November 13 report.

4.0 GENERAL COMMENTS:

- 4.1 The subject development is being rezoned

From: Service Commercial District (C4) and  
Residential District (R5)

To: Comprehensive Development District (CD)

Utilizing the RM5 and C3 Districts as general guidelines.

- 4.2 A Letter of Credit will be submitted to cover the costs of all necessary services. Services will include suitable paving along the Kingsway frontage to the future curb line and street trees on Kingsway and Salisbury Avenue. A complete cost estimate for these and any other services will be requested from the Municipal Engineer.
- 4.3 As noted in the earlier report on this rezoning, the lane allowance to the west of this site is redundant. It is recommended that Council authorize the introduction of a road closing bylaw for the length of lane adjacent this site having an area of  $196.92 \text{ m}^2$  (2,117.4 sq.ft.), contingent upon the granting of First and Second Readings of the rezoning bylaw.
- 4.4 Also, as noted in the earlier report, it would be appropriate to sell one-half of the redundant lane allowance,  $98.46 \text{ m}^2$  (1,058.7 sq.ft.), to the applicant for inclusion in this development site. A cost estimate for this lane allowance will be obtained from the Municipal Solicitor prior to the introduction of the road closing bylaw.
- 4.5 A levy in the amount of \$1,080/unit x 84 units = \$90,720.00 to go towards the acquisition of neighbourhood parks will be required.
- 4.6 The housing portion of the project will be rental.
- 4.7 Fire Department comments have been received and incorporated into the development plan.

4.0 General Comments - cont'd.

- 4.8 Density of development is based upon a combination of the RM5 maximum density (F.A.R. = 2.2) and the C3 maximum density (F.A.R. = 6.0).
- 4.9 Due to the site's proximity to Kingsway, an acoustical study will be required for this site and adopted sound guidelines must be adhered to.
- 4.10 Access to underground parking will be off Salisbury Avenue. Commercial parking will be separated from residential parking.

141

5.0 DEVELOPMENT PROPOSAL:

5.1 Development Statistics -

Site Area = 4 109.1 m<sup>2</sup> (40,993 sq.ft.)

Site Coverage = 44.8% (total)

15% (tower)

Usable roof landscape area -

residential = 786.46 m<sup>2</sup> (8,456.6 sq.ft.)  
commercial = 509.10 m<sup>2</sup> (5,474.2 sq.ft.)

Floor Area Ratio = 2.44 (1.94 residential/0.5 commercial).

Height = 16 storeys

Unit Mix = 58 - 2 B.R. @ 72.3-78.2 m<sup>2</sup> (777-841 sq.ft.)

26 - 1 B.R. @ 62 m<sup>2</sup> (669 sq.ft.)

Total = 84 UNITS

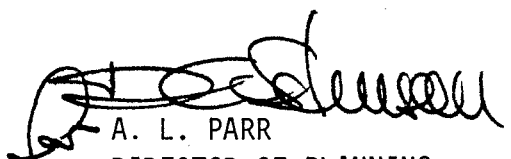
Parking = Residential - 1.25 spaces/unit x 84 units = 105 spaces

Commercial - 48 spaces - 42 required based upon  
1 space/46 m<sup>2</sup> (495.16 sq.ft.)

Commercial Floor Area = 1 903 m<sup>2</sup> (20,463 sq.ft.)

Exterior Materials = pre-cast concrete - offwhite, pale brown colour  
aluminium commercial level awnings - brown colour  
metal roof - brown colour  
metal railings, door and window frames -  
brown colour  
pavers - medium brown colour

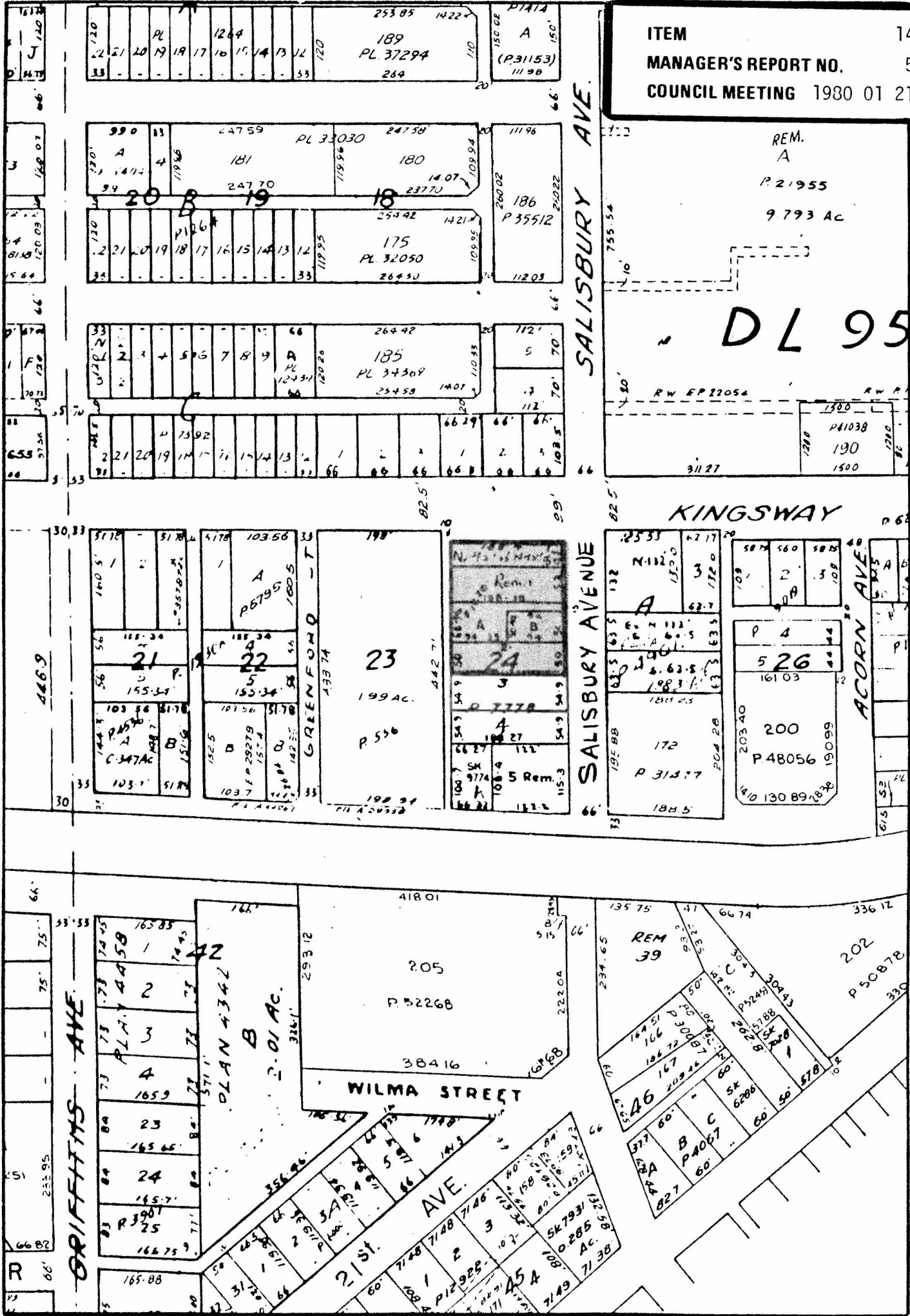
Residential Communal Facilities - sauna, hot tub, party room, laundry,  
games room, hobby room, storage,  
sun decks.

  
A. L. PARR  
DIRECTOR OF PLANNING

CBR:1f

Attachments

ITEM 14  
 MANAGER'S REPORT NO. 5  
 COUNCIL MEETING 1980 01 21



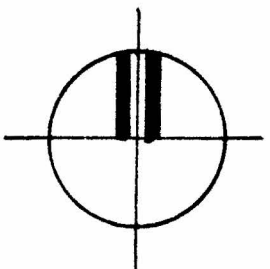
Date  
 NOV. 79



Scale  
 1" = 200'

REZONING REFERENCE 37/79

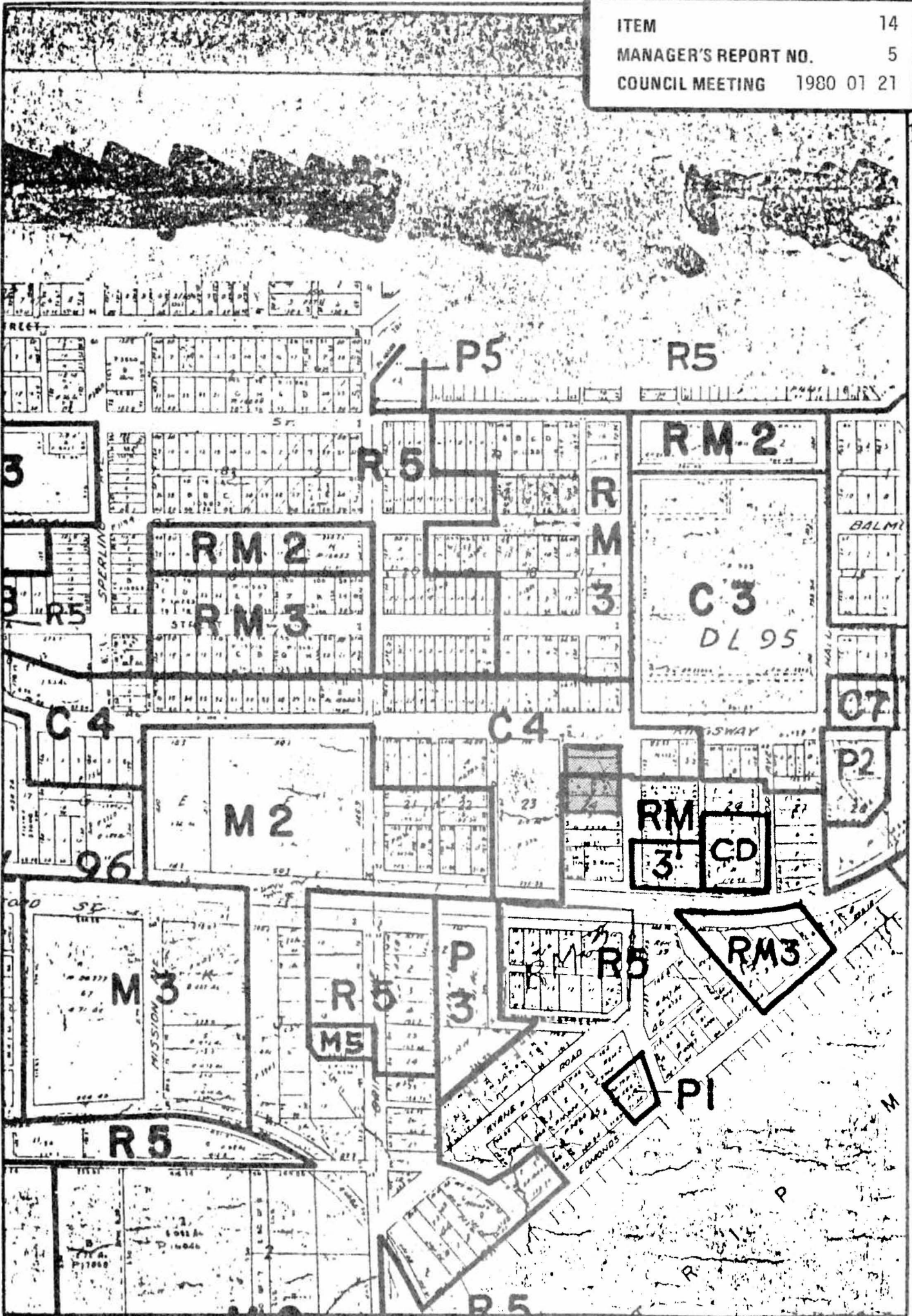
Drawn By



SKETCH 1.

ITEM 14  
 MANAGER'S REPORT NO. 5  
 COUNCIL MEETING 1980 01 21

143



Date  
 Nov. '79



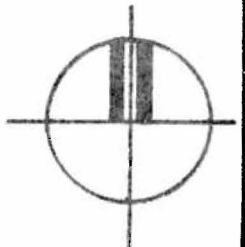
Burnaby Planning Department

Scale  
 1" = 400'

REZONING REFERENCE 37/79

Drawn By

SKETCH 2





### KINGSWAY / EDMONDS AREA PLAN

(APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

**LEGEND:**

COMMERCIAL C2 2 C3 3 C4 4 C7 7

RESIDENTIAL RM1 1 RM2 2 RM3 3 RM4 4 RM5 5

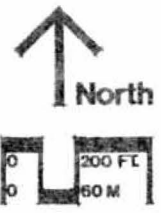
INSTITUTIONAL [Pattern]

PARK [Pattern]

\* SITE DEVELOPED IN ACCORDANCE WITH THE PLAN

⊕ TRAFFIC SIGNAL

⋯ WALKWAY



*SKETCH 3*

ITEM	14
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1980 01 21

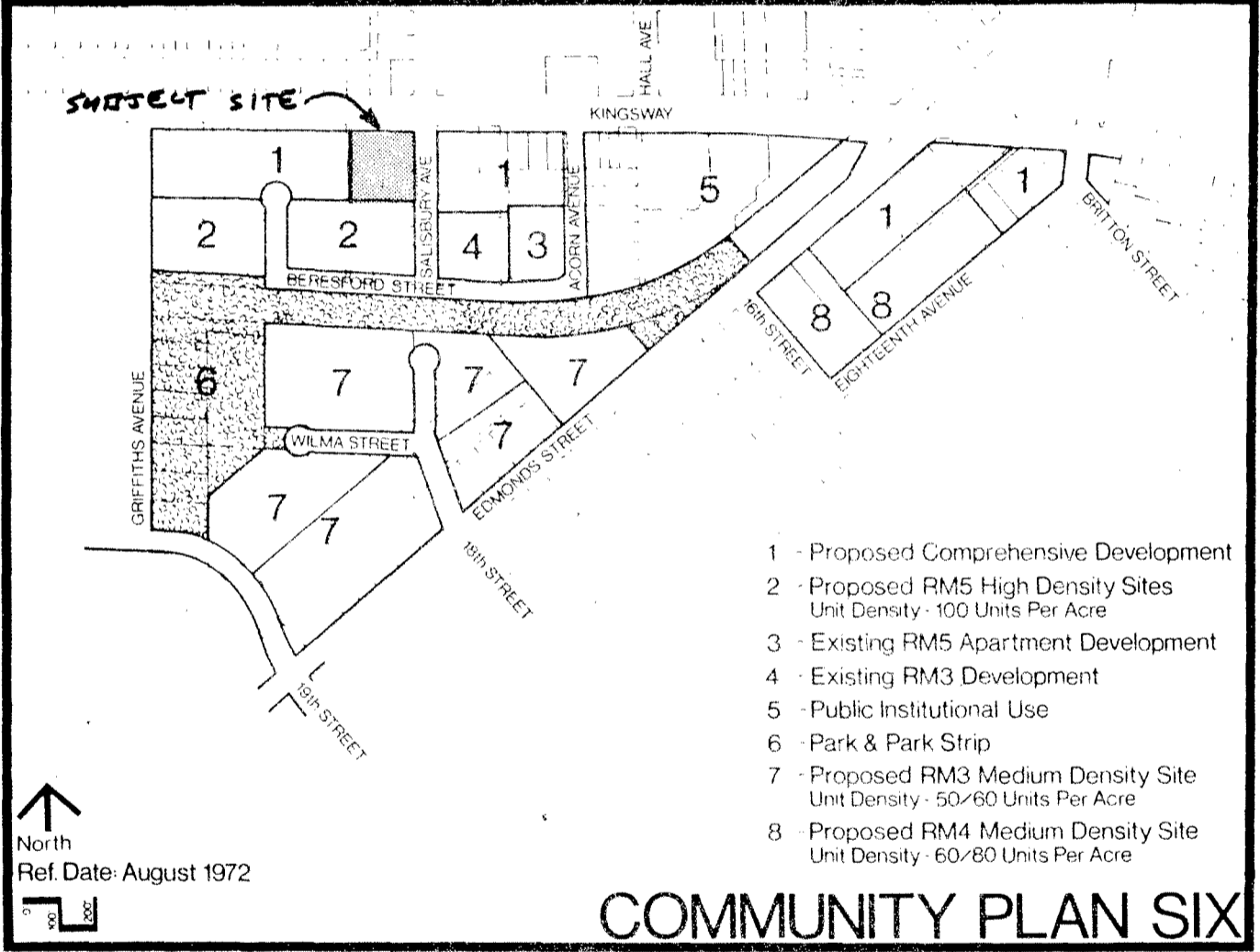
ST THOMAS MORE HIGH SCHOOL

ITEM	11
MANAGER'S REPORT NO.	3
COUNCIL MEETING	1980 01 14

FINABY JUTH HIGH SCHOOL

144

ITEM	14
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1980 01 21



SKETCH 4  
RZ #37/79