

ITEM 13
MANAGER'S REPORT NO. 34
COUNCIL MEETING 1980 05 05

RE: REZONING REFERENCE #18/80
THREE-STOREY APARTMENTS
LAKE CITY EAST - SITE 8
9880 CENTAURUS CIRCLE

Following is a report from the Director of Planning regarding Rezoning Reference #18/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #18/80
THREE-STOREY APARTMENTS
LAKE CITY EAST - SITE 8
9005 CENTAURUS CIRCLE

PLANNING DEPARTMENT
1980 APRIL 28

RECOMMENDATION :

- 1) THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared, and that the rezoning be advanced to a Public Hearing on 1980 June 03 and 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 cost of all services necessary to serve the site, including street lights and park development outlined in this report. 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 granting of any necessary easements.

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- e) The retention of as many existing mature trees as possible on the site.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: G.W. Designs
6973 180th Street
Surrey, B.C. V3S 5M1
- 1.2 Subject: Application for the rezoning of:

Rem. Lot 294, Ex. P1. 48533, D.L.'s
6 and 56, Plan 41353

From: Single Family Residential District (R2)
To: Comprehensive Development District (CD)
- 1.3 Address: 9005 Centaurus Circle
- 1.4 Location: The subject site is the southern portion of the land surrounded by Centaurus Circle near the intersection of Centaurus Drive (see attached Sketches 1, 2 and 3).
- 1.5 Size: The site is irregularly shaped with an area of 0.72 ha (1.79 acres).
- 1.6 Services: The Municipal Engineer will be requested to provide a servicing estimate.
- 1.7 The applicant requests rezoning in order to construct a three-storey rental apartment containing 54 units in accordance with the amended Community Plan.

2.0 SITE OBSERVATIONS:

The site is presently undeveloped and largely cleared. To the north is park, to the east, south and west are low density cluster housing developments.

3.0 BACKGROUND:

Council on 1980 March 10 in dealing with Rezoning Reference #27/79, a former rezoning application for this site, adopted the following motion:

"THAT the Director of Planning submit a report on alternative development comprising three stories or less on Site 8 with a commercial component to be included."

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The applicant has submitted a rezoning application for a three-storey apartment development at a density of 75 units/hectare (30 units/acre), although the potential for future commercial space (approx. 2600 sq. ft.) has been indicated.

4.0 GENERAL COMMENTS:

4.1 The subject development is being rezoned from Single Family Residential District (R2) to Comprehensive Development District (CD) utilizing a density guideline of thirty units per acre and a Floor Area Ratio of 0.7.

4.2 The Municipal Engineer will be requested to provide a cost estimate of the required services.

Street lighting and street trees will be required in conjunction with this rezoning. The small portion of incomplete street lighting bordering the park is the last to be completed in the area.

4.3 Since the 4.55 acre neighbourhood park has been dedicated as part of earlier Community Plan amendments related to this site, the neighbourhood park acquisition levy will not apply to this development. However, the applicant will be expected to develop the park in an appropriate manner, with walkways, grassed areas, etc., to the approval of the Parks and Recreation Department. The Parks Department is currently preparing a plan and updating a cost estimate for this work.

4.4 The approval of the Ministry of Transportation and Highways is required for the subject rezoning proposal.

4.5 With respect to community facilities, the development is adjacent to the 4.55 acre park, is within 1/4 mile of the Stoney Creek schools and community park areas, and is just over 1/2 mile from the Lougheed Mall area. It is anticipated that this development will generate between 5 and 10 pupils. The School Board staff has indicated that this addition of students would not be beyond the capacity of Stoney Creek and Cameron Schools.

4.6 Comments with respect to fire truck access and hydrant locations will be requested from the Fire Department.

4.7 In order to avoid delay to the applicant who must receive a Building Permit by June 30 for financial reasons if the development is to proceed, we are recommending the advancement of this proposal to a Public Hearing on 1980 June 03. The Public Hearing for Site 6, Lake City East is proposed for the same evening.

5.0 DEVELOPMENT PROPOSAL

5.1 The development consists of a three-storey apartment building containing 54 suites. The development is proposed to be rental. Suite sizes meet the Condominium Guidelines. If the moratorium on Strata Titles conversions is removed and the applicant wishes, the parking structure can be expanded underground to meet the Guideline and the project could be strata titled.

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5.2 Prior to the public hearing some details are to be resolved on the development plans including:

- a) landscaping
- b) adjustment to southern setback
- c) grading
- d) increased building articulation

These aspects are of relatively detailed nature and we are confident they can be resolved prior to the Hearing.

5.3 Development Statistics

Net Site Area: 0.72 ha (1.79 acres)
Provided Site Coverage: 21%
Provided Floor Area Ratio: 0.7

Unit Mix: One Bedroom: 12 @ 65.1 + m² (700 + sq. ft.)
Two Bedroom: 42 @ 83.7 + m² (900 + sq. ft.)

TOTAL NUMBER: 54 suites

Parking: 62 spaces (minimum required: 54)

Exterior Materials: cedar siding and cedar roofing

Ad
CBR/rlp
Attachments


A. L. Parr
DIRECTOR OF PLANNING

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G. W. Designs Ltd.
6973 - 180th Street
SURREY, B.C.
V3S 5M1

April 29th, 1980

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

Dear Sirs:

Re: Rem. Lot 294, Ex. P1. 48533, D.L's. 6 & 56,
Plan 41353
9005 Centuris Circle

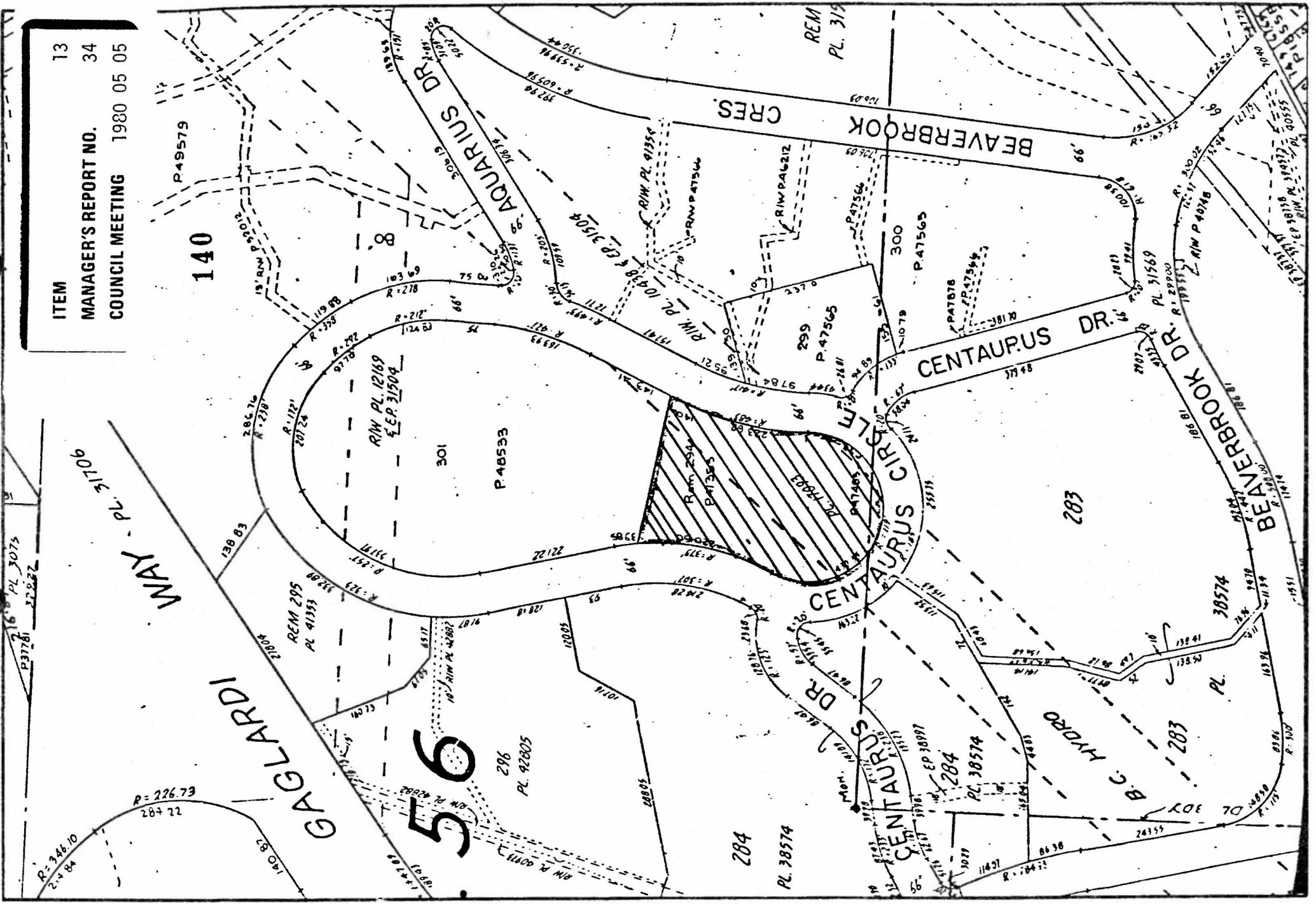
With reference to the above, we hereby request rezoning to Comprehensive Development in order to construct a 54 quality unit, 3 storey frame Apartment in accordance with the recently amended Community Plan.

Yours truly,

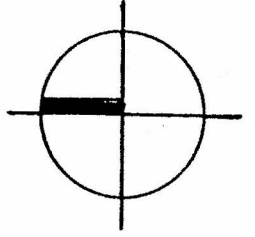
Andy Krebs.

A. Krebs

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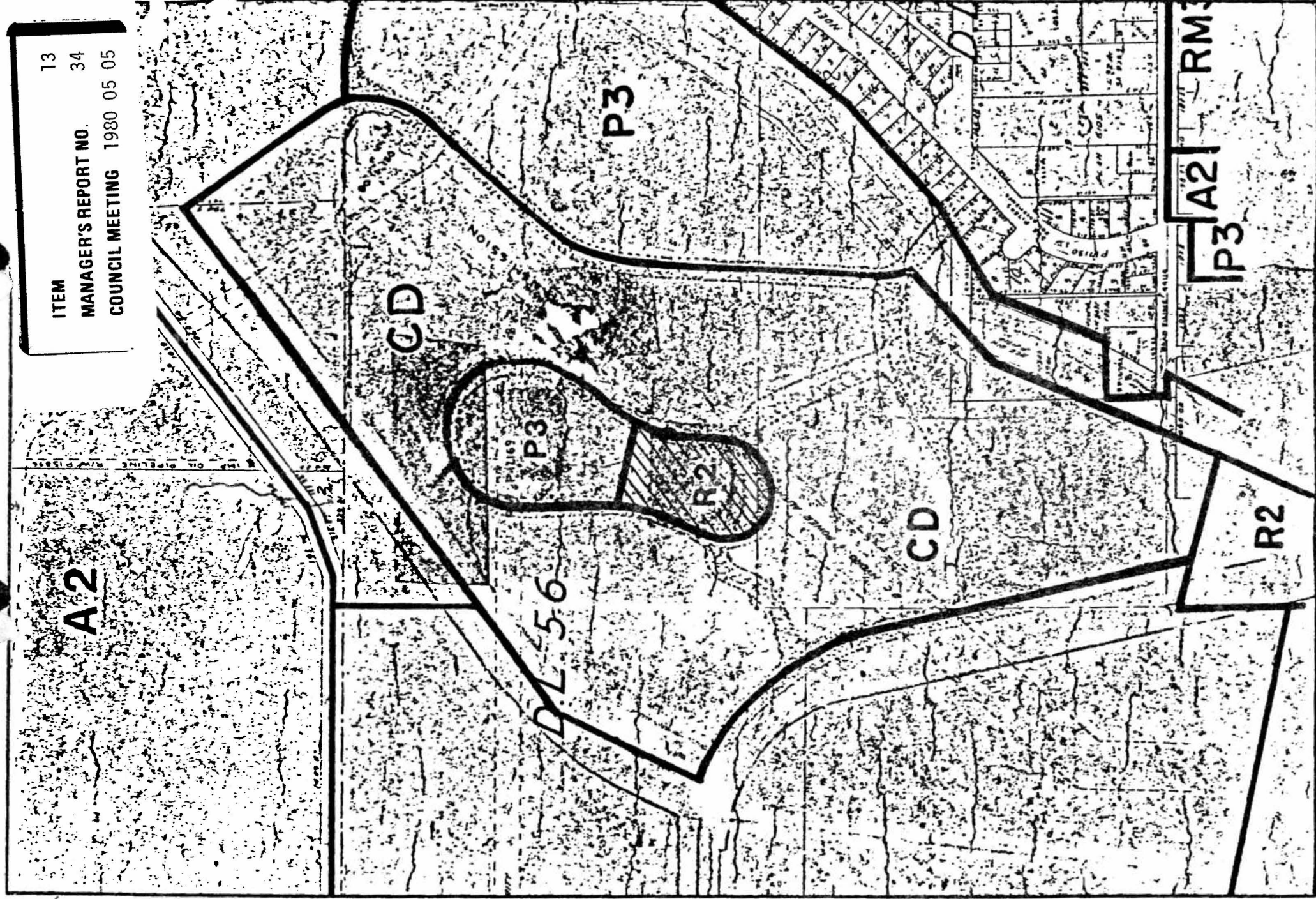
Burnaby Planning Department



Date	APRIL 1980	
Scale	1" = 200'	
Drawn By		

REZONING REFERENCE # 18 / 80
 SKETCH # 1

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Date

APRIL 1980

Scale

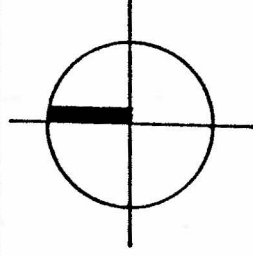
1" = 400'

Drawn By



Burnaby Planning Department

PERSONAL REFERENCE # 18/80
SKETCH #2.



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Burnaby 200
 Harold Winch Park

Broadway

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Lake City
 Industrial Park

B. C. Hydro
 Sub-Station

Stoney
 Creek
 School

Still Creek Street

Gaglaral Way

2

Fraser
 Hills
 Park

4

Norcrest Court
 Lynton Court

1

8

5

Stoney
 Creek
 Park

Lyndhurst Street

Cantaurus Drive

6

Martin St.
 Pritchard Ave.

Lyndhurst
 Park

7

9

5 AND 6

Caswell Street

Beaverbrook Drive

Sullivan Street

David Drive

Eastlake Drive

Cameron Street

Bell
 Park

Bell Ave

Salish Court

Lougheed Highway

ALL DEVELOPMENTS CONSTRUCTED
 EXCEPT AS NOTED

- 1 - Townhousing - RZ * 12/71
 L.C.E. Area 1 & 4
 86 Units
- 2 - Townhousing - RZ * 57/71
 L.C.E. Area 1
 74 Units
- 3 - Garden Apartment - RZ * 57/71 B
 L.C.E. Area 1
 24 Units
- 4 - Garden Apartment - RZ * 55/74 & RZ * 50/75
 L.C.E. Area 2
 282 Units
- 5 - Townhousing - RZ * 57/71 A
 L.C.E. Area 3
 102 Units
- 6 - Proposed RM1 Residential
 Under Rezoning 17/80
- 7 - Townhousing - RZ * 27/71
 L.C.E. Area 4
 165 Units
- 8 - Proposed 3 Storey Residential
 Under Rezoning 18/80
- 9 - Townhousing - RZ * 37/70
 L.C.E. Area 6
 189 Units

UPDATED FOR CONVENIENCE
 1980 APRIL



North

Ref. Date: December 1974



LAKE CITY EAST (L.C.E.)
(SIMON FRASER HILLS)

SKETCH #4.3