

ITEM 14
MANAGER'S REPORT NO. 37
COUNCIL MEETING 1981 08 10

RE: REZONING REFERENCE #111/80
SOUTH EAST CORNER OF PATTERSON AVENUE AND KINGSWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 AUGUST 05
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #111/80 Southeast Corner of Patterson
(SEE ATTACHED SKETCHES 1, 2 and 3) & Kingsway.

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
2. THAT Council approve the purchase of Municipal property for inclusion in the development site according to the terms outlined in Section 4.3 of this report.
3. THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 August 24 and to a Public Hearing on 1981 September 09 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 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 a 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 rights-of-way deemed requisite.
- h) The completion of the requisite Road Exchange Bylaw as outlined in Section 4.3 of this report.
- i) The retention of as many existing mature trees as possible on the site.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The deposit of a levy to go towards the acquisition of proposed neighbourhood parks as outlined in Section 4.5 of this report.
- l) Applicant's schedule for the construction staging of the subject proposal.
- m) The undergrounding of existing overhead wiring along Barker abutting the site.
- n) Adherence to the adopted sound criteria.

REPORT

1.0 GENERAL INFORMATION:

1.1 Applicant:

Loewen Development Corporation
585 Liverpool Street
New Westminster, B.C.

and

Pennyfarthing Development Corporation
1620 West 8th Avenue
Vancouver, B.C.

1.2 Subject:

Application for the rezoning of:

Lot 1 of Blk. 7 expt portion on Pl. 1895,
D.L. 151/3; Lot 106, D.L. 151, Group 1,
Plan 36700; Lot 2, 3 & 4, Blk. 7, D.L. 151
& 153, Pl. 1895; Lot 24 N½, Blk. 7, D.L.
151, Pl. 1895; Lot 25, Blk. 7, D.L. 151 &
153, Pl. 1895.

From: Multiple Family Residential District (RM5)
Drive-In Restaurant District (C7) and
Park & Public Use District (P3)
To: Comprehensive Development District (CD)
based upon RM5 guidelines.

1.3 Address:

4134, 4174 Kingsway; 5750, 5770, 5790
Patterson Avenue and 5791 and 5807 Barker
Avenue.

1.4 Location:

The site is located south of Kingsway
west of Patterson and east of Barker.

1.5 Size:

The site has an area of approximately
5,251 m² (56,528 sq. ft.) This area will
be confirmed by legal survey.

1.6 Services:

An estimate of the cost of required services
will be obtained from the Municipal Engineer.

1.7 Rezoning
Intention:

The intent of the proposed rezoning bylaw is
to accommodate the development of one high-
rise apartment building on this site.

2.0 SITE OBSERVATIONS:

The site is presently developed with older houses in fair condition and
a commercial building. To the east across Barker is a vacant lot and
an older house in fair condition. To the south are older houses which
form a portion of the RZ 112/80 site and three storey apartment buildings
which are in good condition. To the west is Central Park.

3.0 BACKGROUND:

Council received a First Report concerning this rezoning on 1981 January 19.
At that time Council amended the Community Plan to accommodate the develop-
ment of this site. Council also directed that the portion of Lot 1 which
is not required for future road works be sold to the applicant for inclu-
sion in the site. The lot will contribute to floor area calculations but
will be developed as site open space.

The applicant has now submitted a plan of development suitable for presenta-
tion to a Public Hearing.

4.0 GENERAL COMMENTS:

4.1 The subject development proposal is to rezone the site

From: RM5 Multiple Family Residential District Drive-In Restaurant
District (C7) and Park & Public Use District (P3)
To: CD Comprehensive Development District utilizing the
RM5 District as a guideline.

4.2 An estimate of required services will be obtained from the Municipal
Engineer. Overhead wiring along Barker is to be placed underground
subject to this work being feasible from an engineering point of view.

A new separated sidewalk is to be constructed along Kingsway and
the existing curb walk is to be removed. A lane is to be constructed
to Barker as illustrated on Sketch 1.

4.3 A dedication is required along Kingsway to accommodate future road
widening as illustrated on Sketch 1. A dedication is required
across one half of the southern portion of the site to accommodate
a lane. Because a lane through the site is to be closed, the
dedication and closure will be handled via a Road Exchange Bylaw.
The portion of Lot 1 which is not required for road is to be in-
cluded in the development site. The Municipality is to be compen-
sated for the net land gain to the development site at a value to
be determined by the Legal and Lands Department. This amount will
be conveyed to Council prior to Third Reading.

4.4 Access to this site is proposed to be from Patterson Avenue; therefore the cul-de-sac proposed for Barker will remain to the south as indicated in the adopted Plan, Sketch 3. 157

4.5 A development cost charge levy is applicable to this development in the amount of \$1,080.00/unit. If this amount is revised prior to a Building Permit being issued this proposal will be subject to the revised amount.

4.6 As the project is proposed to be strata titled, all adopted Condominium Guidelines will be adhered to.

4.7 Comments of the Fire Department will be obtained and complied with.

4.8 A sound study has been completed by the applicant's consultant. The adopted acoustical guidelines will be complied with.

5.0 DEVELOPMENT PROPOSAL:

5.1 The development consists of a single residential tower centered in the site.

5.2 Development Statistics:

Net Site Area: 5,251 m² (56,528 sq. ft.)

Floor Area: 11,552.2 m² (124,351 sq. ft.)
(note: this area may be revised to correspond to any adjustments in site area determined by survey.)

Floor Area Ratio: 2.2

Height: 19 storeys

Site Coverage: 12.4%

Parking: 109 suites x 1.5/suite = 164 spaces.
Consisting of 142 residential spaces and 22 visitor spaces. Eight visitors spaces are on the surface. Seven overheight spaces are provided.

Suite Mix: All 2 bedroom with areas of 86.4 m² (930 sq. ft.) to 149 m² 1,600 sq. ft. Total number 109 suites.

Unit

Density: 207.6 units/hectare (84 units/acre)

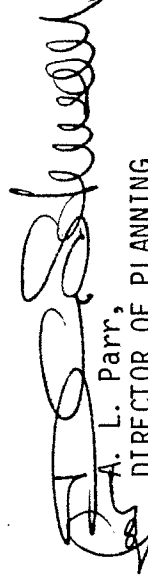
Communal Facilities: Exercise room, hot tub and sauna.

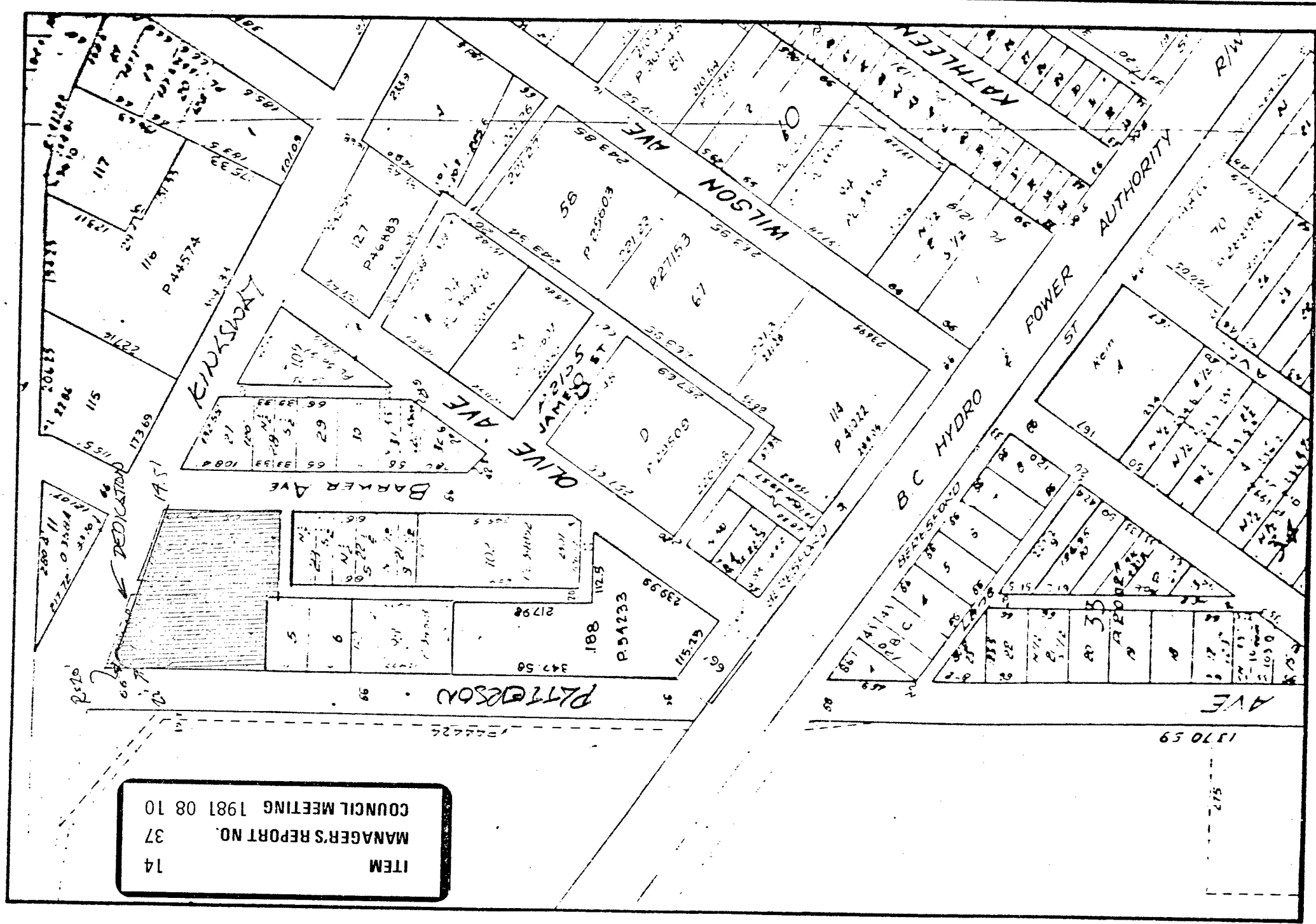
Materials: Painted concrete and sand float stucco, buff colour, brick veneer.

AP

CBR:gl
Attachments

c.c. Municipal Engineer
Municipal Clerk
Chief Public Health Inspector
Municipal Solicitor


A. L. Parr,
DIRECTOR OF PLANNING



ITEM 14
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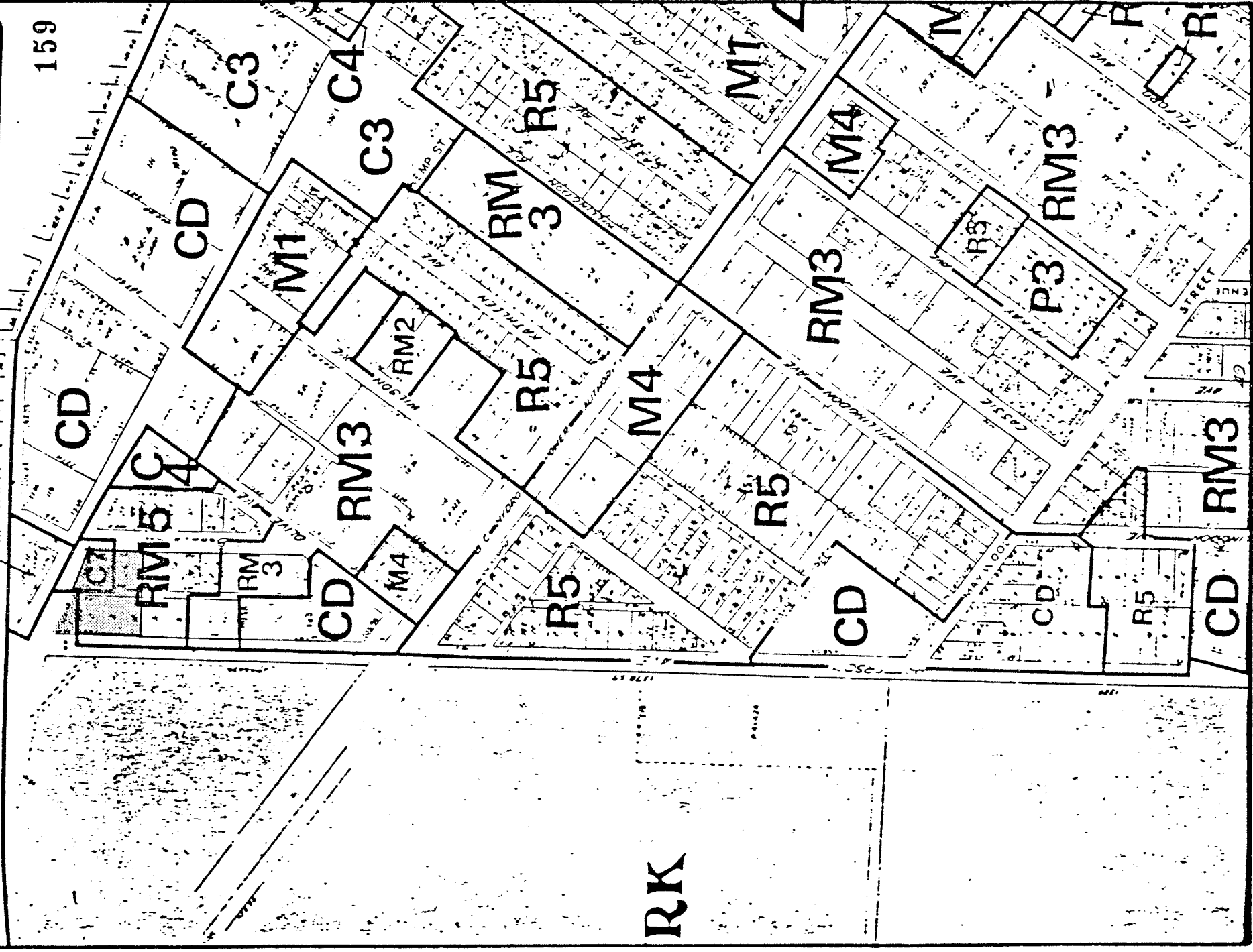


Burnaby Planning Department

Date	AUGUST 1981
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Drawn By	CHETCA

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Date

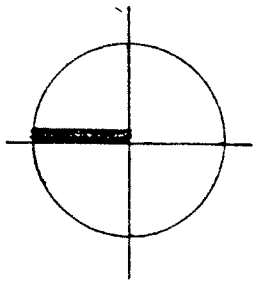
JAN 1981

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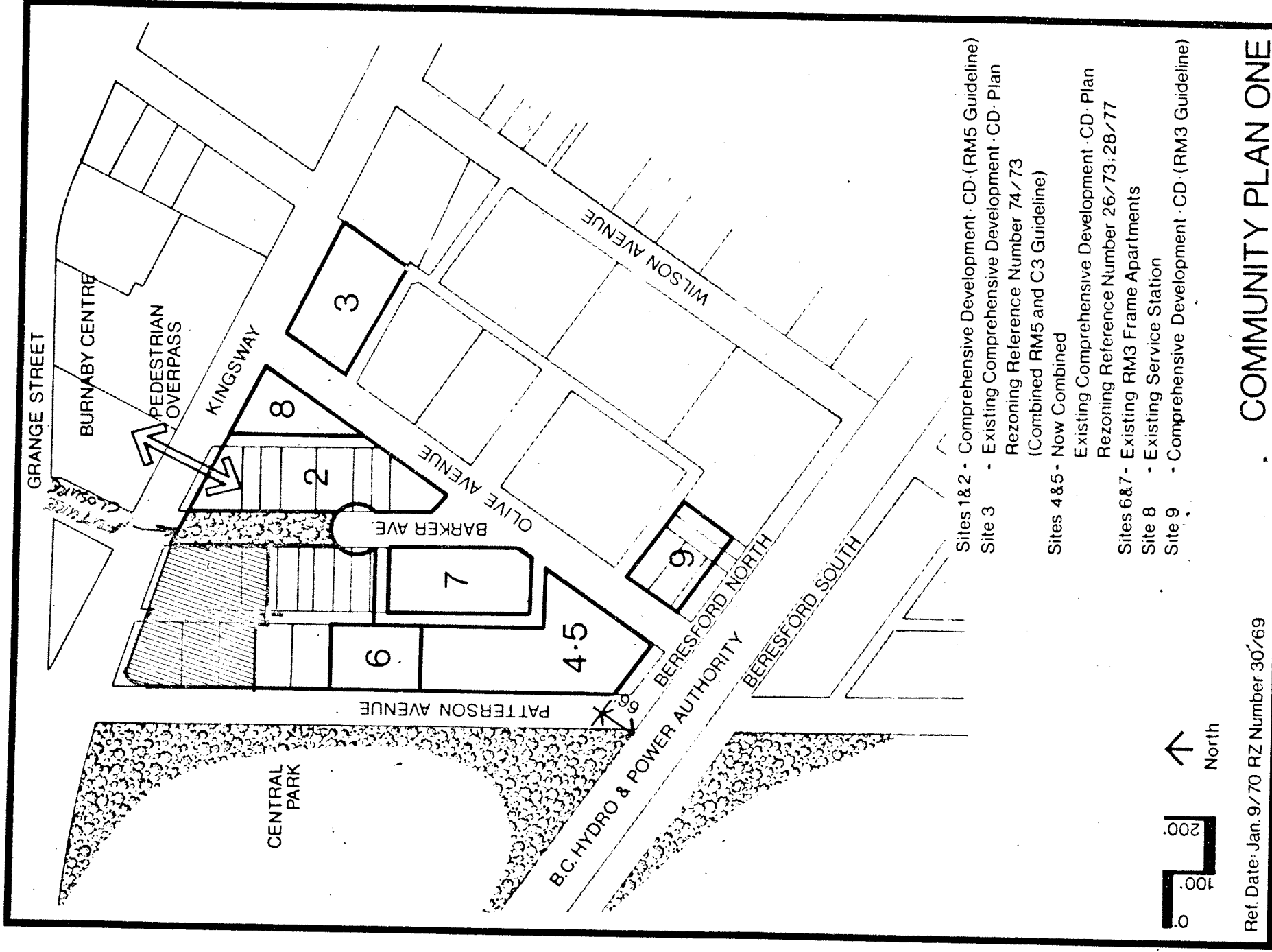
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REGIONAL REFERENCE 11/80



SHEET 2

ITEM	14
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SKETCH 3

