

ITEM 17  
MANAGER'S REPORT NO. 37  
COUNCIL MEETING 1981 08 10

RE: REZONING REFERENCE #110/80 AND #113/80  
NORTHWEST CORNER OF WILLINGDON AVENUE AT MAYBERRY STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 AUGUST 05

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #110/80 AND #113/80  
(SEE ATTACHED SKETCHES) (Northwest corner of Willingdon  
at Mayberry Street)  
FROM: R5 RESIDENTIAL DISTRICT  
TO: CD COMPREHENSIVE DEVELOPMENT (BASED UPON THE RM5, AND MAXIMUM  
100 UNITS/ACRE, HIGH DENSITY RESIDENTIAL GUIDELINES)

RECOMMENDATIONS:

1. 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 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 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 provision of a public pedestrian walkway easement from Kathleen Avenue right-of-way to the east property line of the site and the construction of a concrete walk and lighting to the approval of the Municipal Engineer.
- i) The retention of as many existing mature trees as possible on the site.
- j) The completion or deposit of funds for the installation of a landscaped area along the Kathleen walkway abutting the subject site.
- k) The submission of consent forms from the developer/owners to the future closure of Kathleen Avenue abutting the development site.
- l) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- m) The deposit of Neighbourhood Parkland Acquisition charges in conformance with Section 3.6 of this report.
- n) Applicant's schedule for the construction staging of the subject proposal.
- o) The undergrounding of existing overhead wiring abutting the site.

REPORT

Applicant: Mr. W. Crosby, and Pennyfarthing Development Corporation,  
Loewen Development Corp., Corporation,  
585 Liverpool Street, 1620 West 8th Avenue,  
New Westminster, B.C. Vancouver, B.C.

1.0 SHORT DESCRIPTION OF THE PROJECT

The intent of this bylaw is to permit the construction of three strata titled apartment towers of 17, 18 and 21 storeys in height with a total of 327 units.

2.0 BACKGROUND:

Initially the developer, Pennyfarthing Development Corporation and Loewen Development Corporation submitted applications for rezoning on site 6, Community Plan 2 which was Rezoning Reference #110/80 and site 5 to the north, as Rezoning Reference #113/80. The Planning Department first reported to Council on these two applications on 1981 January 12 at which time staff was authorized to work with the developer on the preparation of suitable plans of development. A plan of development suitable for presentation to a Public Hearing covering both sites has now been received. The developer wishes to proceed with the rezoning of the two sites simultaneously and as one large consolidated parcel; therefore it would be preferable to deal with this development as a single rezoning bylaw. (Please refer to attached sketches 1 and 2).

2.1 This site falls within the Metrotown Planning Area and is a part of the high density residential core area. The Community Plan Number Two designates the subject site as CD (Comprehensive Development). The type of development and density proposed is consistent with the existing plans and policies for this area.

3.0 GENERAL COMMENTS:

3.1 The subject development site is being rezoned:

From: R5 (single and two family residential)  
To: CD (Comprehensive Development) based upon the RM5  
(Multiple Family Residential District) and a maximum  
unit density of 100 units/acre as guidelines.

3.2 Servicing Requirements:

The developer will be required to complete all the necessary street works to a finished standard on that portion of the site which abuts Willingdon Avenue and along the abutting portion of Mayberry Street which has not been constructed in the course of Rezoning Reference #29/75 (which is presently under construction on the south side of Mayberry Street).

A servicing agreement will be required. The applicant will also be required to place all abutting overhead wiring underground and install or deposit funds for the future installation of landscaping along the proposed Kathleen Avenue walkway referred to below.

3.3 Required dedications (refer to attached sketch #3).

The developer will dedicate 6.1 m (20 ft.) of land along Willingdon Avenue, .27 m (.89 ft.) along the first 70 m (232 ft.) west of Willingdon on Mayberry and 8.78 m (28.83 ft.) for the westerly end of Mayberry. A 3.05 (10 ft) dedication along Kathleen for a widened park/trail strip is provided. These dedications will provide a 26 m (86 ft) right-of-way for Willingdon Avenue, a 20 m (66 ft) right-of-way for Mayberry Street and a 13.1 m (43 ft) width along the Kathleen right-of-way.

3.4 Required dedication on Kathleen Avenue.

The existing Kathleen Avenue right-of-way is 10.0 m (33 ft.). In the adopted Community Plan an additional widening of approximately 13 m (43 ft) was envisioned to enable a cul-de-sac to be brought to the northeast from Mayberry, with a park/trail on the west side, to serve as an access point to site 5. (Refer attached sketch #1).

It is proposed that the Kathleen right-of-way be widened by 3.0 m (10ft) along the south side to widen the proposed walkway to a total width of 13 m (43 ft) which is appropriate for a pedestrian boulevard and emergency access area. Consequently, the cul-de-sac which was required to serve site 5 is eliminated as the proposed development will be serviced by an on-site driveway. For comparison purposes, the 3.0 m wide dedication strip is less than half the dedication necessary if the 13 m cul-de-sac as envisioned in the original plan were to be required.

It has been determined that the cul-de-sac area would have provided for approximately 22 on street car parking spaces which will now be provided on the proposed development site (either on surface or underground) in addition to the 1.5 spaces per dwelling unit normally required.

All access to the site will be provided off Mayberry Street.

3.5 Required easements and covenants:

The applicant will provide a 4.5 m (15 ft) pedestrian access easement with a concrete walk with lighting between sites 5 and 6 which will connect the Kathleen walkway with the proposed future park site on Willingdon Avenue as illustrated in the approved Community Plan. Any other service or fire access easements which may be required will also be provided.

3.6 The Neighbourhood Parkland Acquisition charge which is in effect at the time of the release of building permits will apply. The Neighbourhood Parkland Acquisition Charge which is obtained from this development will be applied towards the acquisition of the proposed neighbourhood park directly abutting this development site on two sides.

The possibility of the developer dedicating land they own in the proposed park site on Willingdon Avenue in partial lien of the parkland acquisition levy has been discussed; if this direction is to be pursued, it will be the subject of a further report to Council prior to the Public Hearing.

Applicable Charges:

1. Current - \$1,080/unit.
2. As of 1981 September 09 - \$1,436/unit.

3.7 Strata Title/Condominium Guidelines:

The developer has indicated that the project will be constructed to the Municipal Condominium standards.

3.8 Noise Protection.

The Public Health Department has indicated that a noise study will be required to ensure that the future residents of the development are adequately protected from the noise which will be generated from the future construction of Willingdon Avenue as a major residential collector.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross site area: 18,102 m<sup>2</sup> (194,859 sq. ft.)  
1.81 ha (4.47 acres)

Net site: 16,480 m<sup>2</sup> (177,395 sq. ft.)  
1.65 ha (4.07 acres)

Dedications:  
(streets and park strip) 1,622 m<sup>2</sup> (17,464 sq. ft.)  
.16 ha (.40 acres)

4.2 Floor Area:

Ratio permitted 2.2 = 36,256 m<sup>2</sup> (390,269 sq. ft.)

Area provided = 36,256 m<sup>2</sup> (390,269 sq. ft.)

Building Height:

Tower "A"	18 floors	105 units
Tower "B"	21 floors	123 units
Tower "C"	17 floors	<u>93 units</u>

Total units 327

4.3 The unit sizes exceed the minimum standards for condominium apartments in Burnaby. There are 324 2-bedroom units and 3 1-bedroom and den units.

4.4 Parking Required:

1.5 spaces/unit 327 x 1.5 = 491 spaces  
to replace street parking on Kathleen 22 spaces

Total 513 spaces

Provided:

Surface (portion of visitors) 33 spaces  
Underground (1½ levels) 480 spaces

Total 513 spaces

Visitor parking allocation 32.7 x 0.2 = 65 spaces.

4.5 Communal facilities:

Recreation centre  
Indoor swimming pool  
2 raquetball courts  
sunken garden.

4.6 Service, loading and garbage areas will be designed to be properly screened from view.

4.7 Exterior finish materials will include painted concrete and concrete and aluminum balconies.

5.0 SUMMARY:

A plan of development has been received by the Planning Department which is consistent with the Community Plan for this area, and which is considered suitable for presentation to a Public Hearing.

*ALP*

BR/g1  
attachments

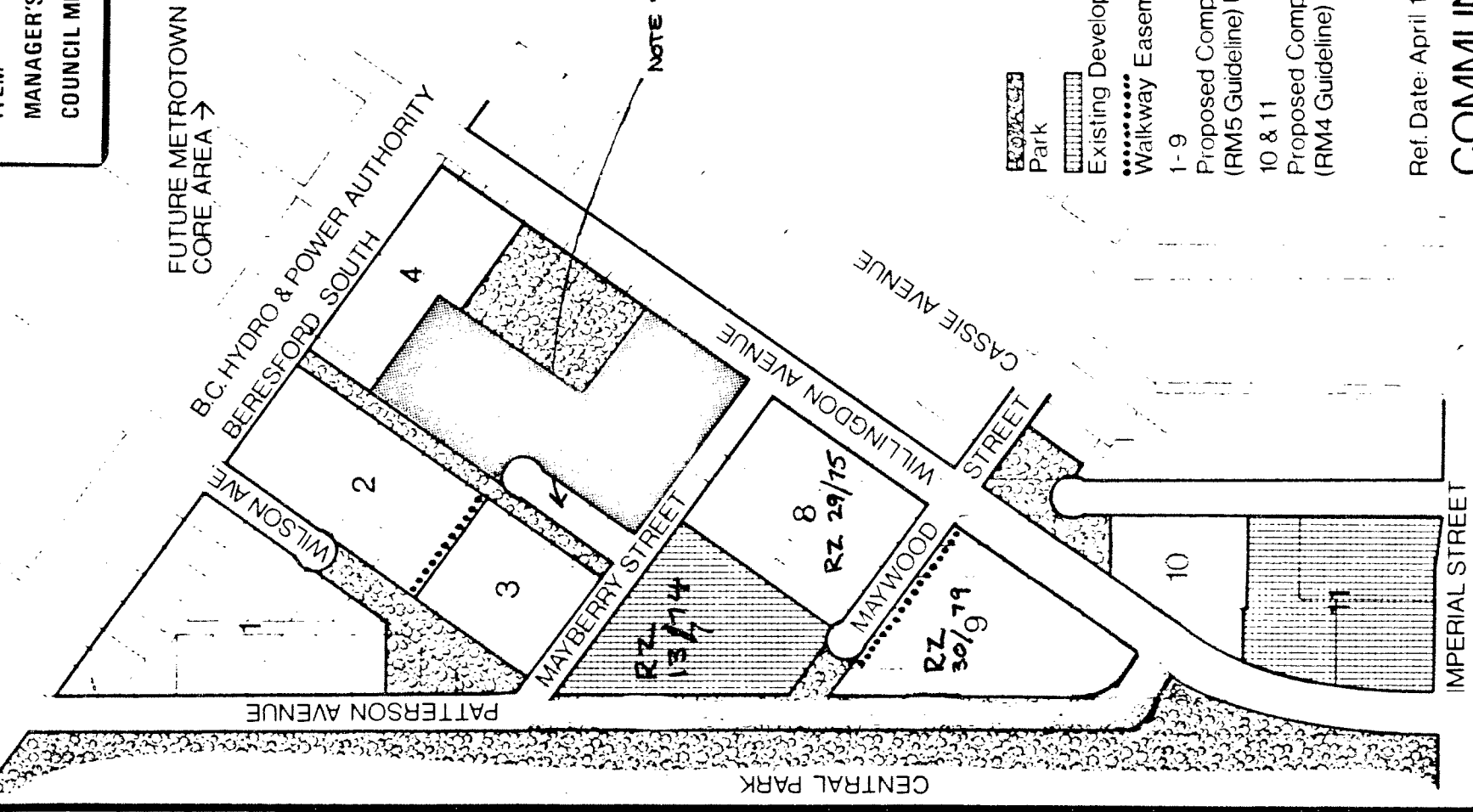
c.c. Municipal Clerk  
Municipal Engineer  
Municipal Solicitor  
Parks and Recreation Administrator

  
A. L. Parr,  
DIRECTOR OF PLANNING

ITEM 17  
 MANAGER'S REPORT NO. 37  
 COUNCIL MEETING 1981 08 10

FUTURE METROTOWN CORE AREA →

B.C. HYDRO & POWER AUTHORITY  
 BERESFORD SOUTH



NOTE: THIS CUL-DE-SAC  
 IS PROPOSED TO  
 BE DELETED

- Park
- Existing Development
- Walkway Easement
- 1-9 Proposed Comprehensive Development (RM5 Guideline) Unit Density 100 UPA Maximum
- 10 & 11 Proposed Comprehensive Development (RM4 Guideline) Unit Density 80 UPA Maximum

Ref. Date: April 1975 North

COMMUNITY PLAN TWO



Burnaby Planning Department

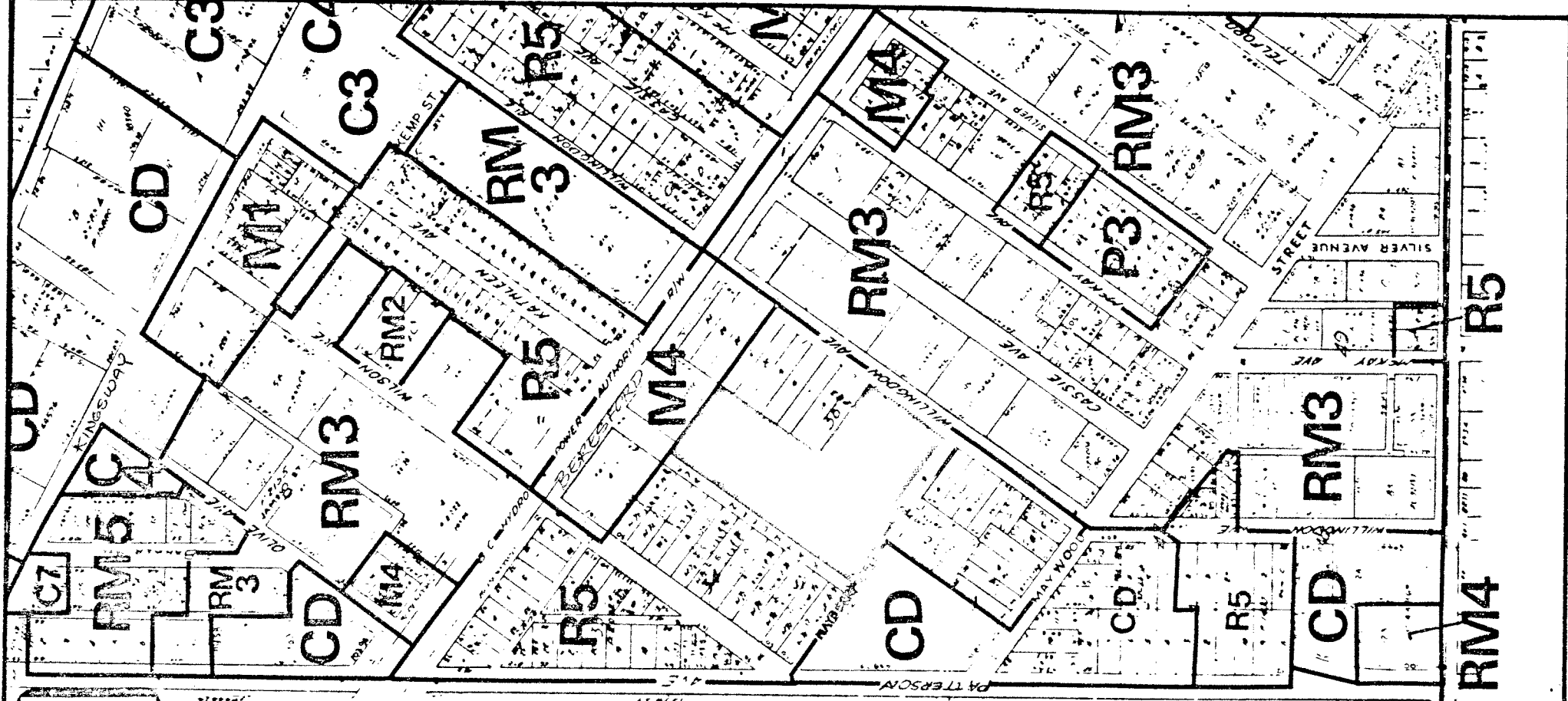
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SITE OF REZONING REF. # 110/80  
 113/80



ITEM 17  
 MANAGER'S REPORT NO. 37  
 COUNCIL MEETING 1981 08 10

# CENTRAL PARK



Date

1981 JANUARY

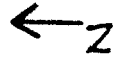
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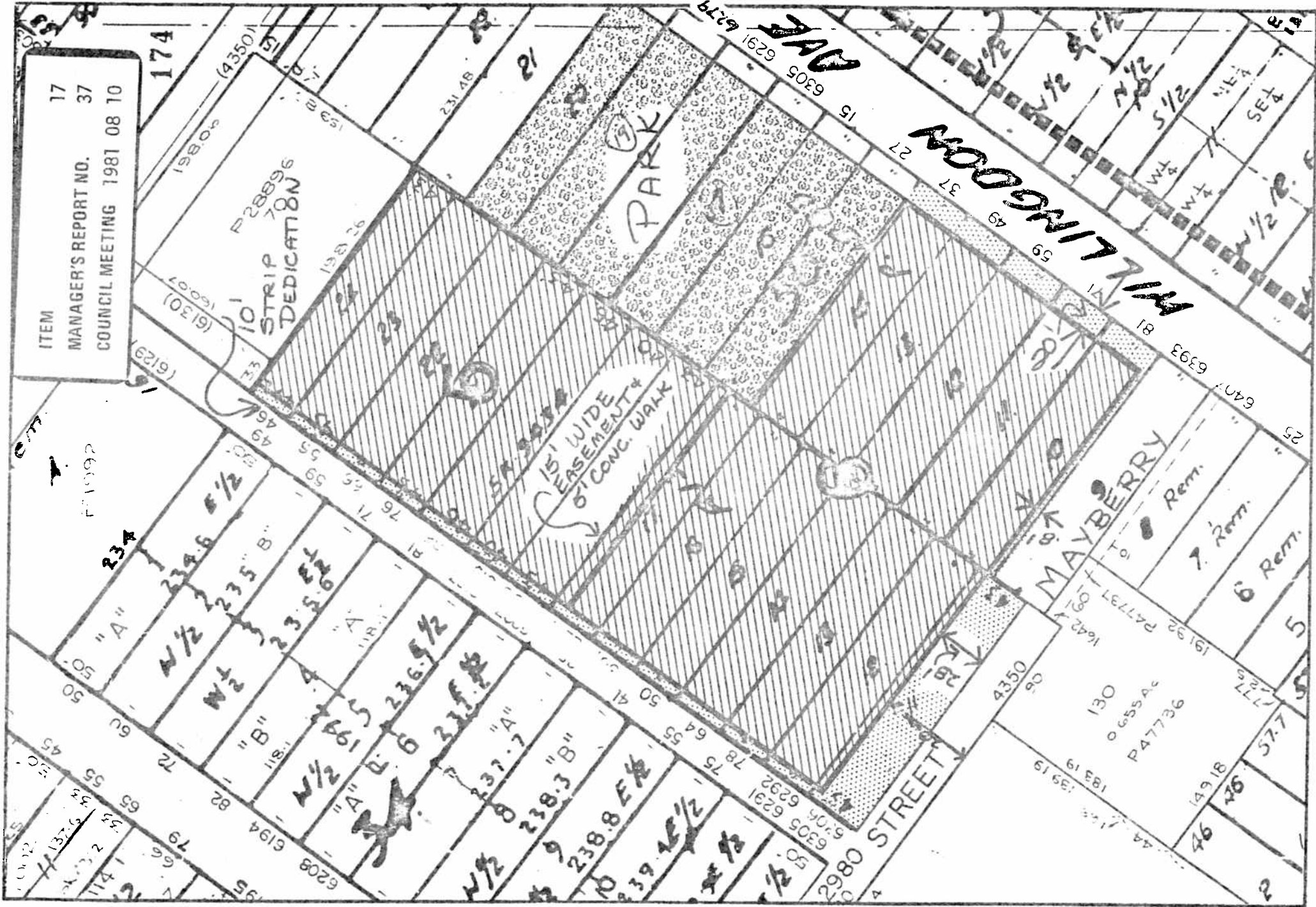
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REZONING # 110/80 LOCATION MAP  
 113/80

EXISTING ZONING 173

SKETCH 2



ITEM 17  
 MANAGER'S REPORT NO. 37  
 COUNCIL MEETING 1981 08 10

Date **AUGUST 1981**

Scale **1" = 100'**

Drawn By \_\_\_\_\_

SKETCH #3

Burnaby Planning Department

METROTOWN-AREA 8 APARTMENT AREA "M" COMMUNITY PLAN 2

SITE 5 - REZONING # 113/80 - 1.53 AC. APPROX.

SITE 6 - REZONING # 110/80 - 2.29 AC. APPROX.

REQUIRED DEDICATIONS

NOTE: NET SITE AREAS SUBJECT TO ACCURATE SURVEY

North