

ITEM	14
MANAGER'S REPORT NO.	27
COUNCIL MEETING	1981 06 15

Re: REZONING REFERENCE #13/80
(Item 22, Report No. 70, 1980 November 17)

Following is a report from the Director of Planning on Rezoning Reference #13/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 JUNE 15
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #13/80
(SEE ATTACHED SKETCHES 1, 2, AND 3)

RECOMMENDATIONS

- 1.) THAT Council authorize the introduction of a Road Closing By-law, according to the terms outlined in Section 3.1 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
- 2.) THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 June 29 and to a Public Hearing on 1981 July 14 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.

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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 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 completion of the requisite Road Closing Bylaw as outlined in Section 3.1 of this report.
- i) The retention of the large existing conifer tree on the south edge of 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 3.3.

2.0 BACKGROUND

Council on 1980 November 17 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 will be submitted at a later date.

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

As noted in Section 4.1 of Manager's Report Number 70, Item 22, 1980 November 17 the development proposal was originally to include Lot 6 which is to the immediate west of the currently proposed consolidation. The developer has found Lot 6 not feasible to obtain and has proceeded on the basis of developing the remaining three lots. He has proposed a good quality design which will set the tone for the remainder of the block. Lot 6 is not "locked in"; it can redevelop with properties to the west. For these reasons we support the development of the currently proposed site.

3.0 GENERAL COMMENTS

- 3.1 As noted in our previous report and the approved Community Plan amendment the lane to the north of the site and road to the east are to be closed to traffic but maintained as pedestrian and emergency vehicle routes.

These closed portions of road and lane will be consolidated with the school site or retained by the Municipality as public rights of way. Discussions related to this aspect are on-going with the School Board and will be resolved prior to finalization of this rezoning. The applicant's consultants have prepared a landscape design for these areas. This design will be extended west along the lane as the remaining area develops. A Road Closing Bylaw will be required to implement this design.

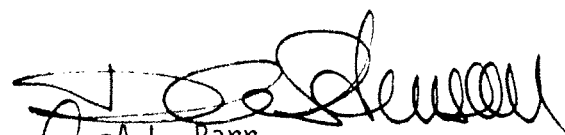
- 3.2 Servicing will include the provision of any necessary water, storm and sanitary sewer upgrading, the construction of a five-foot separated sidewalk, thirty-six foot finished pavement and boulevard trees on the north side of Sanders adjacent the site and landscaping and paving within the closed allowances noted above.
- 3.3 A park levy is applicable in the amount of \$630 per unit. As directed by Council, the Planning Department is currently reviewing the adopted Development Cost Charges related to the Neighbourhood Parkland Acquisition Charge and to the Metro town Public Open Space Charge with a view to possible adjustments to these established unit figures. The Municipal Solicitor has been requested to provide input to this review. Although the rationale for applicability of any possible adjustment has not yet been detailed, the developer of this apartment proposal should be aware that possible charge increases may be applicable to the subject rezoning proposal.
- 3.4 The original applicant intended to develop this project as a rental project. The new applicant intends to develop it as a strata title project. All applicable condominium guidelines must be adhered to.
- 3.5 Fire Department comments will be obtained with respect to fire truck access and hydrant locations.

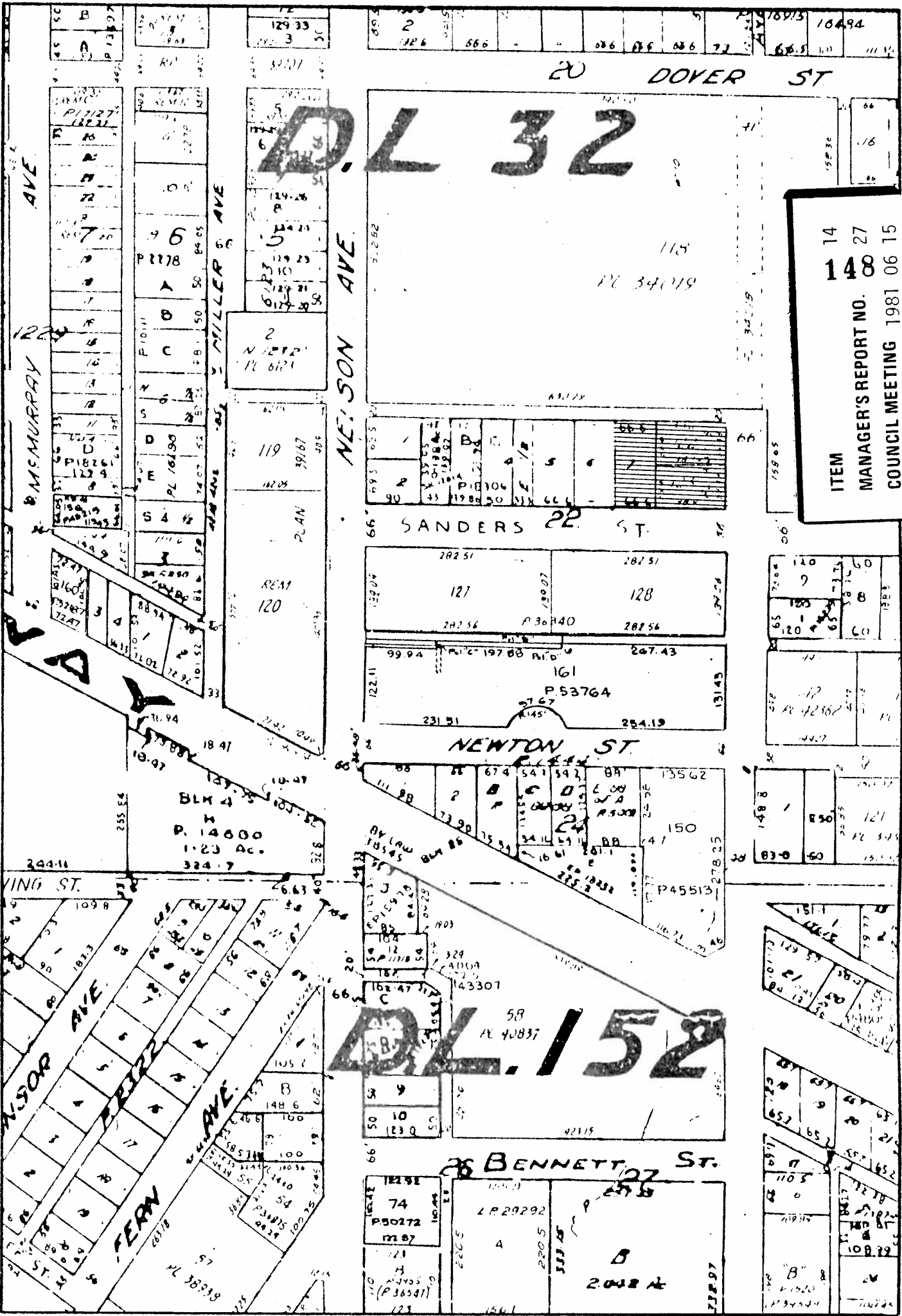
4.0 DEVELOPMENT PROPOSAL

- 4.1 The building is an interesting three storey form comprized of two storey, two bedroom units on the lower two floors and one storey, one bedroom units on the third floor.

4.2 Development Statistics:

Site Area:	2134.8 m ²	(22,980 sq. ft.)
Building Area:	1925.3 m ²	(20,724 sq. ft.)
Floor Area Ratio:	0.90	
Site Leverage:	32%	
Height:	10.1 m	(33 ft.)
Coverage		
Suite Mix:	7 one bedroom @ 66.6 - 75.2 m ²	(717-809 sq. ft.)
	14 two bedroom @ 85.8 -100.1 m ²	(942-1077 sq. ft.)
	21 units (total)	
Parking:	1.5/unit	Required
	1.5 x 21 = 31.5 (32 spaces)	Provided
Unit Density:	98.4 units/hectacre	(39.8 units/acre)


A.L. Parr,
DIRECTOR OF PLANNING



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Scale
 1" = 200'

Drawn By

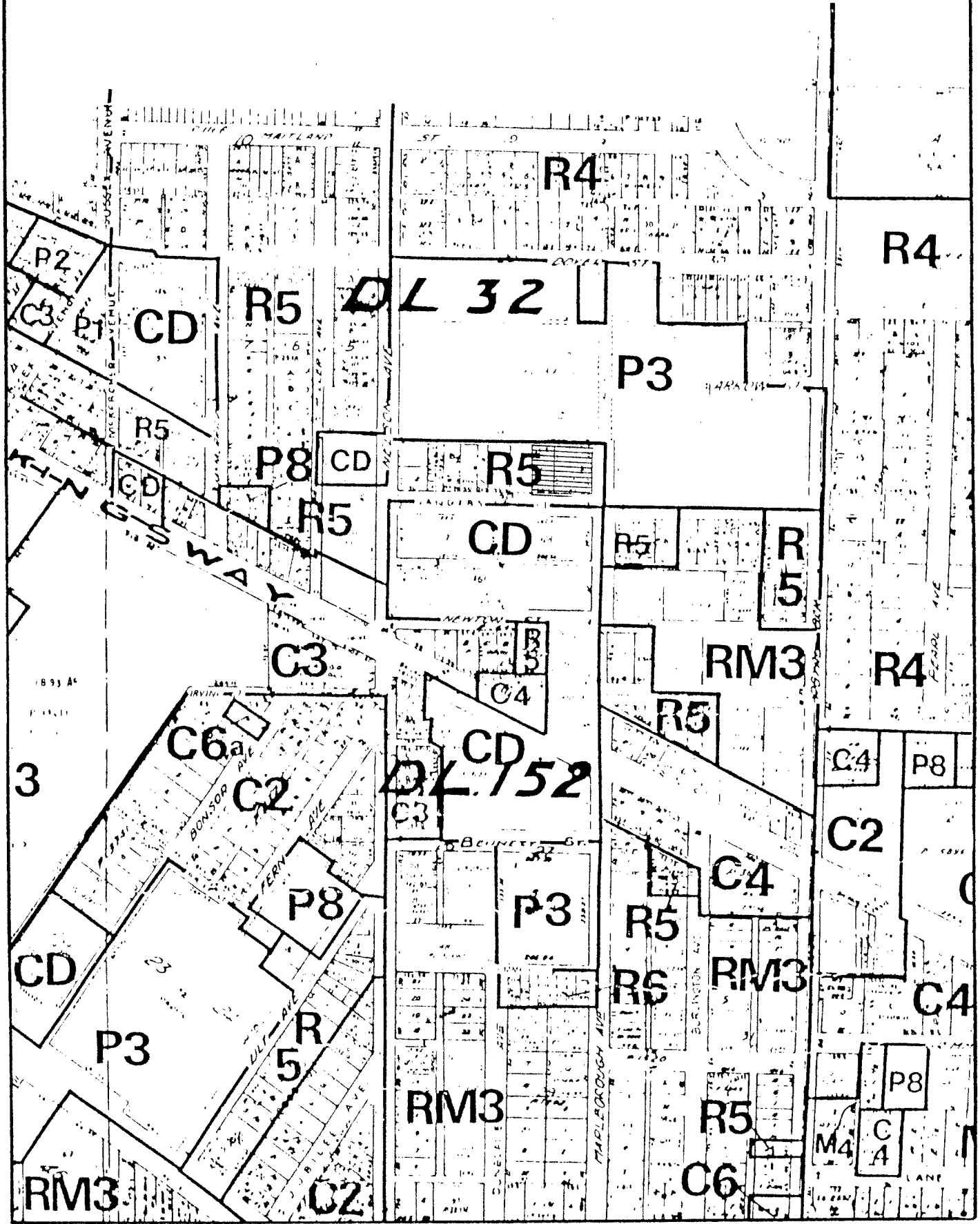


Burnaby Planning Department

REZONING REFERENCE 13/80

SKETCH 1

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Scale
 1" = 60'

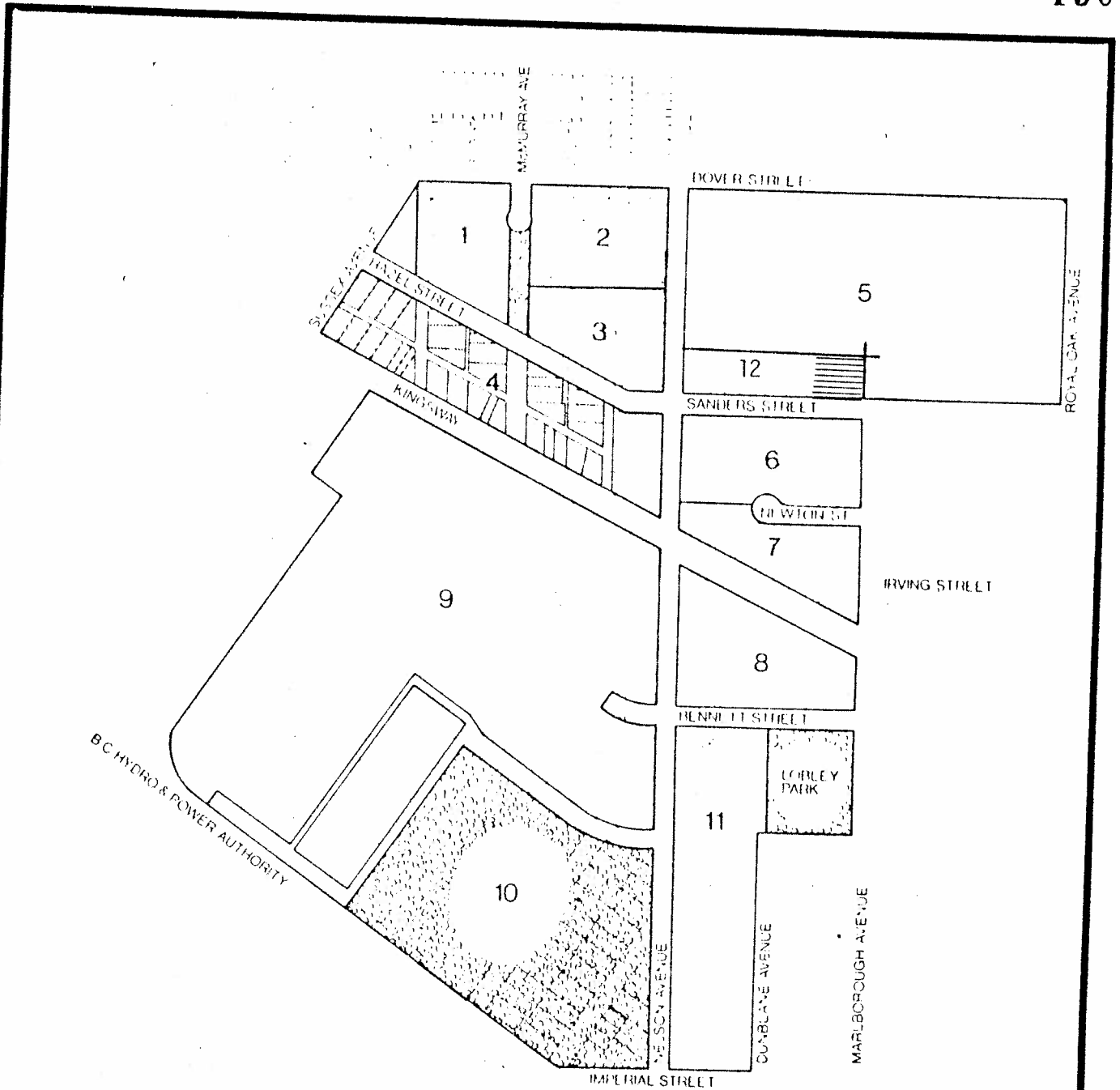
Drawn By



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SKETCH 2



- 1 - Existing Comprehensive Development (RM5 Guideline)
- 2 - Proposed RM5 High Density Apartment Site
Site Area: 1.19 ac. Max FAR 2.2. Approximate Total Units 440.
Mixed Accommodation High towers & townhouses
Population Density: 300 People/ac. (Approximate)
- 3 - Proposed RM5 High Density Apartment Site
Site Area: 2.35 ac. Max FAR 2.2. Approximate Total Units 300.
Population Density: 290 People/ac. (Approximate)
- 4 - Proposed Comprehensive Development (C3 Guideline)
- 5 - School Site
- 6 - Existing Comprehensive Development (RM5 Guideline)
(Hodes Coordination January 1978)
- 7 & 8 - Proposed Comprehensive Development (C3 & RM5 Guideline)
- 9 - Proposed Expanded Simpsons Sears Development
(See Metrotown Study)
- 10 - Proposed Expanded Bonsor Park
- 11 - Existing RM3 Apartment Development
- 12 - Proposed Comprehensive Development (RM2 Guideline)

Rel Date Revised
October 1972



COMMUNITY PLAN FOUR

Sketch 3

AMENDED COMMUNITY PLAN.