

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

RE: REZONING REFERENCE #49/80
 CANADA WAY/LAUREL COMMUNITY PLAN 8
 AREA PROPOSED 45 UNIT APARTMENT BUILDING
 (REZONING ITEM #5 WHICH COUNCIL CONSIDERED ON 1980 NOVEMBER 17,
 PAGES 343-348)

Following is a report from the Director of Planning on Rezoning Reference #49/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER

1981 MAY 26

FROM: DIRECTOR OF PLANNING

RE: REZONING REFERENCE #49/80
 CANADA WAY/LAUREL COMMUNITY PLAN 8
 AREA PROPOSED 45 UNIT APARTMENT BUILDING

RECOMMENDATIONS:

1. THAT Council request that a Highway Exchange By-law be prepared to exchange a portion of the redundant Laurel Street road right-of-way for a required widening along Canada Way as outlined in section 3.4 of this report.
2. THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared, and that the rezoning be advanced to First Reading on 1981 June 29 and to a Public Hearing on 1981 July 14, 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 if required. 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 undergrounding of existing overhead wiring abutting the site along Canada Way.
- e) 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.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements.
- h) The dedication of any rights-of-way deemed requisite.
- i) The provision of a public pedestrian walkway easement from the east end of the site to Laurel Street and the construction of a concrete walk to the approval of the Municipal Engineer.
- j) The retention of as many existing mature trees as possible on the site. A tree survey will be required.
- k) The approval of the Ministry of Transportation and Highways to the rezoning application.
- l) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- m) The deposit of a levy of \$1,125 per unit to go towards the acquisition of proposed neighbourhood parks.
- n) The Environmental Health Department has indicated that a noise study will be required to be conducted by a qualified Acoustical Engineer. The developer will be required to insure that the design of the building incorporates adequate noise protection measures.

REPORT

Applicant: Mr. N. Rogic (Landview Construction)
c/o Jacobson Anderson Realty (1971) Ltd.
4263 Hastings Street
Burnaby, B.C.
V5C 2J5

1.0 PROJECT DESCRIPTION:

The applicant is requesting rezoning from C4 to CD (based upon the RM3 Zone guidelines) in order to construct a three-storey 45 unit condominium apartment building with 100% underground parking.

2.0 BACKGROUND:

- 2.1 In 1980 Nov. 17, Council authorized the Planning Department to work with the applicants towards a suitable development plan. A design for this proposed project suitable for presentation to a Public Hearing has now been submitted.
- 2.2 This site lies within the Community Plan 8 Area (refer to attached Maps 1 and 2). Under the adopted 1971 Plan this site is proposed for residential development at a density of 50 to 60 units per acre. This is in keeping with the existing development in the area south of Canada Way. The subject site is immediately west of the Quadrant Development project on the old Cascade Theatre Drive-In site which was recently approved (Rezoning Reference 22/80).

3.0 GENERAL COMMENTS:

- 3.1 Servicing Requirements:

The developer will be required to deposit sufficient monies to cover the costs of all necessary services required to serve the site and enter into a servicing agreement if required. The completion of the design and installation of the required services will be required prior to the issuance of occupancy permits.

3.2 Required Dedications:

The developer is required to dedicate a widening of Canada Way along the frontage of the site to accommodate a future left turn lane at Smith Avenue. This dedication is tapered in width and involves approximately 107 m² (1,150 sq. ft.) of land. This turning lane is a Ministry of Transportation and Highways requirement.

3.3 Required Easements:

A pedestrian access easement is required to be granted between the eastern end of the Laurel Street cul-de-sac and the east property line of the development site. A five foot concrete sidewalk will be constructed along this easement. This easement will provide access to the trail along the creek which goes to Avondale Park. The easement is to be 4.5 m (15 feet) in width. Any necessary service easements will also be provided.

3.4 Sale of Municipal property: (Plan 39887, Parcel "A") (Highway Exchange)

When the senior citizen's apartment building was constructed on the south side of Laurel Street the road was closed and the southern one-half was incorporated with that earlier development. It would be appropriate to incorporate the remaining north half of this road in the subject development site as proposed in the Community Plan. Council is therefore being requested to authorize the Municipal Solicitor to negotiate with the developer to dispose of this parcel of land. The developer will be credited by way of a Road Exchange for the portion of land along Canada Way which he is being required to dedicate. A further report will be prepared for the consideration of Council.

3.5 Development Cost Charges:

The development cost charge for parkland acquisition applicable to this project is \$1,125 per unit. This works out to a total of \$50,625.

3.6 Strata Title Guidelines:

The applicant has indicated that this project will be designed to condominium standards.

3.7 Undergrounding of Existing Overhead Lines:

There is an existing overhead power line on the Canada Way frontage of the site. The applicant will be required to arrange for the placement of these lines underground. This work may be done in conjunction with the larger site immediately to the east (R2 22/80) which has the same requirement.

3.8 Noise Study Report:

A noise study from an Acoustical Engineer will be required to be submitted for assessment by the Environmental Health Department to ascertain what steps will be necessary to ameliorate the impact of the noise generated from Canada Way on the occupants of the building.

3.9 Tree Survey:

The applicant's landscape architect will be required to demonstrate which of the existing large trees on the site are to be preserved as part of the landscape development plan.

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3.10 Ministry of Transportation and Highways:

The Ministry of Transportation will be required to approve the rezoning for this proposed development.

3.11 Relationship of Building Form to the Surrounding Area:

The proposed building will be three stories high and approximately 70 m (230 ft.) long. The height is in keeping with other newer apartment buildings in the area south across Laurel Street. The building will be stepped to conform to the slope of the hill. The setback area from Canada Way will be heavily planted and bermed as much as space permits.

3.12 Traffic Impacts:

The access to the proposed building for vehicles will be via Laurel Street. The site is just west of Smith Avenue; thus traffic generated by this project will have good access to arterial streets which would minimize the impact on adjacent residential neighbourhoods. Visitor parking will be provided underground in a designated area.

3.13 Servicing for Garbage:

Garbage will be handled in the underground parking area and any storage areas will be screened from public view.

4.0 DEVELOPMENT PROPOSAL STATISTICS:

4.1 Gross Site:	3,509.9 m ²	(37,766 sq. ft.)
Dedications:	106.9 m ²	(1,147 sq. ft.)
Net Site:	3,403.0 m ²	(36,620 sq. ft.)
Site coverage provided:	35%	

4.2 Gross floor area permitted:	3,743.6 m ²	(40,282 sq. ft.)
Gross floor area provided:	3,742.5 m ²	(40,270 sq. ft.)
Floor area ratio permitted:	1.10	
Floor area ratio provided:	1.10	
Maximum Height:	3 storeys	
	8.2 m	(27 ft.)

4.3 Unit Mix:

1	1 bedroom @ 68.3 m ² /unit	(735 sq. ft.)
27	1 bedroom @ 65.6 m ² /unit	(705 sq. ft.)
17	2 bedroom @ 84.1 m ² /unit	(905 sq. ft.)

These unit sizes meet the condominium guideline standards.

4.4 Parking Ratio:

Parking will be 100% underground.

Visitor parking designated area (.2 spaces unit):	9 spaces
Resident parking (1.3 spaces unit)	59 spaces
Total parking	68 spaces

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4.5 Commercial Facilities:


Recreation room	Total Area approx. 106 m ² (approx. 1,150 sq. ft.)
Dark room	2.35 m ² (.25 sq. ft./unit)
Exercise room	
Hobby room.	

4.6 Exterior Materials and Finish

- Cedar shake roof
- Red metal chimney tops
- Cedar siding
- Stucco/wood trim
- Aluminum sash

5.0 SUMMARY

The proposed project is consistent with the Community Plan for this area. The scale of the building is in keeping with other buildings in the immediate area and an architectural design has been prepared which is suitable for presentation to a Public Hearing.



A. L. Parr,
DIRECTOR OF PLANNING

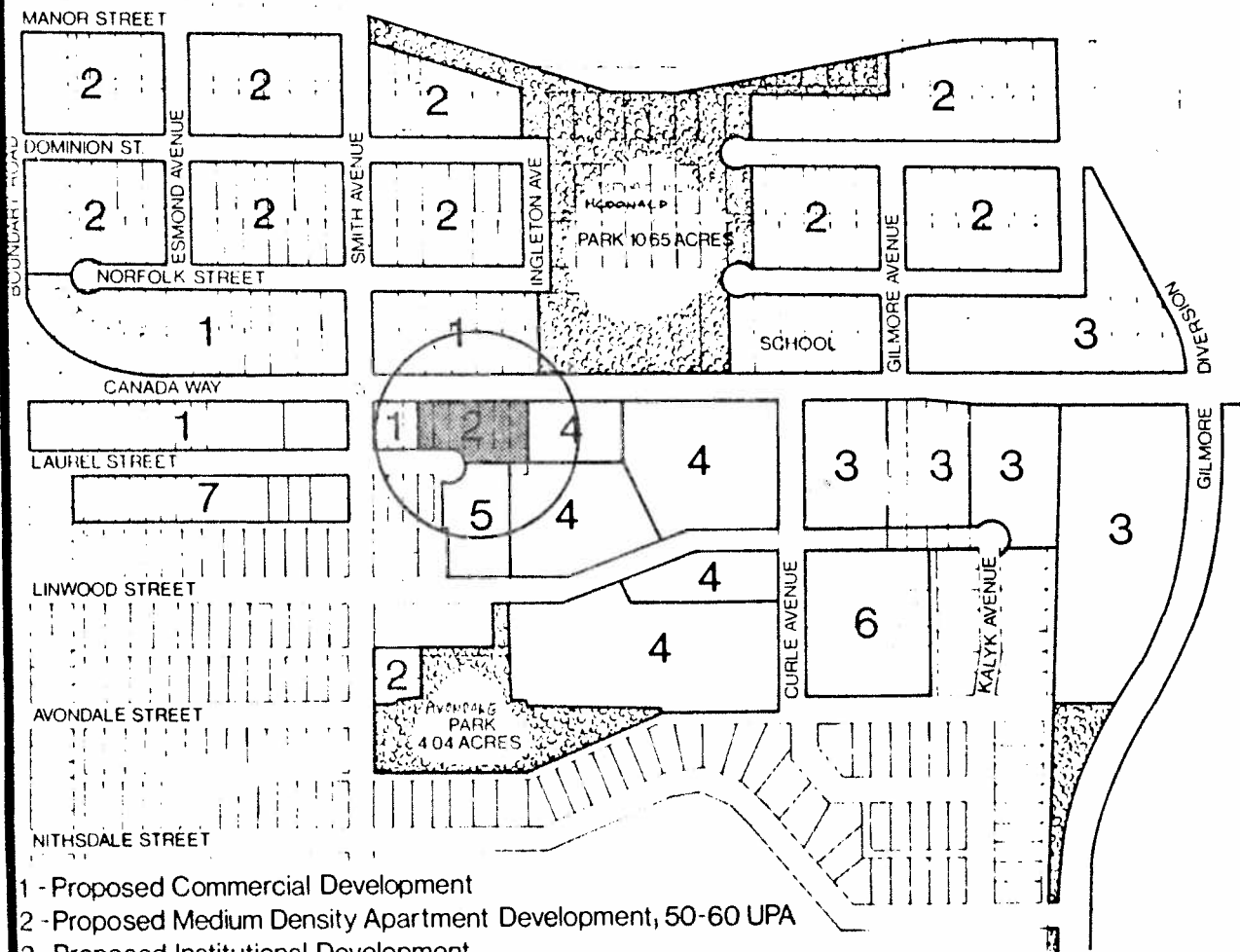
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Attachments

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TRANS CANADA HIGHWAY



- 1 - Proposed Commercial Development
- 2 - Proposed Medium Density Apartment Development, 50-60 UPA
- 3 - Proposed Institutional Development
- 4 - Proposed Comprehensive Development, 50-60 UPA
- 5 - Existing Senior Citizens Development
- 6 - Proposed Low Density Townhouse Development, 10-12 UPA
or Single Family Subdivision
- 7 - Proposed Commercial Parking Area

Ref. Date: June 1971



COMMUNITY PLAN EIGHT

Date

1980 NOVEMBER



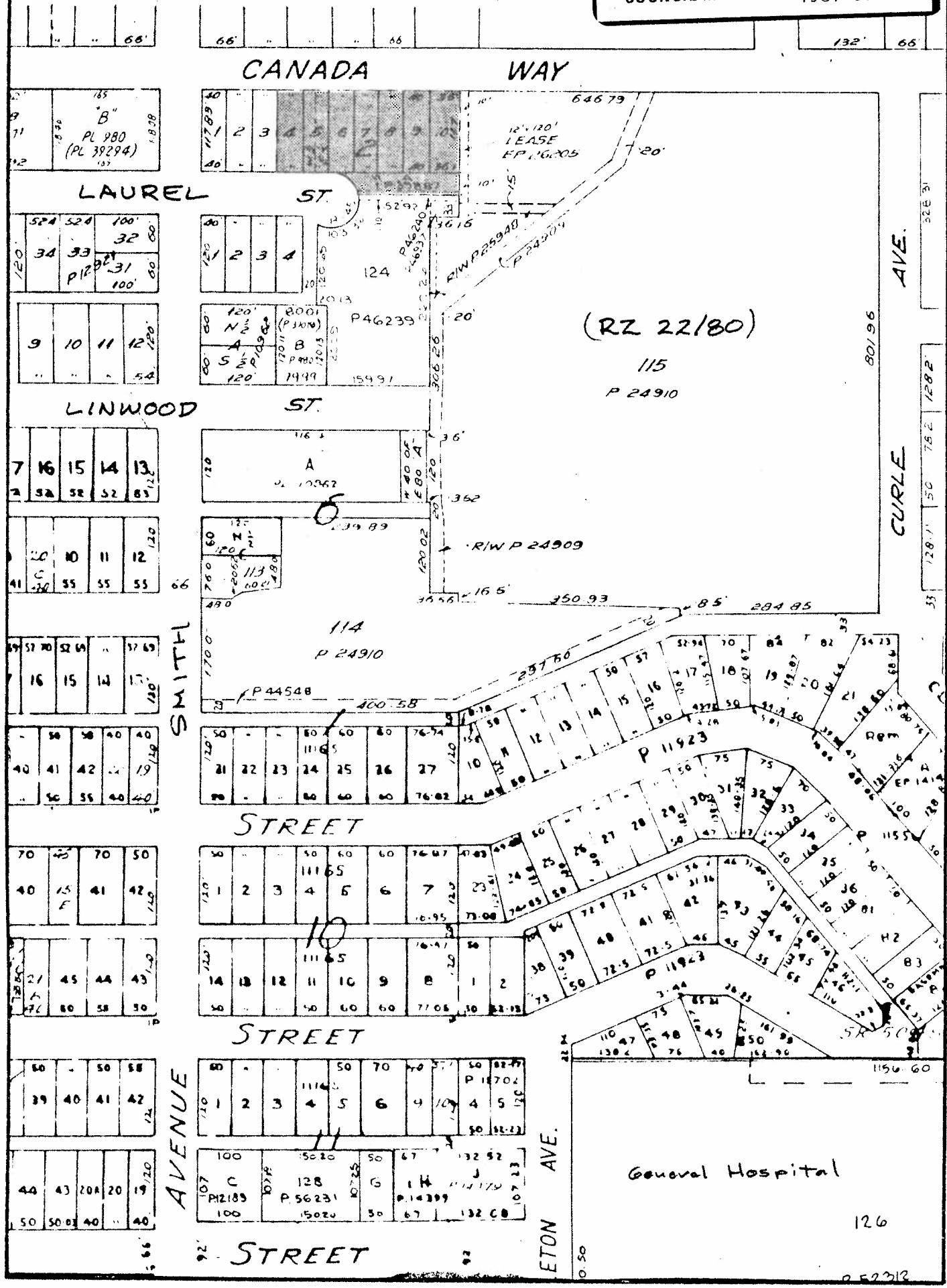
Burnaby Planning Department

Scale

RZ 49/80 SUBJECT SITE

Drawn By

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Date
 1980 November

Scale
 1:200

Drawn By



Burnaby Planning Department



RZ 49/80 SUBJECT SITE

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MAP 2

