

ITEM	3
MANAGER'S REPORT NO.	50
COUNCIL MEETING	1981 10 19

RE: REZONING REFERENCE #154/81  
 BURNABY 200 - ENCLAVE 11  
 8400 FOREST GROVE  
 (ITEM 8 OF ITEM 14 MANAGER'S REPORT NO 43, 1981 SEPTEMBER 21)

MUNICIPAL MANAGER'S 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 #154/81  
 BURNABY 200 - ENCLAVE 11

1981 OCTOBER 14

RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1981 November 02 and to a Public Hearing on 1981 November 17 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 granting of any necessary easements.

e) The provision of a public pedestrian walkway easement across the site and the construction of a concrete walk and lighting to the approval of the Municipal Engineer.

f) The retention of as many existing mature trees as possible on the site.

g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Columbia Housing Advisory Association,  
1435 Kingsway,  
Vancouver, B.C.,  
V5N 2R7
- 1.2 Subject: Application for the rezoning of:  
Lot 78, D.L. 143, Plan 51478
- From: CD Comprehensive Development District  
To: Amended CD Comprehensive Development District
- 1.3 Address: 8400 Forest Grove Drive
- 1.4 Location: The site is located on Burnaby Mountain between Forest Grove Drive and Broadway.
- 1.5 Size: The site has a net area of 4.89 h (12.08 acres).
- 1.6 Services: The Municipal Engineer will be requested to provide a cost estimate for all services necessary to serve the site.
- 1.7 Rezoning Intention: The intent of this rezoning is to accommodate a family oriented residential development which is in conformity with the Burnaby 200 Community Plan.

2.0 SITE OBSERVATIONS:

The site is currently undeveloped. To the north is a park and school site. To the south is a conservation area. To the east and west, beyond natural buffer areas are two residential enclaves.

3.0 BACKGROUND:

Council at its meeting of 1975 July 21st adopted the Burnaby 200 Community Plan. The Community Plan divides the area into residential enclaves, school sites, park sites, conservation areas and a commercial site. This report deals with one of the residential enclaves - Enclave 11. This enclave was rezoned from Small Holdings District (A2) to Comprehensive Development District (CD) on 1976 December 13th (Rezoning Reference #45/75). The current applicant is seeking an amendment to this rezoning in order to develop housing which more specifically relates to the client's needs.

Council on 1981 September 21 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.

4.0 GENERAL COMMENTS:

- 4.1 The proposal is to rezone the property from CD to Amended CD.
- 4.2 As many trees as possible are to be retained.
- 4.3 No Park Acquisition Levy is applicable because parks were dedicated as part of the subdivision in the area.
- 4.4 An estimate of any servicing costs will be obtained from the Municipal Engineer. Services will include the construction of a public walk through the site with suitable lighting.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 The development consists of 176 dwelling units having cooperative tenure and meeting condominium guidelines with respect to unit size and parking. Significant areas of open space are retained throughout the site.

5.2 Development Statistics: (based upon net site)

Site Area: 4.89 h (12.08 acres)  
Proposed Floor Area: 18,017 m<sup>2</sup> (81,337 sq. ft.)  
Proposed Floor Area Ratio: 0.282  
Site Coverage: 15%

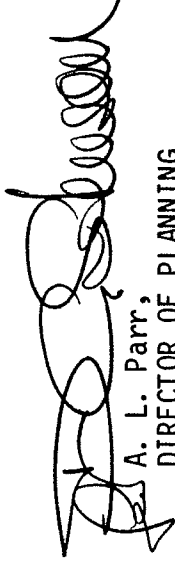
Unit Mix: 8 one bedroom units @ 66.4 m<sup>2</sup> (715 sq. ft.)  
71 two bedroom units @ 87.5 - 97.4 m<sup>2</sup> (942 - 1,049 sq. ft.)  
86 three bedroom units @ 102.2 - 128.5 m<sup>2</sup> (1,100 - 1,383 sq. ft.)  
11 four bedroom units @ 126.6 m<sup>2</sup> (1,363 sq. ft.)  
176 units total

Unit Density: 36 units/hectare (14.57 units/acre)

Parking: 176 units @ 1.7 spaces/unit = 299 spaces.

0.2 x 176 units = 35 spaces - to be provided for visitor parking.

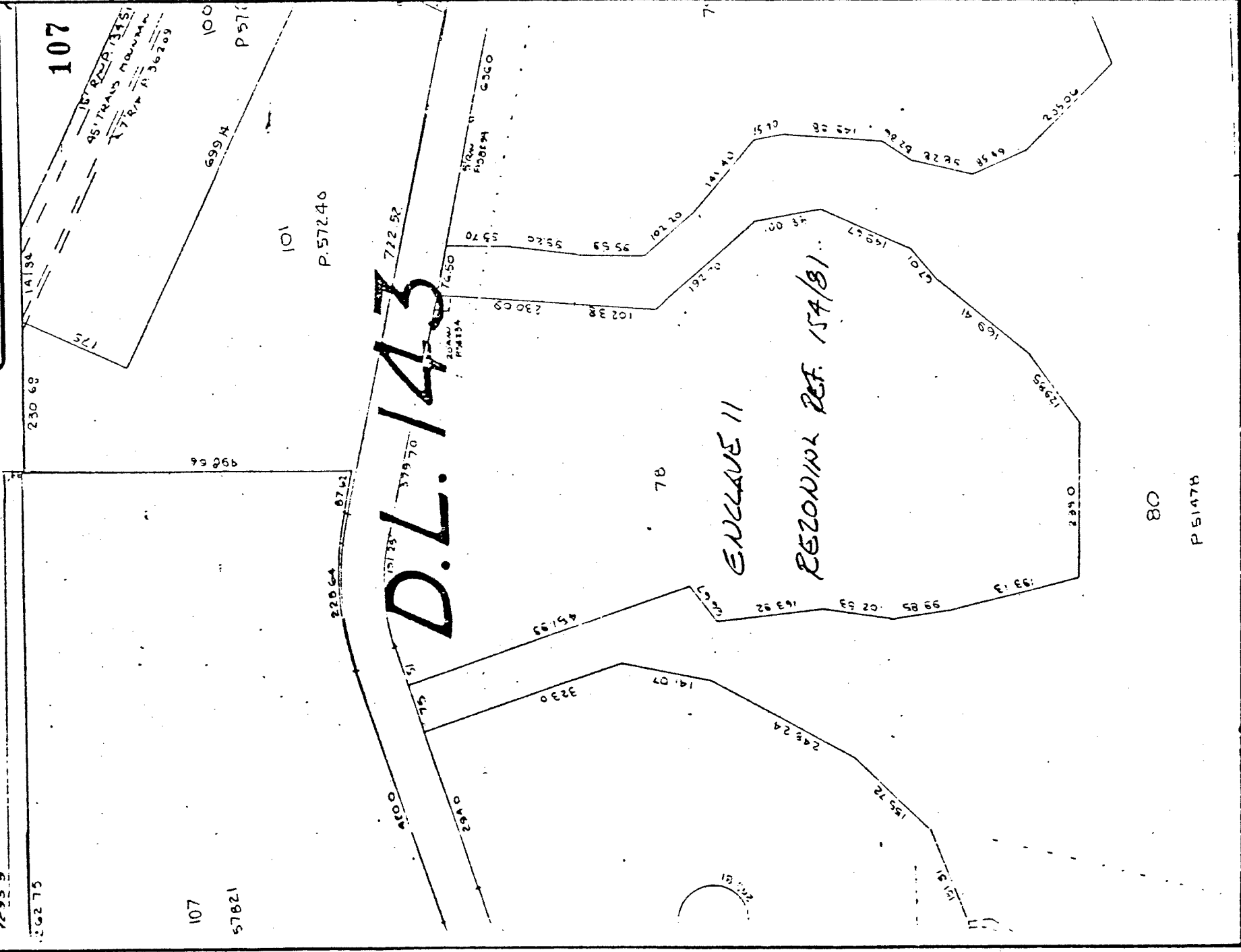
CBR/g1



A. L. Parr,  
DIRECTOR OF PLANNING

Attachments - Sketch 1, 2 & 3

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Burnaby Planning Department

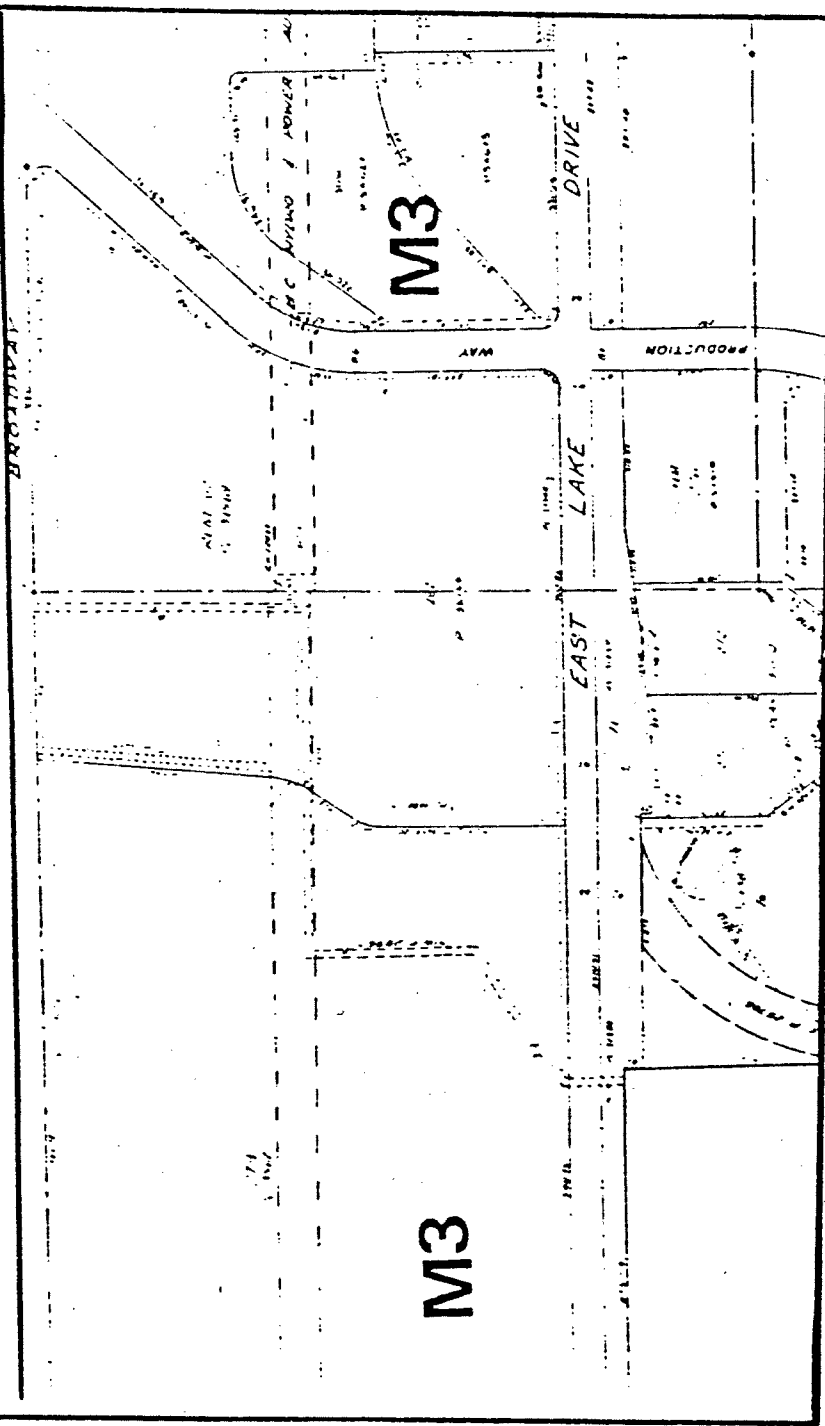
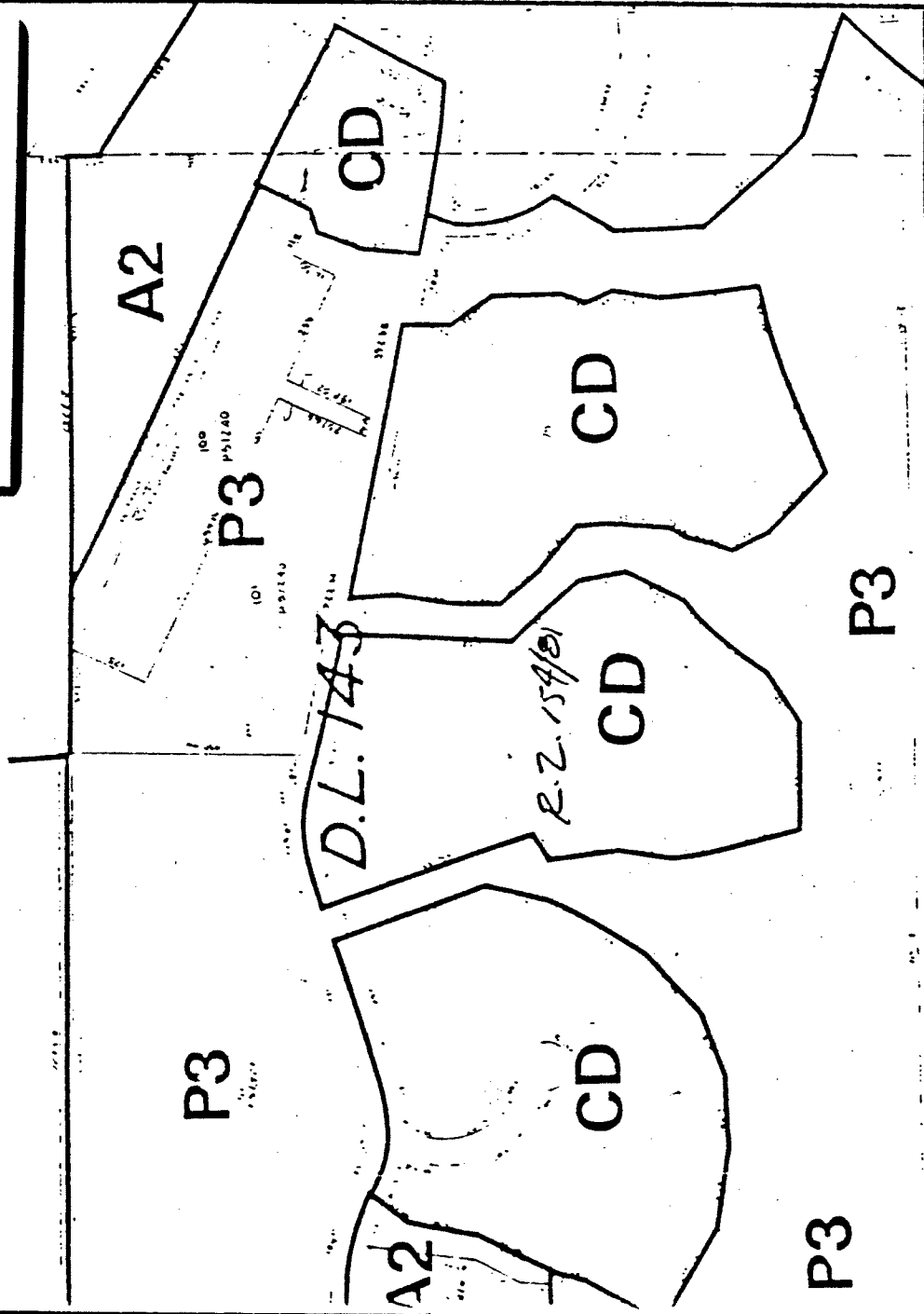
SKETCH #1

REZONING REFERENCE 154/81

Date 1981 SEP.	Scale 1" = 200'	Drawn By
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SKETCH #2

Date: FEB 15 1981

Scale: 1" = 400'

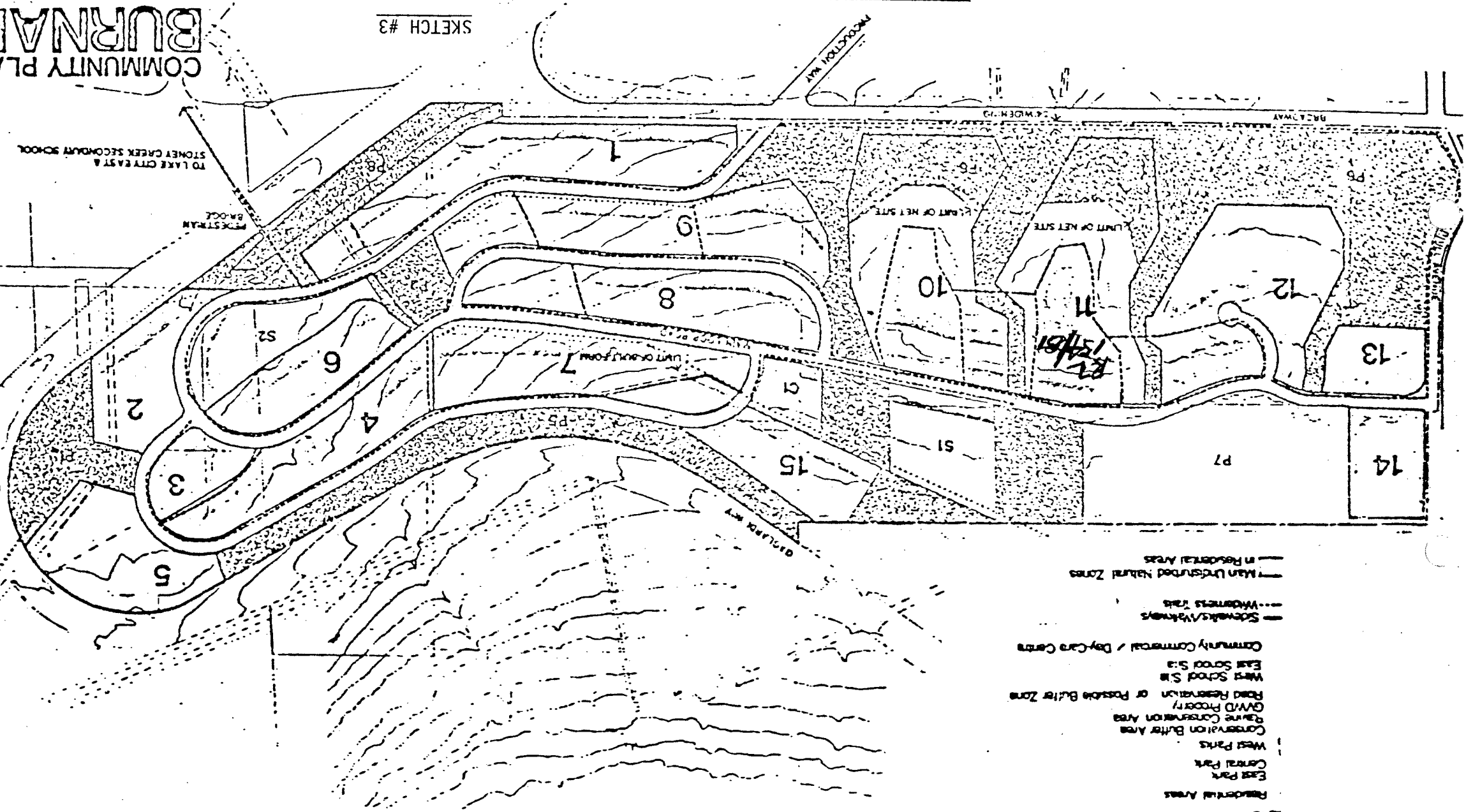
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REZONING REFERENCE 154/B1

COMMUNITY PLAN  
NOVEMBER 1979  
REVISED  
SCALE  
BURNABY 200

SKETCH #3

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- Residential Areas
- East Park
- Central Park
- West Park
- Conservation Buffer Area
- Game Conservation Area
- GWD Property
- Road Reservation or Possible Buffer Zone
- West School Site
- East School Site
- Community Commercial / Day-Care Centre
- Sidewalks/Walkways
- Widthness Traps
- Main Undeveloped Natural Zones
- in Residential Areas

E20

E01