

ITEM	6
MANAGER'S REPORT NO.	9
COUNCIL MEETING	1981 02 02

RE: REZONING REFERENCE #103/80  
7459 TWELFTH AVENUE

Following is a report from the Director of Planning regarding Rezoning Reference #103/80.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 JANUARY 28  
FROM: DIRECTOR OF PLANNING  
SUBJECT: REZONING REFERENCE #103/80  
Lot 66, D. L. 29, P1. 38396  
From: Residential District (R5)  
To: Multiple Family Residential District (RM1)  
7459 - 12th Avenue

RECOMMENDATION

THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 February 02 and to a Public Hearing on 1981 February 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. 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.

This lot was the subject of a rezoning application in September 1976 (Rezoning Reference #21/76). At that time the rezoning was not given favorable consideration by Council.

110

The subject rezoning was advanced to Council on 1981 January 19 and Council directed that the rezoning be advanced to a Public Hearing on 1981 February 17. This report outlines prerequisite conditions which should be fulfilled prior to Final Adoption of a rezoning bylaw related to this site.

3.0 GENERAL INFORMATION:

3.1 The plan of development must comply with RMI zoning regulations.

3.2 Access to underground parking should be from Twelfth Avenue only.

3.3 The Municipal Engineer will be requested for an estimate of services necessary to serve the site.

3.4 A number of concerns have been raised about traffic from Kingsway using Twelfth Avenue as a short cut to Canada Way to avoid the traffic signal on Tenth Avenue at Kingsway. This concern is strong because two schools and a park front on Twelfth Avenue. To eliminate this short cutting we propose that a cul-de-sac be constructed on Twelfth Avenue as illustrated on Sketch 1, attached. As noted on Sketch 1 access to the St. Thomas More School parking area will be via the cul-de-sac to Kingsway. The residents of the proposed apartment development will gain access to the Kingsway/Edmonds shopping area, New Westminster and Vancouver via Kingsway. The apartment residents can gain access to schools and parks which are a short distance away by walking. Ready access from the residential neighbourhood to Kingsway is still maintained. Emergency vehicle access will be provided through the cul-de-sac if deemed necessary by the Fire Department. It will be the responsibility of this rezoning applicant to design and construct this cul-de-sac to the specifications of the Municipal Engineer. A dedication will be required from the site as noted on Sketch 1.

3.5 A park levy is applicable to this development in the amount of \$630.00 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 Metrotown 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.

  
A. L. Parr,  
DIRECTOR OF PLANNING

CBR/gl

Attachments (Sketches 1 and 2)

c.c. Municipal Engineer

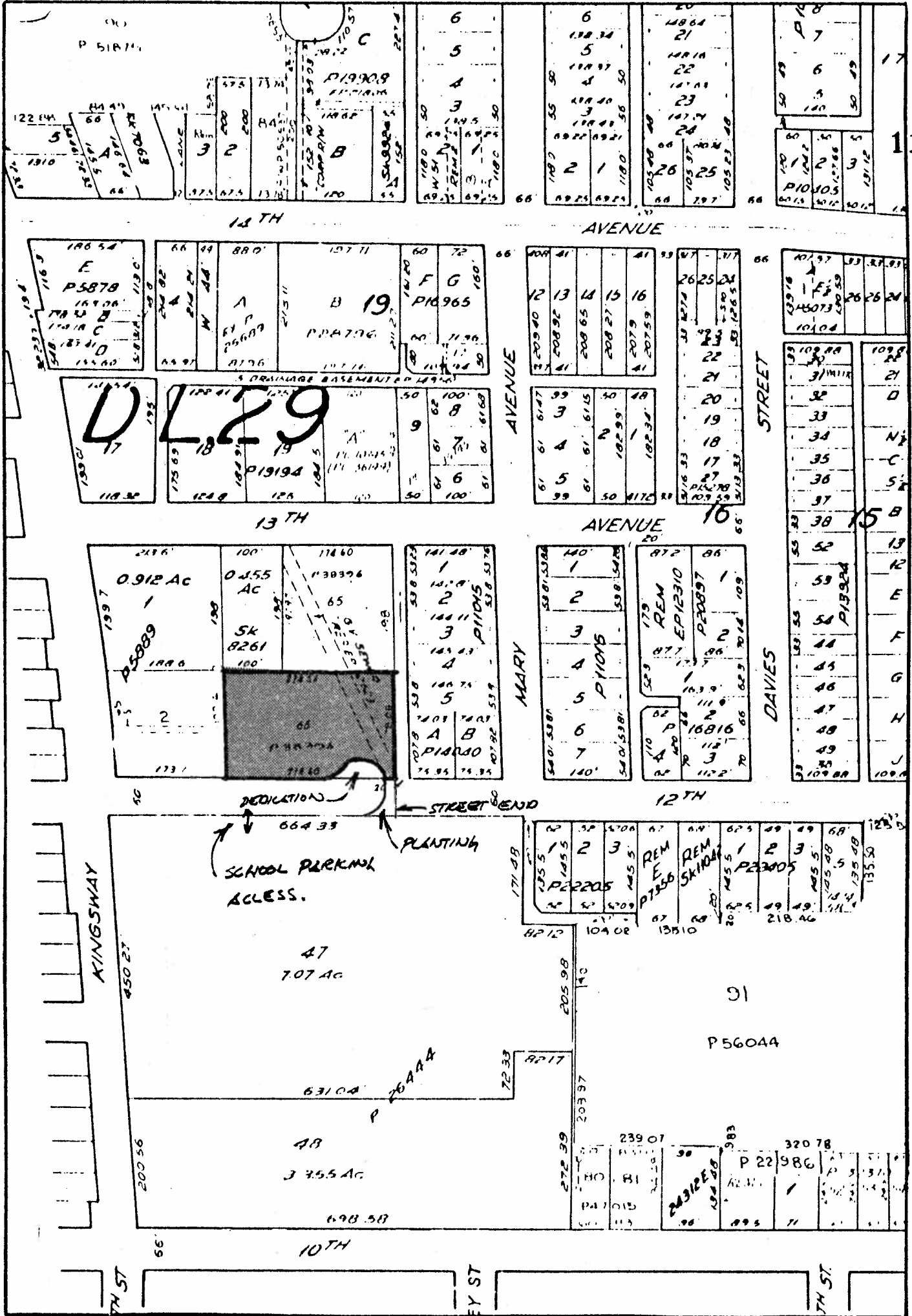
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the By-law. 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 granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The retention of as many existing mature trees as possible on the site.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of a levy of \$630.00 per unit to go towards the acquisition of proposed neighbourhood parks subject to the comments in Section 3.5.

#### 1.0 GENERAL INFORMATION:

- 1.1 Applicant: Villa Realty Ltd.  
449 Grove Avenue  
Burnaby, B.C.  
V5B 4G4
- 1.2 Subject: Application for the rezoning of:  
  
Lot 66, D.L. 29, Pl. 38396  
  
From: Residential District (R5)  
To: Multiple Family Residential District (RM1)
- 1.3 Address: 7459 - 12th Avenue
- 1.4 Location: The property is located on the northwest side of 12th Avenue between Kingsway and Mary Avenue.
- 1.5 Size: 4532 m<sup>2</sup> (48,794 sq. ft.)
- 1.6 Services: An estimate of required services will be obtained from the Municipal Engineer.
- 1.7 Rezoning Intention: The intent of the proposed rezoning bylaw is to accomodate the development of an apartment building in accordance with the RM1 zoning district.

#### 2.0 BACKGROUND

The subject lot is located within the Kingsway/Edmonds Area Plan wherein it is designated for RM1 residential development in consolidation with two other lots. The site had a similar designation in Apartment Study Area "P" which is superceded by the Kingsway/Edmonds Area Plan.



Date  
JUN 1981



Burnaby Planning Department

Scale  
1" = 200'

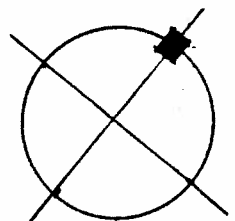
REGIONAL REFERENCE #103/80

Drawn By

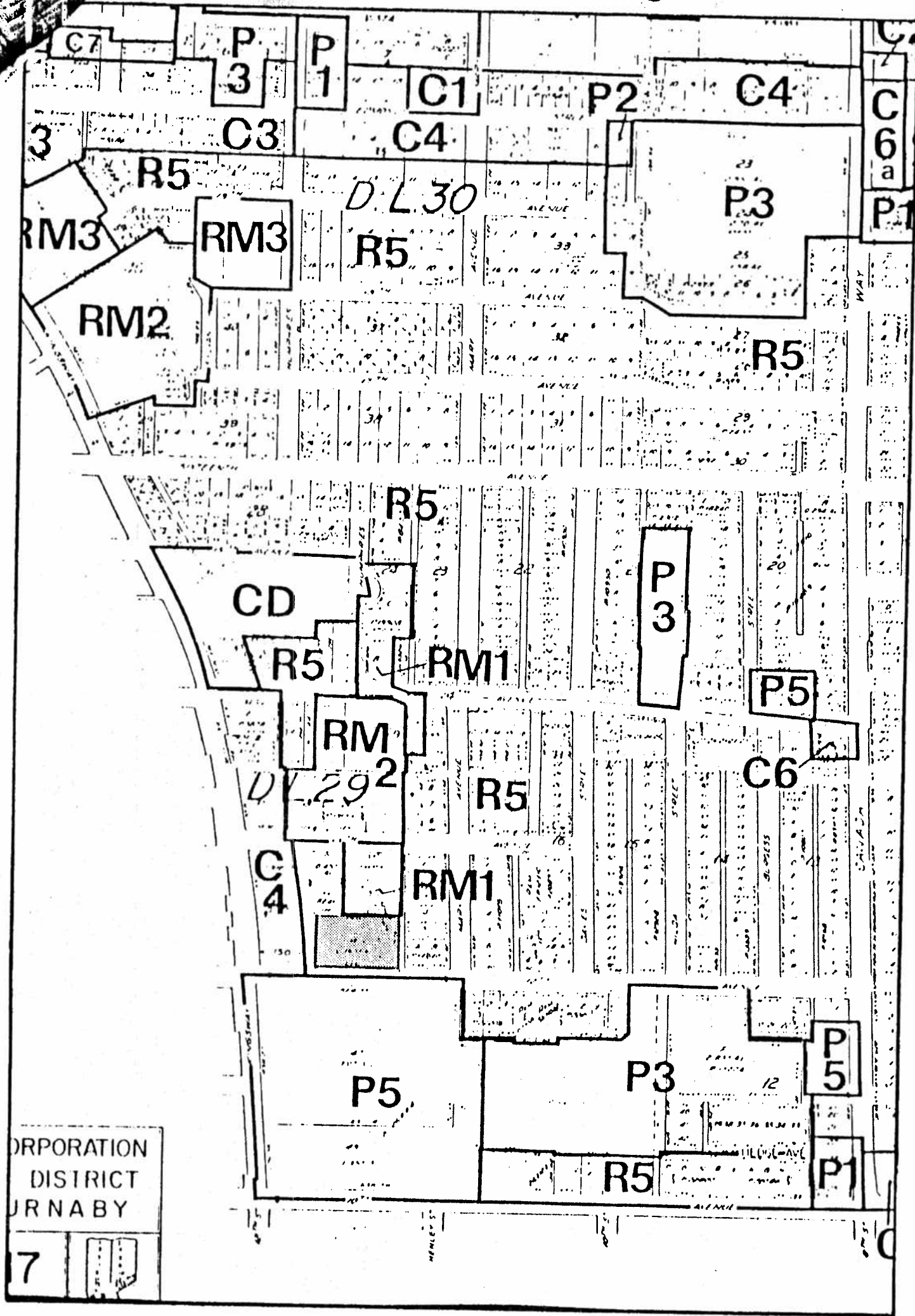
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COUNCIL MEETING 1981 02 02



SKETCH 1



CITY OF BURNABY CORPORATION  
DISTRICT  
URNABY

7

Date

JAN. 1981

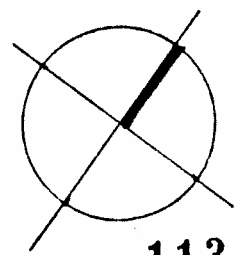
Scale

1" = 400'

Drawn By



Burnaby Planning Department



113

REZONING REFERENCE 103/80

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SKETCH 2

