

ITEM	13
MANAGER'S REPORT NO.	23
COUNCIL MEETING	1981 05 25

RE: REZONING REFERENCE #37/79A  
(ITEM 14, REPORT NO. 5, 1980 JANUARY 21)

Following is a report from the Director of Planning on Rezoning Reference #37/79A.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 MAY 14  
FROM: DIRECTOR OF PLANNING  
SUBJECT: REZONING REFERENCE #37/79A  
LOT 1 N 95' EXC. N 42', BLK 24, D.L. 95, PL. 7778; LOT 1 N.  
42', BLK. 24, D.L. 95, PL. 7778; LOT "A", S.D. 1, BLK. 24,  
D.L. 95, PL. 10207; Lot "B", R.S.D. 1, S.D. 24, BLKS. 1 & 3,  
D.L. 95N, PL. 10207; LOT 2, BLK. 24, D.L. 95, PL. 7778  
MIXED USE COMMERCIAL/RESIDENTIAL DEVELOPMENT  
7072 KINGSWAY AND 7231/7242 SALISBURY AVENUE  
(SEE ATTACHED SKETCHES 1, 2, 3)

RECOMMENDATIONS:

1. THAT Council request that a rezoning bylaw be prepared and advanced to First Reading on 1981 June 15, and to a Public Hearing on 1981 June 23 and 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 consolidation of the net project site into one legal parcel.
  - (e) The granting of any necessary easements.
  - (f) The dedication of any rights-of-way deemed requisite.

- (g) The deposit of a levy to go towards the acquisition of proposed neighbourhood parks in accordance with the terms outlined in Section 4.4 of this report.
- (h) The completion of an acoustical study by an engineer having a recognized specialty in acoustics to ensure compliance with the adopted guidelines.

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REPORT

1.0 APPLICANT: Pennyfarthing Development Corporation  
#300 - 1620 W 8th Avenue  
Vancouver, B.C., V6J 1V4

2.0 DESCRIPTION OF PROJECT:

The project consists of a high-rise apartment building and a single level of commercial development.

3.0 BACKGROUND:

- 3.1 Council received an earlier report on this site on 1980 January 21 and advanced a bylaw to Second Reading on 1980 February 25. Since that date a new developer has taken over the project and submitted a new plan of development. As this plan varies significantly from that previously presented, a new Public Hearing is required.
- 3.2 The subject site is designated in the proposed Kingsway/Edmonds Area Plan (see Sketch #3) as suitable for a mixed-use, comprehensive development scheme utilizing the General Commercial (C3) and Multiple Family Residential (RM5) Districts as guidelines. The site is well-separated from single family areas by roads, proposed park strips and RM3-type multiple family developments. The applicant has submitted a revised plan of development which meets these guidelines and is suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS:

4.1 The subject development is being rezoned

From: Service Commercial District (C4) and  
Residential District (R5)

To: Comprehensive Development District (CD)

Utilizing the RM5 and C3 Districts as general guidelines.

- 4.2 A Letter of Credit will be submitted to cover the costs of all necessary services. Services will include suitable paving along the Kingsway frontage to the future curb line and the upgrading of Salisbury Avenue to a finished 36 ft. standard. A complete cost estimate for these and any other services will be requested from the Municipal Engineer.
- 4.3 It was originally proposed that one-half the lane to the west of this site be sold to the applicant for inclusion in this site. The applicant has indicated that he does not need this land area. We have contacted the property owner to the west and he has agreed to exchange this redundant portion of lane and a five ft strip of lane to the south for a strip of land across the south of his property which is required for the future construction of Beresford Street (see attached sketch 1). Council suggested this approach when previously considering this rezoning.
- 4.4 A park levy is applicable in the amount of \$1,080. 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

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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.

- 4.5 Comments of the Fire Department have been obtained and adhered to in the development plan.
- 4.6 The project is to be strata-titled. All applicable condominium guidelines will be adhered to.
- 4.7 Density of development is based upon a combination of the RM5 maximum density (F.A.R. = 2.2) and the C3 maximum density (F.A.R. = 6.0).
- 4.8 Due to the site's proximity to Kingsway, an acoustical study has been submitted for this site and adopted sound guidelines must be adhered to.
- 4.9 Access to underground parking will be off Salisbury Avenue. Commercial parking will be separated from residential parking.

5.0 DEVELOPMENT PROPOSAL:

5.1 Development Statistics -

Site Area = 3,691.7 m<sup>2</sup> (39,738 sq. ft.)

Site Coverage = 33.5% (total)  
16.7% (tower)

Floor Area Ratio = 2.24 (2.04 residential/0.2 commercial)

Height = 13 storeys

Unit Mix = 74 - 2 B.R. @ 83.9 m<sup>2</sup> - 95.0 m<sup>2</sup> (903-1,023 sq.ft.)

Total = 74 Units

Parking = Residential - 1.5 spaces/unit x 74 units = 111 spaces  
(Required & Provided) Commercial - 16 spaces - 16 required based upon  
1 space/46 m<sup>2</sup> (495.16 sq. ft.)

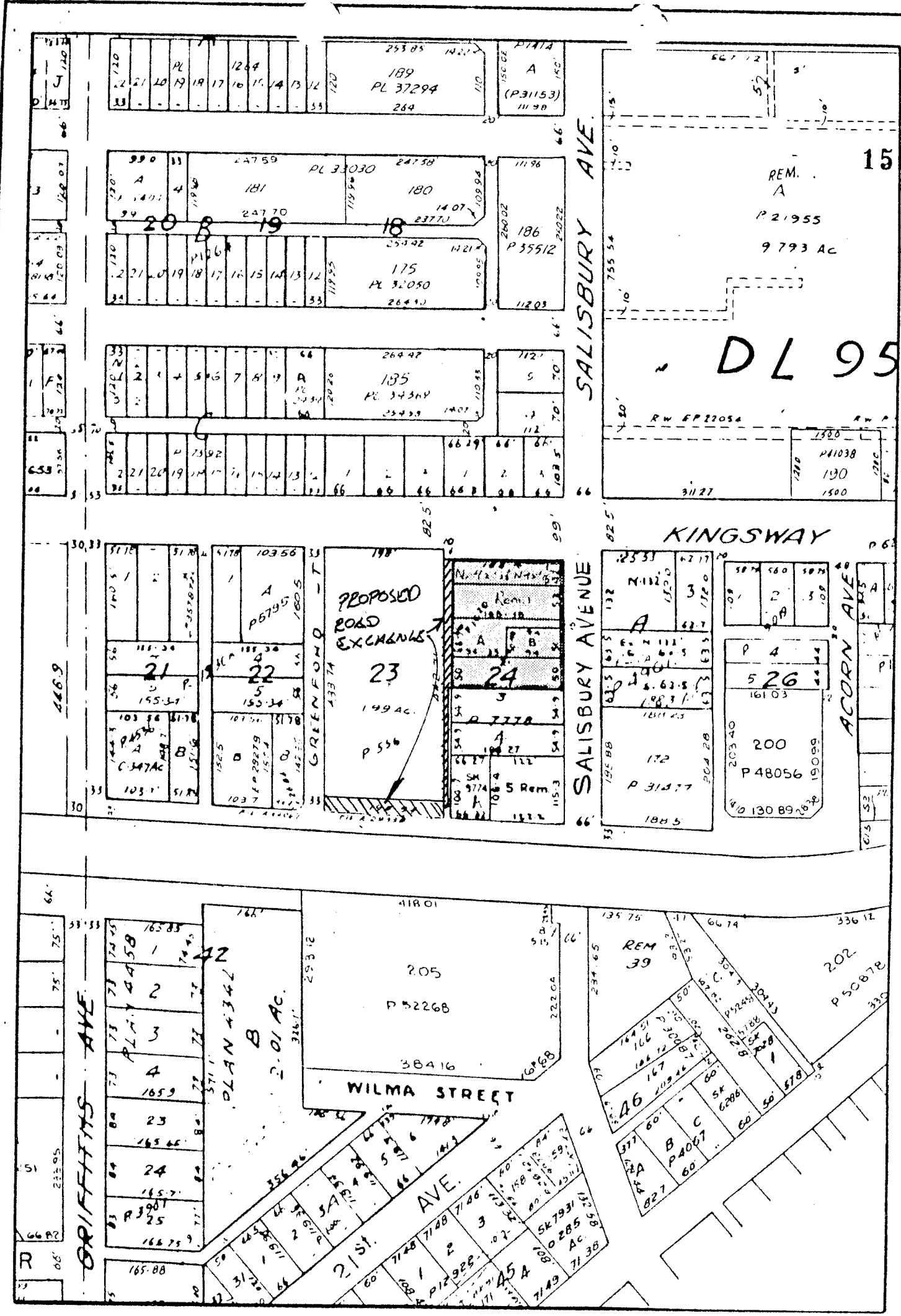
Commercial Floor Area = 739 m<sup>2</sup> (7,956 sq. ft.) - one storey.

Exterior Materials = Painted concrete, brick columns and planters,  
plaza pavers.

Residential Communal Facilities - sauna, recreation room

  
A. L. Parr  
DIRECTOR OF PLANNING

CBR/gl  
attachments



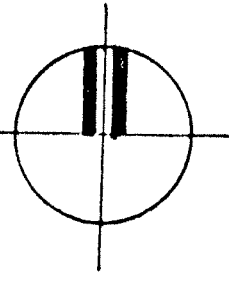
Date  
 NOV. 79

Scale  
 1" = 200'

Drawn By

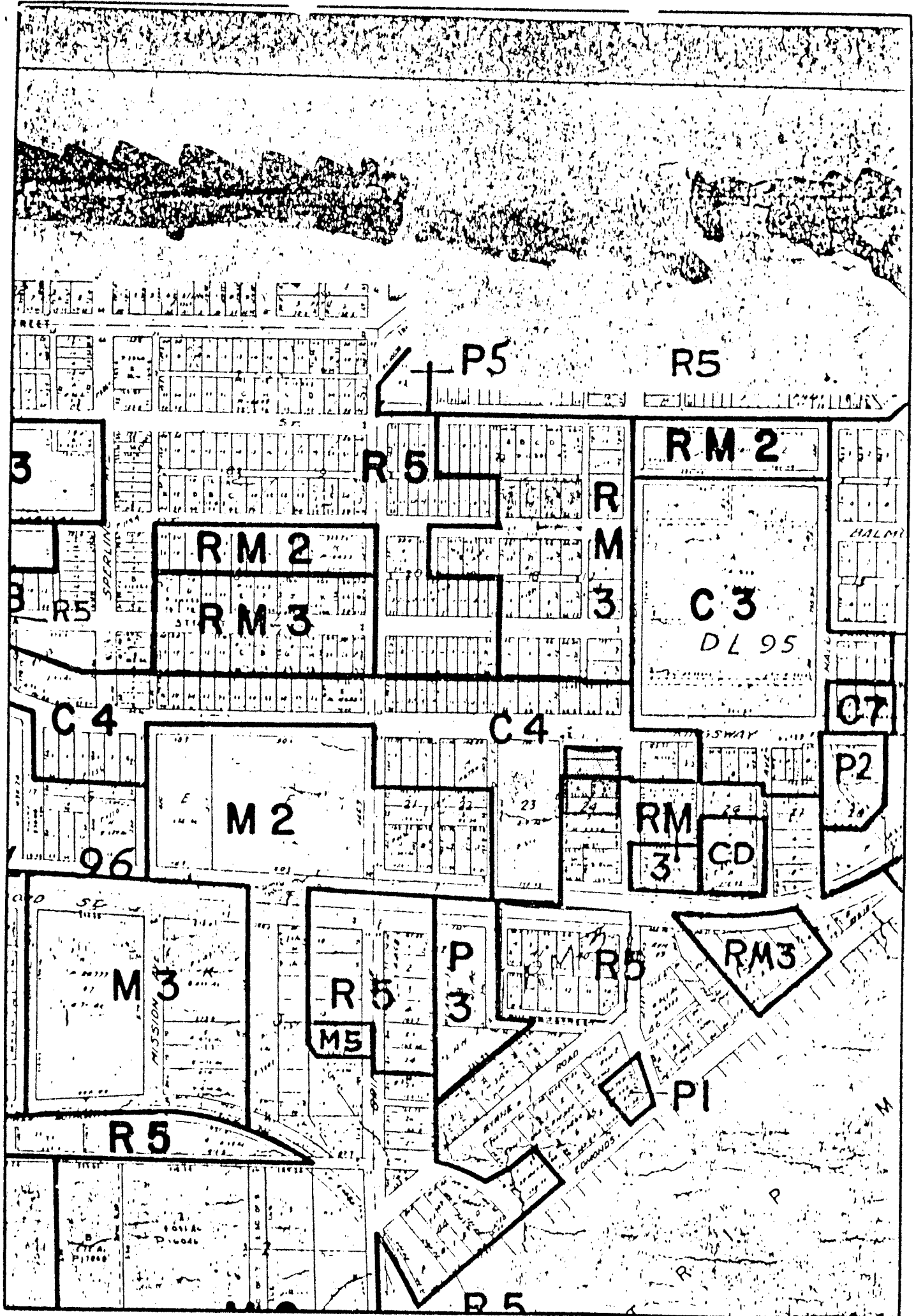


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SKETCH 1.



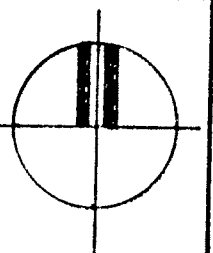
Date  
*NOV. '79*



Burnaby Planning Depart

Scale  
*1" = 400'*

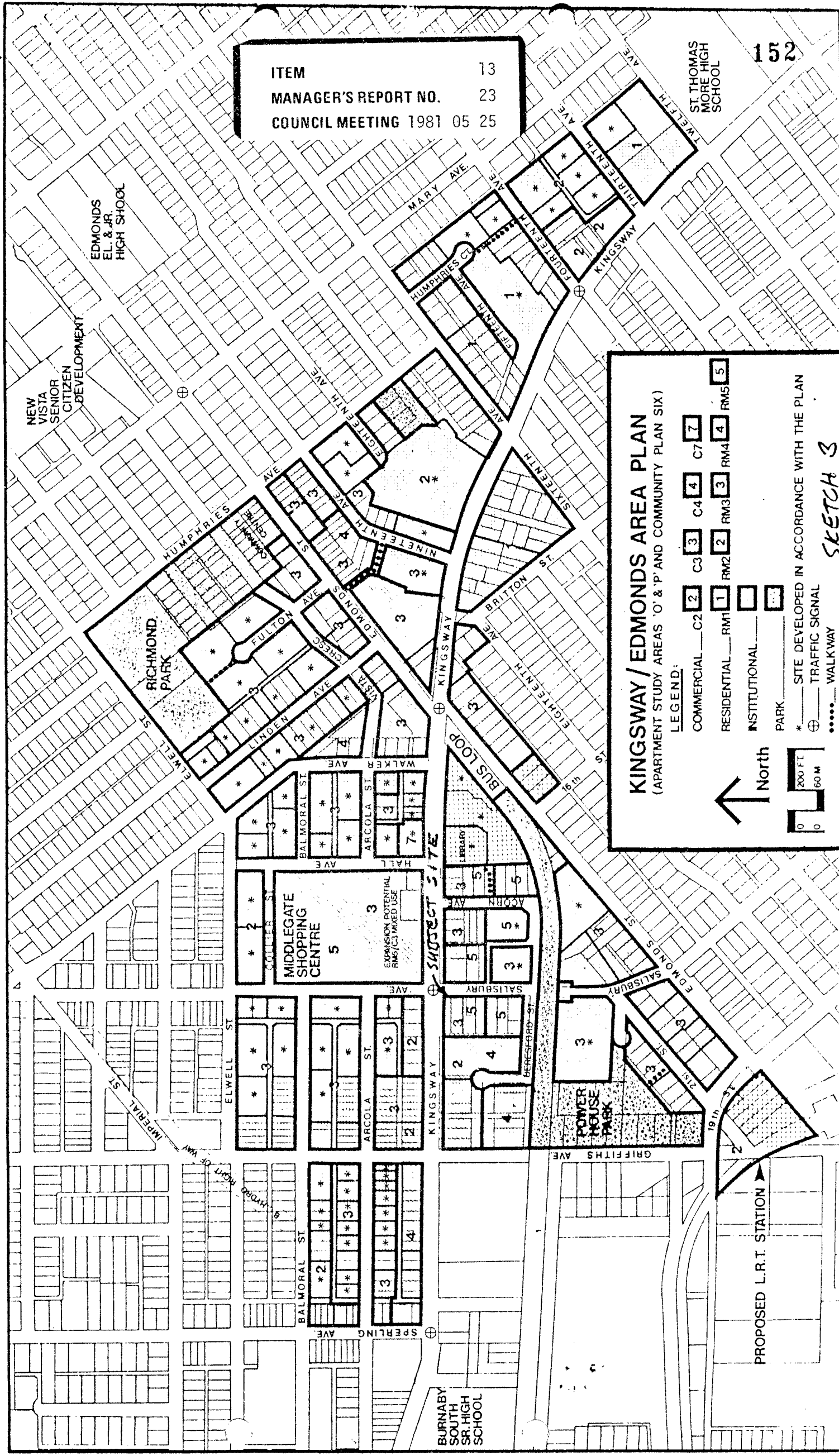
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Drawn By

*REZONING REFERENCE 37/79A*

FIGURE 9



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### KINGSWAY / EDMONDS AREA PLAN

(APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

LEGEND:

COMMERCIAL	C2	2	C3	3	C4	4	C7	7		
RESIDENTIAL	RM1	1	RM2	2	RM3	3	RM4	4	RM5	5
INSTITUTIONAL										
PARK										

\* SITE DEVELOPED IN ACCORDANCE WITH THE PLAN  
 ⊕ TRAFFIC SIGNAL  
 ..... WALKWAY

North

0 200 FT  
 0 60 M

*SKETCH 3*