

ITEM 15
MANAGER'S REPORT NO. 35
COUNCIL MEETING 1981 07 27

RE: REZONING REFERENCE #82/80
7017, 7047, 7071 and 6985 TWENTY-FIRST AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT

FROM: DIRECTOR OF PLANNING 1981 JULY 22

SUBJECT: REZONING REFERENCE #82/80
7017, 7047, 7071 AND 6985 TWENTY-FIRST AVENUE
LOT 4, D.L. 95, BLOCK 41, S.D. "A", PLAN 6000;
LOT 5, D.L. 95, BLOCKS 1 & 3, S.D. "A", PLAN 6000;
LOT 6 OF LOT "A", D.L. 95, BLOCKS 41 & 41, PLAN 6000; AND
LOT 3 OF LOT "A", D.L. 95, BLOCKS 39 TO 42, PLAN 6000.

FROM: RESIDENTIAL DISTRICT (R5)
TO: MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 August 10 and to a Public Hearing on 1981 September 09 at 19:30 h, and that the following be established as prerequisites to the completion of the zoning:
 - a) The submission of a suitable plan of development.
 - b) The completion of the requisite Highway Exchange Bylaw.
 - c) 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.
 - d) The consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.
 - f) 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.

- g) 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.
- h) The dedication of any rights-of-way deemed requisite.
- i) The deposit of a per unit levy to go toward acquisitions of proposed neighbourhood park land - in accordance with Section 2.5 of this report.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The retention of as many existing mature trees as possible on the site.
2. THAT the introduction of a Highway Exchange Bylaw be authorized in accordance with the provisions outlined in Section 2.2 of this report.

REPORT

1.0 BACKGROUND.

- 1.1 In 1981 January 19, Council received Item 1 of Item 13, Manager's Report No. 5, 1981 January 19 (copy attached), and adopted the recommendations contained therein.
- 1.2 In accordance with those recommendations and the adopted Community Plan, the applicant has now made arrangements to include the fourth lot (6985 Twenty-First Avenue), and it is therefore now in order to advance the matter for consideration of Council and presentation to a Public Hearing.


2.0 DISCUSSION

- 2.1 The adopted Community Plan shows this consolidated site as suitable for 3-storey medium density apartment development (RM3). The site is to be created through consolidation of the four lots together with the existing unopened 20' lane allowance to the northwest and is to provide for dedication of land for a cul-de-sac at the end of Wilma Street to the immediate north.
- 2.2 In order to create the site, it is being recommended that Council authorize the introduction of a Highway Exchange Bylaw to enable the lane allowance abutting the site to be closed and incorporated in the new site in return for dedication of the cul-de-sac area. Compensation would be due to the Corporation for the excess of land being made available to the consolidation prior to finalization of the Highway Exchange Bylaw. The Municipal Solicitor has advised (1981 May 14) that the value of the redundant lane allowance lands is \$21.86 per square foot, and recommends acceptance of this amount. The actual area of the difference in land areas between the lane allowance being closed and the dedication will be determined by survey, and the total compensation will be calculated accordingly (to be reported at the time of Third Reading).

- 2.3 The applicant has submitted a preliminary development proposal for a forty-nine unit, three-storey strata-title apartment building, containing 26 two-bedroom units and 23 one-bedroom units. The maximum permitted floor-area ratio is 1.1, and on-site underground parking is required at the ratio of 1.5 parking spaces per unit (74 spaces total). Vehicular access is taken via Twenty-First Avenue, and the rear property line abuts Powerhouse Park.
- 2.4 All good existing trees on the property and the unopened lane allowance should be retained if possible within the setbacks surrounding the building, and care taken to preserve such trees during excavation and construction.
- 2.5 A Parkland Acquisition Levy will be applicable to this development, based on the Municipality's adopted Development Cost Charge Bylaw. A revised schedule of Cost Charges was approved by Council on 1981 July 13, and the revised levy amount will apply if the amended Development Cost Charge Bylaw is adopted prior to the issuance of a building permit for this development.
- 2.6 The deposit of funds to provide for upgrading of Municipal services which serve the site will be prerequisite to rezoning. The required works will be determined by the Municipal Engineer, to include completion of the Wilma Street cul-de-sac paving complete with boulevard planting and sidewalk construction; and completion of Twenty-First Avenue to a full constructed 36-foot standard across the frontage of the property, including boulevard tree and grass planting, ornamental street lighting; and construction of a separated sidewalk on the north-west side only.
- 3.0 CONCLUSION
- 3.1 As a site has now been assembled which reflects the adopted Community Plan for the area, in accordance with Council's approval in principle on 1981 January 19, it is recommended that this application now be advanced to a Public Hearing for rezoning to the RM3 category.

ALP
DGS:1f

cc: Municipal Engineer
Municipal Solicitor


A. L. PARR
DIRECTOR OF PLANNING

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PLANNING DEPARTMENT
REZONING REFERENCE #82/80
1981 January 13

Item #1

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Kramer Development Ltd.
300 - 1497 Marine Drive
West Vancouver, B.C. V7T 1B8
- 1.2 Subject: Application for the rezoning of:

Lot 4, D.L. 95, Blk. 41, S.D. A, Pl. 6000;
Lot 5, D.L. 95, Blk. 1 & 3, S.D. A,
Pl. 6000;
Lot 6 of Lot A, D.L. 95, Blk. 40 & 41,
Pl. 6000
- 1.3 Address: 7017, 7047, 7071 Twenty-First Avenue
- 1.4 Location: The properties are located northwest of 21st Avenue and south of Wilma Street. (see Sketches 1, 2 & 3)
- 1.5 Size: Consolidated, the site has an area of approximately 2,600 m² (27,988 sq.ft.) including a portion of lane.
- 1.6 Services: If this rezoning proceeds, the Engineer will be requested to provide a cost estimate for required services.
- 1.7 Zoning Intention: The intent of the proposed bylaw is to accommodate the development of a three storey apartment building on this site.
- 2.0 DISCUSSION:

The application involves a three lot consolidation. In the Community Plan adopted by Council on 1980 March 31 the appropriate consolidation shown included four lots, the three in this application and one to the southwest (see Sketch 3, attached). The block was divided into two sites at this point because:

- a) The two consolidations will be approximately equal in area.
- b) Both consolidations will be large enough to provide some flexibility in siting and generally result in better quality developments.
- c) The boundary between the two sites lines up with the boundary between sites to the southeast providing a 12 m (39.37 ft.) view corridor from Edmonds Street to Powerhouse Park.

The owner of the lot which is currently not included in this application contacted the Planning Department and indicated that he is willing to be part of the development if his property is purchased at a value acceptable to him and that he is opposed to the rezoning if it does not involve the total consolidation approved in the Plan. The applicant has made some contact with the owners but, to date, no agreement has been achieved.

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R.Z. Ref. #82/80
1981 January 13

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We have reviewed this aspect of the Plan and have concluded that it should not be amended and that, therefore, the present application should not be given favourable consideration by Council. If the applicant is able to include the fourth lot we would be prepared to recommend the rezoning.

RECOMMENDATIONS:

1. THAT Council not give favourable consideration to this rezoning.
2. THAT Council indicate support in principle to a rezoning involving the four lots in accordance with the Community Plan.
3. THAT a copy of this report be sent to Kramer Development Ltd.

ALP
CBR/nb
atts.

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KRAMER DEVELOPMENT LTD.

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300 - 1497 MARINE DRIVE, WEST VANCOUVER, B.C. V7T 1B8

December 12th, 1980

Director of Planning
Municipality of Burnaby
4949 Canada Way
Burnaby, B.C.

Dear Sir

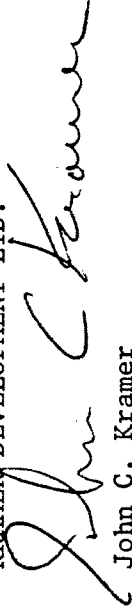
Re: 7017, 7049, 7071 - 21st Ave, Bby

We hereby apply for rezoning the three lots having the above addresses to the RM3 zone, for the purpose of constructing a 36 unit apartment building.

In making this application we understand that the municipality is considering closing the lane adjacent to the properties and we would be willing to acquire the lane to add to the assembly. We understand that a certain amount of land, would have to be donated to the Wilma Street cul-de-sac.

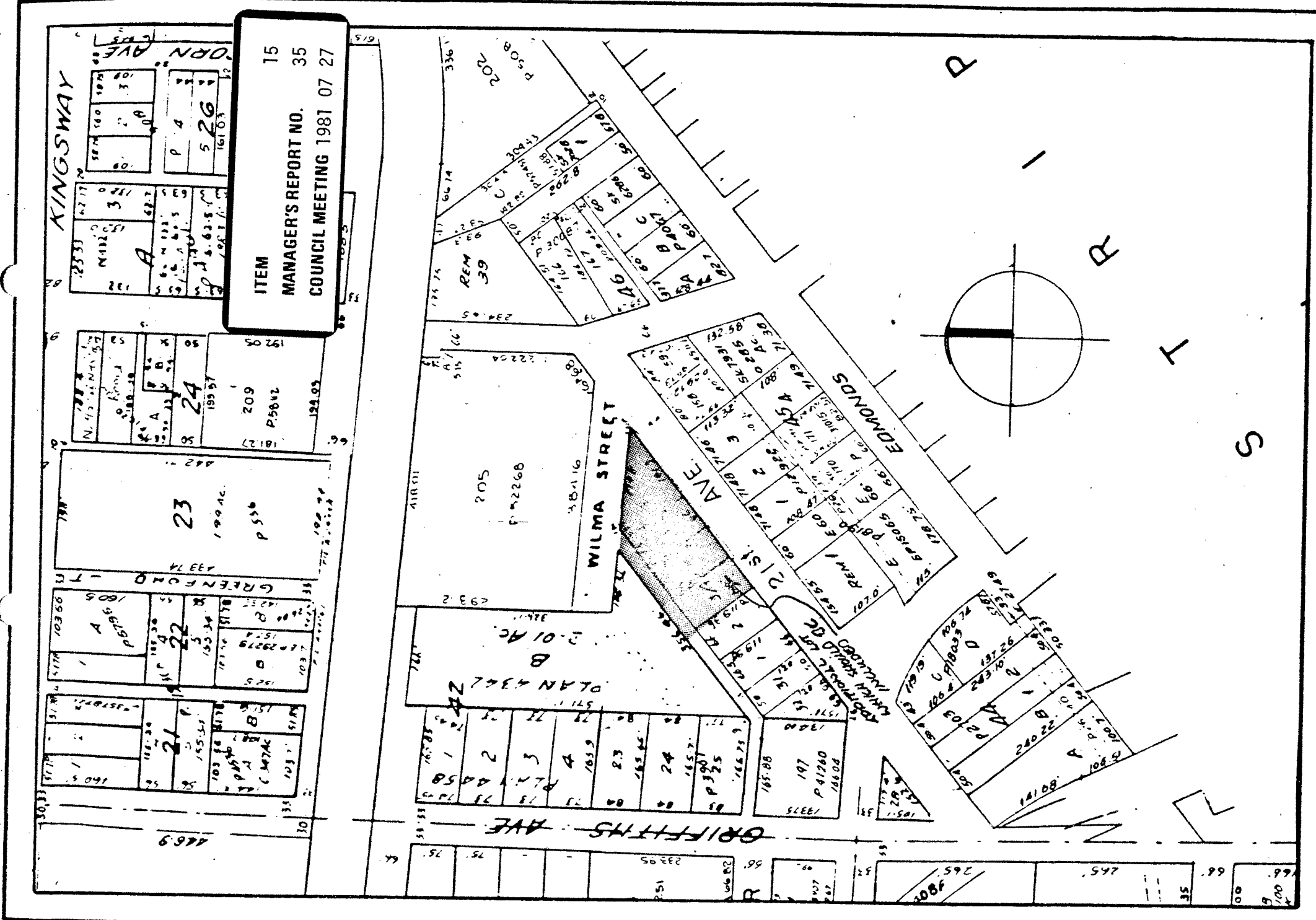
Yours truly

KRAMER DEVELOPMENT LTD.



John C. Kramer

JCK/gr



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Burnaby Planning Department

Date
 JAN 1981

Scale
 1" = 200'

Drawn By

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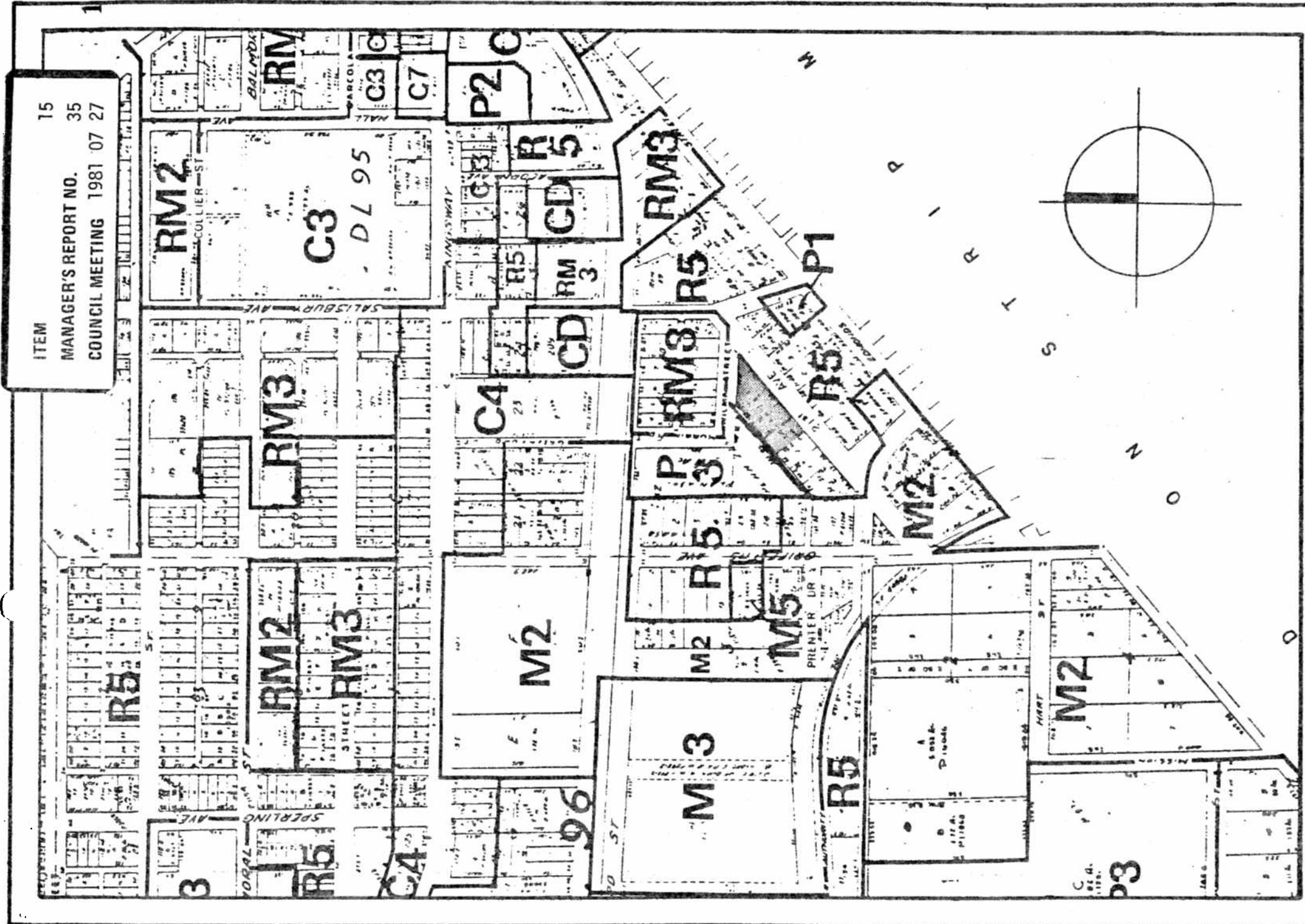
REZONING REFERENCE # 82/80

AMENDED 1981 JULY 22 TO REFLECT ADDITION OF
 6985 TWENTY-FIRST AVENUE.

SKETCH 1

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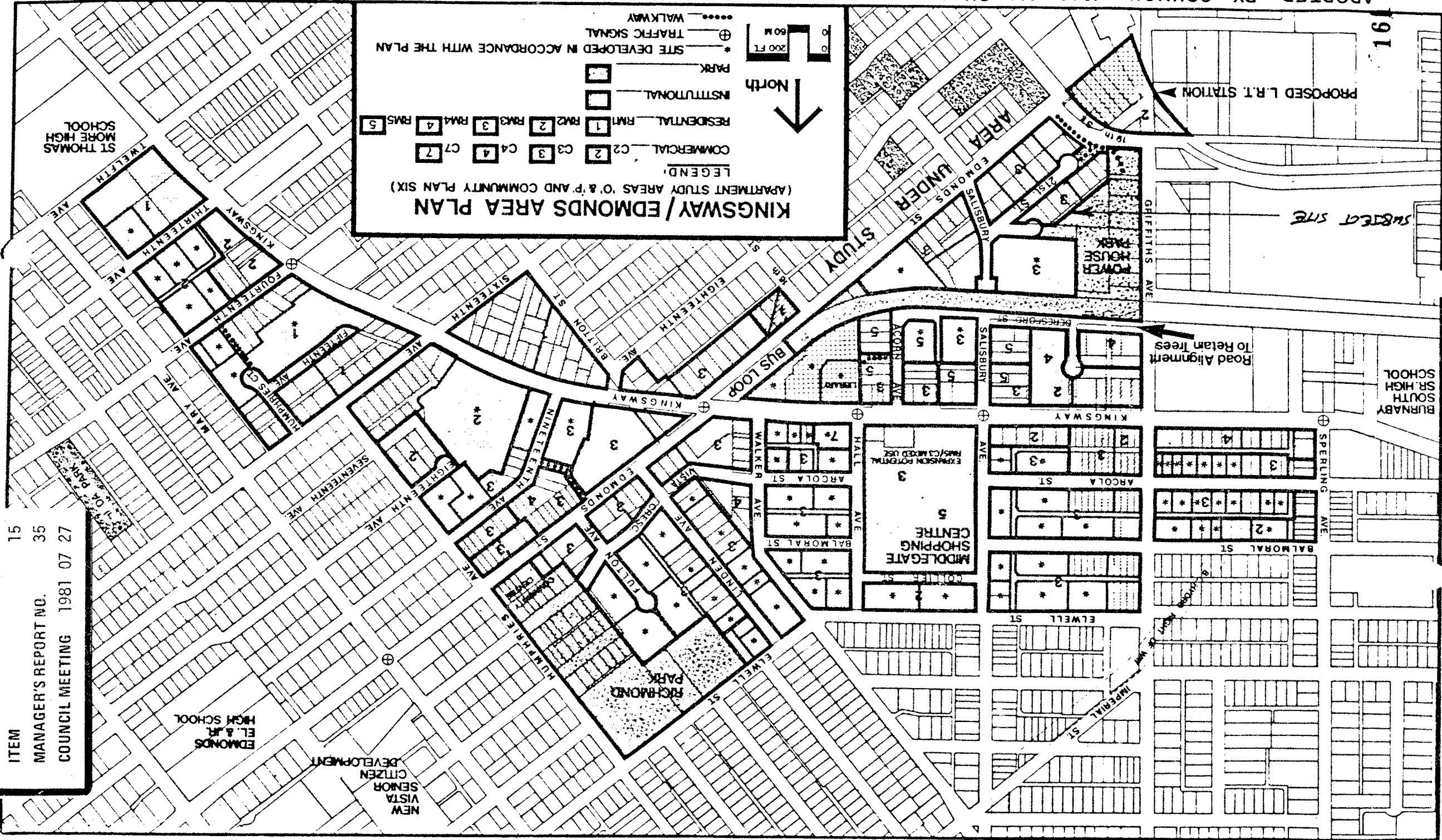
Burnaby Planning Department

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| Date | JAN 1981 |
| Scale | 1" = 400' |
| Drawn By | |

REVOKING REFERENCE 82/80
 AMENDED 1981 JULY 22 TO REFLECT ADDITION OF
 6985 TWENTY-FIRST AVENUE.

SKETCH 2

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KINGSWAY/EDMONDS AREA PLAN
 (APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

LEGEND:

| | | | | | |
|--|-----|-----|-----|-----|-----|
| COMMERCIAL | C2 | C3 | C4 | C7 | |
| RESIDENTIAL | RM1 | RM2 | RM3 | RM4 | RMS |
| INSTITUTIONAL | | | | | |
| PARK | | | | | |
| SITE DEVELOPED IN ACCORDANCE WITH THE PLAN | | | | | |
| TRAFFIC SIGNAL | | | | | |
| WALKWAY | | | | | |

North

0 100 200 FT

SKETCH 3

ADOPTED BY COUNCIL 1980 MARCH 31

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NEW VISTA SENIOR CITIZEN DEVELOPMENT

EDMONDS EL & JR HIGH SCHOOL

MIDDLEGATE SHOPPING CENTRE

RICHMOND PARK

Road Alignment To Retain Trees

BURNABY SOUTH SR HIGH SCHOOL

SUBJECT SITE

PROPOSED L.R.T. STATION

