

ITEM	SUPPLEMENTARY	11
MANAGER'S REPORT NO.		11
COUNCIL MEETING	1983 02 14	

RE: REZONING REFERENCE #43/82
 6222, 6236, 6250, 6264, 6278, 6292, 6306 KATHLEEN AVENUE AND
 6337, 6349, 6359, 6371, 6381 WILLINGDON AVENUE
 (ITEM 11 OF ITEM 10, REPORT NO. 51, 1982 SEPTEMBER 20)
 (ITEM 3a, COUNCIL AGENDA 1982 SEPTEMBER 20)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1982 FEBRUARY 08

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #43/82
 LOTS 11, 14, 15, 16, & 17, BLK. 35, D.L. 151, PLAN 1319;
 LOTS 12 & 13, BLK. 35, D.L. 151, & 153, PLAN 1319;
 LOT 10, BLK. 36, D.L. 151 & 153, GROUP 1, PLAN 1263;
 LOT 11, BLK. 36, D.L. 151, GROUP 1, PLAN 1263;
 LOT 12, BLK. 36, D.L. 151, PLAN 1263;
 LOT 13 & 14, BLK. 36, D.L. 151 & 153, PLAN 1263.

FROM: R5 RESIDENTIAL DISTRICT
 TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
 (BASED ON RM3, RM4 & RM5 DISTRICT USE AND DENSITY)

ADDRESS: 6222, 6236, 6250, 6264, 6278, 6292, 6306 KATHLEEN AVE. & 6337, 6349, 6359, 6371, 6381 WILLINGDON AVE.
 (SEE ATTACHED SKETCHES)

RECOMMENDATIONS:

1. THAT Council abandon Rezoning Reference #113/80 an uncompleted zoning application, which is a predecessor of the subject zoning application after First and Second Reading has been granted for this new rezoning proposal.
2. THAT Council approve the adjustment/amendment to Community Plan Area 2 as outlined in Section 2.1 of this report.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1983 March 14 and to a Public Hearing on 1983 March 22 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 Director Engineering. 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 or a resubdivision which relates to the redevelopment plan.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The depositing of funds for the provision of landscaping along the Kathleen walkway abutting the subject site, and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- h) The provision of a public pedestrian walkway easement across the site from Kathleen Avenue to the park site on Willingdon Avenue and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) Deposit of the applicable per unit Neighbourhood Parkland Acquisition charge for the Phase I portion of the project. The charges applicable at the time of Final Adoption will apply. The charges for the Phase II high-rise portion of the project will be obtained at the time of the future required amendment rezoning.
- k) The undergrounding of existing overhead wiring abutting the site.
- l) Compliance with the Council adopted sound criteria.
- m) Consent to the closure of Kathleen Avenue for the purpose of creating a Pedestrian walkway as proposed in the Community Plan.

REPORT

1.0 REZONING INTENTION:

The intent of the proposed bylaw is to rezone the site to accommodate a detailed Phase I development composed of two low rise apartments and a Phase II development outlined in concept, composed of two high-rise apartments. The Phase II portion of the site is to be zoned as vacant land requiring the submission of a detailed development in conjunction with a future amendment rezoning application.

2.0 BACKGROUND:

Council on 1982 September 20, received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Planning & Building Inspection 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 Initial Report indicated that a preliminary proposal submitted by the developer which illustrated two high-rise long slab-type buildings for family housing was not appropriate. Council instructed staff to work with the developer in the preparation of a more innovative approach with the possible use of smaller terraced buildings with the family accommodation being accommodated on the first three levels.

2.1 The developer is now proposing four buildings on a large integrated development site which is presently vacant. Two are frame type buildings terraced to three storeys with an interior courtyard which will be accommodated generally under the RM3 zone guidelines. There will be one high-rise tower (of 11 storeys) at RM4 density and a second tower at the RM5 density of 15 storeys. The purpose of this arrangement is to allow the lower buildings on that part of the site which provide a relationship to the existing three storey buildings across (east of) Willingdon and adjacent to the future park. The taller high-rise buildings will relate to the existing high-rise towers to the west and south of the site. The towers also enable the overall site density to be increased without the higher site coverage of frame buildings. An integration between both the existing towers and the existing low rises in this area has been achieved through the proposed development plan in terms of building form. The developer has prepared detailed drawings for the two low rise buildings which are proposed for the first phase (55 and 39 units). The developer has provided preliminary designs for the future two tower buildings. The preliminary tower designs are for concept approval purposes. This future development in Phase II will be the subject of a future amendment rezoning when the developer wishes to proceed. At that time detailed architectural drawings for Phase II will be prepared and will conform to the overall site guidelines outlined in this report and generally to the conceptual drawings. These Phase II RM4 and RM5 guidelines will constitute the guide plans for this future phase and it is proposed that the Community Plan Two (Metrotown Area 8) be amended to permit this development to proceed as proposed. In the interim, the Phase II sites will remain vacant.

3.0 GENERAL COMMENTS:

3.1 Servicing Requirements.

The developer will be required to complete all the necessary street works to a finished standard related to a) that portion of the site which abuts Willingdon Avenue, b) the abutting portion of Mayberry Street which has not been constructed in the course of Rezoning Reference #29/75 (which was recently constructed on the south side of Mayberry Street) and c) the Kathleen Avenue cul-de-sac.

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A servicing agreement will be required. The applicant will also be required to place all abutting overhead wiring on Kathleen and Mayberry underground where practicable and install or deposit funds for the future installation of landscaping along the proposed Kathleen Avenue walkway referred below.

3.2 Required Dedications (refer to attached sketch #3).

The developer will dedicate a) 6.1 m (20 ft.) of land along Willingdon Avenue, b) .27 m (.89 ft.) along the first 70 m (232 ft.) west of Willingdon on Mayberry c) 13.1 m (43 ft.) for the westerly end of Mayberry and d) 13.1 m (43 ft) widening along the Kathleen right-of-way. These dedications will provide a 26 m (86 ft) right-of-way for Willingdon Avenue, and a 20 m (66 ft) right-of-way for Mayberry Street.

3.3 Required dedication on Kathleen Avenue.

The existing Kathleen Avenue right-of-way is 10.0 m (33 ft.). In the adopted Community Plan an additional widening of approximately 13 m (43 ft) is envisioned to enable a cul-de-sac to be brought to the northeast from Mayberry, to service the Phase II RM5 site in the northeast.

3.4 Required Easements and Covenants.

The applicant will provide a 4.5 m (15 ft) pedestrian access from the park site northwest to the Kathleen cul-de-sac as illustrated on sketch #3. Any other service or fire accesses which may be required will also be provided.

3.5 The Neighbourhood Parkland Acquisition charge which is in effect at the time of Final Adoption of the rezoning bylaw. The Neighbourhood Parkland Acquisition Charges are based upon the densities of each part of the site; that is two buildings at RM3 density and for Phase II, one each at RM4 and RM5 density.

3.6 Strata Title/Condominium Guidelines.

The developer has indicated that the project will be constructed to the Municipal Condominium standards.

3.7 Noise Protection.

The Public Health Department has indicated that a noise study will be required to ensure that the future residents of the development are adequately protected from noise originating from Willingdon Avenue, a major residential collector.

3.8 Traffic Access.

Access for vehicles will be provided to the site from Mayberry Street and Kathleen Avenue. Kathleen Avenue will remain open to vehicle traffic until such time as redevelopment takes place on the northwest side of the street which is presently low density older homes.

3.9 School Requirements.

The ninety-four low rise apartment units with a good proportion of 2-bedroom units are somewhat family oriented and would be expected to generate something on the order of 10 to 12 school age children. The nearest school is Maywood Elementary which is approximately one kilometer to the east and has adequate capacity to meet the projected demand.

3.10 Underground Wiring.

The wiring abutting the site on Kathleen Avenue and, if practicable, on Willingdon Avenue will be placed underground.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site - 17,013 m² (183,129 sq. ft.)

Net Site - 15,550 m² (167,383 sq. ft.)

4.2 Total Project Floor Area - 23,225 m² (250,000 sq. ft²)

4.3

	<u>PHASE I</u>			<u>PHASE II (future)</u>	
	<u>Site A</u> (Low rise)	<u>Site C</u> (Low rise)	<u>Site B</u> (high-rise)	<u>Site D</u> (high-rise)	
Site Area	4735 m ² (50,968 ft ²)	(3207 m ²) (34,520 ft ²)	3577 m ² (38,507 ft ²)	4031 m ² (43,388 ft ²)	
Floor Area	4920 m ² (52,957 ft ²)	3517 m ² (37,863 ft ²)	6081 m ² (65,462 ft ²)	8706 m ² (93,718 ft ²)	
Floor Area Ratio	1.04	1.1	1.7	2.15	
Zoning Guideline	RM3	RM3	RM4	RM5	
Building Height	3 storeys	3 storeys	11 storeys	15 storeys	
Unit Mix & Size	1 bed ----- 16 (min 730 ft ²) 2 bed ----- 39 (min 900 ft ²) Total --- 55	1 bed ----- 9 (min 730 ft ²) 2 bed ----- 30 (min 900 ft ²) Total 39	1 bed ----- 22 (@ 725 ft ²) 2 bed ----- 43 (@ 900 ft ²) Total 65	1 bed ----- 30 (@ 725 ft ²) 2 bed ----- 59 (@ 900 ft ²) Total 89	
Parking @ 1.5 spaces/unit (underground)	87 spaces	59 spaces	102 spaces	134 spaces	

4.5 Communal Facilities.

Childrens play area.

4.6 Exterior Finish.

Wood, stucco, concrete.

4.7 Garbage collection will be underground.

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5.0 SUMMARY:

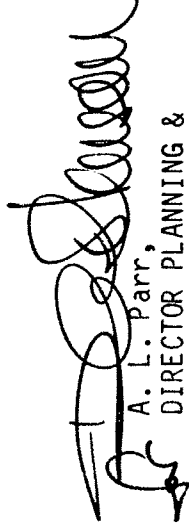
The applicant has prepared a scheme which is an alternative to the three tower scheme originally proposed in the Community Plan and in Rezoning Reference #113/80 and the two slab high-rises proposed in 1982 September. This current scheme has two low rise buildings with 94 units and two high-rise buildings with 154 units. The developer is primarily interested in the frame buildings in the first phase with the two high-rise towers to be constructed in the future, requiring a future amendment rezoning application.

The proposed layout design and orientation of the buildings promotes a good relationship to the buildings on the adjacent developed sites.

AP
BR/gf

Attachments

cc: Director Engineering
Director Recreation & Cultural Services
Municipal Clerk

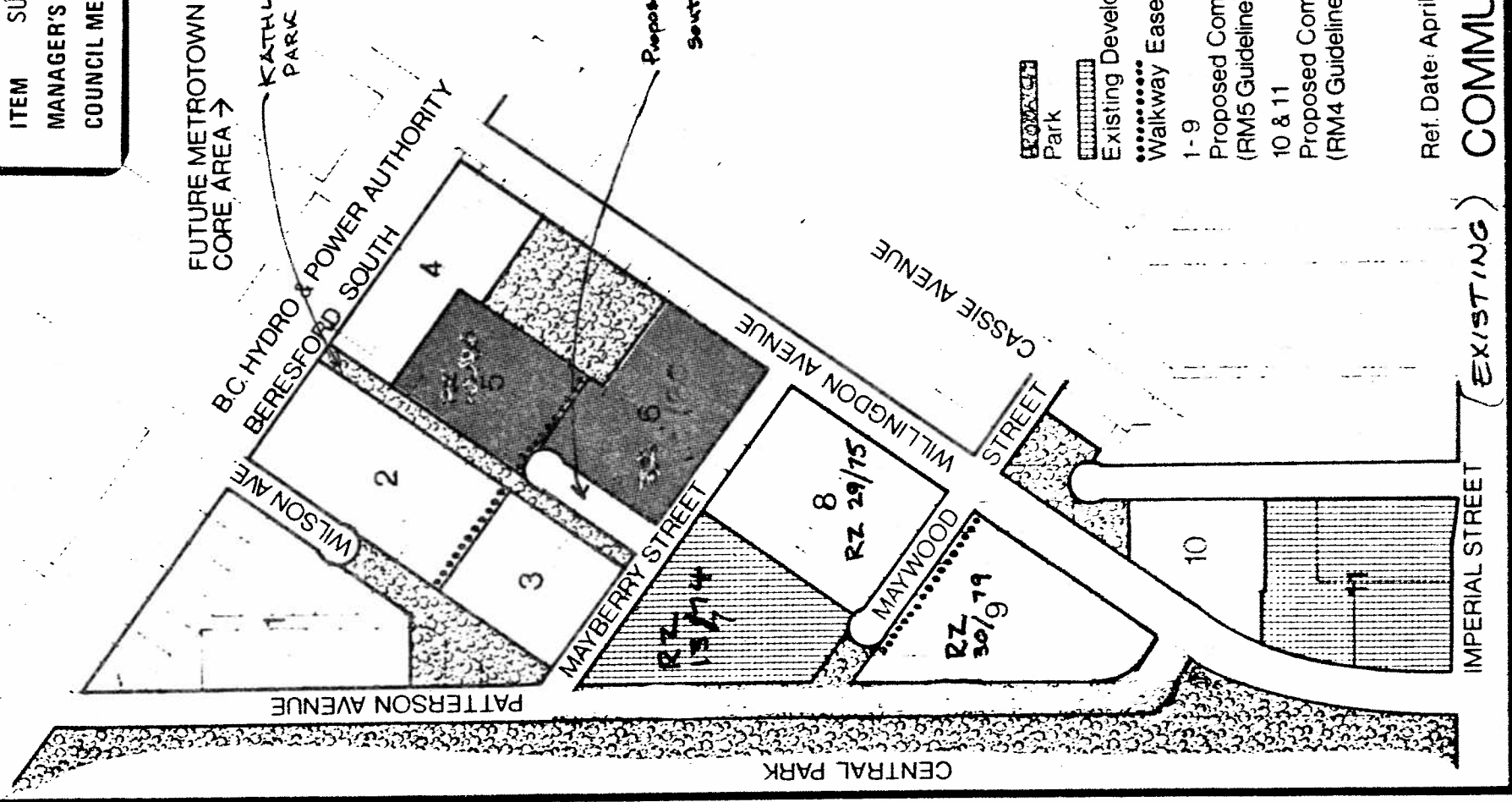

A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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FUTURE METROTOWN CORE AREA →

KATHLEEN PARK STRIP

Proposed new cul-de-sac south east of existing road.



Park

Existing Development

Walkway Easement

1-9

Proposed Comprehensive Development (RM5 Guideline) Unit Density 100 UPA Maximum

10 & 11

Proposed Comprehensive Development (RM4 Guideline) Unit Density 80 UPA Maximum



Ref. Date: April 1975

COMMUNITY PLAN TWO



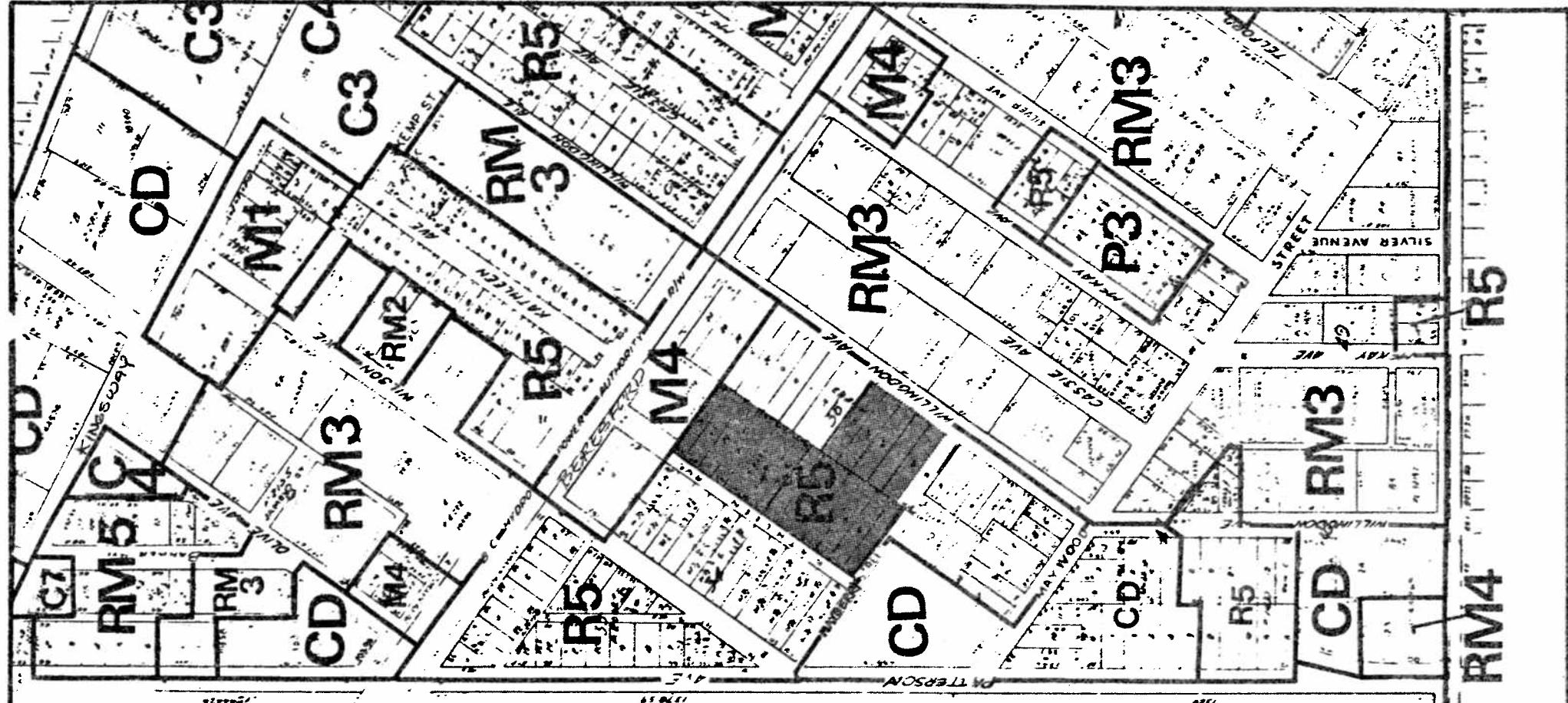
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Burnaby Planning Department

SITE OF REZONING REF # 43/82

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CENTRAL PARK



Date
February 1983

Scale
1:400

Drawn By

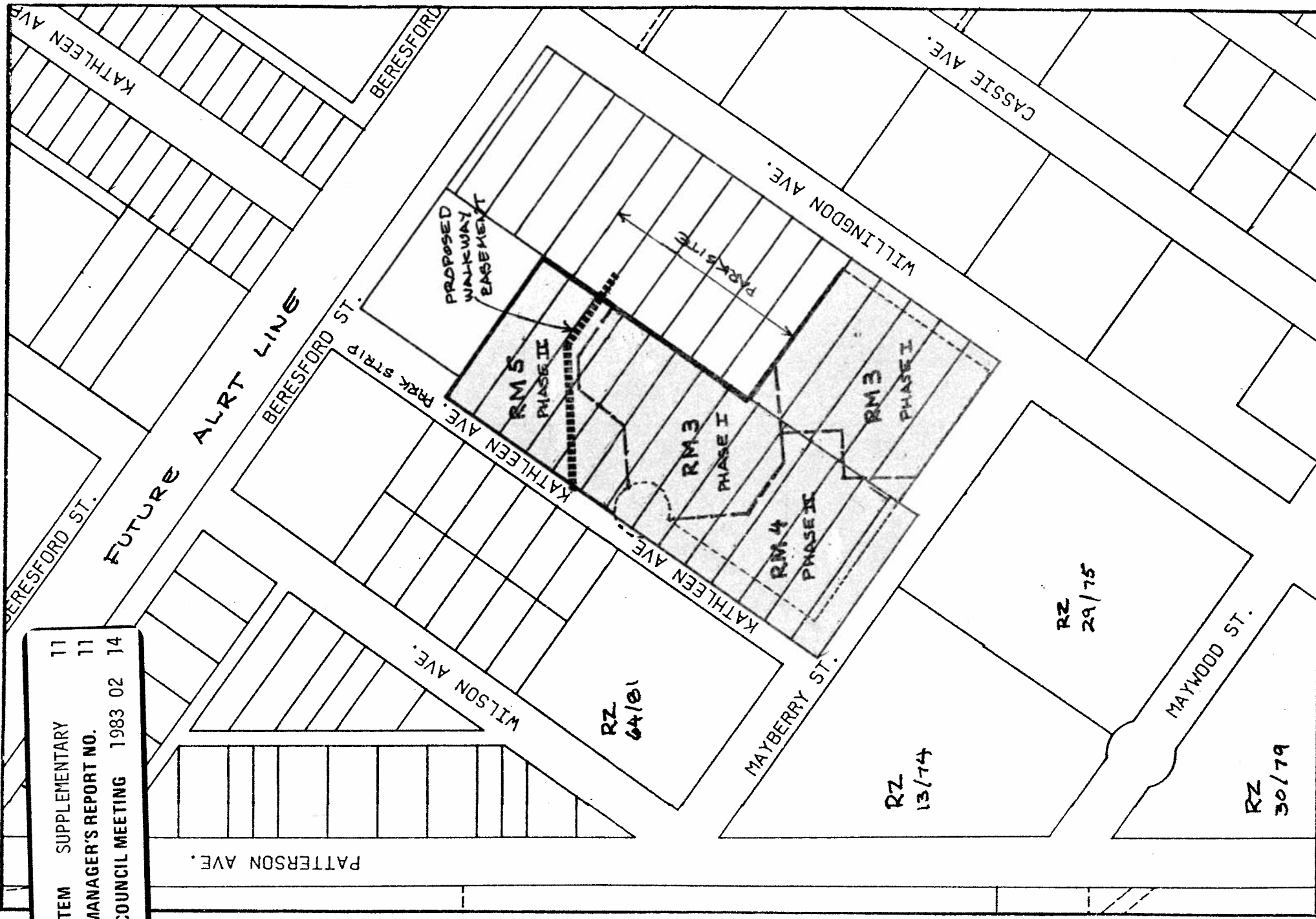


Burnaby Planning Department

REZONING # 43/82 LOCATION MAP

EXISTING ZONING

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Date

1983 FEBRUARY

Scale



Burnaby Planning Department

PROPOSED REVISIONS COMMUNITY PLAN 3

Drawn By

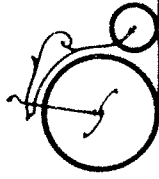
REZONING # 43/82 SITE

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11/11/83

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Pennyfarthing Development Corp.

February 8, 1983

The Corporation of the District of Burnaby,
Planning Department,
4949 Canada Way,
Burnaby, B.C. V5G 1M2

Attention: Mr. Bill Rapanos

Re: Mayberry Gates Comprehensive Development
Area 5 and 6, Rezoning Ref. 43/82

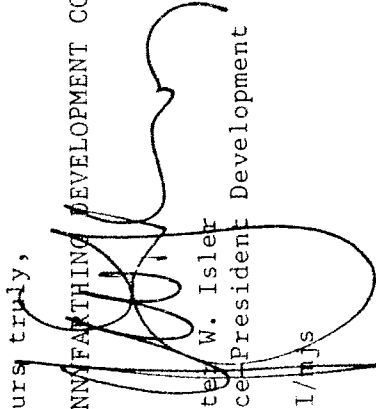
Dear Sir:

We hereby wish to apply for rezoning of a site bounded by Willingdon, Mayberry and Kathleen Streets for a mixed use development.

The development consists of two low rise frame apartment buildings and two proposed high rise towers. The first phase of the development would be the low rise buildings and subsequent phases would construct the high rises. We have been asked by the Planning Department to develop drawings depicting the high rise buildings although we have no plans to proceed with these projects in the near future. For that reason the details for the towers provided must be viewed as preliminary and may not be built as shown. The details provided are for illustrative purposes only and shall not be binding and/or limiting future applications for these sites.

Yours truly,

PENNYFARTHING DEVELOPMENT CORP.


Peter W. Isler
Vice-President Development

PWI/hjs

#270 - 1441 Creekside Drive, Vancouver, B.C. V6B 3R9 (604) 734-8443