

ITEM	4
MANAGER'S REPORT NO.	44
COUNCIL MEETING	1983 06 20

RE: REZONING REFERENCE #48/81
LOT 102, D.L. 142/143, PLAN 57820
8140 SHELLMONT STREET (FOREST GROVE DRIVE)
(ITEM 3 of ITEM 16, REPORT NO. 27, 1981 JUNE 15)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 JUNE 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #48/81
LOT 102, D.L. 142/143, PLAN 57820

FROM: M3 HEAVY INDUSTRIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON THE RM1 AND BURNABY 200 COMMUNITY
PLAN GUIDELINES)

ADDRESS: 8140 SHELLMONT STREET (FOREST GROVE DRIVE)
REFER TO ATTACHED SKETCHES 1, 2, & 3

RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1983 August 08 and to a Public Hearing on 1983 August 23 at 19:30 h, and that the following be established as prerequisites to the completion of 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 granting of any necessary easements.
- e) The retention of as many existing mature trees as possible on the site.
- f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

SUMMARY:

The applicant has submitted an appropriate townhouse development proposal which is compatible with and supportive of the Burnaby 200 Community Plan and suitable for submission to a Public Hearing.

REPORT

1.0 APPLICANT:

Polygon Properties Ltd.

2.0 REZONING INTENTION:

The intent of the proposed bylaw is to accommodate a townhouse development in accordance with the adopted Community Plan.

3.0 BACKGROUND:

3.1 Council on 1981 June 15 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.

A new applicant, Polygon Properties Ltd., has now undertaken to pursue this rezoning application, and has submitted a plan of development suitable for presentation to Public Hearing.

3.2 Council, at its meeting of 1975 July 21, adopted the Burnaby 200 Community Plan. The Community Plan divided the subject area into twelve residential enclaves, a small commercial area, parks, two school sites and surrounding natural conservation areas. On 1975 November 17, Council adopted an amendment to the Community Plan which included the addition of two more small residential enclaves; one of these, Enclave 14, is the subject of the current rezoning.

4.0 GENERAL COMMENTS:

- 4.1 The proposal is to rezone the subject property from Heavy Industrial District (M3) to Comprehensive Development District (CD) in accordance with the Community Plan and RMI guidelines.
- 4.2 As many existing, mature trees as possible are to be retained.
- 4.3 No Park Acquisition Levy is applicable as parks were dedicated as part of the subdivision in the area.

- 4.4 An estimate of any servicing costs will be obtained from the Director Engineering. Services will include the construction, through the site, of a public walk with suitable lighting, as well as a walkway connecting the existing wilderness trail with Forest Grove Drive.
- 4.5 The timing of the planned development of an elementary school in the Burnaby 200 area has recently been a matter of some concern. As previously reported to Council, the School Board is currently pursuing the detailed architectural design for the school for construction within a year.
- 4.6 Access to the site will be from Forest Grove Drive. There will be a treed buffer retained along Underhill and Shellmont Street to screen the petroleum storage tanks to the west and north.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 A development proposal has been received which reflects compliance with the adopted Community Plan and RM1 District guidelines, and which is considered suitable for presentation to a Public Hearing.
- 5.2 The proposed development consists of two storey townhouses with a mixture of surface and enclosed parking. A total of 28 units all with three bedrooms are proposed in four building clusters. A children's play area is to be provided.
- 5.3 The exterior material will be cedar siding with shake roofs.
- 5.4 The unit sizes will meet the condominium guideline standards.

5.5 Development statistics:

Site Area: 1.42 ha (3.5 acres)
Gross Floor Area: 3721 m² (40,054 ft²)
Floor Area Ratio: .219

Site Coverage:

Building: 11.7% 1993 m²
Roads and Parking: 13.1% 2230 m²
Restored Natural Zone: 25% 4249 m²
Preserved Natural Area: 50% 8500 m²

5.6 Unit Types:

28 three bedroom units are proposed
12 unit type A 133 m² (1432 ft²)
16 unit type B 132 m² (1421 ft²)

- 5.7 Unit density proposed is 6.6 units/acre.

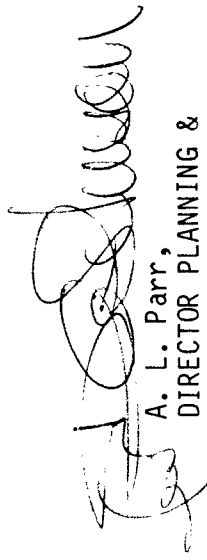
ITEM	4
MANAGER'S REPORT NO.	44
COUNCIL MEETING	1983 06 20

116

5.8 Parking Standards:

A parking ratio of 1.7 spaces per unit is required and provided.

5.9 This proposal is generally in keeping with the Community Plan for the area. The number of units has been reduced from 32 units to 28 units to accommodate a more site intensive, spread out townhousing plan desired by the developer. This alteration is considered acceptable.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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ITEM 4

MANAGER'S REPORT NO. 44

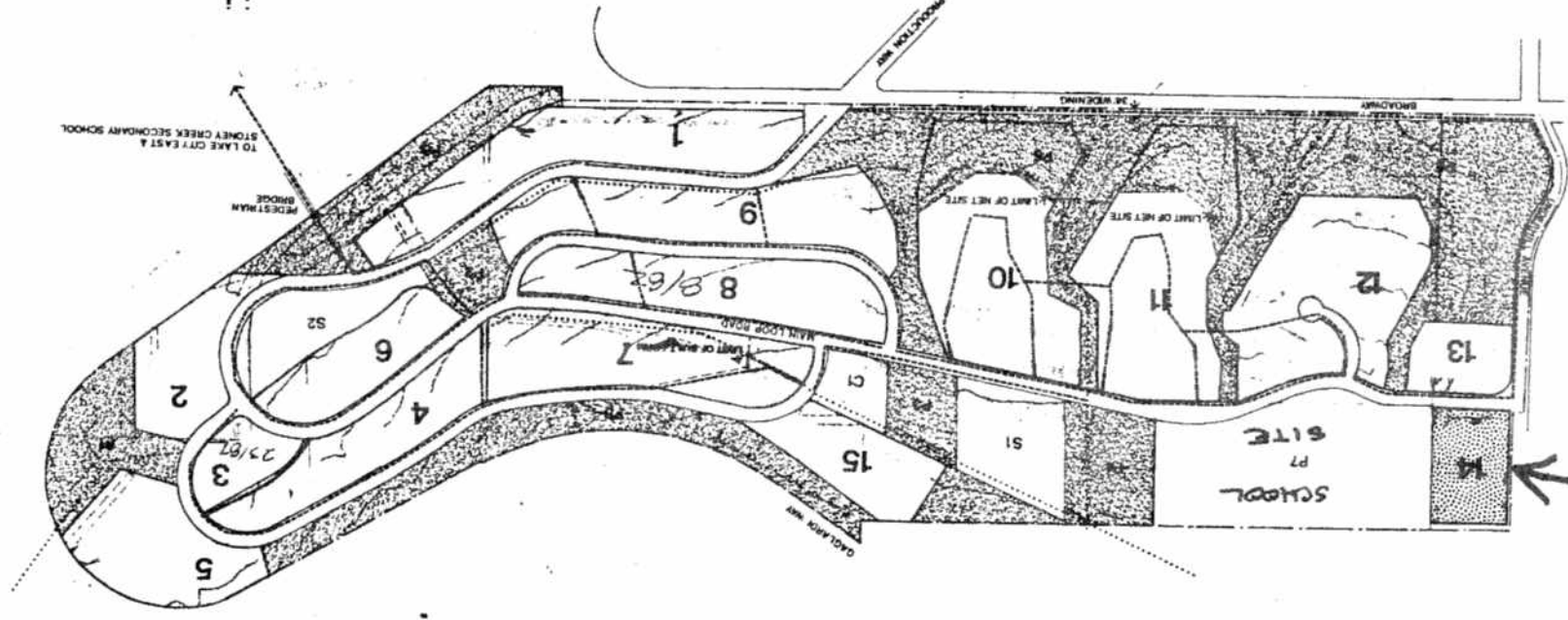
COUNCIL MEETING 1983 06 20

- 1-15 Residential Areas
- P1 East Park
- P2 Central Park
- P3 } West Parks
- P4 }
- P5 Conservation Buffer Area
- P6 Ravine Conservation Area
- P7 GVVWD Property
- P8 Road Reservation or Possible Buffer Zone
- S1 West School Site
- S2 East School Site
- C1 Community Commercial / Day-Care Centre

..... Sidewalks/Walkways

..... Wilderness Trails

┌ Main Undisturbed Natural Zones
└ in Residential Areas



REVISED
NOVEMBER 1975
SCALE: 1" = 100'

COMMUNITY PLAN ELEVEN

46



Burnaby Planning Department

Date	1983 JUNE
Scale	
Drawn By	

REZONING REFERENCE # 48/81 LOCATION

SITE 14

117

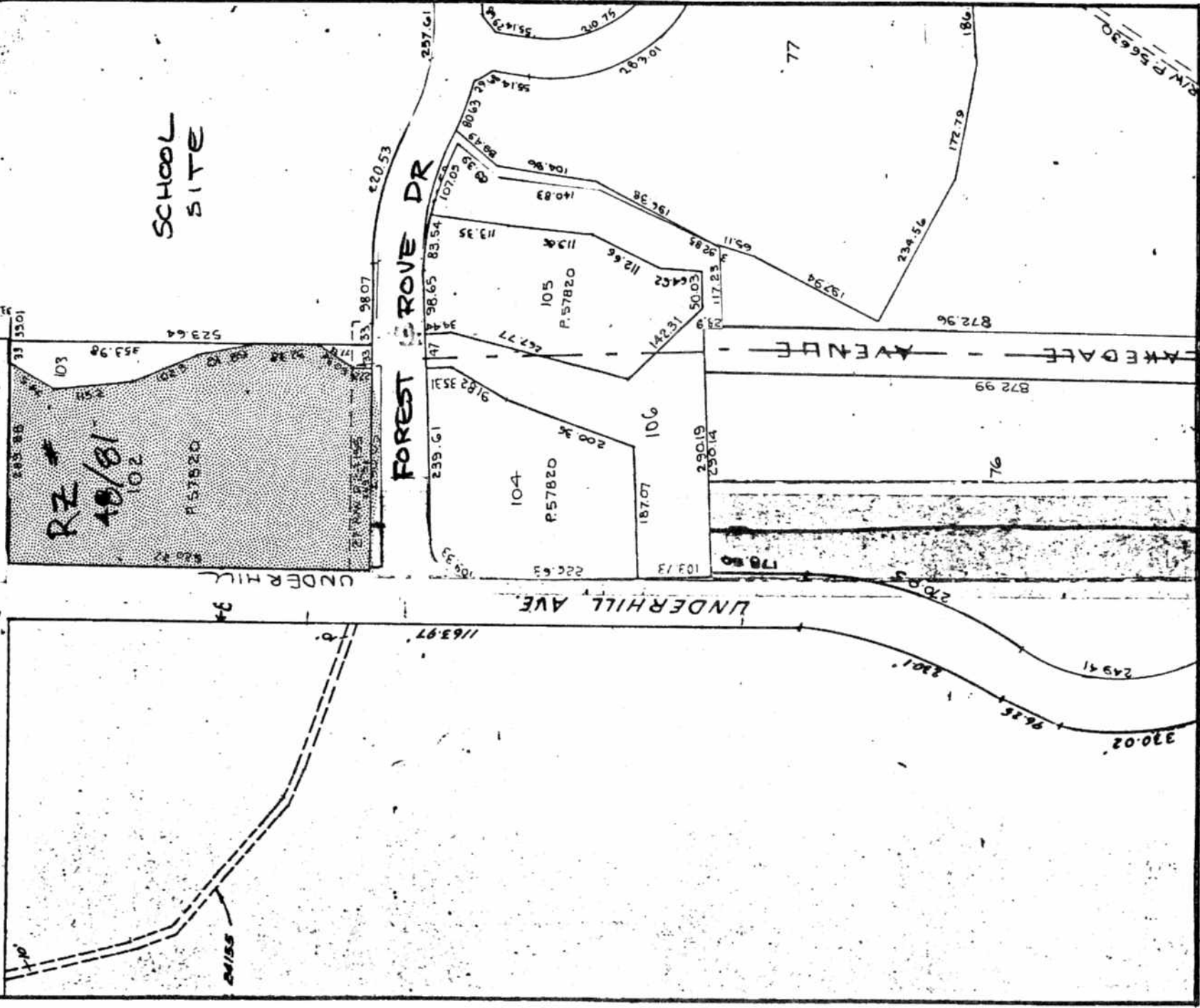
SKETCH # 1

R I P

M A P

ITEM	4
MANAGER'S REPORT NO.	44
COUNCIL MEETING	1983 06 20

ST. SHELLMONT ST. 8 118



Date

1983 JUNE

Scale

1:200'

Drawn By

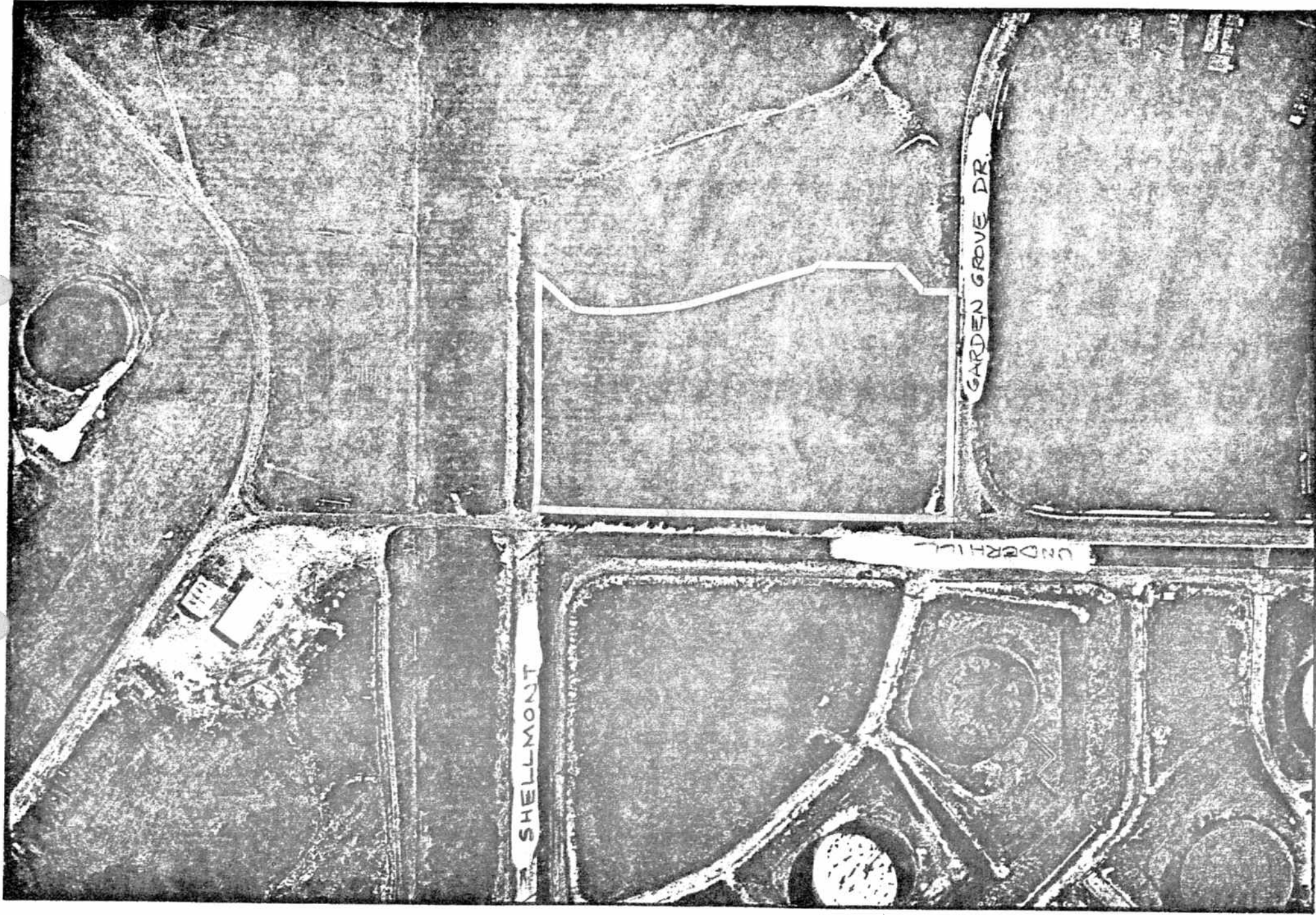


Burnaby Planning Department



REZONING REFERENCE # 48/81 SITE

SKETCH # 2



Date

1983 JUNE

Scale

1:200 appx

Drawn By



Burnaby Planning Department

ITEM

4

MANAGER'S REPORT NO.

44

COUNCIL MEETING

1983 06 20

REZONING REF* 48/81 SITE

119

SKETCH # 3



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