

ITEM 1
MANAGER'S REPORT NO. 65
COUNCIL MEETING 1983 TO 31

RE: COMMUNITY SITE, BURNABY 200
REZONING REFERENCE NO. 45/83
8601 FOREST GROVE DRIVE, BURNABY, B.C.
(ITEM 10 of ITEM #6, MANAGER'S REPORT NO. 56, 1983 09 19)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 OCTOBER 20

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #45/83
8601 FOREST GROVE DRIVE
COMMUNITY SITE, BURNABY 200

RECOMMENDATION:

1. THAT a copy of this report be forwarded to the Pine Ridge Housing Co-op, c/o Mr. Brian Ferguson, President, #17-8763 Ash Grove Crescent, Burnaby, B.C.

REPORT

At the Public Hearing for Rezoning Reference #45/83, residents of the housing co-operative located directly north of the subject site, raised a number of concerns regarding the proposed zoning amendment. Staff have reviewed the issues raised, and would provide the following comments and background.

1.0 BACKGROUND:

The subject site has been designated for commercial development since Council at its meeting of 1975 July 21, adopted the Burnaby 200 Community Plan. The Community Plan divided the subject area into residential enclaves, a small commercial area, parks, two school sites and surrounding natural conservation areas. In the initially adopted Plan, the subject site was to accommodate only commercial and community service uses. However, on 1975 November 17, Council adopted an amendment to the Community Plan permitting the development of three additional residential enclaves and some additional units in other previously established residential enclaves subject to compliance with the Community Plan guidelines and concept. The subject site was considered appropriate to accommodate some residential units ancillary to the commercial/community use function of the site.

This site is currently zoned to the Comprehensive Development District (Rezoning Reference #45/75) to accommodate a specific design proposal encompassing commercial development with a day care centre and ancillary residential development in the form of a 30 unit 3-storey apartment.

The current rezoning application for Amended CD zoning is to accommodate a development plan incorporating certain changes from the previous plan. These include the reduction of the commercial floor area in the project to 929 m² (10,000 sq. ft.) from the previous development plan's 1393.5 m² (15,000 sq. ft.). The day care centre continues to be included in the project and the form of 28 of the 30 residential units is changed to townhouses from apartments, with two apartment units also included in the commercial building. These changes are supportable in the context of continued compliance with the guiding Community Plan parameters and concepts.

2.0 SITE COVERAGE:

In the proposed amended development plan a decrease in site coverage resulting from the decreased commercial component is counterweighed by the increase resulting from the change to townhouse from apartment residential units. In order to ensure appropriate site dimensions and site coverage within the overall parameters of the adopted Community Plan, staff originally undertook a considerable amount of work in reviewing the site plan with the architect, one of the results of which was the replacement of two of thirty originally proposed townhouse units by the two apartments above the commercial building. As a result, the proposed development plan as indicated on the drawings submitted to Public Hearing has a site coverage of 22.1 percent (although the site coverage was previously indicated as 20.7 percent in the report to council as a result of an error on the architect's part). This is virtually the same as the site coverage of 21.9 percent provided for by the existing CD zoning for the subject site, and while relatively high within the context of the Burnaby 200 Area, is appropriate in view of this site's more urban, commercial and community service-oriented function.

3.0 ACCESS:

In both the existing adopted C.D. plan and the current proposal, vehicular access to the site is from Ash Grove Crescent along the pipeline easement alignment adjacent to the northern property line of the site. This is desirable both from the point-of-view of utilizing the site efficiently, and because an access from Forest Grove Drive would be located between and undesirably close to two street intersections with Forest Grove Drive.

Concerns have been raised by the residents of the housing co-operative located to the north of the subject site regarding the impact which the access drive and parking area may have on their residential development. In the currently proposed development plan the parking spaces and drive are separated from the northern property line by a 1.8 m (6 foot) wide landscaped buffer, while the existing CD zoning provides for no separation between the parking spaces and the property line. As a result of the concerns raised at the Public Hearing the applicant has agreed to provide a fence or hedge and appropriate landscape treatment, on this buffer area, to designs to be decided upon in consultation with representatives of the housing co-operative, and approved by the pipeline company holding the easement. It may also be noted that the residential buildings on the site to the north are set back a minimum of approximately 30 m (98 ft.) from the property line.

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4.0 DAY CARE CENTRE:

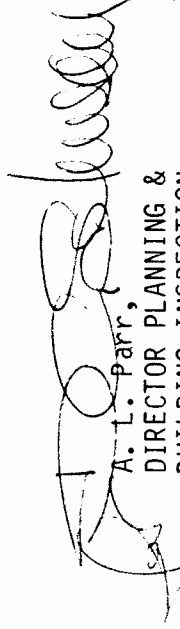
The continuing use as a day care centre of the portion of the commercial building designated for day care, would be governed by the CD zoning on the site which will specify this use. Any change in use could not be approved without a rezoning application coming before Council and a Public Hearing. In the opinion of staff this is sufficient guarantee and no covenant to this effect would be required.

With respect to the day care centre, it should also be noted that the proposed zoning for this site is actually Amended Comprehensive Development District based on CI, RMI, P1, and Burnaby 200 Community Plan Guidelines (rather than CI, RMI and Burnaby 200 Community Plan Guidelines as previously noted) in order to provide for the day care centre as well as the residential and commercial uses.

5.0 EXTERIOR MATERIALS:

The applicant has indicated that the nature of the siding to be used on the proposed development is cedar siding with semi-transparent stains in natural colours.

ARL
RR/g1


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

