

RE: DELEGATION BY QUALICO DEVELOPMENTS LTD.
SITE 10, COMMUNITY PLAN SEVEN (MONTECITO)
NORTHEAST CORNER OF HALIFAX STREET AND AUGUSTA AVENUE
REZONING REFERENCE #44/80

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 AUGUST 03

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 02.264
X.Ref.: C.P.7

SUBJECT: DELEGATION BY QUALICO DEVELOPMENT LTD.
SITE 10, COMMUNITY PLAN SEVEN (MONTECITO)
NORTHEAST CORNER OF HALIFAX STREET AND AUGUSTA AVENUE
REZONING REFERENCE #44/80

RECOMMENDATION:

1. THAT Qualico Developments Ltd. be invited to meet with staff in order to develop an appropriate proposal for Site 10 in conformance with the adopted Community Plan Seven and municipal policies.

R E P O R T

Qualico Developments Ltd. wishes to appear before Council as a delegation as noted in its letter dated 1983 July 19. Qualico Developments indicates a desire to develop townhouses and a single tower on Site 10 of Community Plan Seven.

It appears appropriate to provide Council with the following background information with respect to this delegation. Planning staff have responded to the proposal of Qualico Developments both by telephone and in person. Essentially, this developer wishes to develop a proposal for Site 10 of Community Plan Seven which is NOT in conformance with both the adopted Community Plan and the Comprehensive Development Zoning designation (RZ #44/80) which currently governs the detailed development of this site. The adopted Community Plan (attached) outlines the development of two RM4 type point-block apartment towers governed by a maximum 1.7 Floor Area Ratio and a maximum 80 units per acre. The approved CD Plan (RZ #44/80) fully adhered to these guidelines accommodating a low site coverage (11%) project with two apartment towers of moderate height (16 storeys including 2-storey penthouses) in a parklike setting with underground parking. The adjacent Site 12 to the east has also the same use and density designation as Site 11, and a two (13 storey) tower proposal has been submitted to a Public Hearing and currently is at the Third Reading stage (RZ #59/80).

The various policy documents which guide development within this Municipality have only been adopted by Council after extensive discussion and consideration of the long-term goals of this Municipality. These adopted policy documents include the Apartment Study 69, the series of 10 detailed Community Plans, and the Residential Growth Management Study of 1981. A wide ranging mix of residential unit types and densities has been outlined. Specifically, the retention of the remaining high-rise sites which are not numerous both at the RM4 and RM5 densities has been protected by Council actions. The steady development of the various designated town and district centres has proceeded in conformance with these policy and guideline documents.

Other multiple family designations which have governed residential development in Burnaby also include RM3-type frame apartments (maximum 50 units per acre, maximum 1.1 Floor Area Ratio); RM2-type frame apartments (maximum 40 upa, maximum 0.9 FAR), RM1-type garden apartments/maisonettes/terraced townhousing (maximum 20-25 upa, maximum 0.6 FAR), and low density townhousing at 10-12 units per acre. Qualico Developments had suggested the development on approximately half of the site of an extremely high site coverage (46%) "townhousing" development at a projected RM4 high-rise type density of 1.7 FAR. Staff would not define this high density proposal as a townhousing scheme.

This approach is considered a clearly artificial manipulation of this Municipality's residential density policies which staff consider unacceptable. On the other hand, this Municipality has been open to innovative residential solutions as confirmed by the construction over the past years of numerous laudable examples within the context of and compatible with the established long range policies of the Municipality. Staff would be willing to explore appropriate innovative solutions with the developer.

In conclusion, it is clear that the basic premise of this developer's proposal is at significant variance from adopted Municipal policies and would be a precedent which would be considered to adversely affect Municipal land-use guidelines related to the remaining RM4 and RM5-type sites in adopted Community Plan areas and those undeveloped high-rise sites which are zoned or under rezoning. It is recommended that the developer be referred back to staff with respect to the development of Site 10 in order to develop a proposal in conformance with Municipal policies.

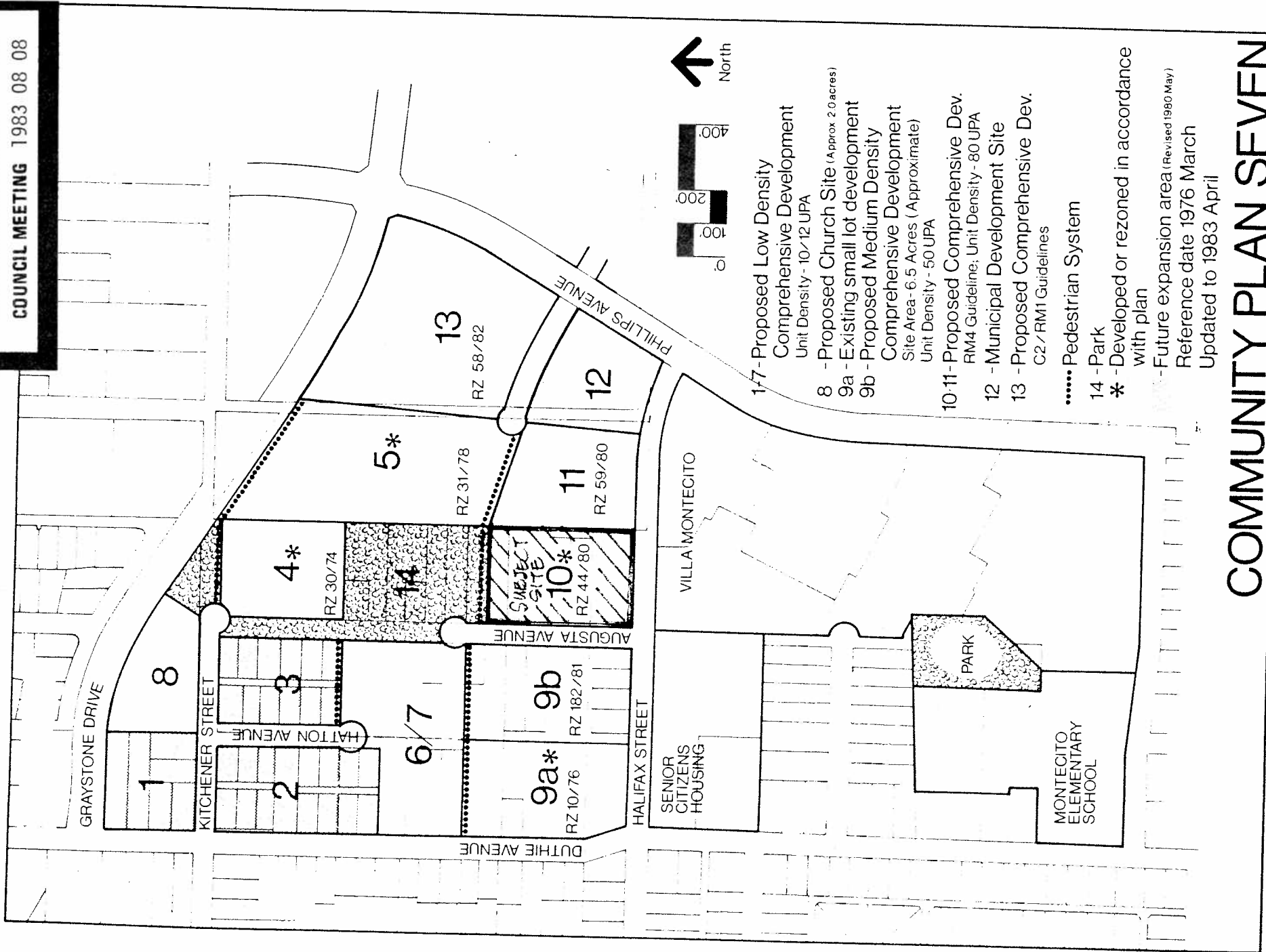
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Attachment



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 12
 MANAGER'S REPORT NO. 51
 COUNCIL MEETING 1983 08 08



- 177 - Proposed Low Density Comprehensive Development
Unit Density - 10/12 UPA
- 8 - Proposed Church Site (Approx. 2.0 acres)
- 9a - Existing small lot development
- 9b - Proposed Medium Density Comprehensive Development
Site Area - 6.5 Acres (Approximate)
Unit Density - 50 UPA
- 10-11 - Proposed Comprehensive Dev.
RM4 Guideline; Unit Density - 80 UPA
- 12 - Municipal Development Site
- 13 - Proposed Comprehensive Dev.
C2/RM1 Guidelines
- Pedestrian System
- 14 - Park
- * - Developed or rezoned in accordance with plan
- Future expansion area (Revised 1980 May)
Reference date 1976 March
Updated to 1983 April

COMMUNITY PLAN SEVEN

