

RE: REZONING REFERENCE #3/84
LOT 17, LOT 18 PCL "A", EXPL. PL. 15768,
LOT 18, EXC. PCL. "A" EXPL. PL. 15768, LOTS 10,
11, 12, 13, 14 BLK. 2, D.L. 207, PLAN 4032

ADDRESS: 249, 259, 271 Duthie Avenue and
7158, 7160, 7162, 7170 Barnet Road
(Refer to attached sketches)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1984 AUGUST 13
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #3/84
Lot 17, Lot 18 Pcl "A", Expl. Pl. 15768,
Lot 18 Exc. Pcl. "A" Expl. Pl. 15768, Lots 10,
11, 12, 13 & 14, Blk. 2, D.L. 207, Plan 4032
From: R4 Residential District and
P1 Neighbourhood Institutional District
To: CD Comprehensive Development District
(based on the RMI Multiple Family Residential
District Regulations).

Address: 249, 259, 271 Duthie Avenue and
7158, 7160, 7162, 7164, 7170 Barnet Road
(Refer to attached sketches)

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1984 August 27 and to a Public Hearing on 1984 September 18 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. All services are to be designed to Municipal standards; and constructed in accordance with Engineering Design. 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 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.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The deposit of a charge of \$884.00 per unit to go towards the acquisition of proposed neighbourhood parks.
- i) The completion of the requisite Road Closing Bylaw as outlined in Section 3.3 of this report.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

Applicant: MacLean Management Ltd.,
#105 - 130 Lonsdale Avenue,
North Vancouver, B.C.,
V7M 2E8

1.0 INTENT OF PROPOSED BYLAW:

The intent of the subject rezoning request is to develop the site for low density multiple family residential accommodation.

2.0 BACKGROUND:

Council on 1984 March 19 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 applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

3.1 The subject development is being rezoned

From: R4 Residential District and
P1 Neighbourhood Institutional District

To: CD Comprehensive Development District
(based on the RMI Multiple Family Residential
District Regulations).

- 3.2 The subject site comprises the northern third of a triangular shaped block bounded by Barnet Road, Pandora Street, Duthie Avenue and E. Hastings Street which pursuant to Area "C" of the Apartment Study has been designated for low density multiple family residential accommodation. The Mountain Shadow neighbourhood pub which was built in 1980 is located to the north and west of the site at the northwest edge of the block (refer to attached sketch #1). The residential lot located to the immediate south of the pub has recently been rezoned (Rezoning Reference #75/83) to permit the construction of an additional 14 off-street parking spaces for the neighbourhood pub.
- 3.3 The existing lane that runs through the subject site and parallel to Barnet Road is considered to be redundant to the subject development proposal and will be closed, acquired by the applicant and included in the development site. A turnaround facility to accommodate the continuing use of the remaining portion of the lane will be provided by way of an easement over a portion of a lot located to the immediate south of the subject site which is owned by the applicant. On 1984 March 19 Council authorized the introduction of a Road Closing Bylaw and the Legal and Lands Department to enter into negotiations with the applicant to acquire the portion of the lane allowance for inclusion with the development site.
- 3.4 The applicant proposes to develop a 55 unit two-storey garden apartment project utilizing the RM1 zoning regulations as a guideline at a unit density of approximately 25 units per acre. The project will be for co-operative housing of which approximately 25% of the units will be designed for the physically handicapped.
- 3.5 All required off-street parking will be provided underground with access from Barnet Road adjacent to the south property line of the subject site and Duthie Avenue approximately 50 ft. south of Pandora Street.
- 3.6 The applicant will be required to provide all services necessary to serve the site to include boulevard tree planting adjacent to all street frontages.
- 3.7 A development cost charge of \$884 per unit will be applied to the subject development to go towards the acquisition of neighbourhood parks.
- 3.8 Approval from the Ministry of Transportation and Highways will be required for this rezoning application.
- 4.0 DEVELOPMENT PROPOSAL:
- | | |
|-----------------------|---|
| 4.1 Site Area: | .874 hectares (2.16 acres). |
| 4.2 Floor Area Ratio: | Maximum Permitted = .6
Provided = .55 |
| 4.3 Building Height: | Maximum Permitted = 2 storeys
Provided = 2 storeys |

4.4 Unit Mix:

Total = 55 units
18 1-bedroom, 20 2-bedroom,
12 3-bedroom, 5 4-bedroom.

4.5 Parking:

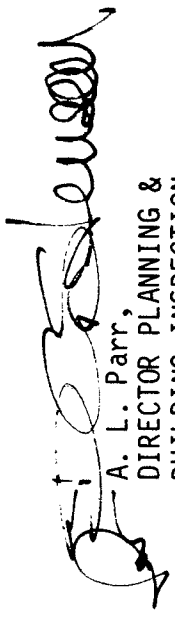
Required = 94 @ 1.7 spaces per unit
Provided = 94 spaces

4.6 Exterior Building
Finishes:

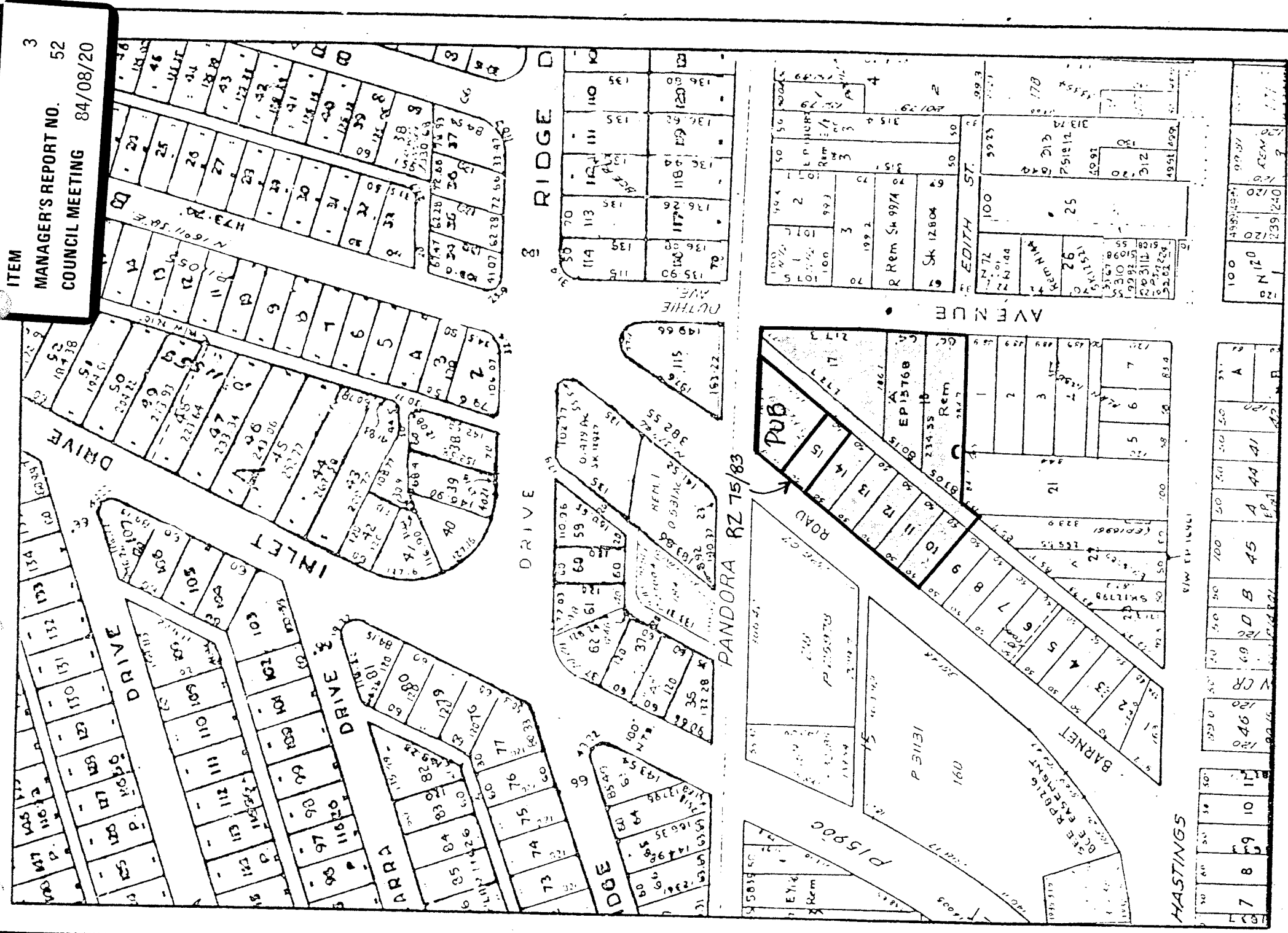
Stucco, painted wood siding, asphalt
shingles.

PDS/g1

Attachments


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 3
 MANAGER'S REPORT NO. 52
 COUNCIL MEETING 84/08/20



Date

1984 AUGUST

Scale

1 : 2400

Drawn By



Burnaby Planning Department



REZONING REFERENCE # 3184



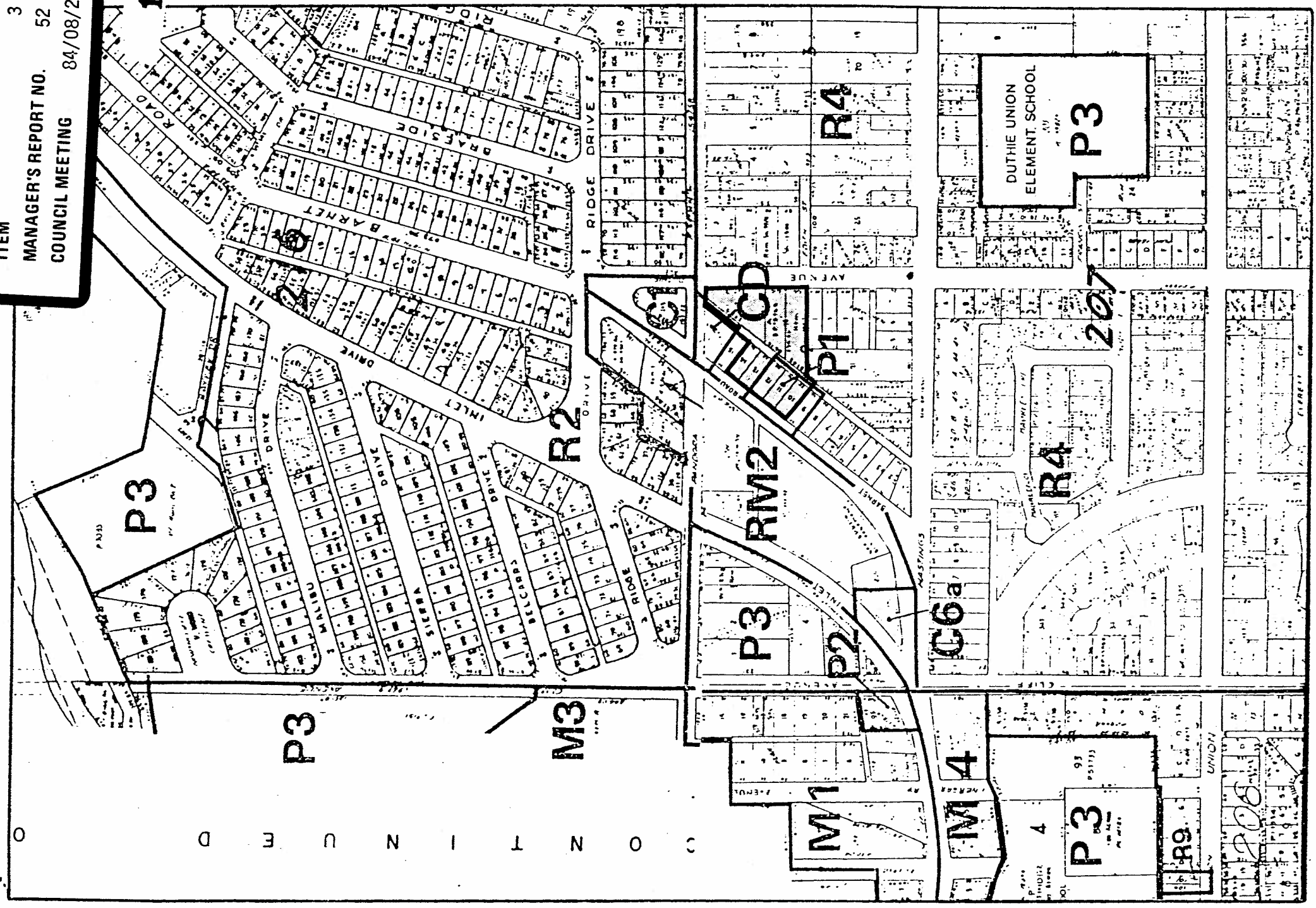
subject lot

321

sketch #1

ITEM 3
 MANAGER'S REPORT NO. 52
 COUNCIL MEETING 84/08/20

115



Date 1984 AUGUST.
 Scale 1: 4800
 Drawn By



Burnaby Planning Department

REZONING REFERENCE # 3184



subject lot

322

sketch #2

