

ITEM	12
MANAGER'S REPORT NO.	13
COUNCIL MEETING	1984 02 20

RE: REZONING REFERENCE #77/83

LOT 13, 14, 15, BLOCK 5, D.L. 5, PLAN 2121; LOT 5, 6, BLOCKS 6 AND 7, D.L. 4, PLAN 13895; PCL "F", BLOCK 6, D.L. 4, PLAN 845; PCL/ "A" N. 110 FT., BLOCK 5, D.L. 4, PLAN 4594; LOT 1 OF LOT "A", BLOCK 5, D.L. 4, PLAN 13787, LOT 2, 3, BLOCK 5, D.L. 4, PLAN 13787; LOT 4, D.L. 4, PLAN 13787

3832, 3853, 3864, 3865, 3894, 3907, 3920, 3970 KESWICK AND 9025 9045, 9069 HALSTON COURT

(ITEM 5 OF ITEM 11, REPORT NO. 6, 1984 JANUARY 23)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1984 FEBRUARY 13

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #77/83
 Lot 13, 14, 15, Blk. 5, D.L. 4, Plan 2121; Lot 5, 6, Blk. 6 & 7, D.L. 4, Plan 13895; Pcl "F", Blk. 6, D.L. 4, Plan 845; Pcl "A" N. 110 ft., Blk. 5, D.L. 4, Plan 4594; Lot 1 of Lot "A", Blk. 5, D.L. 4, Plan 13787; Lot 2, 3, Blk. 5, D.L. 4, Plan 13787; Lot 4, D.L. 4, Plan 13787

From: R1 Residential District
 To: P3 Park & Public Use District, and
 CD Comprehensive Development District
 (based on RMI and Community Plan 5 & 10 Guidelines).

Address: 3832, 3853, 3864, 3865, 3894, 3907, 3920, 3970 Keswick and 9025, 9045, 9069 Halston Court

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Exchange Bylaw, according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1984 March 05 and to a Public Hearing on 1984 March 20 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 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 retention of as many existing mature trees as possible on the site.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The dedication of a public park area as outlined in Section 4.4 of this report.
- l) The deposit of a charge of \$50 per unit to go towards cost of construction of the pedestrian underpass of Loughheed Highway.
- m) The undergrounding of existing overhead wiring within and abutting the site.
- n) Compliance with the Council adopted sound criteria.
- o) Compliance with applicable senior citizens' development on-site lighting standards as noted in Section 4.9 of this report.

SUMMARY:

The applicant has submitted a Development Plan which is suitable for submission to a Public Hearing.

REPORT

1.0 APPLICANT: Michael Craigen,
United Properties Ltd.,
600 - 601 W. Broadway,
Vancouver, B.C.,
V5Z 4C2

2.0 REZONING INTENTION:

The intent of this rezoning is to accommodate a low density multiple family residential development composed of 68 townhouse units and 22 senior citizens' units.

3.0 The subject site is located within the area of adopted Community Plans Five and Ten (see attached sketch 1). Horne Street is to be extended westward through the gross site to Government Street. The net site to the south of the road extension (with Keswick Avenue closed and incorporated into the site) is designated for Low Density Multiple Family Development with a unit density of 10 to 12 units per acre, while the area to the north is to be dedicated as park (see attached sketch 2).

Council on 1984 January 23 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a plan of development suitable for presentation to a Public Hearing and based on an adjustment to the unit density provision of the adopted Community Plan, with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing. The applicant has informed staff that this development is facing time constraints, and in order to avoid delay, staff recommend that it be sent to a Public Hearing on 1984 March 20, rather than the next regularly scheduled Public Hearing in April.

4.0 GENERAL COMMENTS:

4.1 The subject development is being rezoned:

From: R1 Residential District
To: P3 Park and Public Use District
(based on the RMI District use and density, and a maximum unit density of 12 townhouse units plus four Senior Citizens' units per acre as a general guideline).

4.2 Detailed servicing information has been requested from the Director Engineering. The servicing requirements include the following:

- a) construction of the Horne Street extension to Government Street, and landscaping treatment of resulting cut slopes,
- b) completion of Government Street to the boundary of the gross site,
- c) completion of Halston Court,
- d) the provision of adequate storm, sanitary and water services.

4.3 In order to create the site, a road exchange involving the closing and incorporation into the site of Keswick Avenue and the lane (see sketch 2) in return for the required Horne Street and Halston Court right-of-way will be recommended, with payment at market value for any surplus of land area acquired by the applicant over that dedicated.

A condition of the consolidation of Keswick Avenue as part of the net site, will be provision of an easement over Keswick to protect the existing access to existing developments on Horne Street until the developer completes construction of Horne Street providing replacement access in accordance with the adopted Community Plan.

- 4.4 No Neighbourhood Parkland Acquisition charge would be payable with respect to the proposed development, in view of the dedication of approximately 0.21 ha (0.52 acre) of the gross site as park (see sketch 2).
- 4.5 As many existing mature trees as possible are to be retained and buffer strips of retained natural vegetation and appropriate landscaping are to be retained around the perimeter of the development site (15 m along Government Street and about 10 m along the other property lines).
- 4.6 Vehicular access will be from Horne Street and Halston Court.
- 4.7 The development is to be a housing co-operative, and will conform to the condominium guidelines as adopted by Council, although it is not considered that the minimum unit size guidelines are applicable to the Senior Citizens' units.
- 4.8 The continuing use of the Senior Citizens' apartments for senior citizens will be protected by covenant.
- 4.9 The issue of exterior on-site lighting for senior's housing complexes has recently been raised as a problem in some instances. The applicant should provide a lighting consultant's report to establish acceptable standards in this regard and to ensure that these are met for this development.
- 4.10 As the site is influenced by noise produced by vehicular traffic on the Trans Canada Highway, a noise study will be required to ensure compliance with the Council adopted sound criteria.
- 4.11 The approval of the Ministry of Transportation and Highways will be required.
- 4.12 The applicant will deposit \$50. per unit to go towards the cost of construction of the pedestrian underpass of Loughheed Highway.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 Net Site: 2.28 ha (5.63 acres). This will be confirmed by survey plan.

Site Coverage: 20 per cent.

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5.2 Unit Mix and
 & Floor Area:

- 26 2-bedroom townhouses @
 108.6 m² (1,169 sq. ft.). = 2824 m² (30,394 sq. ft.)
 - 34 3-bedroom townhouses @
 114.7 to 116.5 m²
 (1,234 to 1,254 sq. ft.) = 3940 m² (42,407 sq. ft.)
 - 8 4-bedroom townhouses @
 128.1 m² (1,379 sq. ft.) = 1025 m² (11,030 sq. ft.)
 - 14 1-bedrgom seniors' @
 60.9 m² (656 sq. ft.) = 853 m² (9,184 sq. ft.)
 - 8 2-bedrgom seniors' @
 70.8 m² (762.5 sq. ft.) = 567 m² (6,100 sq. ft.)
- | | | |
|--------------------|----------------------|-------------------|
| Community building | 111.5 m ² | (1,200 sq. ft.) |
| Units | <hr/> | |
| Total | 9320 m ² | (100,315.sq. ft.) |

5.3 Maximum Floor Area Ratio: 0.410

5.4 Unit Density:

- 29.6 townhouse units/ha (12 units/acre)
- 9.9 senior citizens' units/ha (4 units/acre)
- 39.5 total units/ha (16 units/acre)

5.5 Parking Required and Provided: 149 spaces

(based on 1.7 space per townhouse unit and 1.5 space per apartment unit).

Provided parking spaces include 84 spaces located under residential units, and 18 visitors' spaces.

5.6 Communal Facilities:

A community building and children's play area is provided.

5.7 Exterior Materials and Finish:

Horizontal wood siding with semi-transparent stain in natural colours, and asphalt shingles.

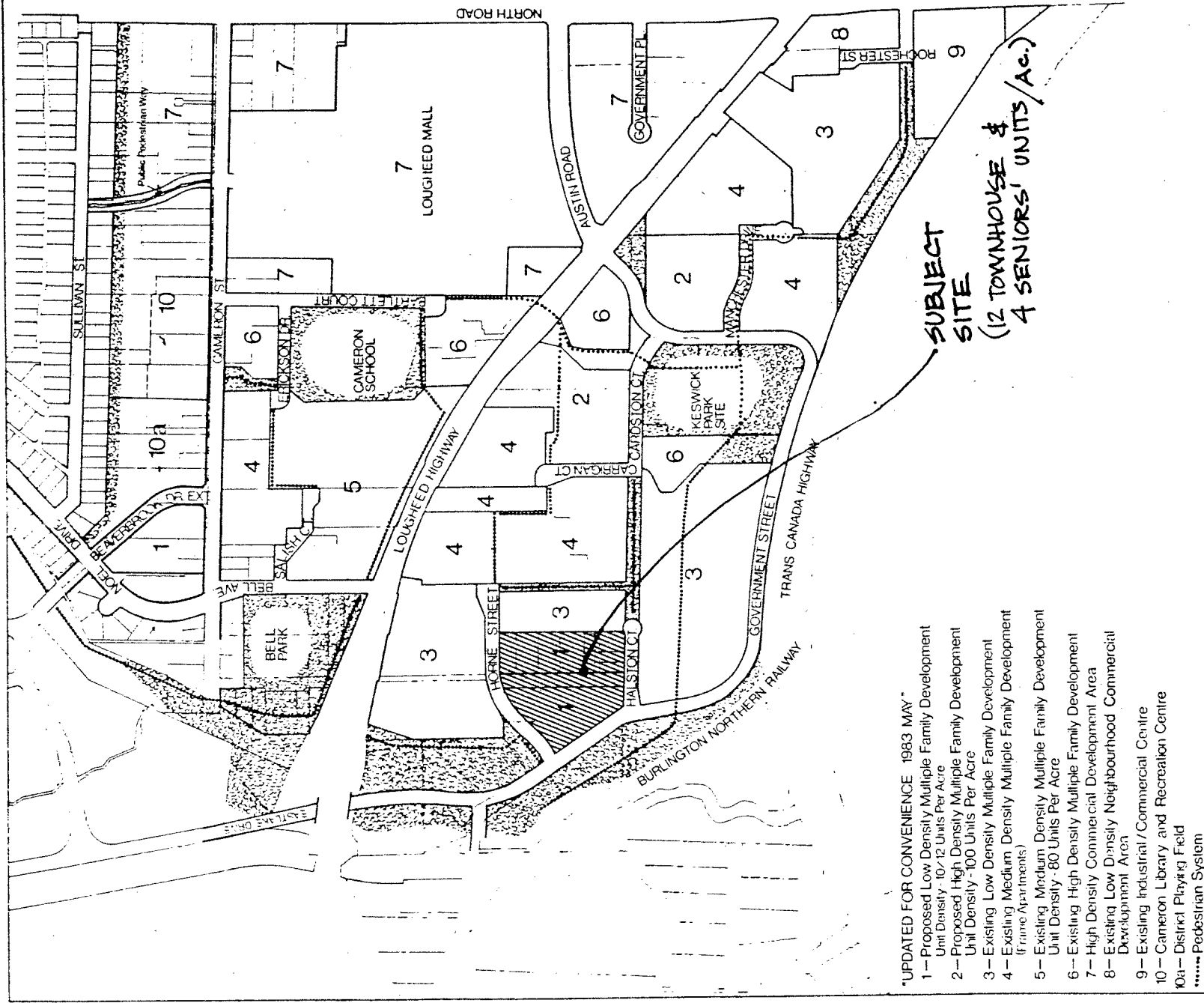
5.8 The proposed development consists of 12 buildings of 2 to 3 storeys containing four to six townhouse units each, two buildings containing senior citizens' units and one community building.

RR/g1
 Attachments

cc: Director Engineering
 Director Recreation & Cultural Services
 Municipal Solicitor



A. L. Parr,
 DIRECTOR PLANNING &
 BUILDING INSPECTION



- "UPDATED FOR CONVENIENCE 1983 MAY"
- 1— Proposed Low Density Multiple Family Development
Unit Density: 10/12 Units Per Acre
 - 2— Proposed High Density Multiple Family Development
Unit Density: 100 Units Per Acre
 - 3— Existing Low Density Multiple Family Development
(Frame Apartments)
 - 4— Existing Medium Density Multiple Family Development
 - 5— Existing Medium Density Multiple Family Development
Unit Density: 80 Units Per Acre
 - 6— Existing High Density Multiple Family Development
 - 7— High Density Commercial Development Area
 - 8— Existing Low Density Neighbourhood Commercial
Development Area
 - 9— Existing Industrial/Commercial Centre
 - 10— Cameron Library and Recreation Centre
 - 10a— District Playing Field
 - Pedestrian System



North

Ref Date: July 1970



COMMUNITY PLANS FIVE & TEN

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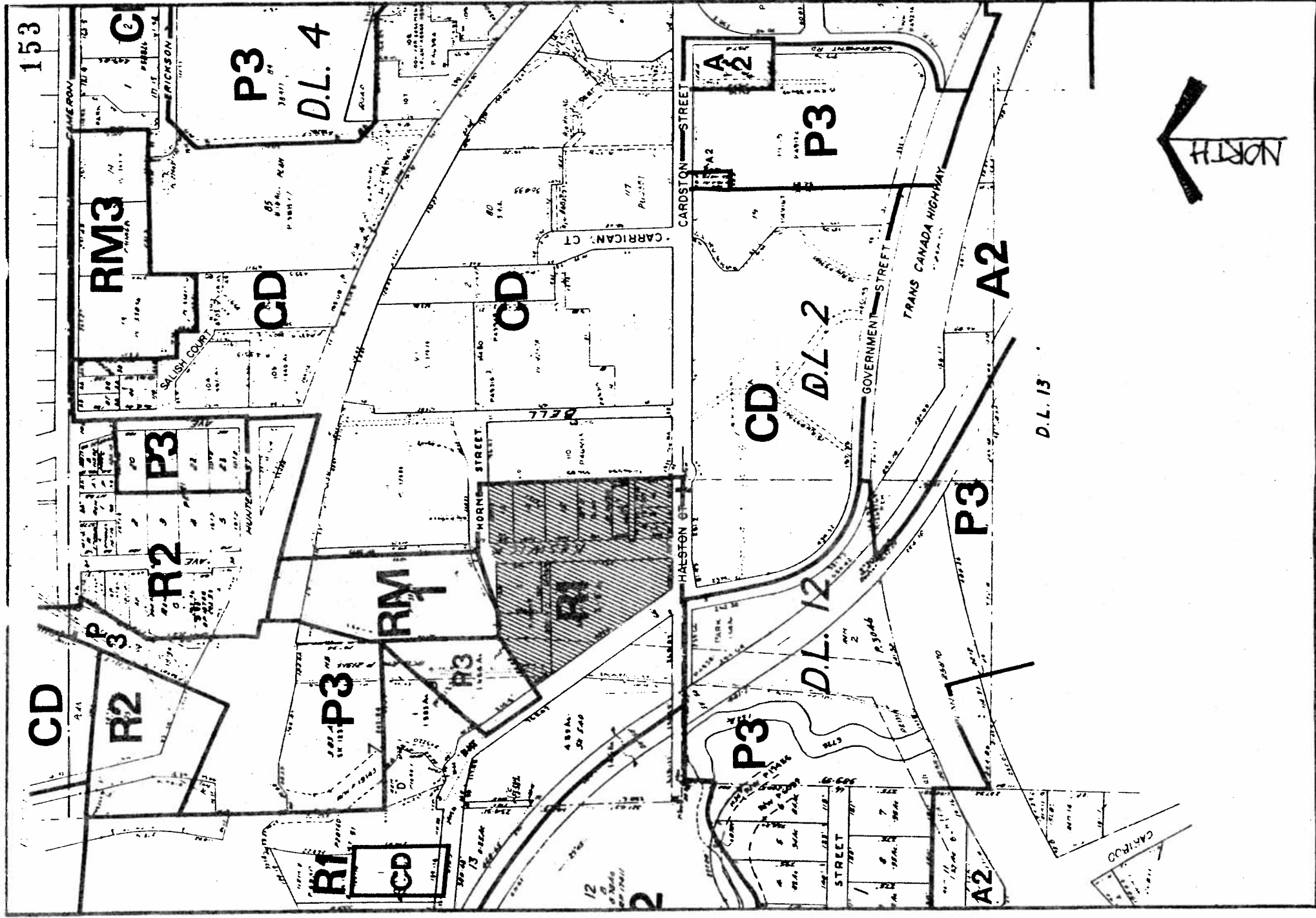
Burnaby Planning Department

Date	1984 JAN.
Scale	
Drawn By	

REZONING REFERENCE

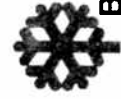
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SKETCH 1



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Burnaby Planning Department

Date
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Scale
1" = 4800
1" = 400

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REZONING REFERENCE

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SKETCH 3