

ITEM
MANAGER'S REPORT NO. 5
COUNCIL MEETING 43
85/06/17

RE: REZONING REFERENCE NO. 74/84
LOTS 8, 9 & 10, BLK 3, DL 34, PL 1441, LOTS "A" & "B", DL 34, PLAN 12192
5674, 5692, 5706, 5710 JERSEY AVENUE AND 3967 KINGSWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 June 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #74/84

ADDRESS: 5674, 5692, 5706 & 5710 JERSEY AVENUE AND
3967 KINGSWAY

LEGAL: LOTS 8, 9 & 10, BLK. 3, D.L. 34, PL., 1441;
LOTS "A" & "B", D.L. 34, PLAN 12192

FROM: R5 RESIDENTIAL DISTRICT AND C4 SERVICE
COMMERCIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT BASED
UPON THE C1 (COMMERCIAL) AND RM3 (RESIDENTIAL)
GUIDELINES

(ATTACHED SKETCHES)

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1985 June 17, and to a Public Hearing on 1985 July 09 at 19:30 h.
2. 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 to Municipal standards and constructed in accordance with the 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 two legal parcels.
- f) The granting of any necessary easements or covenants.
- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- i) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown for the office/commercial portion of the project.
- j) The undergrounding of existing overhead wiring abutting the site if this is technically feasible.
- k) Compliance with the Council adopted sound criteria.

REPORT

1.0 REZONING INTENTION:

The intent of the proposed bylaw is to permit the development of an office/retail building of approximately 1,350 m² (14,500 sq. ft.) along with twelve three-storey townhouse apartment units with full underground parking.

2.0 BACKGROUND:

This site falls within the Metrotown Area 11 Plan area. Council on 1984 November 13 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 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 C4 Service Commercial District and R5 Residential District to C1 Comprehensive Development District based generally upon the C1 (Commercial) and RM3 (Residential) zone guidelines.

This site falls within Metrotown Area 11 which proposes a mix of RM3 apartment and C1 commercial uses in the area of this application. The proposed land use is in keeping with the area plan and this development would support the objectives of the Metrotown concept.

The proposal now submitted for the site includes an F.A.R. total of 1.13 which is generally within the guidelines and appropriate to the scale of an RM3/C1 development.

The initial rezoning application made on 1984 November 01 included a larger site than that which is proposed in this report. The original application included three lots on Inman Avenue which created an "L" shaped lot. The current proposal being recommended for Public Hearing includes only the Kingsway and Jersey Street frontage. The lot created is rectangular in shape.

The Planning & Building Inspection Department has concluded that the lot configuration proposed leaves a logical future redevelopment pattern for the Inman and Kingsway lots to the east. A similar assembly to the east of this project would be expected in the future incorporating the two easterly lots on Kingsway and the three along Inman Street. This future site would be larger than the site presently being considered for redevelopment.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site.
- 3.3 Any necessary easements for services, fire access or related purposes will be provided.
- 3.4 Due to the overlap between services such as loading bays, covenants may be necessary.
- 3.5 Neighbourhood Parkland Acquisition charges, presently \$1,397 per unit, will be applicable to the residential portion of this project.
- 3.6 Metrotown Public Open Space Charges of \$0.50 per gross square foot of commercial building floor area will be applicable to the office/commercial portions of the projects.
- 3.7 The residential development will observe the Condominium guidelines in terms of unit sizes.
- 3.8 Fire Department comments on access to the buildings will be obtained.
- 3.9 The Environmental Health Department has indicated that a noise study on this site is necessary for the residential development due to the proximity to Kingsway.
- 3.10 The replacement of overhead power and telephone lines underground along Jersey Avenue and Kingsway will be pursued provided it is technically feasible.

4.0 DEVELOPMENT PROPOSAL:

The proposal submitted includes a three-storey terraced office building with retail, medical/dental and general office space. On the northern part of the site a three-storey townhouse/apartment building oriented to Jersey Avenue is proposed. Full underground parking will be provided. It is proposed that the site will be subdivided into two parcels to accommodate the residential and commercial portions of this development.

4.1 Gross site: 2203 m² (23,723 sq. ft.)
Net site: 2203 m² (23,723 sq. ft.)
Site Coverage: approximately 44% overall

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4.2 Floor Area:
Office: 1352 m² (14,550 sq. ft.)
Residential: 1152 m² (12,400 sq. ft.)
TOTAL: 2504 m² (26,950 sq. ft.)

Floor Area Ratio: 1.13
Overall Provided: 1.30
Office: 0.98
Residential:

Maximum Building Height: 3 storeys

4.3 Unit Mix:
8 units - 2 bedrooms @ 95.2 m² (1025 sq. ft.)
4 units - 2 bedrooms @ 97.5 m² (1050 sq. ft.)
Residential Unit Density: 41.4 units/acre

4.4 Parking Required:
Residential (1.5 spaces/unit): 18 spaces
Commercial (1:301.4 sq.ft.-medical) 48.3 spaces

TOTAL: 67.0 spaces

Parking Provided:
Residential: 19 spaces
Commercial/Office: 49 spaces

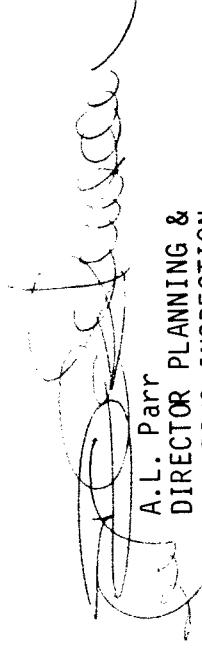
TOTAL PARKING: 68 spaces

Loading Provided: 1 bay

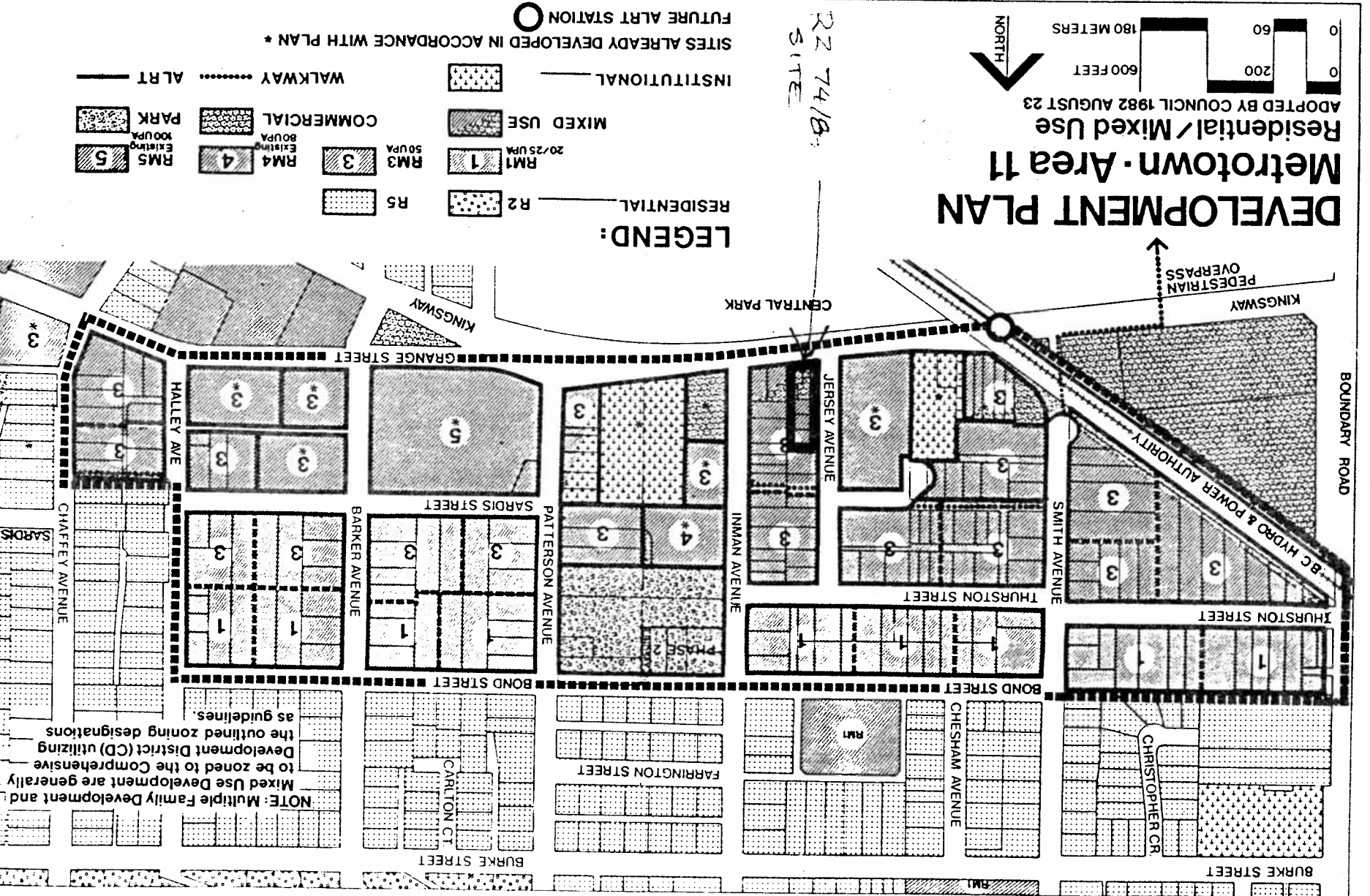
4.5 Exterior Materials and Finish:

Office:
- brick
- bronze glazing
- split face block on rear wall

Residential:
- wood trim and balconies
- painted stucco
- brick planters


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 5
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 COUNCIL MEETING 85/06/17



Date

1985 JUNE

Scale

Burnaby Planning Department

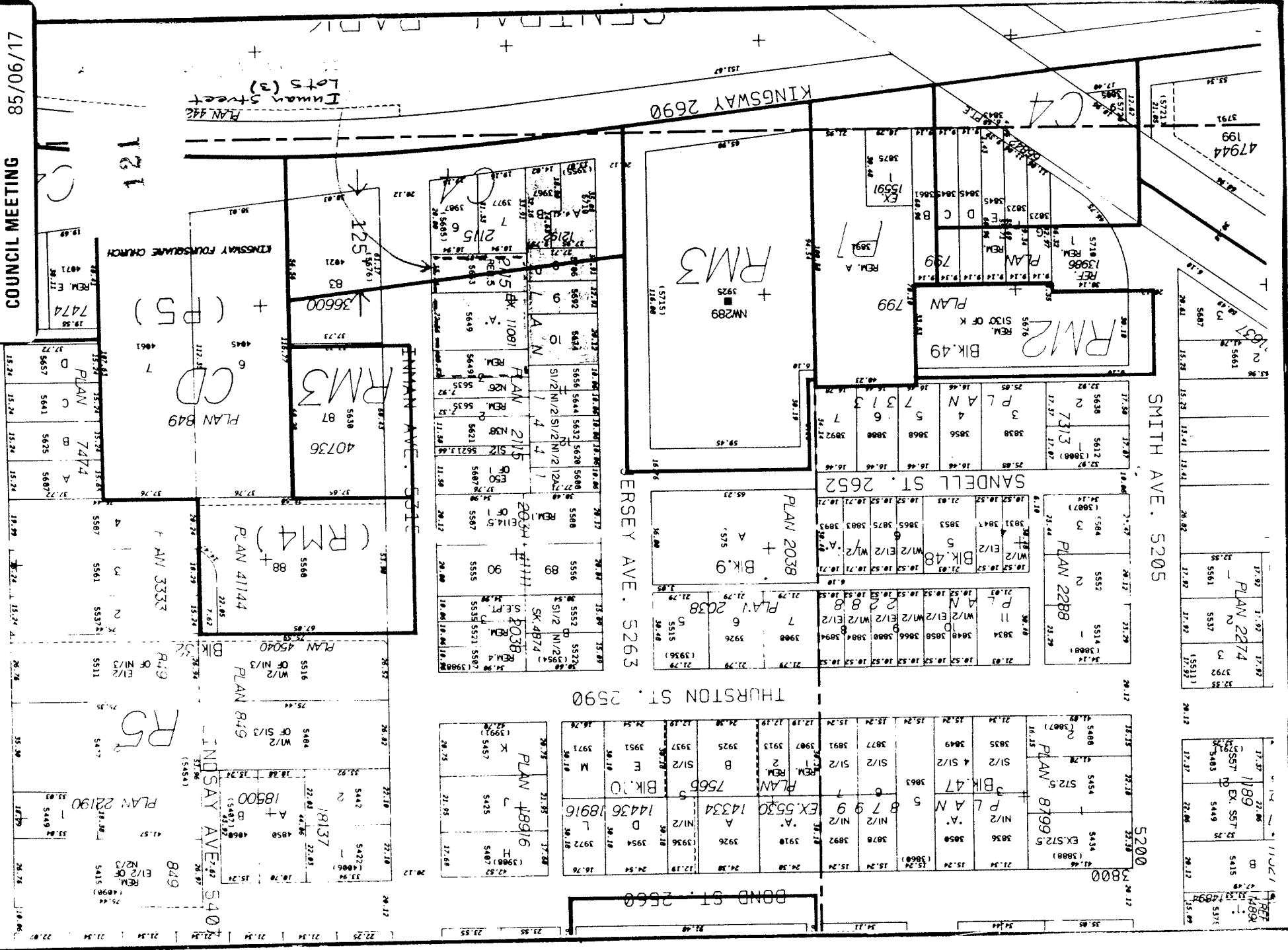
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Drawn By

REZONING REF # 74/04 LOCATION

SKETCH 1 /

PATERSON AVE. 5395

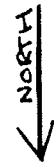


Date
 Scale
 Drawn By

JUNE 5891
 1:200



Burnaby Planning Department



NORTH

REZONING REF # 74/04 LOCATION

Sketch 2