

ITEM	4
MANAGER'S REPORT NO.	8
COUNCIL MEETING	85/01/28

RE: REZONING REFERENCE NO. 3/84A
7166 BARNET ROAD

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 JANUARY 22

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #3/84A
Lot 1, D.L. 207, Plan 68884

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

Address: 7166 Barnet Road (refer to attached sketch)

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1985 February 04 and to a Public Hearing on 1985 February 19 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 a charge of \$884.00 (to cover the proposed addition of one residential unit) to go towards the acquisition of proposed neighbourhood parks.
 - c) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

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

1.0 INTENT OF PROPOSED BYLAW:

The intent of the subject rezoning request is to provide for the addition of one two-bedroom residential unit and a freestanding recreation building within the recently approved 55 unit multiple family residential complex.

2.0 BACKGROUND:

On 1984 December 10 Council gave Final Adoption to Rezoning Reference #3/84 which involved the development of a 55 unit low density multiple family housing project on the subject site. The proposed addition of one residential unit and a freestanding recreation building is considered to be a significant change from the original specific development plan presented at the 1984 September 18 Public Hearing and subsequently approved. It is therefore necessary to present the proposed changes from the original CD plan to a new Public Hearing and amend the prevailing zoning accordingly.

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: CD Comprehensive Development District

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

3.2 The original development plan included 55 residential units with a total of 94 underground parking spaces. In addition a 1,000 sq. ft. recreation room was included on the ground floor of the complex.

3.3 The applicant now proposes to convert the recreation room into a 940 sq. ft. two-bedroom unit and construct a new 1,260 sq. ft. freestanding single storey building to accommodate the recreation facility located within the interior courtyard area of the project.

3.4 The addition of one unit will require the payment of a development cost charge of \$884.00 to be applied towards the acquisition of neighbourhood parks.

3.5 Approval from the Ministry of Transportation and Highways will be required for this rezoning application.

3.6 The applicant has revised the parking facilities to provide two additional underground parking stalls (totalling 96) to comply with the parking regulations.

3.7 The proposed additional residential unit and freestanding recreation building will not exceed the originally approved maximum floor area ratio of .6 applicable to this residential complex.

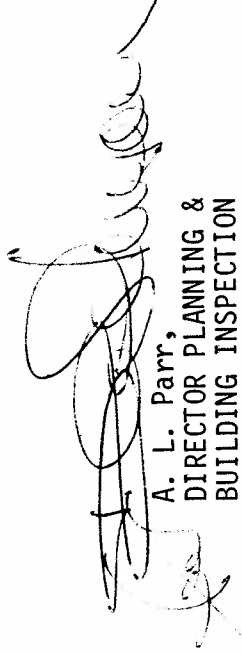
3.8 This Department advises that the proposed revisions to the project will have no impact on the surrounding properties. The additional residential unit will essentially occupy floor area within the originally approved development plan that was formerly designated as a recreational room. The new freestanding recreation facility is proposed to be located within an interior courtyard area situated between the two main building clusters and will therefore not be visible from the surrounding properties to the west across Barnet Road and to the east across Duthie Avenue.

4.0 DEVELOPMENT PROPOSAL:

	<u>Original Proposal</u>	<u>Revised Proposal</u>
4.1 Site Area:	.874 hectares (2.16 acres)	.88 hectares (2.175 acres) *based on actual survey, not affected by revised proposal
4.2 Floor Area Ratio:	Maximum Permitted = .6 Provided = .55	Maximum Permitted = .6 Provided = .599
4.3 Building Height:	Maximum Permitted = 2 storeys Provided = 2 storeys	Maximum Permitted = 2 storeys Provided = 2 storeys
4.4 Unit Number	Total = 55 units	Total = 56 units
4.5 Parking:	Required = 94 @ 1.7 spaces per unit Provided = 94 spaces	Required = 96 Provided = 96

APL
PDS/g1

Attachment


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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OPS

Morton Associates • architects

3615 west 19 avenue. vancouver. b.c. V6S 1C5

telephone (604) 224-0510

January 8, 1985
File: 84.004

Planning Department,
The Corporation of the District of Burnaby,
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attn: Mr. Phil Sanderson

Dear Sirs:

Re: Nova Vita Housing Co-op Proposed @
Duthie & Barnet, Burnaby, B.C.
Re-zoning Ref: #3-84

As you know, the above referenced site was re-zoned from R4 to P1 to
CD-Comprehensive on December 10, 1984 (By-Law #8756 Amendment 56-1984).

This rezoning was based on our plans that were designed to meet the RM-2'
guidelines and fit in with your community plan.

Shortly after the public hearing we amended our plans slightly to include
a recreation room in the open space within the interior portion of the site,
and replaced the area where the recreations room was with a 2-bedroom suite.

We were subsequently told that we could not do this even though our amended
plans would have still met all the criteria set out in the RM-1 guidelines
and the community plan. Further to this, you advised that the plans which
were discussed at the public hearing were those that should be approved in
the final adoption of the by-law and that if we wished to make application
for the relocated recreation room and additional 2-bedroom unit, we should
do so after the by-law was adopted.

Our understanding of the situation is this:

1. The relocated recreation room and the additional 2-bedroom unit meet
all your guidelines including those of required parking spaces, and
are within the maximum floor space allowed under RM-1.
2. CMHC has approved funding for 56 dwelling units, so it is certain
that the relocated recreation room and additional dwelling unit
could be built.
3. It would be somewhat of a hardship if the Nova Vita Housing Co-op
could not go ahead with 56 dwelling units, as opposed to 55.

thomas morton sig kottbauer

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Planning Dept.,
Corp. of Burnaby.
Attn: Mr. P Sanderson

January 8, 1985
File: 84.004

2.

4. The change in terms of impact to the community would amount to a recreation room in the open space in the interior of the site. In other words, the impact upon the surrounding community would be negligible.

I am enclosing the required forms, plans and monies to make the application for change to the zoning in the anticipation that this will be put forward to Mayor and Council.

I would further hope that Council may see its way clear to amend the by-law without another public hearing.

Yours truly,

MORTON ASSOCIATES,



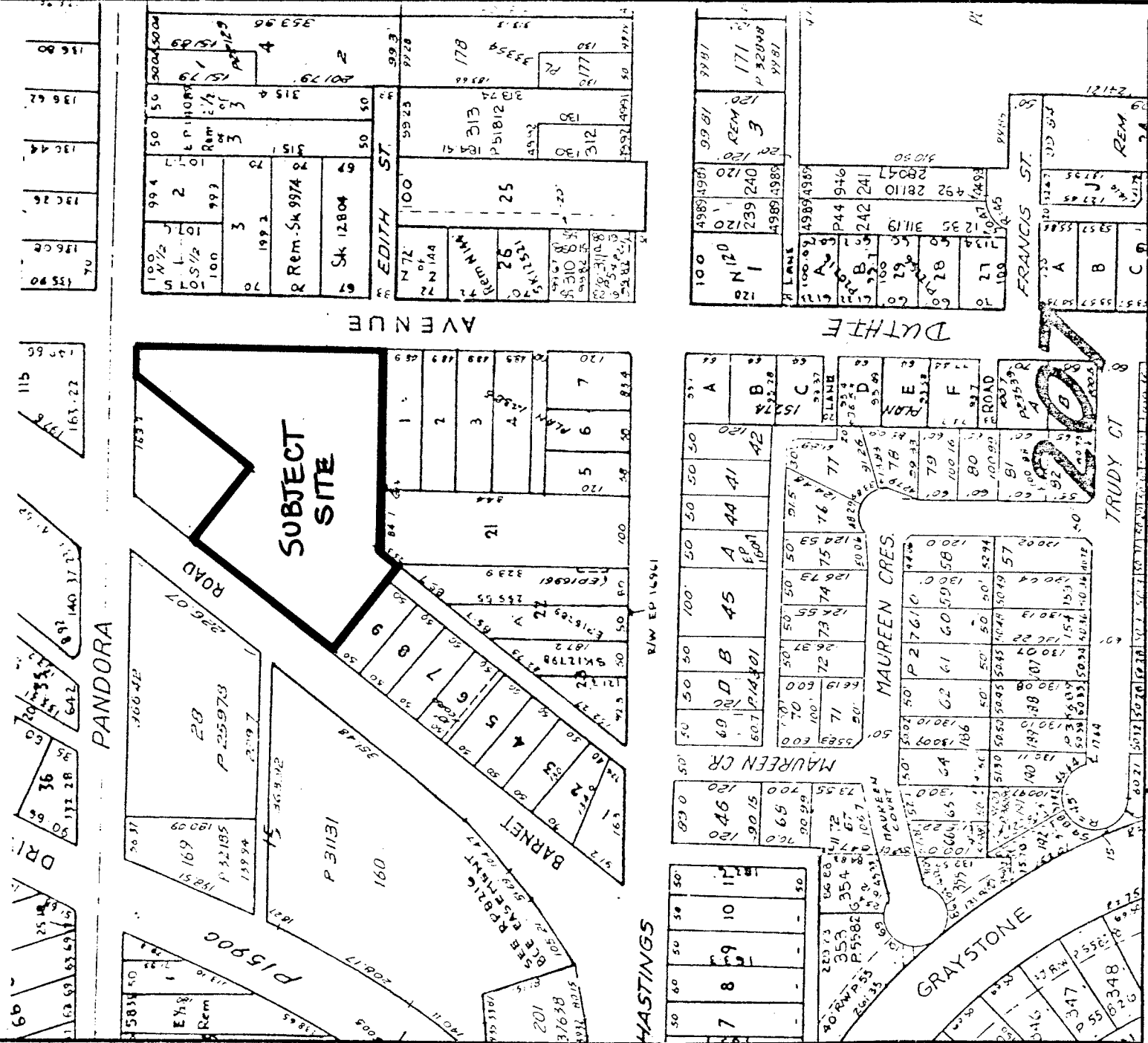
Thomas M. Morton,
M.A.I.B.C.


tmm/rep
Attach.

cc. Mr. Doug Robinson - Building Independent Living for the Disabled
Mr. G. MacLean - MacLean Management Ltd.

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 Burnaby Planning Department

Date	1985 JAN.
Scale	1: 2400
Drawn By	

RZ # REF. # 3/84A