

RE: REZONING REFERENCE NO. 12/85
3750/70/80/86 LAUREL STREET AND 3411/37 SMITH AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 JULY 22

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #12/85
Address: 3750/70/80/86 Laurel Street and 3411/37 Smith Avenue
Legal: Lot 13, Blk. 4, D.L. 68, Plan 980; Lot 109, D.L. 68, Plan 25771; Lots 31, 32, 33 & 34, Blk. 4, D.L. 68, Plan 12921
From: R5 Residential District
To: RM 2 Multiple Family Residential District

RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1985 August 12, and to a Public Hearing on 1985 September 10 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 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 one legal parcel. 140
- f) The granting of any necessary easements.

g) The retention of as many existing mature trees as possible on the site.

h) The approval of the Ministry of Transportation and Highways to the rezoning application.

i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

k) Compliance with the Council adopted sound criteria.

REPORT

1.0 REZONING INTENTION:

The intent of the proposed rezoning bylaw amendment is to permit the construction of a 37 unit townhouse development with full underground parking.

2.0 BACKGROUND:

2.1 Council on 1985 May 21 received a report of the Planning and Building Department concerning the rezoning of the subject site. At the developer's request the rezoning application was held temporarily in abeyance at that time, as the subject townhouse project was not to proceed for some time. It was understood that when it was determined that the project was to advance, a further report would be brought forward to permit the rezoning to proceed to the next available Public Hearing. This is now the case.

2.2 This site falls within the Community Plan 8 area (see Sketch #2). In the Plan which was adopted in 1982 this site was part of a larger development site which included the closure of Laurel Street and consolidation with the land along Canada Way for a mixed use scheme. The mixed use proposal did not proceed and Rezoning Reference #72/83 for a neighbourhood shopping centre was approved for the site to the north of this rezoning in 1984. The Community Plan was amended accordingly on 1984 April 16, providing for Laurel Street to remain open, and designating the subject site for RM2 development.

The plan of development proposed for the subject site is consistent with this zoning designation. The lot assembly proposed is also appropriate.

3.0 SITE OBSERVATIONS:

The subject site is located on the south side of Laurel Street in the block between Boundary Road and Smith Avenue (see sketch #1). The site is approximately 6073.4 m² (1.50 acres) in area.

The site is presently developed with three older houses while the balance of the site is vacant. Across Laurel Street to the north there is a new single storey commercial development. To the south across the lane there are single family houses. There are also houses which face Laurel located on the lots to the west. To the east across Smith Avenue there are a number of apartment buildings and a church.

The site slopes gently northward to a low point at the corner of Smith Avenue and Laurel Street. There are some large existing older trees on the site and several smaller conifers.

4.0 GENERAL COMMENTS:

- 4.1 This site is situated in the Community Plan Eight area. The development proposal for 37 townhouse units with underground parking under the RM2 zone requirements is generally consistent with the adopted Community Plan, although the proposed unit density at 25 units per acre is less than the 40 to 50 units per acre specified by the Plan.
- 4.2 Any necessary completion or upgrading of services abutting the site, including street lighting, sidewalks and lane paving works, will be required in accordance with Municipal standards.
- 4.3 Any necessary easements or rights-of-way will be provided for services, fire access or other public purposes.
- 4.4 The net site will be consolidated into one parcel.
- 4.5 Access to the underground parking lot will be from Laurel Street. The lane along the south side of the site will not be used for vehicle access or parking access.
- 4.6 The neighbourhood parkland acquisition charge is applicable to this development. As the proposed unit density is 25 units per acre, the charge will be based upon the rate for garden apartments (approximately 20 units per acre) applicable at the time of the completion of the rezoning. The current rate is \$884.00 per unit.
- 4.7 The development is intended to be a housing co-operative. The unit sizes and parking provision will meet Council's minimum standards for condominium development.
- 4.8 As the site is influenced by heavy traffic volumes along Canada Way, an acoustical study will be required to ensure compliance with the Council adopted sound criteria.
- 4.9 The approval of the Ministry of Transportation and Highways will be required for the rezoning.

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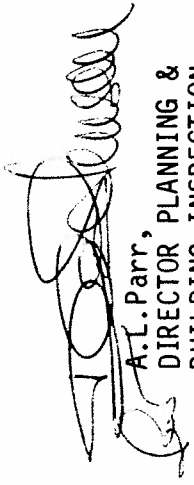
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5.0 SUMMARY:

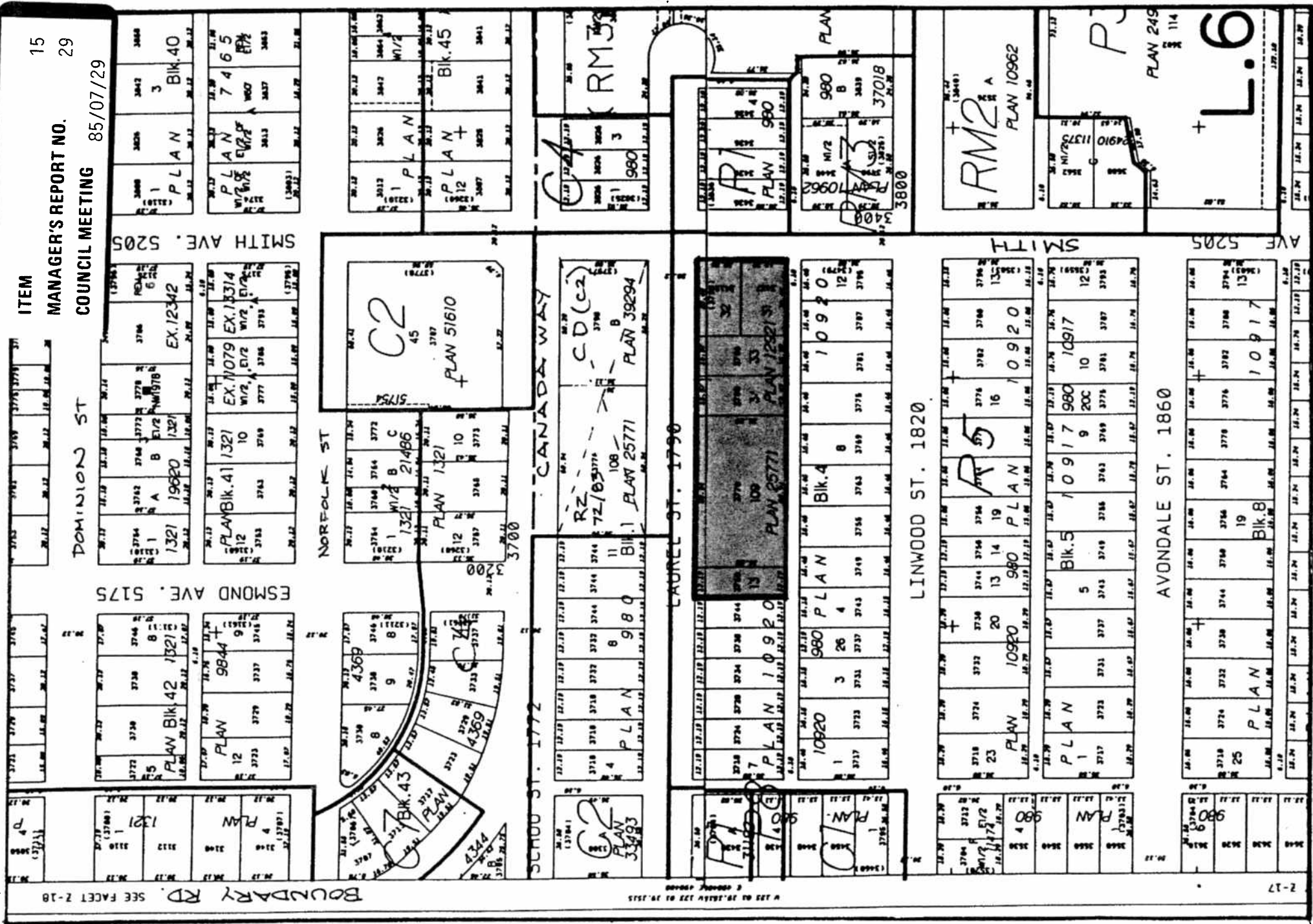
As the applicant now wishes to proceed with his project, and the proposed rezoning is consistent with the adopted Community Plan, it is appropriate that the subject rezoning be forwarded to a Public Hearing.

BR
BR/RR/mdw

Attachments


A.L. Parr,
DIRECTOR, PLANNING &
BUILDING INSPECTION

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MANAGER'S REPORT NO. 29
COUNCIL MEETING 85/07/29



Date
1985 MAY

Scale
1:2000

Drawn By

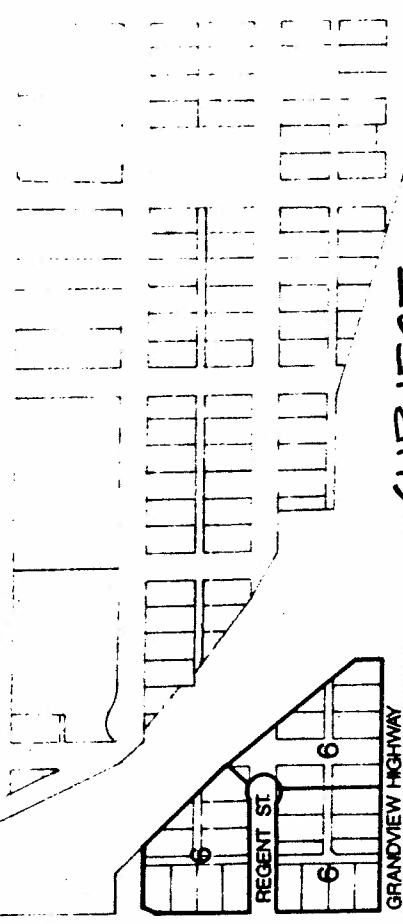


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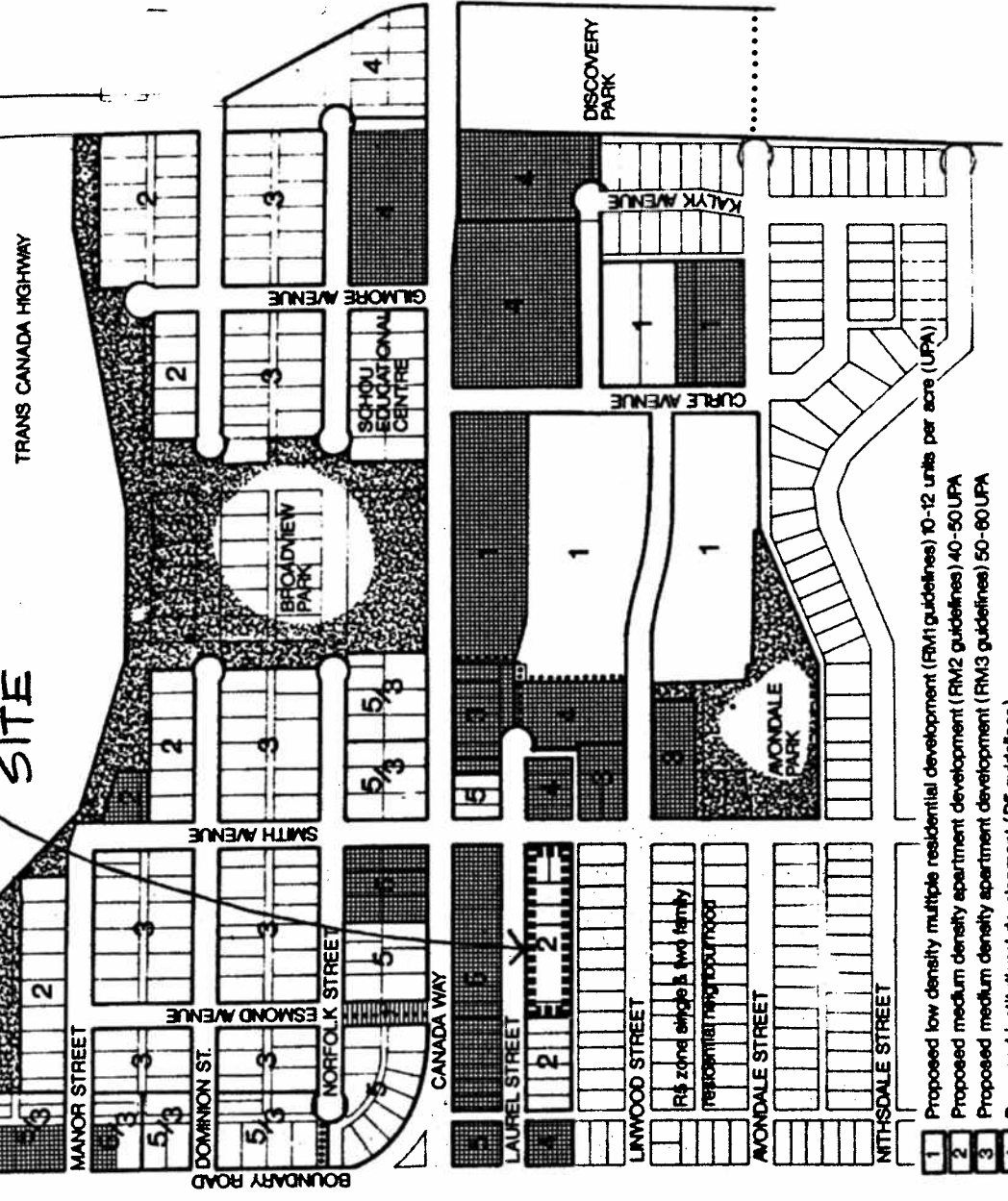
SKETCH # 1

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SUBJECT SITE



- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UFA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UFA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UFA
- 4 Proposed institutional development (PS guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)
- Proposed public parking area
- Constructed
- Pedestrian/bicycle trails

Updated to 1985 March
 Reference date 1971 June

COMMUNITY PLAN EIGHT

Date

1985 JULY

Scale



Burnaby Planning Department

Drawn By

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SKETCH 2