

RE: REZONING REFERENCE NO. 44/80B
7321 HALIFAX STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 JUNE 10

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #44/80B
Lot B, D.L. 135, Plan 68640, NWD

From: CD Comprehensive Development District
To: Amended CD Comprehensive Development District
(based on RM4 guidelines, and Community Plan 7 guidelines).

Address: 7321 Halifax Street

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1986 June 23 and to a Public Hearing on 1986 July 22 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 granting of any necessary easements.
 - e) The retention of as many existing mature trees as possible on the site.
 - f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

SUMMARY:

The subject site is currently zoned CD Comprehensive Development District to provide for the development of a high-rise residential tower under RM4 guidelines. The developer has made an application for an amendment rezoning providing for modifications to the tower. The floor area would remain the same but the unit count would decrease from 119 units to 100 units, while the building height would increase from 16 storeys to 18 storeys. In addition, basement level recreation facilities would be provided. The applicant has submitted a Plan of Development which is suitable for submission to a Public Hearing.

REPORT

1.0 GENERAL INFORMATION:

1.1 Applicant

Qualico Developments Ltd.,
301 - 865 Hornby Street,
Vancouver, B.C.,
V6Z 2G3

1.2 Subject:

Application for the rezoning of:

Lot B, D.L. 135, Grp. 1, Plan 68640, NWD

From: Amended CD Comprehensive
Development District

To: Amended CD Comprehensive
Development District (based on
the RM4 & CP7 guidelines).

1.3 Address:

7321 Halifax Street

1.4 Location:

The subject site is located at the
northeast corner of Halifax Street and
Augusta Avenue (refer to attached
sketches 1 and 2).

1.5 Size:

The site has an area of 6036.5 m² (1.49
acre).

1.6 Services:

The Director Engineering will be
requested to provide all relevant
servicing information.

1.7 Rezoning Purpose:

The purpose of the proposed rezoning
bylaw amendment is to provide for
changes to the high-rise residential
tower to be developed on the site.

2.0 SITE OBSERVATIONS:

2.1 The site was cleared and excavated some time ago, but actual
construction of the residential tower for which the site is
currently zoned has not progressed. A number of mature trees on
the site have been retained in accordance with the adopted plan of
development.

Adjacent to the site to the north and west are two 4-storey
apartment buildings which form Phase I of the overall development
for which the subject site comprises Phase II. On the site
immediately to the east are two 13-storey high-rise towers, while
to the south is the Montecito apartment development.

3.0 BACKGROUND:

3.1 This site comprises site 10b of Community Plan 7 (see attached
sketch #2). The overall site 10 was rezoned to Comprehensive
Development District on 1981 July 13 (RZ#44/80) to permit the
development of 238 apartment units in two high-rise towers based
on the RM4 district guidelines.

On 1984 April 16, an amendment rezoning (RZ#44/80A) was adopted
which replaced the previously proposed tower on the northwest half
of the overall site with two four-storey apartment buildings which
were architecturally and functionally integrated with the
residential tower to be developed on the southeast half of the
site in substantially the same form as previously proposed. The
two low rise buildings formed the first phase of the development,
while the tower formed the second phase. The total number of
units developed on the overall site was reduced from 238 to 199.

3.2 The Phase I apartment buildings have been constructed, and the developer has now applied for an amendment rezoning to provide for proposed modifications to the Phase II apartment tower. The total floor area of the development is to remain as previously proposed, but the number of units in the tower is to decrease from 119 to 100 (with the total number for the overall site consequently decreasing from 199 to 180 units). The height of the building is to increase from 16 storeys to 18 storeys, and basement level recreation facilities comprising whirlpool, sauna, games and billiard rooms are to be provided. Provision is also made for a possible future outdoor swimming pool.

4.0 GENERAL COMMENTS:

- 4.1 The proposed modifications to the Phase II residential tower can be supported. The submitted project design provides for good integration with Phase I of the overall development and is suitable for presentation to a Public Hearing.
- 4.2 The Neighbourhood Parkland Acquisition Charge for this development has already been paid in connection with the previous Rezoning Reference #44/80.
- 4.3 It is the applicant's intention to strata title the building and to adhere to condominium guidelines as adopted by Council.
- 4.4 Vehicular access will be provided from Halifax Street.
- 4.5 A servicing agreement and bonding was provided in connection with the previously completed rezoning of this site (RZ#44/80). The Director Engineering will be requested to determine whether there are any additional requirements for the current rezoning.

5.0 DEVELOPMENT PROPOSAL:

Net Site:	6,036.5 m ² (1.49 acre)
Site Coverage:	10.8 percent
Floor Area:	10,257 m ² (110,413 sq. ft.)
Floor Area Ratio:	1.7
Height:	18 storeys
Unit Mix:	32 one-bedroom & den @ 79.5 to 80.9 m ² (856 to 871 sq. ft.).
	64 two-bedroom @ 94.3 m ² (1,015 sq. ft.).
	4 two-bedroom penthouse @ 102.6 to 109.3 m ² (1,104 to 1,176 sq. ft.).
	<u>100</u> units total
Unit Density:	166 units/ha (67 units/acre).
Parking Required and Provided:	150 spaces (based upon 1.5 space/unit) including 20 visitors' spaces (based upon 0.2 space/unit) of which nine are provided on surface.

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Community
Facilities:

Basement recreation facilities and possible future
outdoor swimming pool.

Exterior
Material:

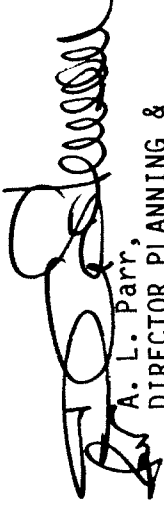
Stucco and metal roofing (to match Phase I).

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RR/gj
RR/gj

Atts.

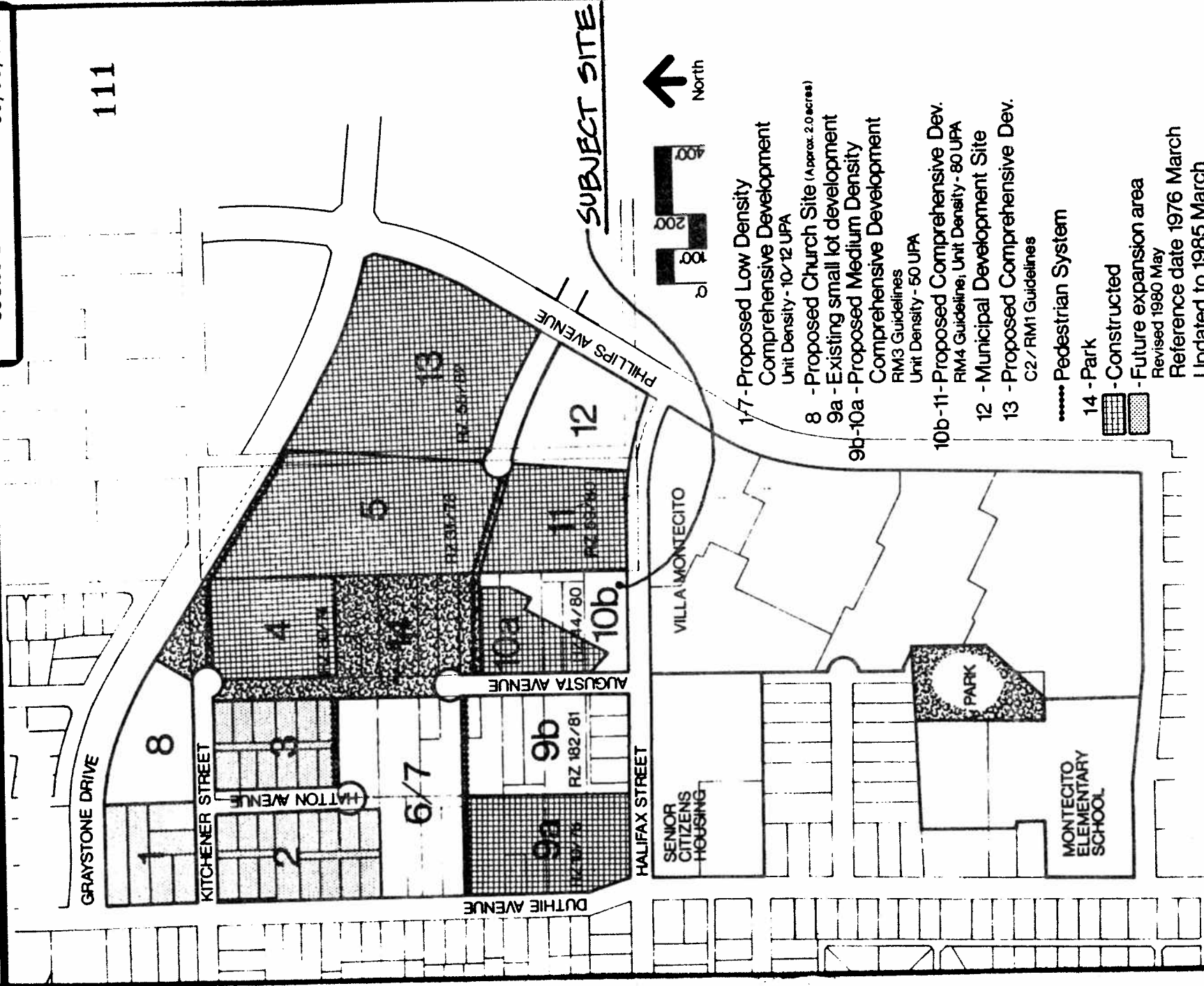
cc: Director Engineering



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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- 17 - Proposed Low Density Comprehensive Development
Unit Density - 10/12 UPA
- 8 - Proposed Church Site (Approx. 2.0 acres)
- 9a - Existing small lot development
- 9b-10a - Proposed Medium Density Comprehensive Development
RM3 Guidelines
Unit Density - 50 UPA
- 10b-11 - Proposed Comprehensive Dev.
RM4 Guideline, Unit Density - 80 UPA
- 12 - Municipal Development Site
- 13 - Proposed Comprehensive Dev.
C2 / RM1 Guidelines
- Pedestrian System
- 14 - Park
- [Grid Pattern] - Constructed
- [Dotted Pattern] - Future expansion area
- Revised 1980 May
- Reference date 1976 March
- Updated to 1985 March

COMMUNITY PLAN SEVEN

Date

1986 JUNE

Scale

Drawn By



Burnaby Planning Department

REZONING REFERENCE

44/80B

SKETCH 2