

ITEM 6
MANAGER'S REPORT NO. 39
COUNCIL MEETING 86/06/16

RE: REZONING REFERENCE NO. 22/86
3750, 3770, 3780 LAUREL STREET AND 3411, 3437 SMITH AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1986 JUNE 10

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: REZONING REFERENCE #22/86
LOT 13, BLK. 4, D.L. 68, PLAN 980; LOT 109, D.L. 68, PLAN 25771,
LOTS 31, 32, 33 & 34, BLK. 4, D.KL. 68, PLAN 12921

FROM: R5 (RESIDENTIAL DISTRICT)
TO: CD (COMPREHENSIVE DEVELOPMENT DISTRICT) BASED UPON THE RM2
DISTRICT DENSITY AND USE.

ADDRESS: 3750, 3770, 3780 LAUREL STREET AND
3411, 3437 SMITH AVENUE

RECOMMENDATIONS:

1. THAT Council authorize staff to bring forward for the abandonment Amendment Bylaw #53, 1985, Bylaw No. 8413, Rezoning Reference #12/85, a predecessor of the current rezoning application after First and Second Readings have been granted for this new rezoning proposal.
2. 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 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 consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.

- f) The dedication of any rights-of-way deemed requisite.
- g) The retention of as many existing mature trees as possible on the site.
- h) The approval of the Ministry of Transportations 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 49-unit apartment and townhouse development with underground parking.

2.0 BACKGROUND:

2.1 Council on 1986 March 24 received a report from the Planning & Building Inspection Department and authorized staff to work with the developer towards the preparation of a plan suitable for presentation to a Public Hearing.

The developer has now submitted such a plan.

2.2 This site falls within the Community Plan 8 area (see attached 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.

Last year a rezoning application for a 37-unit townhouse development went to Second Reading (RZ#12/85) but was subsequently not pursued by the developer.

The current land use proposed and lot assembly pattern are consistent with the Plan.

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 attached sketch #1). the site is approximately 6073.4 m² (1.50 acres) in area.

The site is presently 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 small conifers.

4.0 GENERAL COMMENTS:

- 4.1 This site is situated in the Community Plan Eight area. The development of the site for apartment use is generally consistent with the Plan. The developer wishes to provide a proportion of units with ground access and individual privacy spaces attached to the ground level units in order to satisfy Federal Government guidelines for family housing. Planning staff have worked with the developer to develop a proposal which will have some family housing features while adhering to the apartment concept and form necessitated by the permitted RM2 densities.
- 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 underground parking will be from Laurel Street. The lane along the south side of the site will not be used for vehicle or parking access.
- 4.6 The neighbourhood parkland acquisition charge is applicable to this development.
- 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.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 Gross Site: 4961 m² (53,400 sq. ft.)
Net Site: 4961 m² (53,400 sq. ft.)
- 5.2 Floor Area: 4465 m² (48,060 sq. ft.)
Floor Area Ratio: 4465 = .9
4961
- Site Coverage is 36% 1747 m² (18,803 sq. ft.)

5.3 Unit Mix and Size:

Apartment Building

- 1 1-bedroom unit 65 m² (700 sq. ft.)
11 2-bedroom single level units 83.6 m² (900 sq. ft.)
23 2-bedroom two level units 83.6 m² (900 sq. ft.)
(note: unit sizes are averaged)

Townhouses

- 14 2-bedroom two level units 83.6 m² (900 sq. ft.)
- 49 Total Units

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5.4 Unit Density: 49 units = 40.16 units/acres
1.22 acres

5.5 Parking 100% Underground:

Apartments 1.5 times 12 units = 18 spaces 116

Townhouses 1.7 times 37 units = 63 spaces

Required total 81 spaces

Provided 82 spaces

5.6 Communal Facilities:

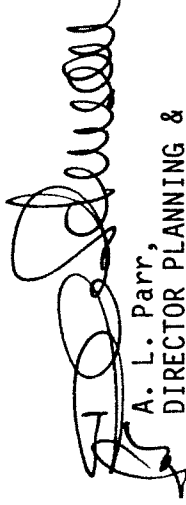
Laundry and playground area.

5.7 Exterior Materials and Finish:

Stucco, vinyl siding, wood window trim and fascias.

ALP
BR/gI

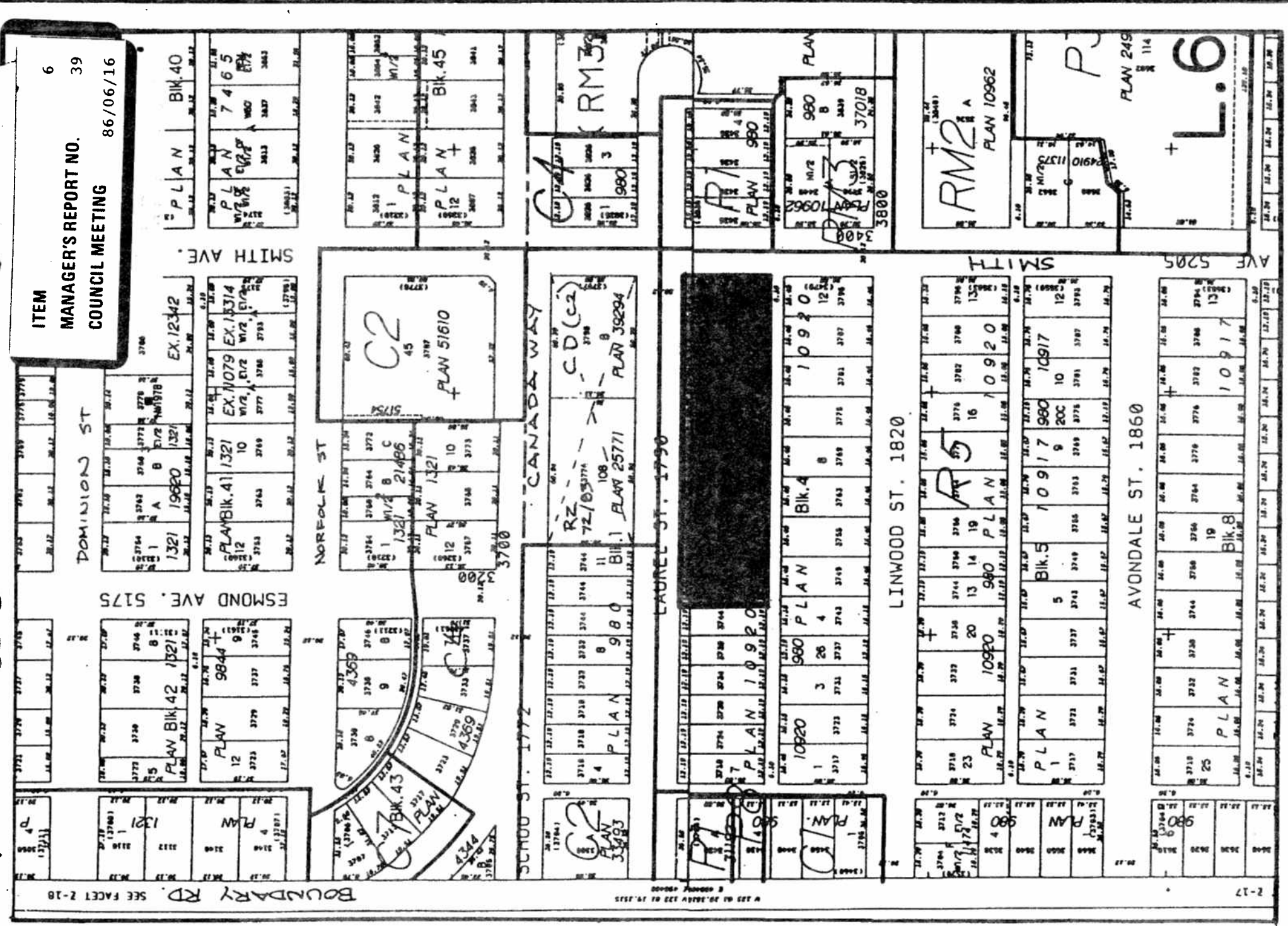
Atts.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION



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Date 1986 MARCH
 Scale 1:2000
 Drawn By



Burnaby Planning Department



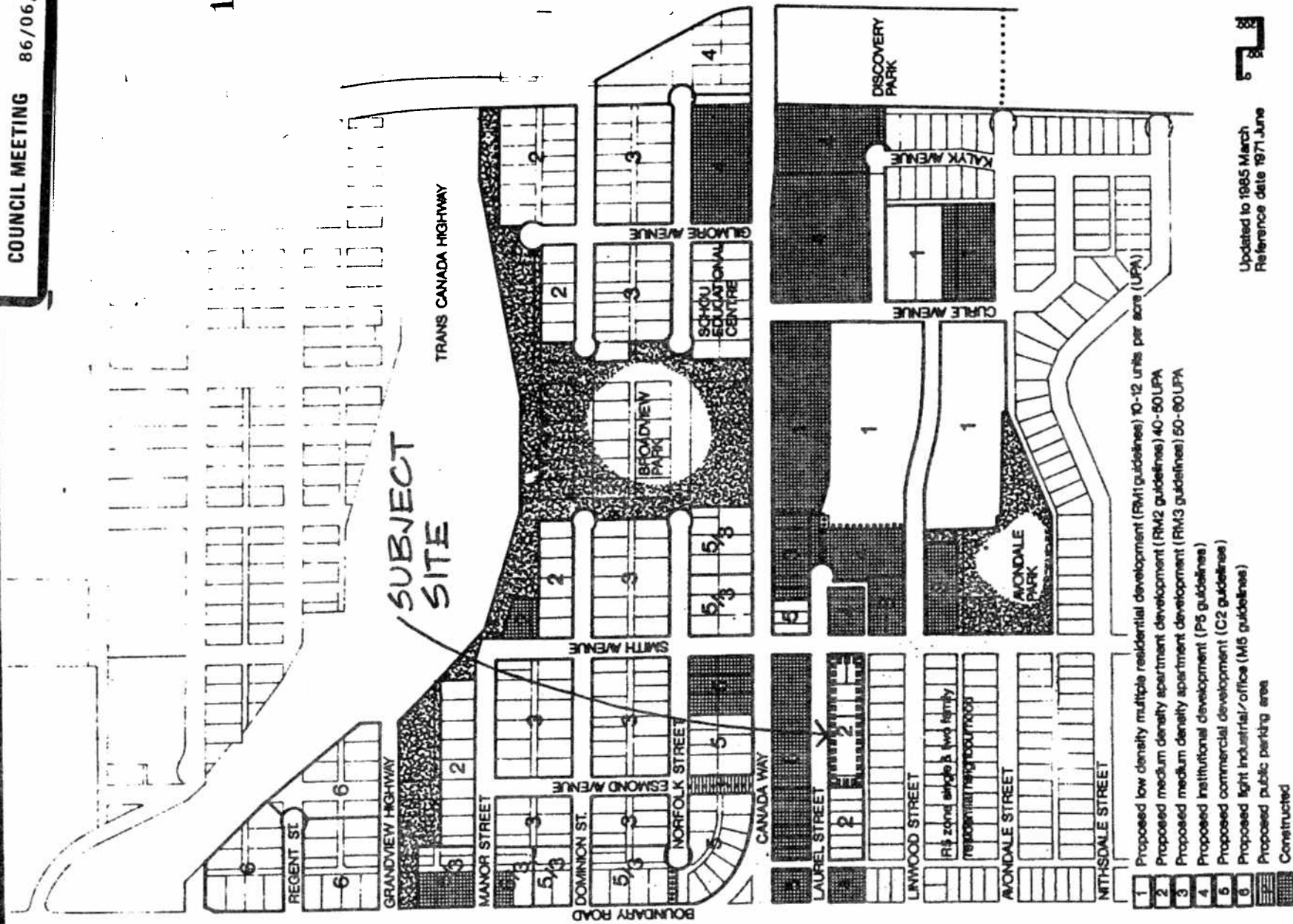
REZONING REF. # 22/86 LOCATION

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SKETCH # 1

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- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-60 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 60-80 UPA
- 4 Proposed institutional development (P5 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

North

COMMUNITY PLAN EIGHT



Burnaby Planning Department

Date	1986 MARCH
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REZONING REFERENCE 22/86

SKETCH 2