

ITEM	11
MANAGER'S REPORT NO.	50
COUNCIL MEETING	86/09/02

RE: REZONING REFERENCE NO. 20/86  
1641, 1651, 1671, 1681, 1751 AUGUSTA AVENUE AND  
7261, 7271, 7281 HALIFAX STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1986 AUGUST 25

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #20/86

PCL. "A" (EXPL. PL. 14255) OF LOT 109, D.L. 135, GRP. 1, PL. 4484; LOT 109, D.L. 135, GRP. 1, PL. 4484 EXC. PCL. "A" (EXPL. PL. 14255); LOT 110, D.L. 135, GRP. 1, PLAN 4484 EXC. PCL. "A" AND ROAD (EXPL. PL. 13635); PCL. "A" (EXPL. PL. 13635); LOT 110, D.L. 135, GRP. 1, PL. 4484; LOT 111, D.L. 135, GRP. 1, PLAN 4484; LOT 2, BLK. 112, D.L. 135, PLAN 14053; LOT 3, BLK. 112, D.L. 135, PLAN 14053; LOT 4, BLK. 112, D.L. 135, PLAN 14053

1641, 1651, 1671, 1681, 1751 AUGUSTA AVENUE & 7261, 7271, 7281 HALIFAX STREET (SEE ATTACHED SKETCHES)

RECOMMENDATIONS:

1. THAT Council authorize staff to bring forward a report for the abandonment of Bylaw No. 7888, Amendment Bylaw No. 14, 1982, Rezoning Reference #182/81, a predecessor of the current rezoning application after First and Second Readings have been granted for this new rezoning proposal.
2. THAT Council authorize the introduction of a Lane Closing Bylaw, according to the terms outlined in Section 5.8 of this report, contingent upon the granting by Council of First and Second Readings of the subject rezoning bylaw.
3. THAT a rezoning bylaw be prepared and advanced to First Reading on 1986 September 08 and to a Public Hearing on 1986 September 23 at 19:30 h, and that the following be established as prerequisites to the completion of the zoning:

- 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.
- f) The granting of any necessary easements.
- g) The provision of a public pedestrian walkway easement from the west property line to Augusta Avenue and the construction of a concrete walk and lighting to Municipal standards.
- h) The retention of as many existing mature trees as possible on the site.
- 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.

REPORT

1.0 SUMMARY:

The applicant has now submitted a development plan for the subject site, which is suitable for submission to a Public Hearing.

2.0 APPLICANT:

Buron Developments Ltd.  
2241 Oak Street  
Vancouver, B.C.  
V6H 3W6

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3.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to accommodate a multi-family residential development in conformity with the adopted Community Plan.

4.0 BACKGROUND:

- 4.1 The subject site falls within the area of Community Plan Seven, and together with 7237 Halifax Street which is not included in the proposed rezoning, comprises a site designated for medium density residential comprehensive development under RM3 guidelines at a density of 50 units per acre.
- 4.2 Council, on 1986 August 05, received a report of the Planning & Building Inspection Department concerning the rezoning of the subject site and the proposed phased development of the designated 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 would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

5.0 GENERAL COMMENTS:

- 5.1 The subject site is being rezoned  
  
From: R4 Residential District  
To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Community Plan Seven guidelines)
- 5.2 The subject site will be consolidated into one parcel and developed as Phase I of the overall redevelopment. 7237 Halifax Street together with the adjacent road and lane rights-of-way will be developed as the integrated Phase II (see attached sketch 1). Covenants and easements will be provided to ensure access through the Phase I underground parking to the future Phase II underground parking, as well as to provide for the common use of the visitors' parking, recreational facilities, and communal open space to be developed as part of Phase I. The required visitors' parking for Phase II is to be prebuilt as part of Phase I.
- 5.3 The integrated Phase II development would consist of a six to eight unit comprehensive development based on RMI guidelines, with a maximum floor area ratio of 0.6, with underground parking developed as an extension of the adjacent Phase I underground parking. This would be the subject of a future rezoning.
- 5.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site.
- 5.5 Vehicular access to both Phases I and II of the development will be from Augusta Avenue only.
- 5.6 As many mature trees as possible will be retained on the site.
- 5.7 A 4.5 m (15 ft.) public pedestrian easement will be provided along the northern boundary of the site, as outlined in the Community Plan. The developer will be required to install a concrete walk, lighting and landscaping to Municipal standards in this area.

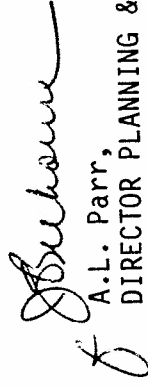
- 5.8 An unconstructed lane allowance is included in the proposed development site. Council authority is required to pursue the closure of this right-of-way. This land is subsequently to be sold to the developer at the current market value which will be the subject of a further report to Council.
- 5.9 A Neighbourhood Parkland Acquisition Charge, which is currently \$1397.00 per unit, will apply to this development.
- 5.10 Condominium guidelines, as adopted by Council, will be adhered to by the applicant who intends to strata title this development.
- 5.11 As the subject site was the subject of a previous rezoning application (RZ#182/81) and bylaw which was not completed, it will be appropriate to abandon this earlier bylaw once the superseding bylaw is given Second Reading.
- 5.12 In connection with the previous rezoning application, it was ascertained that undergrounding of existing overhead wiring adjacent to the site was not feasible.

6.0 DEVELOPMENT PROPOSAL:

- 6.1 The proposed development consists of three apartment buildings and a clubhouse. The one-storey clubhouse and a three-storey apartment building are located on the westerly portion of the site. On the southeast corner of the site is an apartment building which is terraced from two stories to four stories in height, while on the northeast corner is a three-storey apartment building.
- 6.2 Site Area: 1.25 ha (3.08 acres)
- 6.3 Floor Area: 13,582 m<sup>2</sup> (146,198 sq. ft.)
- 6.4 Floor Area Ratio: 1.1
- 6.5 Unit Mix: 114 one-bedroom and den units at 100 m<sup>2</sup> (1,078 sq. ft.)
- 6.6 Unit Density: 91.2 units/ha (37 units per acre)
- 6.7 Parking Required: 173 spaces total comprising 171 spaces (based on 1.5 spaces per unit and including 23 visitors' spaces) plus 2 extra visitors' spaces for Phase II
- 6.8 Parking Provided: 185 spaces
- 6.9 Communal Facilities: Clubhouse and outdoor swimming pool.
- 6.10 Exterior Materials: Brick and stucco

RR/js  
Attach.

cc: Director Engineering  
Director Recreation & Cultural Services  
Municipal Solicitor

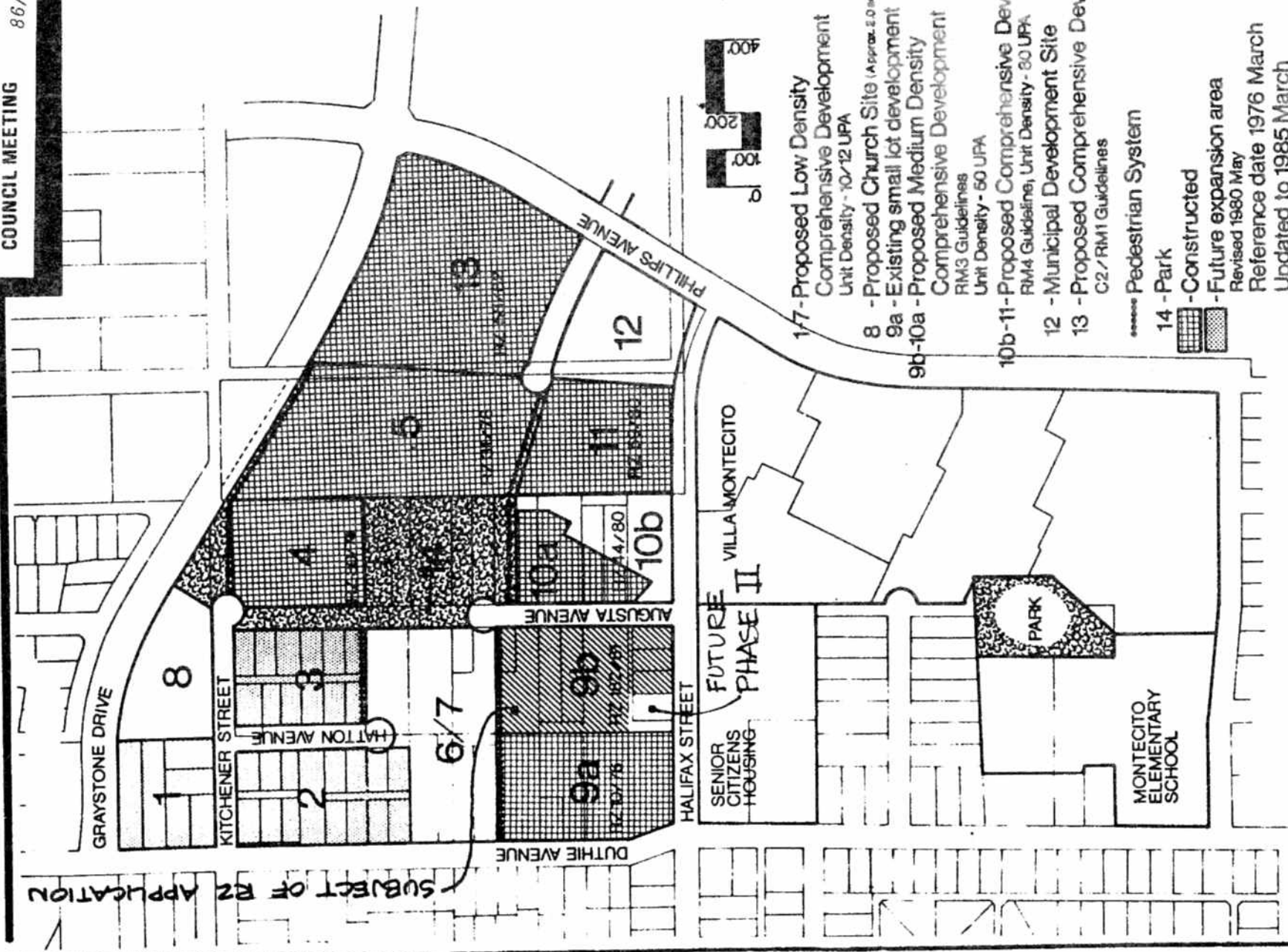
  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION



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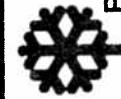
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SUBJECT OF RZ APPLICATION



- 17 - Proposed Low Density Comprehensive Development  
Unit Density - 70/12 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 - 60 UPA
  - 10b-11 - Proposed Comprehensive Dev.  
RM4 Guidelines, Unit Density - 80 UPA
  - 12 - Municipal Development Site
  - 13 - Proposed Comprehensive Dev.  
C2/ RM1 Guidelines
  - Pedestrian System
  - 14 - Park
  - Constructed
  - Future expansion area
- Revised 1980 May  
 Reference date 1976 March  
 Updated to 1985 March

# COMMUNITY PLAN SEVEN



Burnaby Planning Department

Date	1986 JULY
Scale	
Drawn By	

RZ # 20/86

SKETCH #2