

ITEM 13
MANAGER'S REPORT NO. 50
COUNCIL MEETING 86/09/02

RE: REZONING REFERENCE NO. 58/85A
8751 BROADWAY AND 9201 FOREST GROVE DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 AUGUST 27

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #58/85A

LEGAL: LOTS "A" & "B", D.L. 148, GRP. 1, NWD, PLAN 71867

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(RM1 AND BURNABY 200 GUIDELINES)

TO: AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT
(RM1 AND BURNABY 200 GUIDELINES)

ADDRESS: 8751 BROADWAY AND 9201 FOREST GROVE DRIVE

RECOMMENDATION:

1. 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 granting of any necessary easements.
- e) The retention of as many existing mature trees as possible on the site.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

SUMMARY:

In order to accommodate significant changes to the adopted development plan for 110 townhouse units to be developed on the subject site, the developer has applied for an amendment rezoning. An amended development plan suitable for submission to a Public Hearing has been submitted.

REPORT

1.0 GENERAL INFORMATION:

1.1 Applicant:

United Properties Ltd.
#201 - 1195 W. Broadway
Vancouver, B.C.
V5Z 4C2

1.2 Subject:

Application for the rezoning of:

Lots A & B, D.L. 148, Grp. 1, NWD,
Plan 71867

From: CD Comprehensive Development
District

To: Amended CD Comprehensive Development
District (based on RMI and
Burnaby 200 Plan guidelines)

1.3 Address:

8751 Broadway and 9201 Forest Grove Drive

1.4 Location:

The subject site is located on the south slope of Burnaby Mountain and consists of two lots comprising Enclave 1 of the Burnaby 200 Plan (refer to attached sketch).

1.5 Size:

The site has a net area of 4.18 ha (10.32 acres).

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 accommodate changes in the development plan for 110 townhouse units to be developed on this site.

2.0 SITE OBSERVATIONS:

The subject site has a slope of 12 to 20 per cent. The site has been cleared but actual construction of the two developments for which the site is currently zoned has not progressed. Natural buffer areas have been retained on the site in accordance with the adopted plan of development.

3.0 BACKGROUND:

- 3.1 Council, at its meeting of 1975 July 21, adopted the Burnaby 200 Community Plan and subsequently amended it on 1975 November 17 (refer to attached Sketch #2). The Community Plan divided the subject area into residential enclaves, a small commercial area, parks, two school sites and surrounding natural conservation areas. This rezoning application deals with one of the enclaves - Enclave 1, which is the last one remaining undeveloped in the Plan area.
- 3.2 The subject site was rezoned to Comprehensive Development District on 1986 March 17 to accommodate a 40 unit condominium development on the western portion of the site and a 70 unit housing co-operative on the eastern portion of the site. The site has been subdivided to create two legal lots for the two developments.
- 3.3 The developer has now applied for an amendment rezoning to accommodate various changes in the adopted comprehensive development plans for the two developments. The rezoning amendment and a new Public Hearing are required due to the extent of the proposed changes and the Comprehensive Development zoning of the site.

4.0 GENERAL COMMENTS:

- 4.1 The major changes proposed involve the substitution of larger multi-level conventional townhouse units with basements for the one and two level stacked units previously provided on the downhill portions of both the condominium and co-operative developments. Although this results in significant increases to the gross floor area and bulk of the downhill buildings, the Floor Area Ratio remains virtually unchanged as the new basement recreation and storage rooms are excluded from the Floor Area Ratio calculation. Grading-up around the basements will be carefully managed in order to avoid negative impacts on adjacent natural buffer areas. The changed building forms and increased building widths also result in landscaping changes, particularly along the internal roadways, and in reduced spacings between buildings.
- 4.2 The building site coverage of the condominium development is maintained at 14.9 per cent while that of the co-operative is increased from 14.2 per cent to 14.9 per cent. This is in accordance with previous Council direction that favourable consideration be given to an increase of net site coverage up to 14.9 per cent.
- 4.3 During recent site clearing, natural buffer areas were maintained in accordance with the adopted plans. Preserved natural conservation areas include a 23 m (75 ft.) setback from the southern property line along the Broadway right-of-way, which is reduced to 20 m (65 ft.) along approximately the western 150 m (500 ft.) of the site in accordance with Council direction. There is also an 11 m (35 ft.) setback from Forest Grove Drive. In a limited number of specific cases balconies, patios, privacy zones and privacy fences will encroach to a maximum depth of 3 m (10 ft.) within the required natural buffer area. No such encroachments were previously to occur within the reduced 20 m (65 ft.) buffer area, but the developer now proposes to have several cantilevered balconies project into this buffer area. Grading adjustments and several retaining walls are also proposed within the first 4.6 m (15 feet) of this particular setback area.

- 4.4 Servicing for the subject site was provided for in conjunction with the previous rezoning and subdivision. Confirmation that no additional servicing is required in connection with the current rezoning amendment will be requested from the Director Engineering.
- 4.5 The acoustic evaluation previously carried out for this site confirmed that no special construction is required to meet Council-adopted sound criteria.
- 4.6 Both developments are to conform to the condominium guidelines as adopted by Council.
- 4.7 The approval of the Ministry of Transportation and Highways to the rezoning amendment will be required.

5.0 DEVELOPMENT PROPOSAL:

An amended development proposal has been received which is considered suitable for presentation to a new Public Hearing.

5.1 CONDOMINIUM DEVELOPMENT STATISTICS (LOT B)

Site Area: 1.87 ha (4.62 acres)

Gross Floor Area: 7,792 m² (83,870 sq.ft.) increased from 6,336 m² (68,200 sq.ft.)

Floor Area: 5,490 m² (59,100 sq. ft.) excluding basement storage and recreation areas

Floor Area Ratio: 0.294

Site Coverage (Buildings): 2,790 m² (30,030 sq. ft.) 14.9 per cent

Site Coverage (Roads, Parking, Garages): 2,973 m² (32,000 sq. ft.) 15.9 per cent (of which 3.2 per cent is to be concrete pavers)

Unit Mix: 40 three-bedroom units

Unit Density: 21.4 units/ha (8.7 units/acre)

Parking Required: 68 spaces total (based on 1.7 spaces per unit) including 8 visitors' spaces (based on 0.2 spaces per unit.)

Parking Provided: 80 garage spaces
8 surface spaces
88 spaces total (including 8 visitors' spaces)

Building Height: 3 stories

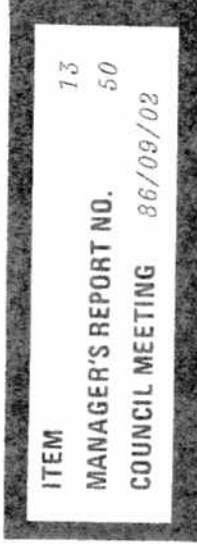
Exterior Materials: Wood siding and wood trim, wood shingle roofing

5.2 CO-OPERATIVE DEVELOPMENT STATISTICS (LOT A)

Site Area: 2.3 ha (5.7 acres) net

Gross Floor Area: 9,040 m² (97,306 sq.ft.) increased from 7,995 m² (86,058 sq.ft.)

Floor Area: 6,811 m² (73,320 sq. ft.) excluding basement storage and recreation areas



Floor Area Ratio: 0.296

Site Coverage (Buildings): 3,443 m² (37,062 sq. ft.)
14.9 per cent

Site Coverage (Roads, Parking, Carports): 4,244 m² (45,680 sq. ft.)
18.4 per cent (of which 5.0 per cent is to be coloured concrete and concrete pavers)

Unit Mix:

18 two-bedroom units
34 three-bedroom units
18 four-bedroom units
<u>70 units total</u>

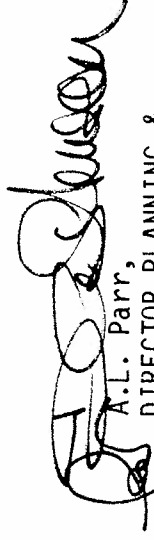
Unit Density: 30.4 units/ha (12.3 units/acre)

Parking Required: 119 spaces total (based on 1.7 spaces per unit) including 14 visitors' spaces (based on 0.2 spaces per unit).

Parking Provided: 70 carport spaces
50 surface spaces
120 spaces total (including 14 visitors' spaces)

Building Height: 3 stories

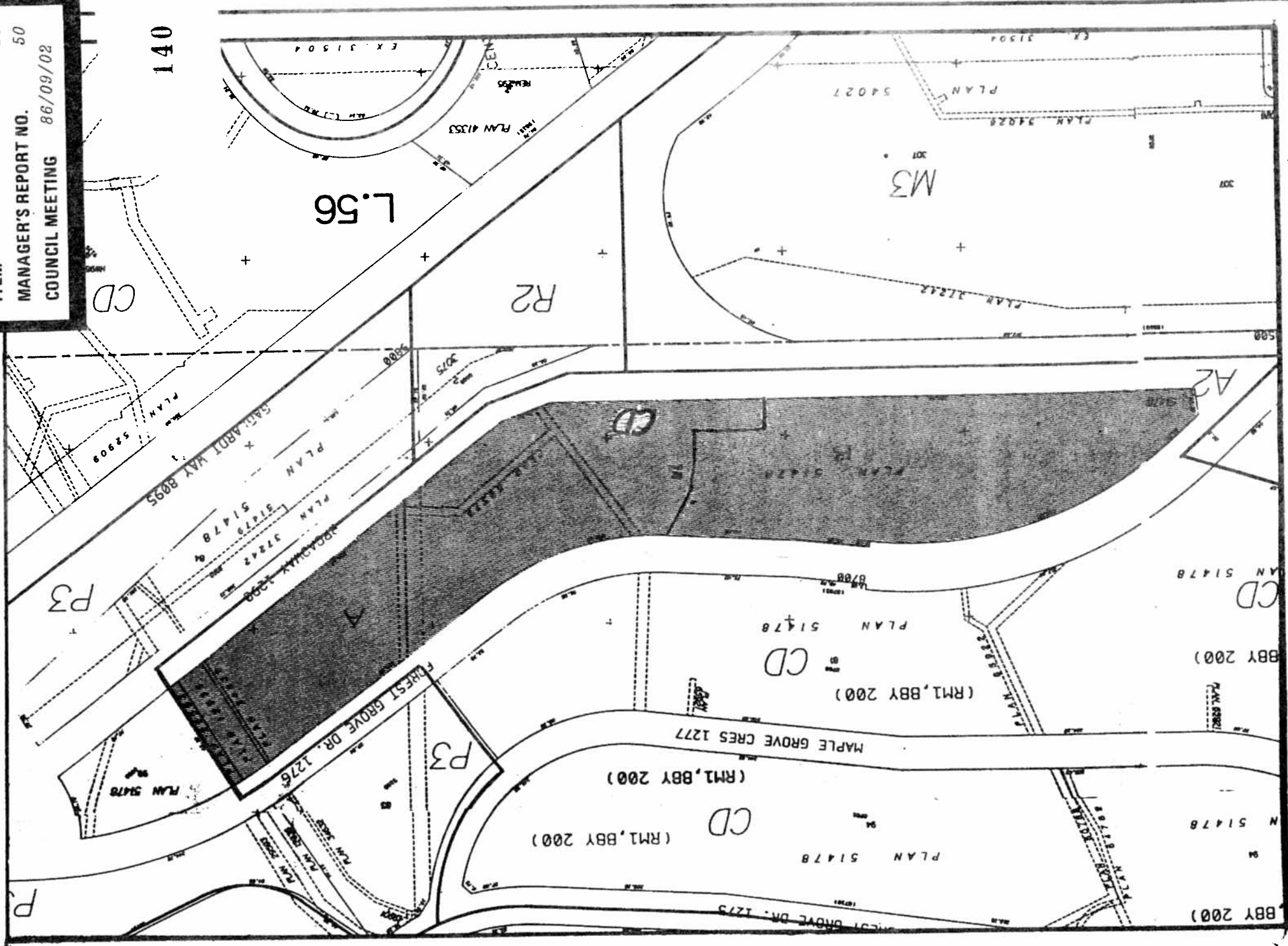
Exterior Materials: Vinyl siding, wood trim, cedar shake roofing.


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RR/js

Attach.

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140

L.56

R2

M3

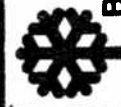
Date

1986 AUG.

Scale

1:2700

Drawn By



Burnaby Planning Department

REZONING REFERENCE

58/85A

NORTH

Sketch

SKETCH 1

ITEM

13

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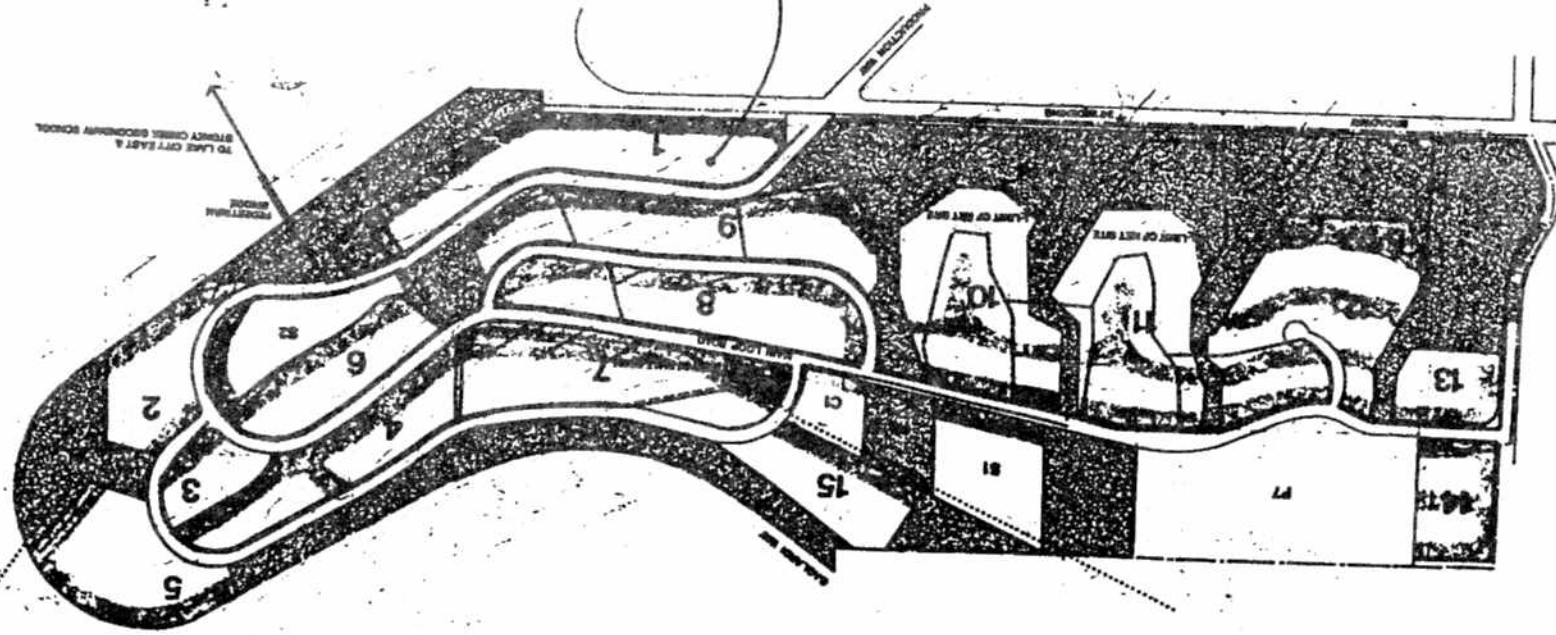
COUNCIL MEETING 86/09/02

- 1-15 Residential Areas
- P1 East Park
- P2 Central Park
- P3 } West Parks
- P4 } Conservation Buffer Area
- P5 } Planning Conservation Area
- P6 } GVVWD Property
- P7 } Flood Reservation or Possible Buffer Zone
- P8 } Road Reservation
- S1 West School Site
- S2 East School Site
- C1 Community Commercial / Day-Care Centre

..... Sidewalks/Walkways

..... Wilderness Trails

Main Undisturbed Natural Zones
in Residential Areas



COMMUNITY PLAN ELEVEN

46

Date

1985 SEPT.

Scale

Drawn By



Burnaby Planning Department

REZONING REFERENCE

58/85

332

SKETCH ?

141

