

ITEM 3
MANAGER'S REPORT NO. 14
COUNCIL MEETING 86/02/24

RE: REZONING REFERENCE NO. 86/85
7142/44/46/48/50/52/54/56 BARNET ROAD
7091/7115/7119/7121/7125/7145 HASTINGS 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 FEBRUARY 11

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #86/85
LEGAL DESCRIPTION - SEE ATTACHED SCHEDULE "A"

FROM: R4 RESIDENTIAL DISTRICT AND
P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON THE RM1 DISTRICT GUIDELINES)

ADDRESS - SEE ATTACHED SCHEDULE "A"

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Reservation Bylaw to provide for the future development of the Hastings Street/Gaglardi Way arterial connector as outlined in Section 4.4 of this report.
2. THAT Council authorize the introduction of a Road Exchange Bylaw, according to the terms outlined in Section 4.4 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 March 03, and to a Public Hearing on 1986 March 25 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.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The retention of as many existing mature trees as possible on the site.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- l) Completion of a noise study related to the Council adopted sound criteria.

REPORT

SUMMARY:

The applicant has submitted a development plan which is suitable for submission to a Public Hearing.

1.0 APPLICANT:

Nu-Try Dev. Corp.,
6647 Aubrey Street,
Burnaby, B.C.,
V5B 2E3

2.0 REZONING INTENTION:

The intent of this rezoning is to accommodate the development of a low density multi-family residential development.

3.0 BACKGROUND:

The subject site is located within Apartment Study Area "C" and is designated for low density multiple family development.

Council on 1985 November 18 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site to accommodate a low density multiple family development with all parking provided underground and a density of approximately 20 units per acre. At that time Council authorized the Department to continue to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing, on the understanding that a 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.

4.0 GENERAL COMMENTS:

- 4.1 The subject site is being rezoned from R4 Residential District and P1 Neighbourhood Institutional District to CD Comprehensive Development District based on the RM1 District guidelines.
- 4.2 The Director Engineering will be requested to prepare an estimate for any services necessary to serve this site, which will include the provision of streetlights on Barnet Road.
- 4.3 The net site will be consolidated into one parcel.
- 4.4 In order to accommodate the planned future development of the Hastings Street/Gaglardi Way arterial connector, 13.4 m (44 ft.) of road widening (and corner truncation) will ultimately be required along the southern boundary of the subject site. As noted in the earlier report on this rezoning application, a road exchange involving a 6.1 m (20 ft.) dedication for Hastings Street widening (plus corner truncation) in exchange for the lane which is to be incorporated into the site, is recommended. A Road Reservation Bylaw is recommended to achieve the required protection of the remaining 7.3 m (24 ft.) wide strip (plus corner truncation) along Hastings Street for future road purposes. The Road Reservation Bylaw will keep this area free of structures, but allows the area to remain as part of the net site for FAR (density) and site coverage contribution purposes, so that the development potential of the site is not unduly restricted. In the future the land will be acquired when it is required.
- The development plan submitted by the applicant incorporates appropriate setbacks, landscaping, and screening relative to the road reservation area.
- 4.5 The applicant will arrange for an acoustical engineer to be consulted to advise regarding noise attenuation measures to be incorporated into the plan of development in order to provide a residential environment which can be expected to fall within the scope of Council's adopted sound guidelines once the arterial roadway is constructed.
- 4.6 Where possible, existing significant trees on the perimeter of the site will be retained.
- 4.7 The approval of the Ministry of Transportation and Highways will be required.
- 4.8 The Neighbourhood Parkland Acquisition Charge applicable to this development is currently \$884.00 per unit.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 A development proposal has been received which is considered suitable for presentation to a Public Hearing. The proposed development consists of a total of 72 townhouse and stacked townhouse units in 11 buildings arranged in five groups incorporating outdoor atriums giving access to the individual units. Building heights are three stories along Barnet Road and two stories on the easterly part of the site. All parking is provided underground.

5.2 Site Area:

Gross: 1.24 ha (3.06 acres)
plus lane to be closed 0.07 ha (0.18 acres)
minus road dedication 0.09 ha (0.23 acres)

Net: approx. 1.2 ha (3.0 acres)
(areas to be confirmed by legal survey)

5.3 Site Coverage: 26.4 per cent

Floor Area: 7246 m² (77,999 sq. ft.)

Floor Area Ratio: 0.600

5.4 Unit Mix:

18	3-bedroom townhouse	"H" @	104.6 m ²	(1,126 sq. ft.)
8	3-bedroom stacked unit	"B" @	104.7 m ²	(1,127 sq. ft.)
2	3-bedroom stacked unit	"E" @	104.8 m ²	(1,128 sq. ft.)
12	3-bedroom stacked unit	"A" @	114.7 m ²	(1,235 sq. ft.)
10	2-bedroom townhouse	"J" @	93.4 m ²	(1,005 sq. ft.)
1	2-bedroom townhouse	"K" @	90.5 m ²	(974 sq. ft.)
8	2-bedroom stacked unit	"C" @	91.2 m ²	(982 sq. ft.)
9	2-bedroom stacked unit	"D" @	90.9 m ²	(978 sq. ft.)
3	2-bedroom stacked unit	"F" @	91.1 m ²	(981 sq. ft.)
<u>1</u>	2-bedroom stacked unit	"G" @	94.2 m ²	(1,014 sq. ft.)

72 Units Total

Unit Density: 60 units/ha (24 units/acre)

5.5 Parking Required and Provided:

122 spaces (based on 1.7 spaces per unit) including 14 visitors' spaces (based on 0.2 space per unit). All parking is provided underground.

5.6 Communal Facilities:

A children's play area is provided.

5.7 Garbage Facilities:

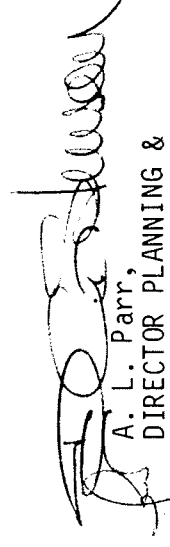
All garbage containers are located within the underground parking garage area.

5.8 Exterior Materials:

Wood siding and wood trim; asphalt shingle roofing.

RR/g1

Att.

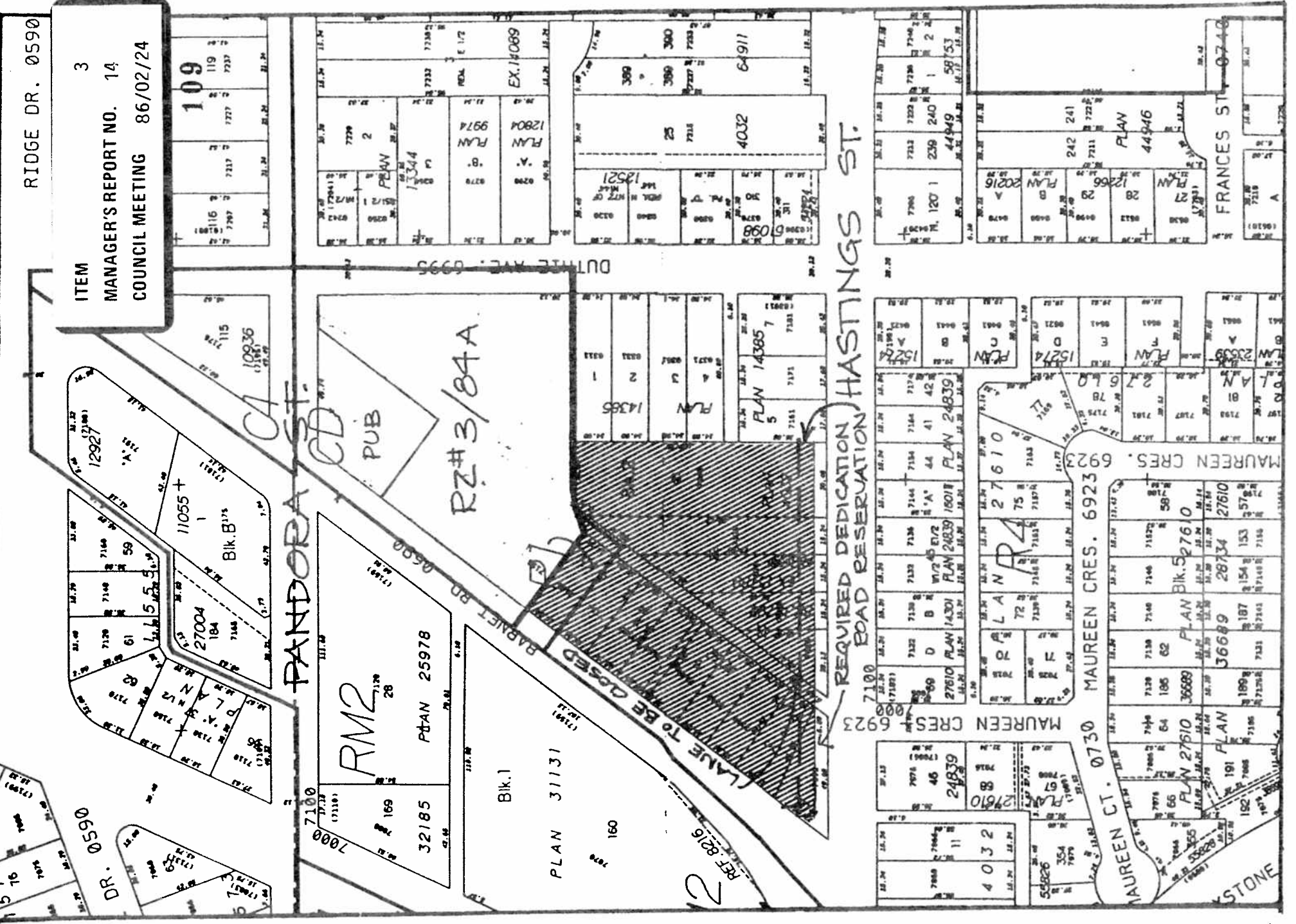


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

SCHEDULE "A"

ITEM 3
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COUNCIL MEETING 86/02/24

7142 Barnet Road	- Lot 2, Block 2, D.L. 207, Plan 4032
7144 " "	- Lot 3, " "
7146 " "	- Lot 4, " "
7148 " "	- Lot 5, " "
7150 " "	- Lot 6, " "
7152 " "	- Lot 7, " "
7154 " "	- Lot 8, " "
7156 " "	- Lot 9, " "
7091 Hastings St.	- Lot 1, " "
7115 " "	- Lot 23, Block 2, exc Pcl. "A" (SK 12798) D.L. 207, Plan 4032
7119 " "	- Lot 23, Pcl. "A" (EP 12798), Block 2, D.L. 207, Plan 4032
7121 " "	- Pcl "A" (EP 15789), Lot 22, Block 2, D.L. 207, Plan 4032
7125 " "	- Lot 22 ex. expl. pl. 15789, Block 2, D.L. 207, Plan 4032
7145 " "	- Lot 21, Block 2, D.L. 207, Plan 4032



RIDGE DR. 0590
 ITEM 3
 MANAGER'S REPORT NO. 14
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Date

1985 NOV.

Scale

1:2000

Drawn By

Burnaby Planning Department

REZONING REFERENCE




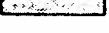

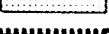
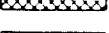

86/85

SKETCH 1

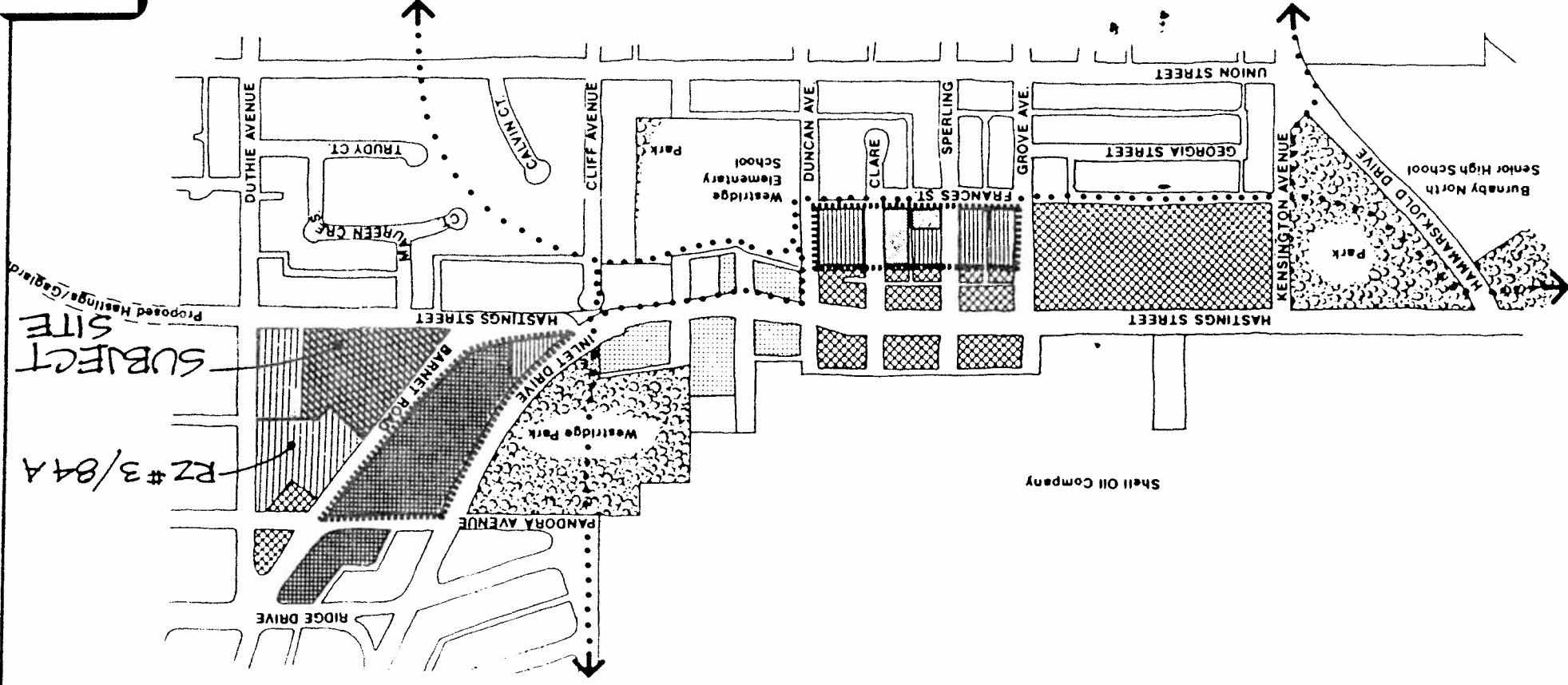
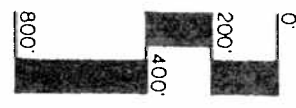
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APARTMENT STUDY AREA C

Drawing number 3

-  Proposed low density multiple housing area (10/12 units per acre)
-  Proposed medium density apartment area
-  Existing medium density apartment area
-  Existing low density housing (R6/R5)
-  First priority areas
-  Institutional area
-  Commercial centre
-  Trail system

Reference date 1969 April
 Updated to 1981 October



Date	1985 NOV.
Scale	
Drawn By	



Burnaby Planning Department

110

REZONING REFERENCE

86/85

SKETCH 2

