

ITEM 15
MANAGER'S REPORT NO. 31
COUNCIL MEETING 86/05/05

RE: REZONING REFERENCE NO. 17/86
5674, 5692, 5706 and 5710 JERSEY AVENUE AND 3967 KINGSWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 APRIL 30

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #17/86
LOTS 8, 9 & 10, BLK. 3, D.L. 34, PLAN 1441;
LOTS "A" & "B", D.L. 34, PLAN 12192

FROM: R5 RESIDENTIAL DISTRICT AND
C4 SERVICE COMMERCIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
BASED UPON THE C2 (COMMERCIAL) AND
RM3 (RESIDENTIAL) GUIDELINES

ADDRESS: 5674, 5692, 5706 & 5710 JERSEY AVENUE AND
3967 KINGSWAY

=====
(SEE ATTACHED SKETCHES)
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RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1986 May 20, and to a Public Hearing on 1986 June 10 at 19:30 h.
2. 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.
- f) The granting of any necessary easements or covenants.
- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- i) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown for the office/commercial portion of the project.
- j) The undergrounding of existing overhead wiring abutting the site if this is technically feasible.
- k) Compliance with the Council adopted sound criteria.

REPORT

1.0 REZONING INTENTION:

The intent of the proposed bylaw is to permit the development of an office/retail building of approximately 1592 m² (17,141 sq. ft.) along with twelve three-storey townhouse apartment units with full underground parking.

2.0 GENERAL INFORMATION:

2.1 Applicant: David Ehrhardt,
6660 Stanley Street,
Burnaby, B.C.,
V5E 1T8

2.2 Subject: Application for the rezoning of:

Lots 8, 9, 10, Blk. 3, D.L. 34, Grp. 1, Plan 1441,
NWD; Lots "A" and "B", D.L. 34, Grp. 1, Plan
12192, NWD

From: R5 Residential District and
C4 Service Commercial District
To: CD Comprehensive Development District
(based upon the RM3 and C2 guidelines)

2.3 Address: 5674, 5692, 5706, 5710 Jersey Avenue and
3967 Kingsway

2.4 Location: The subject site is located on the northeast corner
of Jersey Avenue and Kingsway, opposite Central
Park (refer to attached sketch 1 & 2).

- 2.5 Size: The size of the site is approximately 2203 m² (23,723 sq. ft.).
- 2.6 Services: The Director Engineering has been requested to provide all relevant servicing information.
- 2.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a three storey office building and twelve residential units.

3.0 BACKGROUND:

This site falls within the Metrotown Area 11 Plan area. Council on 1985 June 17 received a report on an earlier rezoning (Rezoning Reference #74/84) for this site that included a smaller office building of somewhat different design also with twelve residential units on the site. This earlier rezoning was sent to a Public Hearing and received Second Reading on 1985 July 15.

The applicant has now revised the design and added slightly to the size of the office building and has requested that the rezoning be placed before Council as soon as possible as the medical office space is required for occupancy by the end of 1986 to make the project viable.

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

4.0 GENERAL COMMENTS:

- 4.1 The subject development is being rezoned from C4 Service Commercial District and R5 Residential District to CD Comprehensive Development District based generally upon the C2 (Commercial) and RM3 (Residential) zone guidelines.

This site falls within Metrotown Area 11 which proposes a mix of RM3 apartment and C1 commercial uses in the area of this application. The proposed land use is in keeping with the area plan and this development would support the objectives of the Metrotown concept.

The proposal now submitted for the site provides an F.A.R. total for both parts of the project of 1.247 which is in excess of the 1.1 called for in the Community Plan. The area of the office building has been increased 2,591 sq. ft. from the earlier rezoning. This requires an adjustment to the Community Plan for Metrotown Area 11, however, this change is supported as the project is designed in a manner which is in keeping with the scale of adjacent residential buildings. The uses proposed are supportive of the residential area and the commercial retail space is limited.

- 4.2 The Director Engineering is in the process of preparing an estimate for all services necessary to serve this site.
- 4.3 Any necessary easements for services, fire access or related purposes will be provided.
- 4.4 Neighbourhood Parkland Acquisition charges, presently \$1,397 per unit, will be applicable to the residential portion of this project.
- 4.5 Metrotown Public Open Space Charges of \$0.50 per gross square foot of commercial building floor area will be applicable to the office/commercial portions of the projects.

- 4.6 The residential development will observe the Condominium guide lines in terms of unit sizes.
- 4.7 Fire Department comments on access to the buildings will be obtained.
- 4.8 The Environmental Health Department has indicated that a noise study on this site is necessary for the residential development due to the proximity to Kingsway.
- 4.9 Estimates for the replacement of overhead power and telephone lines underground along Jersey Avenue will be obtained.

5.0 DEVELOPMENT PROPOSAL:

The proposal submitted includes a three-storey terraced office building with retail, medical/dental and general office space. On the northern part of the site a three-storey townhouse/apartment building oriented to Jersey Avenue is proposed. Full underground parking will be provided. It is proposed that the site will not be subdivided but will be maintained as one large lot with separate strata units.

5.1 Gross site: 2203 m² (23,723 sq. ft.)
Net site: 2200 m² (23,690 sq. ft.)
(less a curved corner truncation) approximately

5.2 Floor Area:
Office 1592 m² (17,141 sq. ft.)
Residential 1152 m² (12,400 sq. ft.)
Total 2741 m² (29,541 sq. ft.)

Floor Area Ratio Provided: 1.247
Maximum Building Height: 3 storeys

5.3 Unit Mix:
8 units - 2 bedrooms @ 95.2 m² (1,025 sq. ft.)
4 units - 2 bedrooms @ 97.5 m² (1,050 sq. ft.)
Residential Unit Density: 41.4 units/acre (approximately)

5.4 Parking Required:
12 units - residential 18.0
1.5 spaces per unit
10,828 sq. ft. - medical offices 36.09
1 space per 301.4 sq. ft.
1,617 sq. ft. - professional offices 3.23
1 space per 301.4 sq. ft.
4,697 sq. ft. - retail uses 9.39
1 space per 495.16 66.71 stalls

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Parking Provided:
(including 35% small cars)

70 stalls

Loading provided:

1 bay

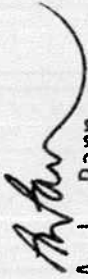
5.5 Exterior Materials and Finish:

- Office:
- brick
 - bronze glazing
 - concrete aggregate finish
- Residential:
- wood trim and balconies
 - painted stucco
 - brick

BR/gt

Attachments

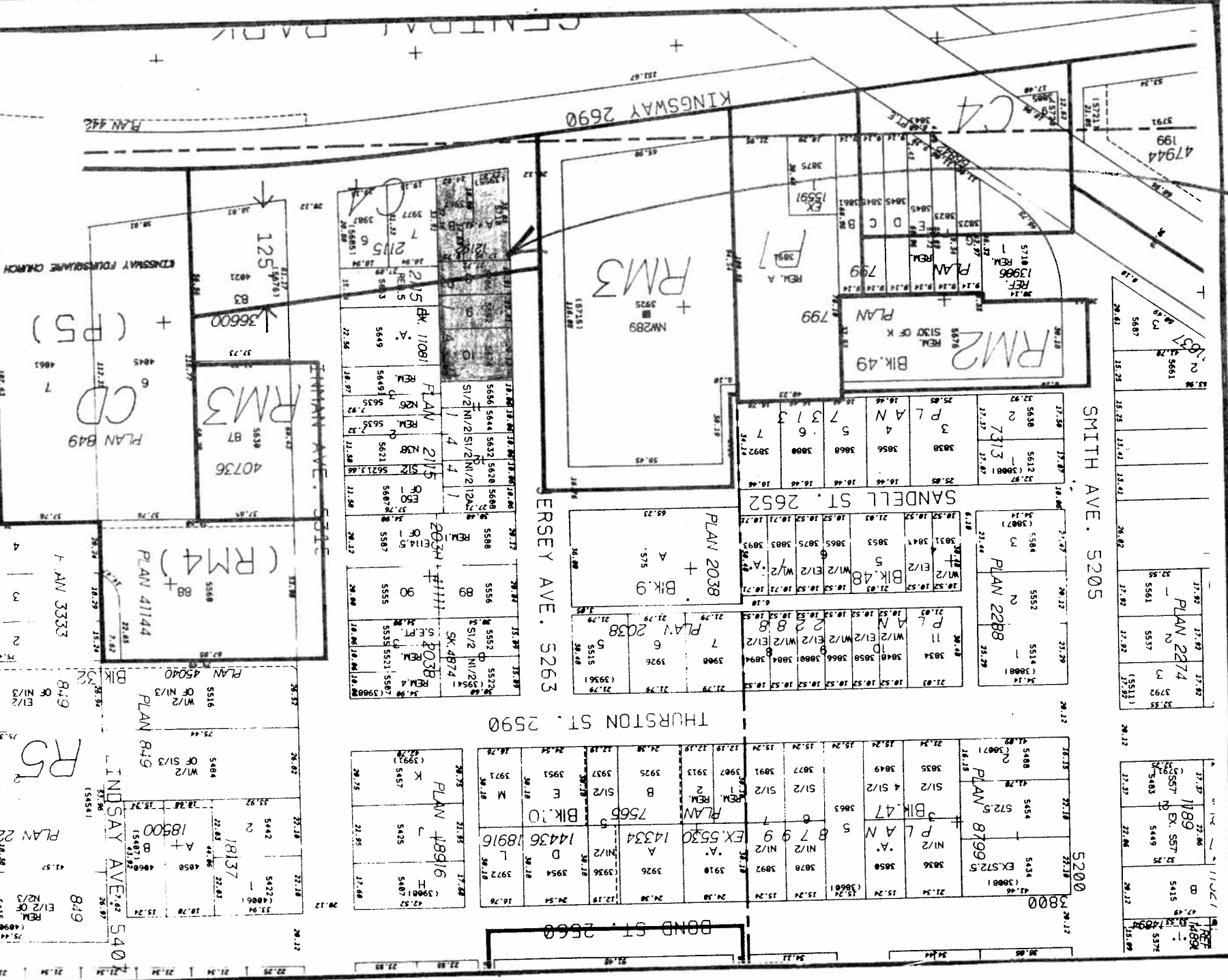
cc: Director Engineering


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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PATTERSON AVE. 5395

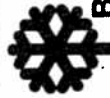


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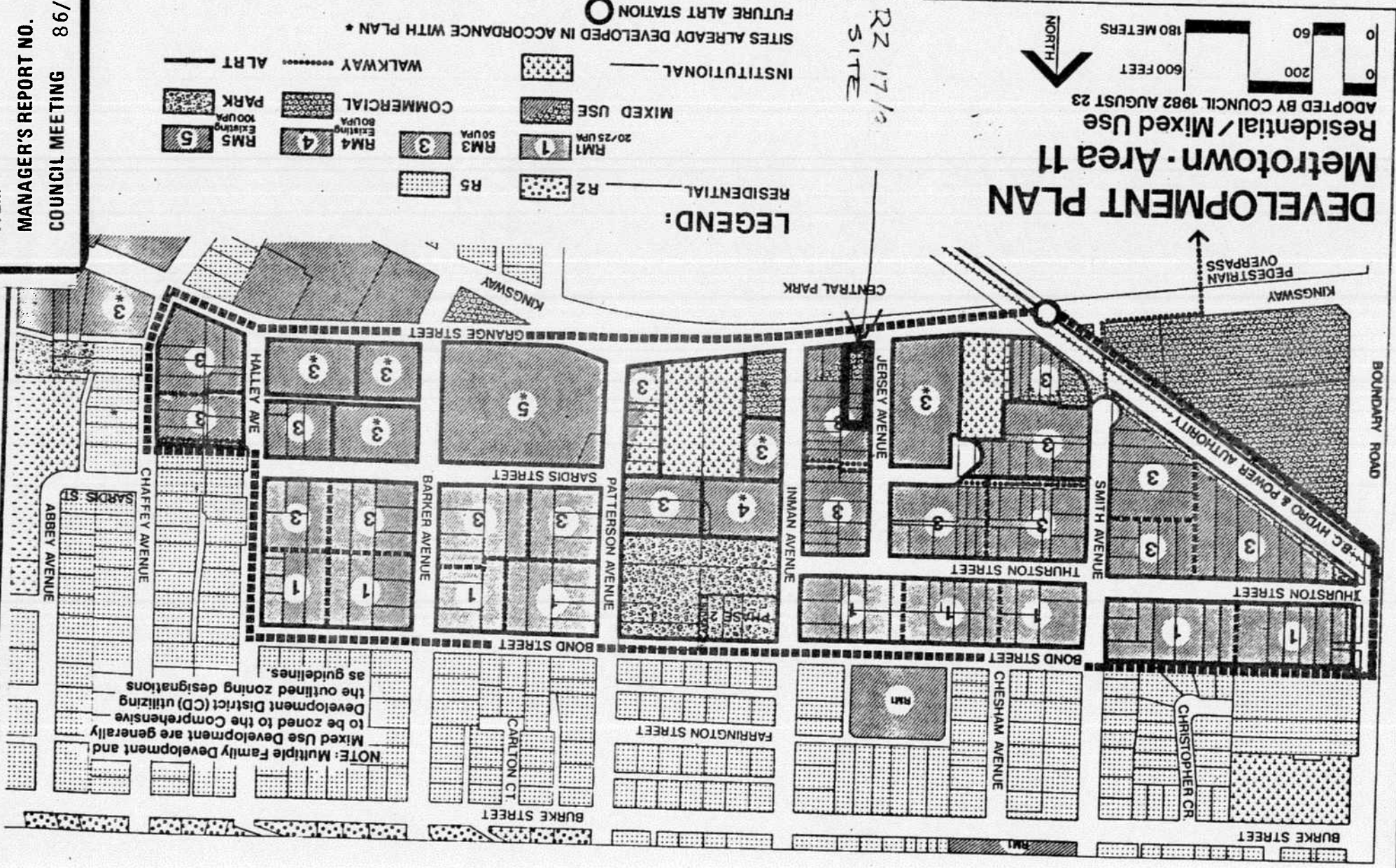
Burnaby Planning Department

REZONING REF # 17187 LOCATION

← HARBOR

SKETCH 2

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Date

1985 APRIL

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Burnaby Planning Department

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REZONING REF # 11/85 LOCATION

SKETCH 1

