

ITEM	12
MANAGER'S REPORT NO.	72
COUNCIL MEETING	86/12/08

RE: REZONING REFERENCE NO. 119/86
6205 AND 6255 WILLINGDON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1986 DECEMBER 03

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #119/86
 LOTS 21, 22, 23, 24 & 25, BLK. 36, D.L.'S 151 & 153, GROUP 1,
 PLAN 1263 EXCEPT THE NORTH EASTERLY 33 FT. OF LOT 25 HAVING A
 FRONTAGE OF 33 FT. ON WILLINGDON AVENUE AND ADJOINING RIGHT-OF-
 WAY SHOWN ON PLAN 3962; LOT 70, D.L. 151, PLAN 18896, NWD

FROM: R5 RESIDENTIAL DISTRICT AND M4 SPECIAL INDUSTRIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RMS
 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

ADDRESS: 6205 & 6255 WILLINGDON AVENUE (REFER ATTACHED SKETCHES)

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT Council authorize staff to bring forward a report for the abandonment of Amendment Bylaw #69, 1985, Bylaw #8459, Rezoning Reference #68/85, a predecessor of the current rezoning application after First and Second Readings have been granted for this new rezoning proposal.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1986 December 15 and to a Public Hearing on 1987 January 20 at 7:30 p.m.
4. 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.

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- 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 all rights-of-way deemed requisite.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- j) The undergrounding of existing overhead wiring abutting the site.
- k) Compliance with the Council adopted sound criteria.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant:
Hamilton Doyle & Associates, Architects
801 - 1200 Burrard Street
Vancouver, B.C.
V6Z 2C7
- 1.2 Rezoning Purpose:
The applicant requests rezoning to permit the development of a twenty-one storey high-rise residential tower.
- 1.3 Location:
The site is located on the southwest corner of Beresford Street and Willingdon Avenue adjacent the SkyTrain line. The assembly includes one residential lot as well as the old "Fresh Pak" industrial plant site.
- 1.4 Size:
The net site is approximately 6144 m² (66,138 sq. ft.).
- 1.5 Services:
The Director Engineering will be requested to provide all relevant servicing information.

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2.0 BACKGROUND:

Council advanced an earlier development proposal on this site to a Public Hearing on 1985 December 17 and Second Reading of that rezoning was granted on 1986 January 06.

The land has changed hands and a new architectural plan illustrating a single high-rise tower has now been prepared which conforms to Community Plan Two in terms of land use and the lot assembly pattern. The new scheme is considered suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

3.1 Zoning

The subject development site is being rezoned from M4 and R5 to CD based upon the RM5 guidelines to accommodate a high-rise tower on the southeast part of the site nearer Willingdon Avenue.

3.2 Servicing

The applicant will be required to provide all the required services to the site. This will include completion of Willingdon Avenue and Beresford Street to a finished standard and the posting of funds for the Kathleen Avenue walkway development.

3.3 Required Dedications

The Community Plan requires the dedication of a 10.05 m (33 ft.) widening from this site along the Beresford Street frontage and a widening of 6.1 m (20 ft.) along the Willingdon Avenue frontage of the site to permit the upgrading of the streets in the Metrotown area. A small corner truncation at Willingdon and Beresford is also required.

In order to facilitate the construction of the Kathleen Avenue walkway called for in the Community Plan, that portion of Kathleen abutting this site is to be reduced in width through partial closure to 10.05 m (33 ft.) with the balance of the road being consolidated with the development site in exchange for the two other dedications which are necessary. The portion of the Kathleen roadway will be consolidated with the development site. The introduction of a Highway Exchange Bylaw is required.

3.4 Development Cost Charges

The Neighbourhood Parkland Acquisition charge will be applied to this development.

3.5 Condominium Guidelines

The developer has indicated that the size of the units will meet the standards for condominium developments.

3.6 Acoustical Study

The Environmental Health Department has indicated that a noise study which recommends proper protection procedures is to be conducted for this site.

3.7 Underground Wiring

The developer will be required to remove overhead wiring abutting the site.



4.0 DEVELOPMENT PROPOSAL:

4.1 Net Site (approximately): 6144 m² (66,138 sq. ft.)

Site coverage provided: 12% (approximately)

4.2 Floor Area Ratio permitted: 2.20

Floor Area Ratio provided: 2.20

Building area proposed: 13,517 m² (145,503 sq. ft.)
(subject to confirmation of site area)

Height: 21 storeys

4.3 Unit Mix: All the units will be two bedroom and they will range in size from 99.4 m² (1070 sq. ft.) to 105 m² (1125 sq. ft.).

There will be six units per floor for a total of 120 units.

4.4 Parking required: 1.5 spaces/unit = 1.5 x 120 = 180 spaces

Parking provided: Surface - 6 spaces
Underground - 174 spaces
(.02 spaces per unit or 24 spaces will be visitor parking and will be available at all times outside secured parking areas).

4.5 Communal Facilities: An indoor pool, hot tub, recreation room and outdoor terrace will be provided.

4.6 Exterior Materials & Finish: Materials will include concrete, brick, stucco with enameled metal railings and window frames.

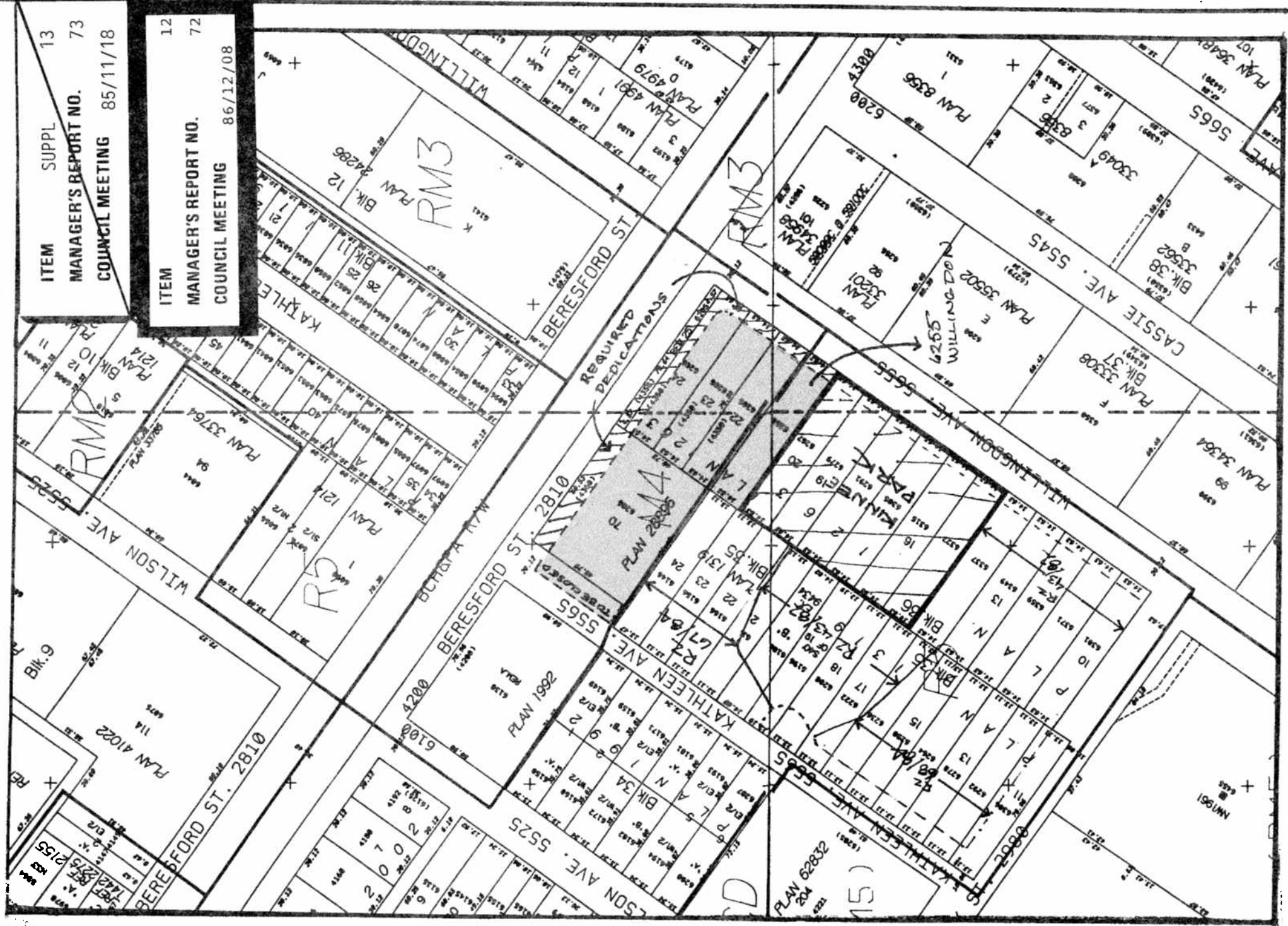
5.0 SUMMARY:

A plan of development suitable for presentation to a Public Hearing has been submitted and it is recommended that the rezoning be forwarded to a Public Hearing on 1987 January 20.

A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

BR/jjs

cc: Municipal Clerk
Director Engineering



ITEM SUPPL 13
 MANAGER'S REPORT NO. 73
 COUNCIL MEETING 85/11/18

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 COUNCIL MEETING 86/12/08

Date 1986 DECEMBER
 Scale 1:2000
 Drawn By



Burnaby Planning Department

REZONING REF. # 119/86

EXISTING ZONING: M4 and R5



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SKETCH # 1

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MANAGER'S REPORT NO.		73
COUNCIL MEETING		85/11/18
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FUTURE METROTOWN CORE AREA →

BC HYDRO & POWER AUTHORITY

BERESFORD STREET

ALRT Station

WILSON AVE

PATTERSON AVENUE

MAYBERRY STREET

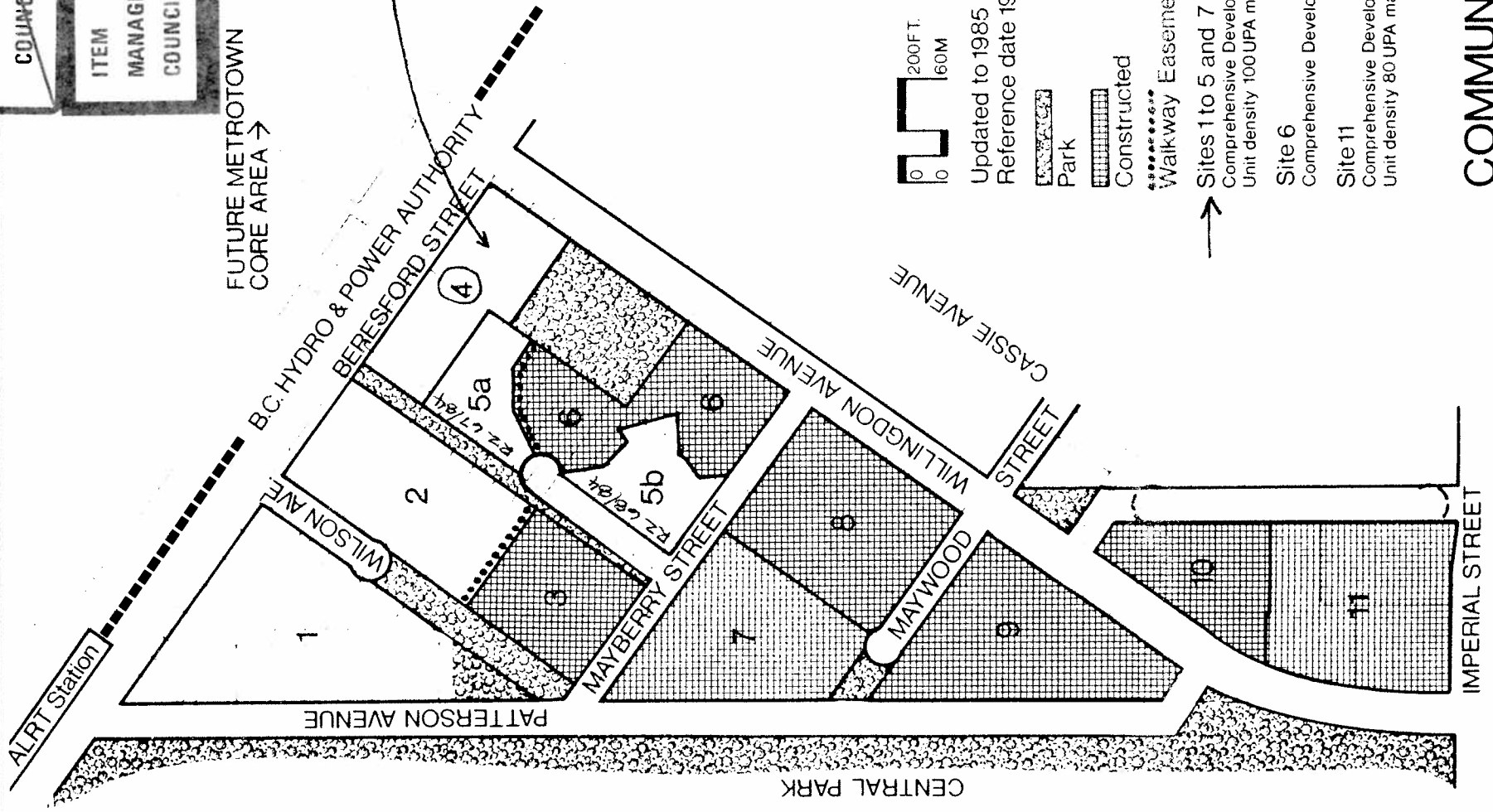
MAYWOOD STREET

WILLINGDON AVENUE

CASSIE AVENUE

IMPERIAL STREET

RZ SITE



COMMUNITY PLAN TWO



Burnaby Planning Department

Date	1986 DECEMBER
Scale	
Drawn By	

RZ #119/86 LOCATION

HAMILTON DOYLE & associates

R-2-1119/86

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801 - 1200 BURRARD STREET
VANCOUVER, B.C. V6Z 2C7
(604) 669-2621

November 28, 1986

Mr. J. Hudson
Municipal Clerk
Municipality of Burnaby
4949 Canada Way
Burnaby, B.C.

Attention: Mr. Bill Rapanos

Dear Sirs:

We wish to apply for rezoning of a parcel of land located at 6205 Willingdon Avenue and 6255 Willingdon Avenue. Discussions with the Planning Department indicate that to develop this property a 20' dedication would be required along Willingdon and a 33' dedication along Beresford. To partially offset this dedication a 33' unused portion of Kathleen would be added to the site. After dedications and additions, the total site area would be 66,160 sq.ft.

This site is located in an area designated for high rise apartment building based on RM5 zoning. We therefore propose to build a 21 storey apartment building with six (6) suites per floor except on the first three floors which would have four (4) suites per floor for a total of 120 units. The allowable FAR under RM5 zoning for this site is 2.20 which would allow a total of 145,552 sq.ft. of building within the FAR. Our total building area will comply with that allowed by the FAR. Since these suites are intended to be strata title units, the zoning bylaw requires 1.5 parking spaces per unit, which would require 180 parking spaces. These spaces have been provided on two levels of totally underground parking with 87 spaces each, and 6 spaces on the surface adjacent to the lobby.

Special attention has been given to the siting of the building to respect the Sky Train which runs on the north side of Beresford across from the site as well as to take best advantage of the views available. To minimize the effect of the Sky Train we have provided a 3-storey high lobby in the location of the building most affected by the Sky Train. Units on the four levels immediately above the lobby have special solid walls in a portion of the living room to screen out the Sky Train. The building has been provided with

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double glazing throughout to further minimize any noise from either the Sky Train or Willingdon Avenue.

It is the Owner's intention to build a top quality building to ensure that it will be successful in the very competitive Burnaby condominium market. To this end we have provided a brick facing on most solid portions of the exterior, tempered glass balcony rails above a 2' solid curb, a very generous lobby and social area at grade and an extensive recreation area which includes an indoor pool adjacent to a sunken courtyard at the basement level. This courtyard is oriented to the south to obtain the maximum sun exposure and will have terraced planted banks to make a transition to grade.

Because two sites are involved we are submitting two rezoning applications although the intention is that it be processed as a single application, since the site will be consolidated by the time the zoning is finalized. We are also enclosing a cheque for \$672.31, which we understand is the rezoning fee for a site of this area. Also enclosed are consent forms, signed by the owners of each of the properties appointing Hamilton Doyle & Associates as their agents for this rezoning. Titles for each of the sites are also attached. We are enclosing one (1) set of drawings which show the building we propose on this site.

We understand that this application can be forwarded to Council in time to be on the Agenda for a public hearing which is to be held on or about January 15, 1987. It is most important for our clients that this project be reviewed at that public hearing. Please let me know immediately if you require any additional information or if there are any problems with the above schedule.

Yours truly
HAMILTON DOYLE & ASSOCIATES



L. R. Doyle

enc:

cc: Malek Properties Ltd.