

ITEM 14
MANAGER'S REPORT NO. 49
COUNCIL MEETING 87/08/10

RE: REZONING REFERENCE NO. 73/87
4305, 4315 GRANGE STREET AND 5657, 5675, 5691, 5727 CHAFFEY AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 AUGUST 05

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #73/87

LOTS 4 & 5, D.L. 33, PLAN 13171; LOT 4, D.L. 33, PLAN 4045;
LOTS "B", "C" & "D", D.L. 33, BLOCK 79, PLAN 3875, GROUP 1,
NWD

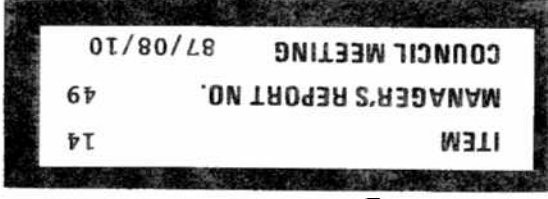
FROM: R5 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON
RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES).

ADDRESS: 4305, 4315 GRANGE STREET AND 5657, 5675, 5691,
5727 CHAFFEY AVENUE (SEE ATTACHED SKETCHES)

RECOMMENDATIONS:

THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 at 19:30 hours, 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 dedication of any rights-of-way deemed requisite.
- 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.
- k) Consent to the future closure of the lane adjacent to the site.

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SUMMARY:

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

REPORT

1.0 APPLICANT: Noort Developments & Associates
7857 - 6 Street
Burnaby, B.C. V3N 3N4

2.0 REZONING PURPOSE:

The purpose of the proposed by-law is to accommodate an apartment/townhouse development.

3.0 BACKGROUND:

The site is located within the area covered by the adopted Development Plan for Metrotown Area 11 (see attached Sketch 2) and comprises the major part of a site designated as suitable for an apartment development under Comprehensive Development District zoning utilizing RM3 guidelines, with a maximum density of 50 units per acre.

Council on 1987 July 13 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development for the proposed site, 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.

4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned

From: R5 Residential District
To: CD Comprehensive Development District
(based on RM3 Multiple Family Residential District guidelines)

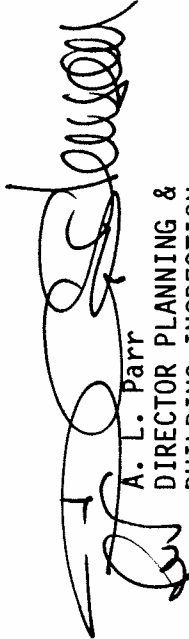
4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site, including provision of streetlighting on Halley Avenue and Chaffey Avenue.

- 4.3 The subject site will be consolidated into one legal parcel 3 x 3 m (10 x 10 ft.) corner truncations are required at the Grange Street intersections with Halley Avenue and Chaffey Avenue.
- 4.4 Vehicular access is provided from Chaffey Avenue.
- 4.5 The existing lane allowance adjacent to the site is to be closed in the future.
- 4.6 A neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to this development.
- 4.7 The submitted landscape plan indicates that existing mature trees on the site will be retained where possible.
- 5.0 DEVELOPMENT PROPOSAL:
- 5.1 Site Area: 4467 m² (48,084 sq.ft.)
(to be confirmed by survey)
- 5.2 Floor Area: 16,093 m² (52,800 sq.ft.)
- 5.3 Floor Area Ratio: 1.10
- 5.4 Unit Mix: 12 - two bedroom townhouses
27 - two bedroom apartments
39 units total
- 5.5 Unit Density: 87 units per ha (35 units per acre)
- 5.6 Required Parking: 59 spaces (including 8 visitors' spaces)
Provided Parking: 63 spaces
- 5.7 Building Height: 3 stories plus underground parking

RR:sj

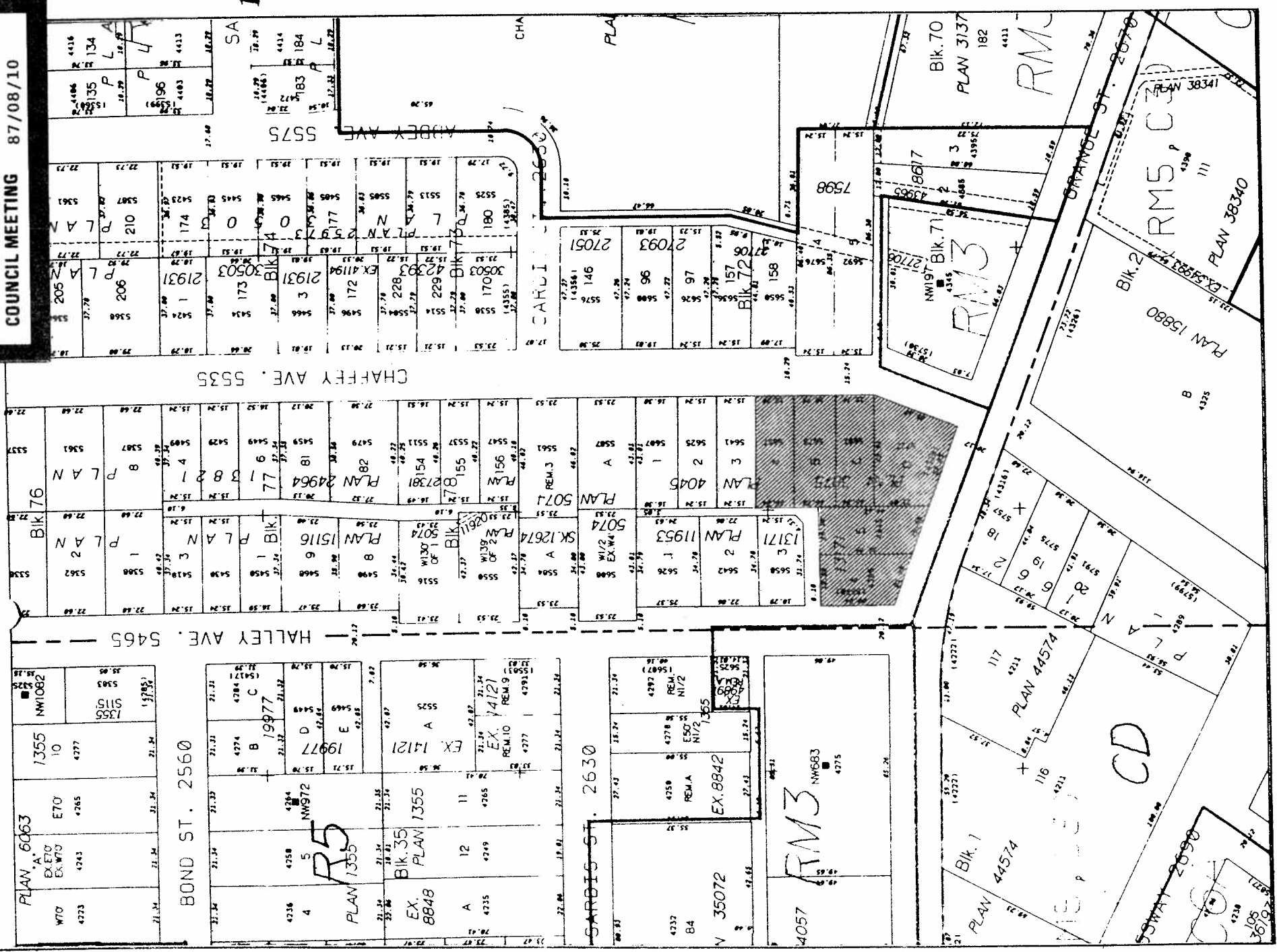
Attachs.

c.c. Fire Chief


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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Planning &
 Building Inspection
 Department

Date:

JULY 87

Scale:

1:2000

Drawn By:

RZ # 73/87



SKETCH 1

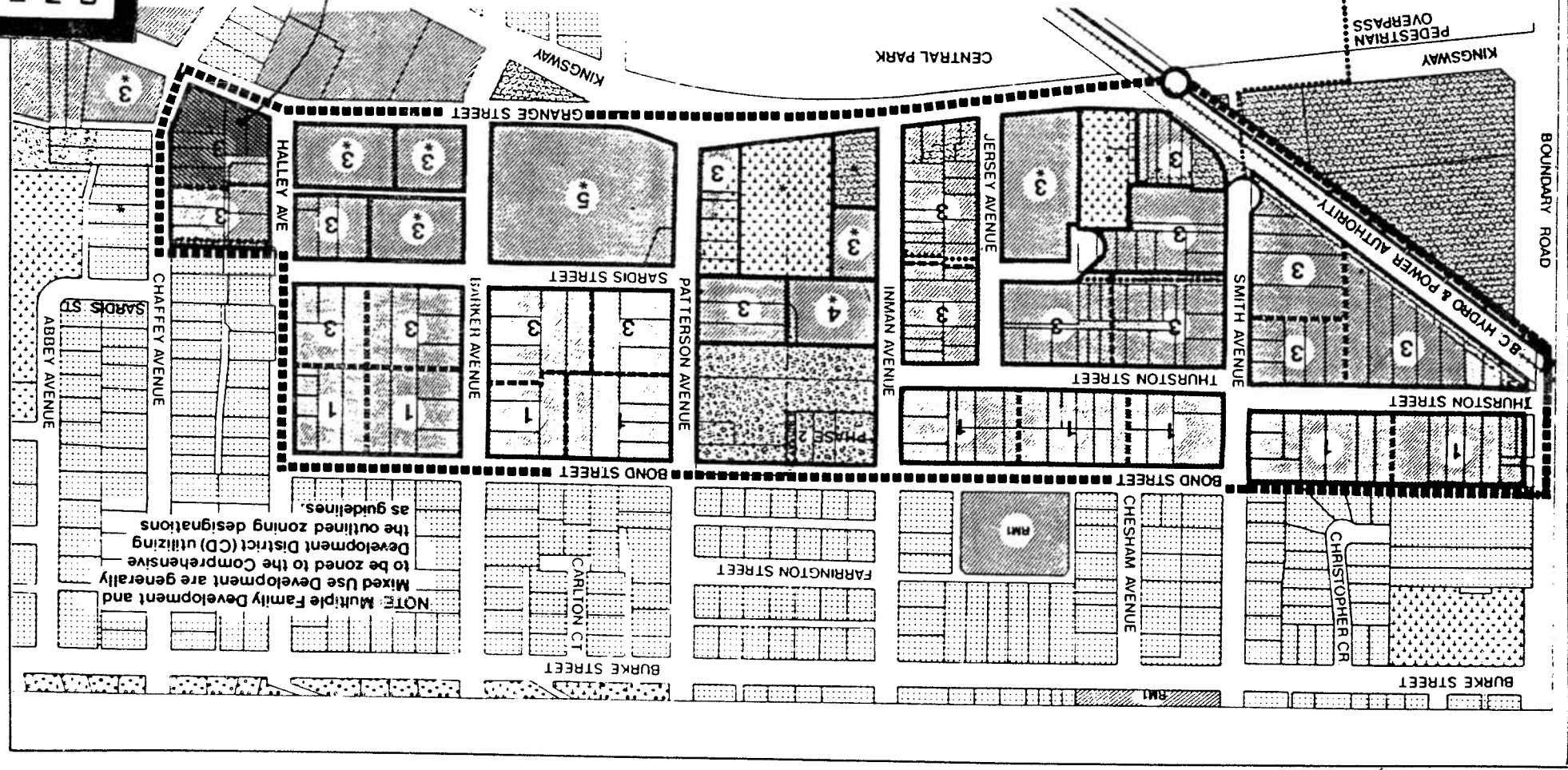
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NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

LEGEND:

R2	RESIDENTIAL
R5	RM1 20/25 UPA
R3	RM3 50 UPA
R4 4	RM4 80 UPA
R5	RM5 Existing 100 UPA
PARK	COMMERCIAL
WALKWAY	ALRT
FUTURE ALRT STATION	SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN *

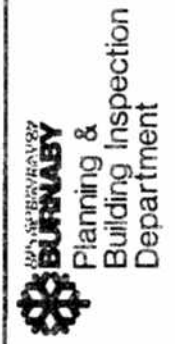
SUBJECT



DEVELOPMENT PLAN
 Metrotown - Area 11
 Residential / Mixed Use
 ADOPTED BY COUNCIL 1982 AUGUST 23

Scale: 0, 200, 600 FEET / 0, 60, 180 METERS

North arrow pointing down.



Date: JULY 87

Scale:

Drawn By:

RZ # 73/87

