

ITEM 15
MANAGER'S REPORT NO. 49
COUNCIL MEETING 87/08/10

RE: REZONING REFERENCE NO. 74/87
5537, 5561 AND 5587 PATTERSON AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 AUGUST 05

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #74/87

LOTS 2, 3 & 4, D. L. 34, GROUP 1, NWD, PLAN 3333

5537, 5561 & 5587 PATTERSON AVENUE (SEE ATTACHED SKETCHES)

RECOMMENDATIONS:

1. THAT Council authorize staff to bring forward a report for the abandonment of Bylaw No. 8159, Amendment Bylaw No. 3, 1984, Rezoning Reference #65/83, a predecessor of the current rezoning application after First and Second Readings have been granted for this new rezoning proposal.
2. 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 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 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 retention of as many existing mature trees as possible on the site.
- 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.

SUMMARY:

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

REPORT

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

2.0 REZONING PURPOSE:

The purpose of the proposed by-law is to accommodate an apartment building in accordance with the Development Plan for Metrotown Area 11.

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 is 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 will 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 This site was the subject of a previous rezoning application (RZ#65/83 which received Second Reading on 1984 February 27. This application was not pursued, and a new Public Hearing is now required as the new applicant wishes to pursue an entirely new development proposal. The earlier by-law should be abandoned once the current superseding Bylaw is give Second Reading.

4.3 An estimate of any servicing costs will be obtained from the Director Engineering.

4.4 A neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to this development.

4.5 The net project site will be consolidated into one legal parcel.

5.0 DEVELOPMENT PROPOSAL:

5.1 Net Site: 4037.5 m² (43,461 sq.ft.)
(This is to be confirmed by legal survey).

5.2 Floor Area: 4441 m² (47,800 sq.ft.)

Floor Area Ratio : 1.10

5.3 Unit Mix:
20 - two bedroom townhouses
11 - two bedroom apartments
31 units total

5.4 Unit Density: 77 units per ha (31 units per acre)

5.5 Required Parking: 47spaces (including 6 visitors spaces)
Provided Parking: 58 spaces

5.6 Building Height: 3 stories plus underground parking

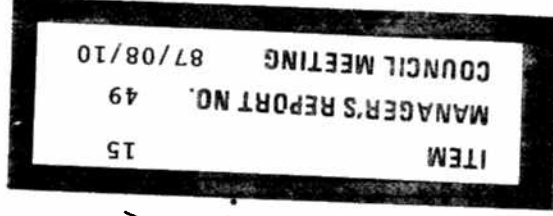
RR:sj

Attachs.

cc: Fire Chief

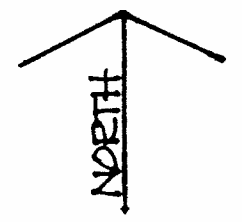
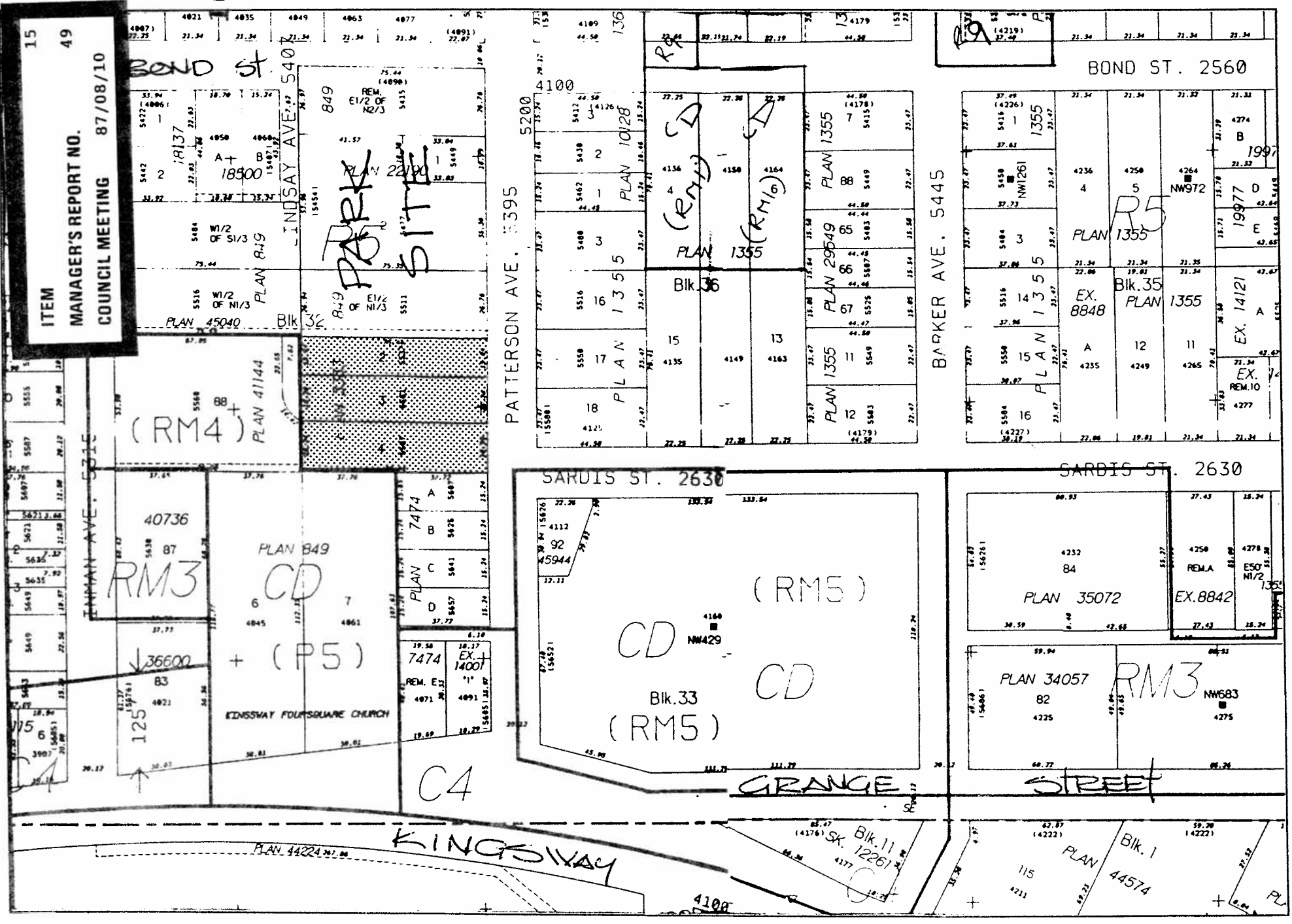


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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SKETCH 1

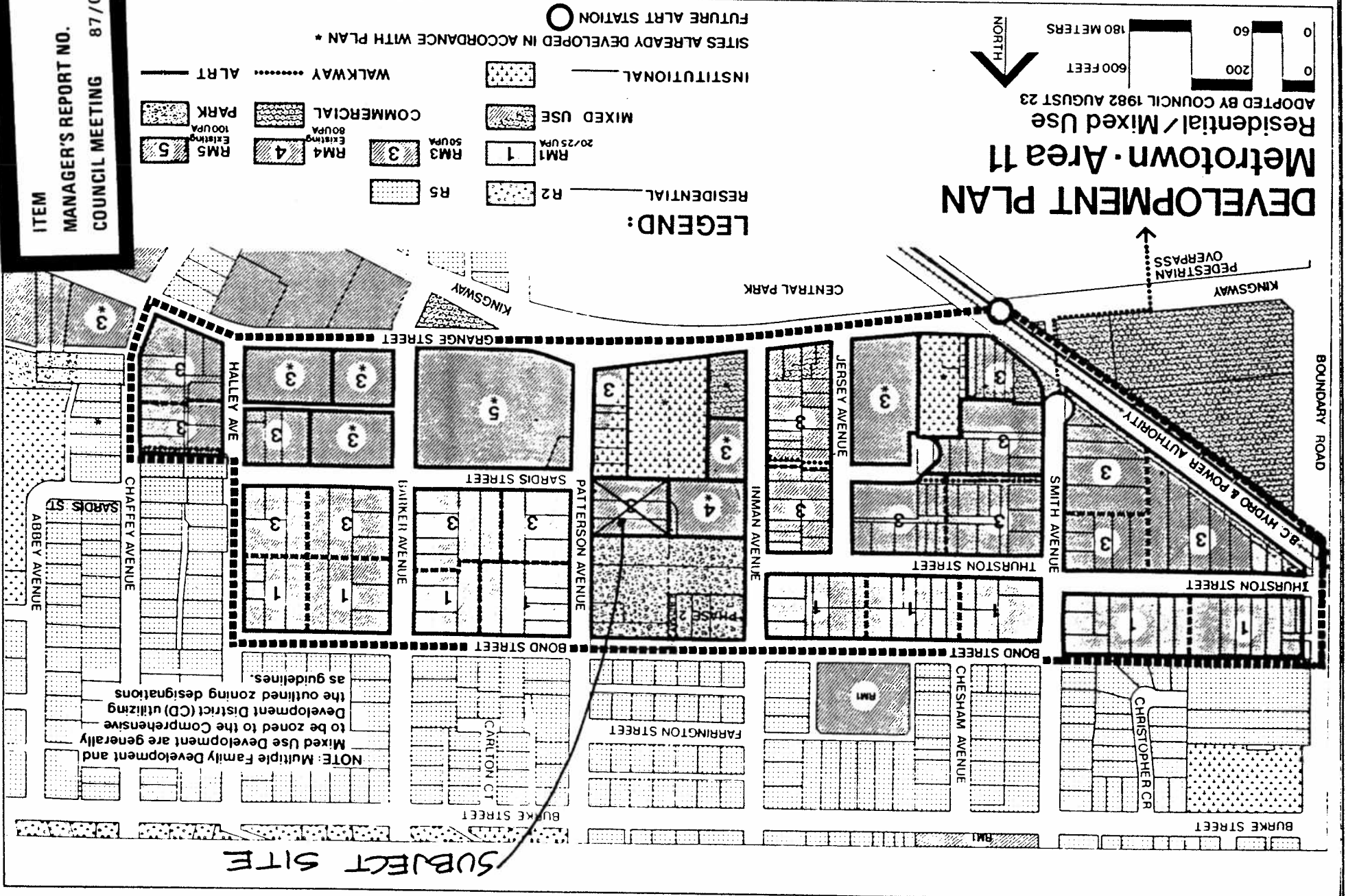


RZ # 74/87

Date: 1987 JULY
 Scale: 1:2000

Drawn By:

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