

RE: REZONING REFERENCE NO. 91/86
5278, 5292, 5312, 5338 AND 5362 VICTORY STREET

ITEM	9
MANAGER'S REPORT NO.	19
COUNCIL MEETING	87/03/16

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 MARCH 06

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #91/86
5278, 5292, 5312, 5338 & 5362 VICTORY STREET

LOT 2, D.L. 98, GROUP 1, NWD, PLAN 4688; LOT 3, D.L. 98, GROUP 1, NWD, PLAN 4688; LOT 18, BLOCKS 13 - 15, D.L. 98, GROUP 1, NWD, PLAN 2066; LOT 19, BLOCK 14, D.L. 98, GROUP 1, NWD, PLAN 2066; LOT 20, BLOCKS 13 - 15, GROUP 1, NWD, PLAN 2066

FROM: R5 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY)

RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 March 21 and to a Public Hearing on 1987 April 22.
2. THAT the following be established as prerequisites to the completion of the zoning:
 - a) Submission of a suitable plan of development.
 - b) Deposit of sufficient monies to cover the cost of all services necessary to serve the site and the completion of a Servicing Agreement covering all the 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 the 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 site into one legal parcel.

f) The granting of any necessary easements.

g) The dedication of any rights-of-way deemed requisite.

h) The provision of a public pedestrian walkway easement from Victory Street through to MacPherson Park and the construction of a walk and lighting to the approval of the Director Engineering.

i) The retention of as many existing mature trees as possible on the site.

j) All applicable condominium guidelines as adopted by Council should be adhered to by the applicant.

k) The deposit of the applicable per unit Neighbourhood Parkland Acquisition charge.

l) The undergrounding of existing overhead wiring abutting the site.

m) Compliance with Council-adopted sound criteria.

n) Consent to the closure of the undeveloped lane south of the site.

REPORT

1.0 REZONING INTENTION:

The intent of the proposed bylaw is to permit the development of a three-storey apartment building.

2.0 BACKGROUND:

On 1986 09 22 Council authorized staff to work with the applicant on a suitable plan of development for this site. This application falls within the Royal Oak Development Plan area and is designated for RM3 low-rise apartment redevelopment at a maximum unit density of 50 units per acre.

This portion of the Royal Oak Development Plan area designated for low-rise development was approved by Council on 1986 July 21. This site falls within the approved area.

3.0 GENERAL COMMENTS:

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

3.1 The Director Engineering is investigating the adequacy of the existing services in the area.

3.2 A pedestrian easement along the west property line to connect Victory Street with the MacPherson Park site is required.

3.3 Neighbourhood Parkland Acquisition charges at the rate for low-rise developments are applicable to this development.

3.4 The applicant has indicated that the project will be built to the minimum unit sizes required under the Condominium Guidelines. The project is oriented to senior citizens, but will be strata-titled.

- 3.5 The Fire Department will be required to review the plans in order to provide the necessary accesses to the site.
- 3.6 A noise survey will be required to ensure that the building will be protected from noise generated by adjacent industrial uses or the SkyTrain.
- 3.7 Access to the site will be provided from Victory Street. Consent will be obtained to close the undeveloped lane which lies south of the site for incorporation in the park.
- 3.8 The site is presently serviced by an overhead pole line along Victory Street. The applicant will be requested to replace this local line underground.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site: 3679.8 m² (39,611 sq. ft.)

Net Site: 3679.8 m² (39,611 sq. ft.)

Site Coverage: 36.6%

4.2 Floor Area Ratio:

Permitted: 1.10

Provided: 1.10

4.3 Unit Mix: All two bedrooms (39 units)

Unit Size: "A" units (12) 90.4 m² (973 sq. ft.)

"B" units (24) 91.9 m² (989 sq. ft.)

"C" units (3) 98.9 m² (1065 sq. ft.)

Unit Density: 42 units/acre

4.4 Parking Required: 1.5 spaces/unit x 39 units = 59 spaces

Parking Provided 59 spaces

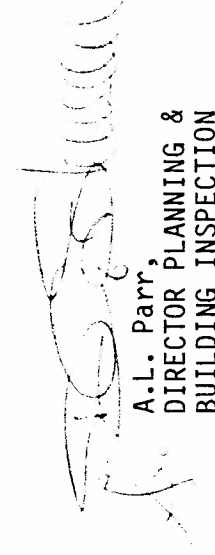
4.5 Communal Facilities: Hobby room, storage

4.6 Exterior Materials & Finish:

Vinyl siding, brick, wood window trim and fascias.

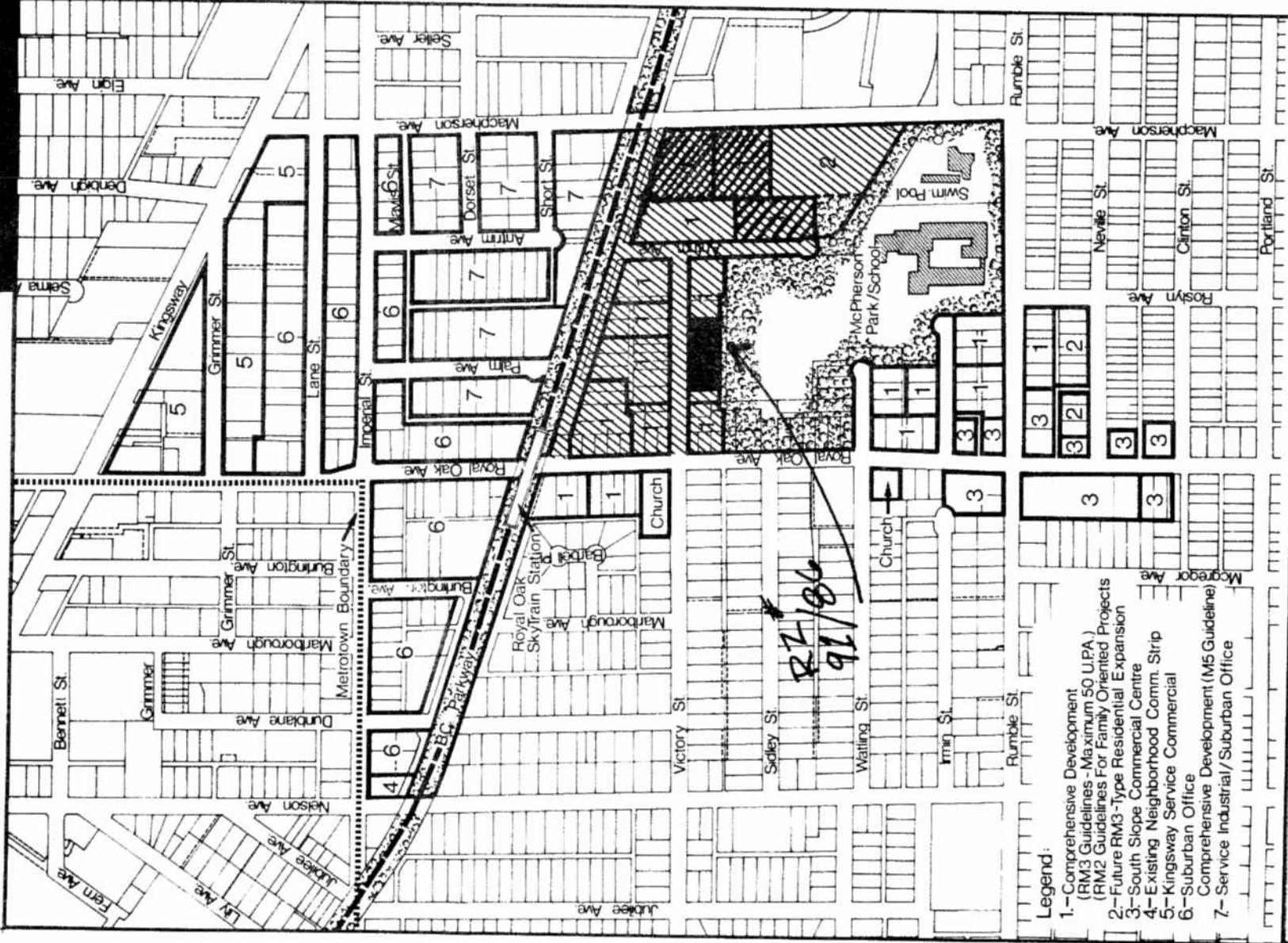
AmP
BR/j's

Attach.



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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- Legend:
- 1.- Comprehensive Development (RM3 Guidelines - Maximum 50 U.I.P.A.)
 - 2.- Future RM3-Type Residential Expansion
 - 3.- South Slope Commercial Centre
 - 4.- Existing Neighborhood Comm. Strip
 - 5.- Kingsway Service Commercial
 - 6.- Suburban Office
 - 7.- Comprehensive Development (M5 Guideline) Service Industrial/Suburban Office

Royal Oak Study Area
 SkyTrain Station/South Slope Centre

Scale: 0 30.5 61 122 244 Metres
 0 100 200 400 800 Feet
 Burnaby Planning Department Jan. 1986

Proposed
 Royal Oak
 Development
 Plan



SUBJECT AREA DESIGNATED FOR LOW-RISE APARTMENTS

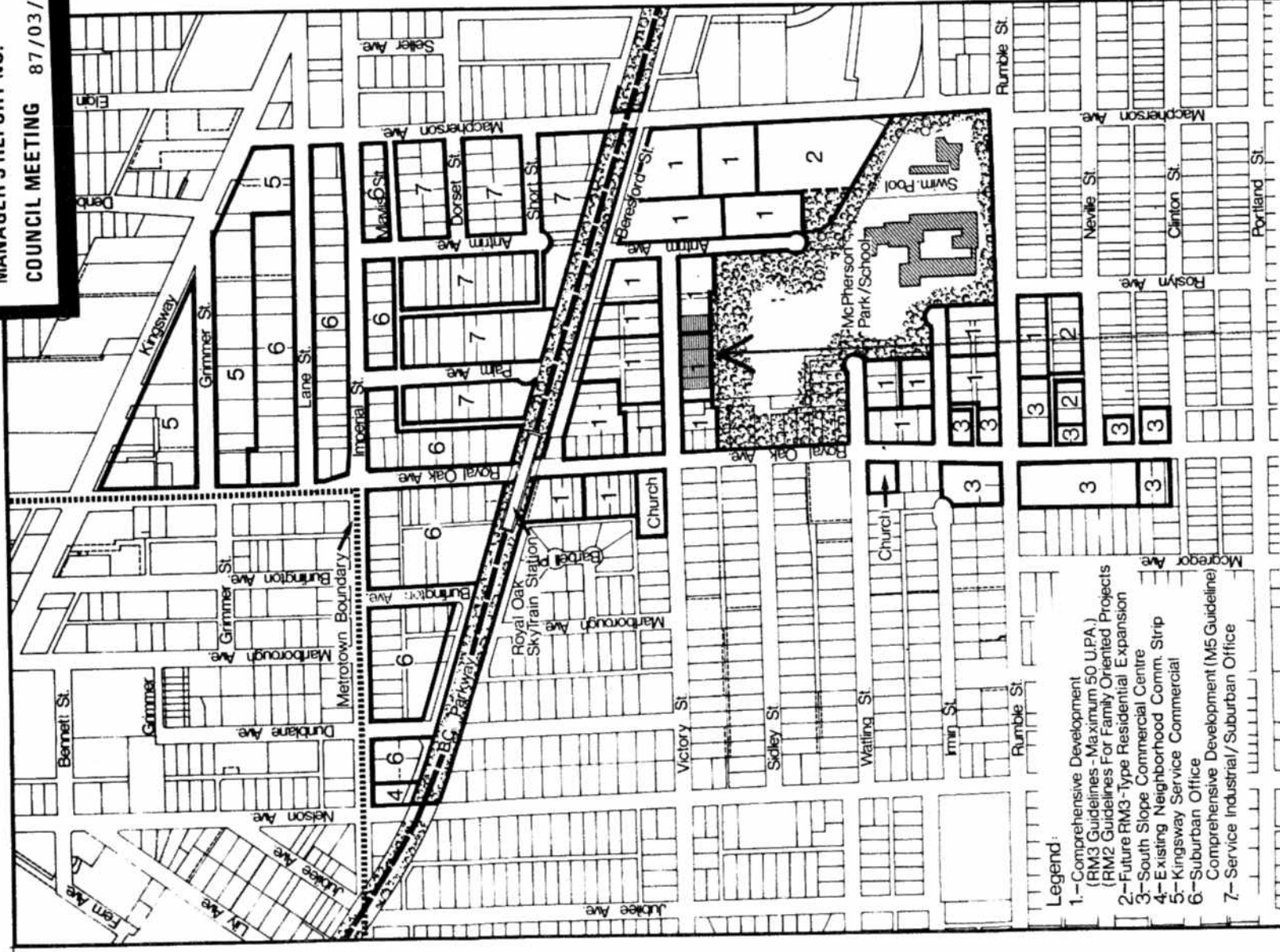
RZ APPLICATIONS
 RZ# 65/86 & RZ# 66/86

1986 JULY 21

SKETCH #2

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- Legend:
- 1- Comprehensive Development (RM3 Guidelines - Maximum 50 U.P.A.) (RM2 Guidelines For Family Oriented Projects)
 - 2- Future RM3- Type Residential Expansion
 - 3- South Slope Commercial Centre
 - 4- Existing Neighborhood Comm. Strip
 - 5- Kingsway Service Commercial
 - 6- Suburban Office
 - 7- Service Industrial/ Suburban Office

Royal Oak Study Area
 Skytrain Station/South Slope Centre

Scale: 0 30.5 61 122 244 Metres
 0 100 200 400 800 Feet

North ↑
 Jan. 1986
 Burnaby Planning Department

Proposed
 Royal Oak
 Development
 Plan



Date
 1986 SEPTEMBER

Scale

Drawn By

REZONING 91/86 SUBJECT SITE
 SKETCH # 2