

RE: REZONING REFERENCE NO. 116/86
 PROPOSED FOUR FLOOR APARTMENT
 SOUTHWEST CORNER OF ROSLYN AVENUE AND RUMBLE STREET
 ROYAL OAK STUDY AREA
5280, 5292, 5308, 5336, 5350, 5364 & 5392 RUMBLE STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 MAY 13

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

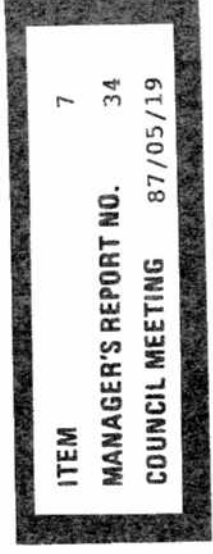
SUBJECT: REZONING REFERENCE #116/86
 PROPOSED FOUR FLOOR APARTMENT
 SOUTHWEST CORNER OF ROSLYN AVENUE AND RUMBLE STREET
 ROYAL OAK STUDY AREA
 5280, 5292, 5308, 5336, 5350, 5364 & 5392 RUMBLE STREET

Pcl. "C" (Explanatory Plan 9396), Lots 5 & 6 exc. the east 48 ft., Blk.16, D.L. 158, Grp. 1, NWD, Plan 1908; East 48 ft. Pcl. "C" (Explanatory Plan 9396), Lot 5 and W 1/2 of Lot 6, Blk.16, D.L.158, Grp. 1, NWD, Plan 1908; East half Lot 6, Blk.16, D.L. 158, Grp. 1, NWD, Plan 1908 & West half Lot 7, Blk.16, D.L. 158, Grp. 1, NWD, Plan 1908; East half Lot 7, Blk.16, D.L. 158, Grp. 1, NWD, Plan 1908; West half Lot 8, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; East half Lot 8, Blk. 16, D.L.158, Grp.1, NWD, Plan 1908 & West 30 ft. of Lot 9, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; Pcl."A" (G75704E) of Lot 9, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908

From: C2 Community Commercial District
 To: CD Comprehensive Development District (based on RM3 Multiple Family Residential guidelines)

RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16.
2. THAT the following be established as prerequisites to the completion of the zoning:
 - a) Submission of 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) All applicable condominium guidelines as adopted by Council should 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 Council-adopted sound criteria.

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

REPORT

1.0 REZONING INTENTION:

The intent of the proposed bylaw is to permit the development of a low-rise apartment building with four floors.

2.0 BACKGROUND:

On 1986 11 17 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 has not yet been approved by Council. It is proposed that this site be put forward to a Public Hearing but that Third Reading not be granted until the Royal Oak Plan which includes this site has been adopted by Council. A report on the plan for consideration by Council appears elsewhere on this agenda.

3.0 GENERAL COMMENTS:

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

- 3.1 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site.

- 3.2 Neighbourhood Parkland Acquisition charges based upon the low rise apartment density are applicable to this development.
- 3.3 The applicant has indicated that the project will be built to the minimum unit sizes required under the Condominium Guidelines. At this point a cooperative form of tenure is proposed.
- 3.4 The area is presently serviced by an existing overhead pole line abutting the site along Rumble Street which will be removed at the developer's cost if it is technically feasible to do so. A further report on this matter will be brought forward once estimates for the work are obtained from the utility companies.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross site: 3,438.6 m² (37,014 sq.ft.) (.85 ac.)
Net site: 3,438.8 m² (37,014 sq.ft.) (.85 ac.)
Site Coverage: 43.3%

4.2 Floor Area Ratio permitted: 1.10
Floor Area Ratio provided: 1.10

4.3 Unit Mix:

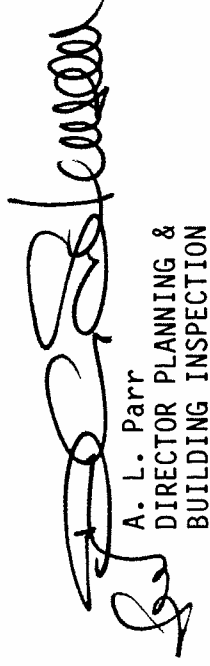
2	1 bedroom	at	73.09 m ²	(787 sq. ft.)
28	2 bedroom	at	91.12 m ²	(981 sq. ft.)
4	3 bedroom	at	101.46 m ²	(1,092 sq. ft.)
2	3 bedroom	at	110.41 m ²	(1,188 sq. ft.)
2	4 bedroom	at	128.14 m ²	(1,379 sq. ft.)
<u>38</u>					units

Unit Density: 44.7 units/acre

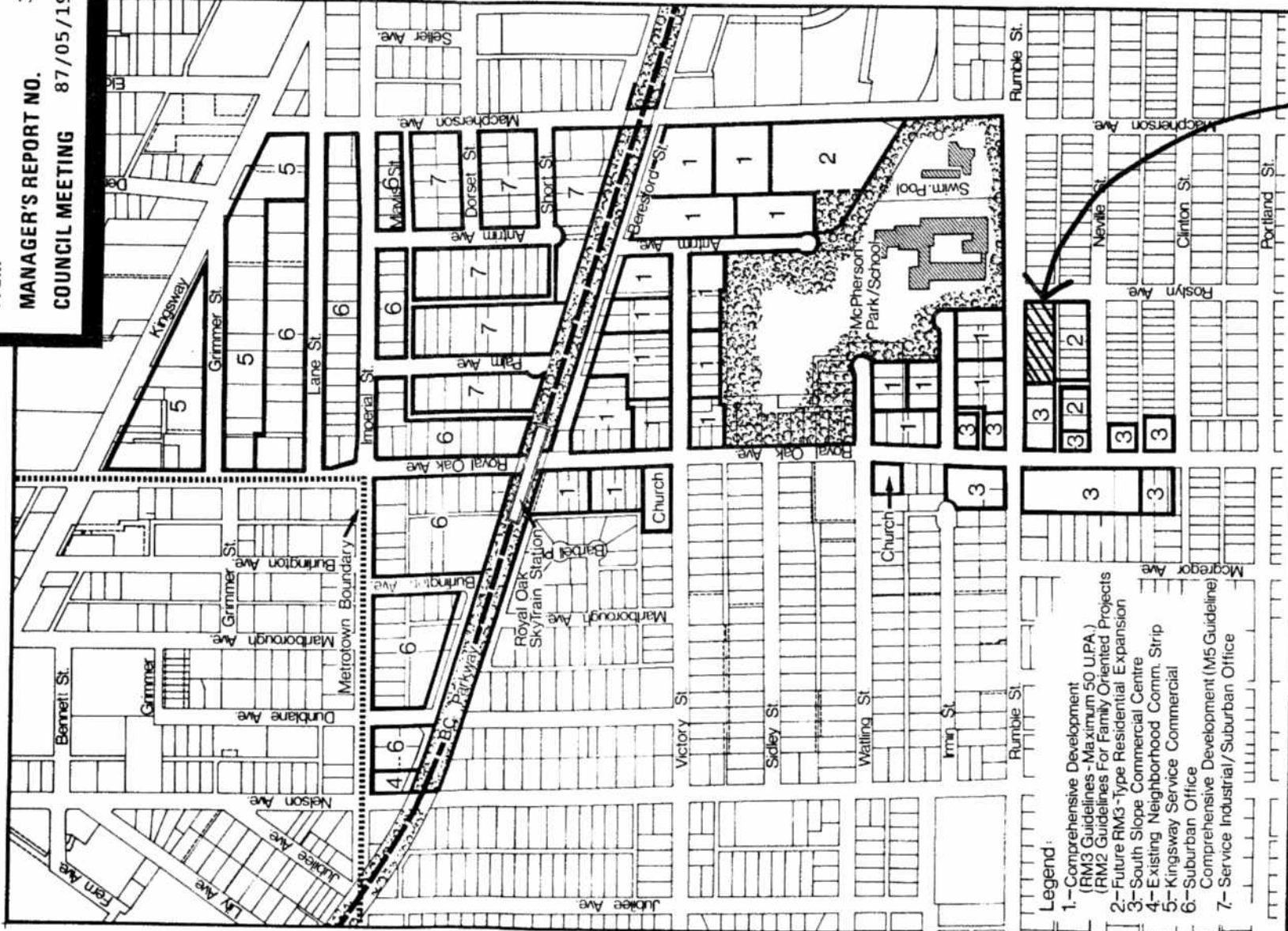
4.4 Parking required: 1.5 spaces/unit X 38 units = 57 spaces
Parking provided: 57 spaces underground including 8 visitor spaces

- 4.5 Communal Facilities: storage and meeting room, laundry
- 4.6 Exterior materials and finish: Vinyl siding, asphalt roof shingles, stucco, wood window trim and aluminum balcony railings.

AmP
BR/hr
Attach.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 7
 MANAGER'S REPORT NO. 34
 COUNCIL MEETING 87/05/19



- Legend:
- 1- Comprehensive Development (RM3 Guidelines - Maximum 50 UPA)
 - 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

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

Royal Oak Study Area
 SkyTrain Station/South Slope Centre

Proposed
 Royal Oak
 Development
 Plan

see revised plan



BURNABY
 Planning &
 Building Inspection
 Department

Date:
 1987 MAY

Scale:

Drawn By:

125

RZ 116/86 LOCATION SKETCH ONLY

(REFER REVISED PLAN)

SKETCH 2

