

ITEM 16  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING 87/10/26

RE: REZONING REFERENCE NO. 103/87  
6130, 6142, 6158, 6176, 6192 PATTERSON AVENUE AND  
6145, 6155, 6165, 6179, 6195 WILSON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 OCTOBER 20

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #103/87

6130, 6142, 6158, 6176, 6192 PATTERSON AVENUE AND  
6145, 6155, 6165, 6179, 6195 WILSON AVENUE

LOTS 17 TO 20 AND S 1/2 OF LOT 21, D.L. 151, PLAN 2002; LOT 11  
EXC. PCL. A (REF. PLAN 4312) OF LOT 11, D.L. 151/153, PLAN 2002;  
LOTS 12 & 13, D.L. 151, PLAN 2002

FROM: R5 RESIDENTIAL DISTRICT

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

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Lane Closing Bylaw according to the terms outlined in Section 3.5 of this report, contingent upon the granting by Council of First and Second Readings of the subject rezoning bylaw.
2. THAT Council approve the sale of the redundant lane allowance upon closure within the subject development site in accordance with the terms outlined in Section 3.5 of this report.
3. THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 November 02, and to a Public Hearing on 1987 November 24 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.

- 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 secure or 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 provision and development of a public walkway and open space area along Wilson Avenue abutting this 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) The undergrounding of existing overhead wiring abutting the site.
- 1) Compliance with the Council-adopted sound criteria.

SUMMARY:

On 1987 September 28 Council authorized staff to work with the applicant. Since that time a suitable plan of development with a land assembly consistent with the Community Plan has been presented by the developer. It is therefore being recommended that this project be advanced to a Public Hearing.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning is to permit the construction of a 24-storey apartment building.

2.0 BACKGROUND:

Council received an initial report on this rezoning on 1987 September 28 and authorized staff to work with the developer on a suitable plan of development. Since the time of the earlier report an issue over the lot assembly has been resolved and the development now proposed is basically consistent with Community Plan Two in terms of both the proposed land use and the lot assembly. The project is being recommended for a Public Hearing.

3.0 GENERAL COMMENTS:

3.1 The subject development site is being rezoned:

From: R5 Residential District

To: CD Comprehensive Development District (based upon RM5 Multiple Family Residential District)

- 3.2 The Director Engineering will be assessing the adequacy of the services to the site and a complete list of requirements will be prepared in conjunction with the consolidation of the site. The servicing requirements will include a new separated sidewalk along Patterson Avenue, construction of the abutting portion of the Wilson Avenue cul-de-sac to a full finished standard, the installation of a temporary curb along the balance of Wilson Avenue abutting the site which must temporarily remain open, and the deposit of funds for the creation of future upgrading on the abutting Wilson Avenue right-of-way with a pedestrian walkway, lighting, grass and tree planting.
- 3.3 Required Dedications for Road:  
A small dedication for a cul-de-sac on Wilson Avenue will be necessary.
- 3.4 Necessary Dedication of North End of Lot 10 (6145 Wilson Ave.):  
A small triangular portion of the extreme north end of Lot 10 at 6145 Wilson Avenue lies outside the development site. It is proposed that this area be dedicated as lane to provide a turn around area for the remaining open portion of lane. The area involved would be credited against the lane which is to be sold. It is believed to involve less than 18 m<sup>2</sup> (200 sq. ft.). In the future the area will be consolidated into the development site to the north.
- 3.5 Lane Closing Bylaw:  
The lane which bisects this development site will be closed and sold to the developer for the consolidation of the site. The Municipal Solicitor will be requested to prepare an estimate of value for the land.
- 3.6 Development Cost Charges:  
The Neighbourhood Parkland Acquisition charge of \$1,436 per unit based upon the RM5 zone density is applicable to this site.
- 3.7 Strata Title/Condominium Guidelines:  
The development plans submitted indicate that the unit sizes will meet the standards for condominiums.
- 3.8 Noise Study:  
The Health Department has indicated that a noise study will be required for this site.
- 3.9 Removal of Overhead Wiring abutting this site:  
The existing powerlines along Patterson Avenue abutting this site will eventually be able to be removed as redevelopment proceeds. An estimate for the cost of the removal abutting this site will be obtained in conjunction with this rezoning.
- 3.10 Adjacent Open Space:  
To the south of this development site lie three lots which are proposed in the Community Plan Three as an open space area. Two of the lots are still privately owned and are occupied by old houses. Priority should be given to the acquisition of these remaining two lots to complete an orderly development pattern in accordance with the adopted Community Plan.

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4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site

The gross site area is approximately 6,779 m<sup>2</sup> ( 72,959 sq. ft.)

Cul-de-sac dedication (approx.)  
sq. ft.)

58.5 m<sup>2</sup> ( 630

156)

Net Site (approx.)

6,719 m<sup>2</sup> ( 72,329 sq. ft.)

Site Coverage (approx.)

10%

4.2 Floor Area

14,783 m<sup>2</sup> (159,124 sq. ft.)

Floor Area Ratio

$\frac{14,783 \text{ m}^2}{6,719 \text{ m}^2} = 2.200$

Height

The building height is approximately 76.2 m (250 ft.)

Total number of storeys:  
Floor to floor height

24

Approx. 3.17 m (10.4 ft.)

Units per floor:

7

4.3 Unit Mix

1 bedroom (5 types)

96 units (715 sq.ft. to 960 sq.ft.)

2 bedrooms (3 types)

70 units (912 sq.ft. to 960 sq.ft.)

Total:

166 units

Unit Density:

247 units/ha (98 units/ac)

4.4 Parking:

Total required: 166 x 1.5 spaces/unit

249 spaces

Total provided: (including 29% small cars)

255 spaces

Parking Breakdown:

Surface:

4 spaces

Underground (two levels):

251 spaces

4.5 Communal Facilities:

Tennis court, indoor pool, spa, recreation room, exercise room,  
workshop and storage.

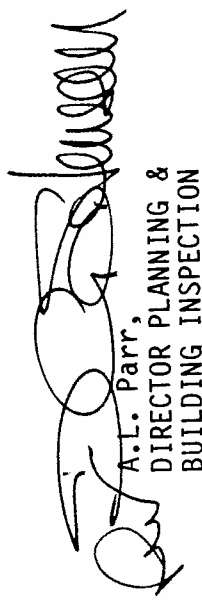
4.6 Exterior Materials and Finish:

Metal roof, metal railings, concrete and stucco.

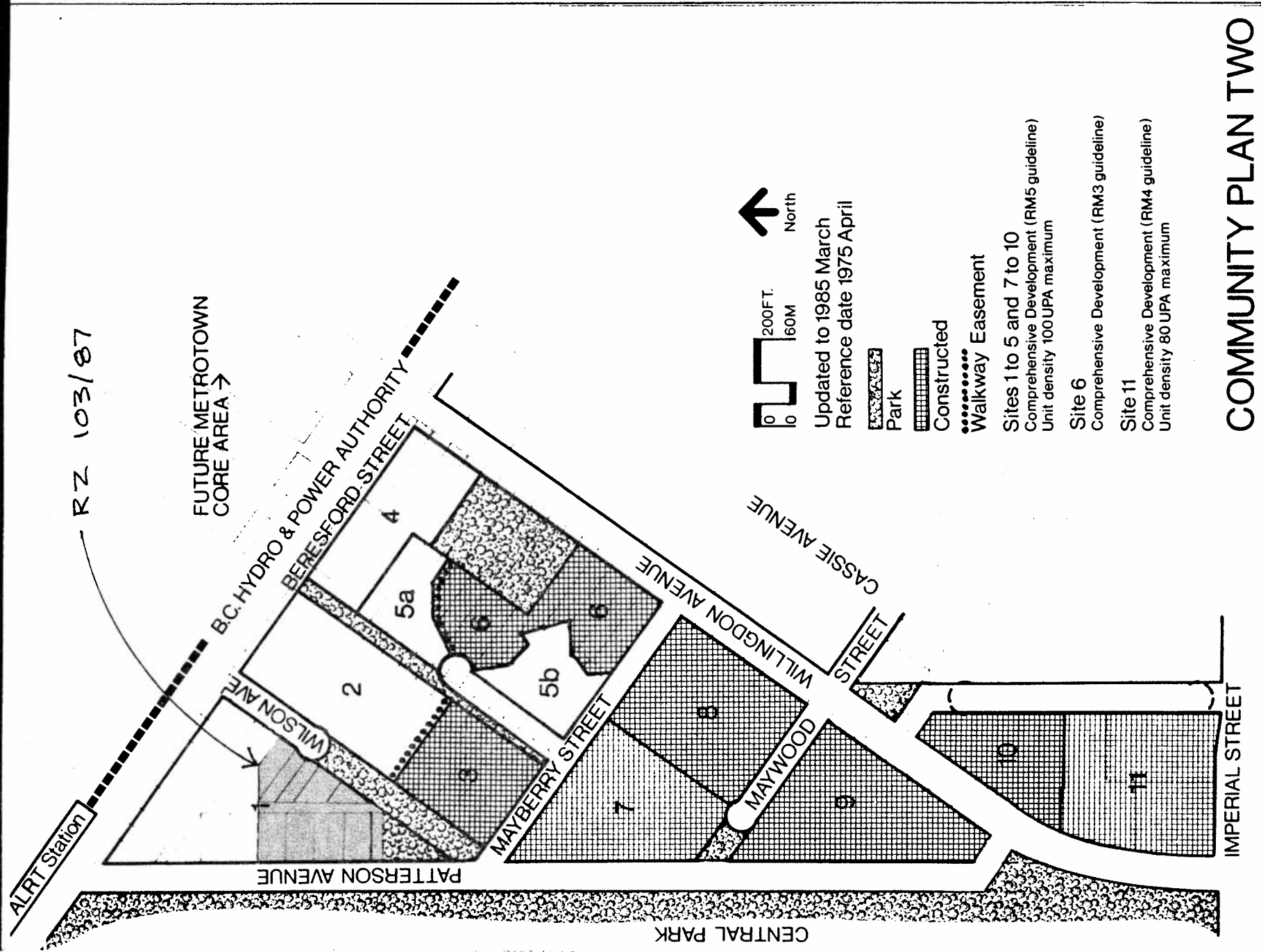
*Amf*  
BR/JS

Attach.

cc: Municipal Clerk  
Director Engineering  
Director Recreation & Cultural Services  
Municipal Solicitor

  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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**COMMUNITY PLAN TWO**



BURNABY  
 Planning &  
 Building Inspection  
 Department

Date:  
 87 SEPT

Scale:

Drawn By:

REZONING 103/87 SITE

157

SKETCH 1

