

RE: REZONING REFERENCE NO. 54/88

4605/4611/4613 HAZEL AND 4582/4596/4606 AND 4616 GRANGE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER DATE: 1988 AUGUST 16

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: RZ #54/88
LOT 1, D.L. 153, PL. 74451; LOTS 2, 3, 4, 8,
9, & 10, D.L.s 151 and 153, Plan 8362
4605, 4611, 4613 Hazel and 4582, 4596,
4606 and 4616 Grange
(See attached sketch 1)

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RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 4.4 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 Municipally-owned property within the subject development site in accordance with the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
3. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 September 06 and to a Public Hearing on 1988 September 27 at 19:30h, 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.

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d) The submission of an undertaking to remove any 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.

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- e) The consolidation of the net project size into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- i) Compliance with the Council-adopted sound criteria.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

REPORT

1.0 APPLICANT:

Executive Projects Limited
6112 Sussex Avenue
Burnaby, B.C. V5H 3C3

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit development of a high-rise apartment building.

3.0 BACKGROUND:

The subject site is located within the Metrotown Core area. The Development Plan review adopted by Council on 1987 September 21 provided for high-rise apartment development on the subject site. Sketch 2 attached provides a composite sketch of development guidelines for Metrotown.

Council, on 1988 July 25, 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 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.

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4.0 GENERAL COMMENTS:

- 4.1 The subject site is being rezoned -
From: R5 Residential District
To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District guidelines).
- 4.2 The proposed rezoning conforms to the adopted Metrotown Development Plan.
- 4.3 The subject site includes a municipally-owned property (Lot 3) at 4606 Grange Street (see sketch 3 attached), part of which will be dedicated for Grange Street widening. The sale of the remainder of the lot subject to incorporation into the site is recommended, at an upset price based on \$27.00 per square foot for the net area as determined by legal survey, contingent upon the granting by Council of First and Second Readings of the Subject Rezoning Bylaw. A copy of the Solicitor's valuation determining the \$27.00 per square foot value is attached.
- 4.4 A lane which runs through the site is to be closed and incorporated into it. A road dedication will provide a temporary exit to Grange Street for the remaining lane to the east. In the future, this temporary exit and the lane to the east will be closed and incorporated with the neighbouring site consolidation. Road widening dedications for Grange Street and Hazel Street, and corner truncations are required as shown on sketch 3. A Highway Exchange Bylaw is recommended in this regard, with compensation of \$27.00 per square foot to be paid to the Municipality for any resulting gain in the development site area as determined by legal survey. Existing overhead wiring within the lane closure area will be placed underground in an alternate location by the developer.
- 4.5 The net site will be consolidated into one parcel.
- 4.6 Vehicular access will be from Hazel Street only.
- 4.7 In view of traffic on Grange Street which is a secondary arterial, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.
- 4.8 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,436 per unit, will apply to this development.
- 4.9 An estimate of required servicing costs will be obtained from the Director Engineering. This will include, but not necessarily be limited to, provision of a required watermain, relocation of services in the lane closure area, construction of the abutting portion of Hazel Street to a 14 m (46 ft.) standard, and of Grange Street widening and provision of separated sidewalks and street trees along abutting road frontages.
- 4.10 The development plans submitted comply with the minimum unit size specified by the condominium guidelines adopted by Council.
- 4.11 A development plan for the subject site which is suitable for submission to a Public Hearing has been submitted.

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5.0 DEVELOPMENT PROPOSAL:

5.1 Site Area: Lots 1, 2, 4, 8, 9, 10 (gross) 4217.7 m² (45,400 sq. ft.)
Municipal Lot 3 (net) 520.2 m² (5,600 sq. ft.)
Lane Closure 725.3 m² (7,807 sq. ft.)
Road Dedications (from lots 1, 2, 4, 8, 9, 10) 703.0 m² (7,567 sq. ft.)

Net Site 4760.2 m² (51,240 sq. ft.)

The above areas are based on preliminary calculations by the architect and are subject to confirmation by legal survey.

5.2 Site Coverage: 12.3 percent.

5.3 Gross Floor Area: 10472 m² (112,720 sq. ft.)

5.4 Floor Area Ratio: 2.20

5.5 Unit Mix:

20 one-bedroom units @ 74.3 to 77.2 m² (800 to 831 sq. ft.)
72 two-bedroom units @ 97.2 to 111.5 m² (1046 to 1200 sq. ft.)

92 units total

5.6 Unit Density: 193 units/ha (78.2 units per acre)

5.7 Building Height: 19 stories

5.8 Parking Required: 138 spaces (including 19 visitors' spaces)

Parking Provided: 12 surface spaces
143 underground spaces
155 spaces total (including 19 visitors' spaces).

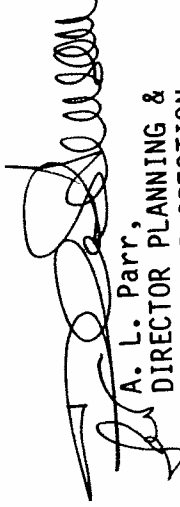
5.9 Communal Facilities: Indoor pool, exercise room, sauna, billiards room, paddle tennis court, putting green.

5.10 Exterior Materials and Finish: Painted and bush hammer concrete; metal roofing.

RR/rt
RR/rt

Attachments

cc: Municipal Solicitor
Director Engineering


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ATTACHMENT 'A'

RR

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER OFFICE MEMORANDUM

TO: DIRECTOR PLANNING & BUILDING INSPECTION
 FROM: SOLICITOR
 DATE: AUGUST 9, 1988

RE: OFFER TO PURCHASE MUNICIPAL PROPERTY AT 4606 GRANGE STREET - LOT 3, BLK. 5, D.L. 153, PLAN 8362 AND ADJOINING LANE ALLOWANCES BETWEEN MCKAY AVENUE, GRANGE STREET AND HAZEL STREET

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Background

Six properties have been assembled east of McKay Avenue between Hazel Street and Grange Street. The developer, Executive Projects Ltd., wishes to complete the land assembly by acquiring the vacant municipal lot at 4606 Grange Street together with the adjoining lane allowances.

The developer is required to dedicate frontage along Hazel Street and Grange Street as well as dedicating and constructing a lane out to Grange Street.

Valuation

The best indication of the value of the subject property can be obtained by analyzing the land assembly already undertaken by the developer. The overall land assembly cost is a fair representation of the value to the municipal land and lane allowance averages.

Land Assembly Cost to Date

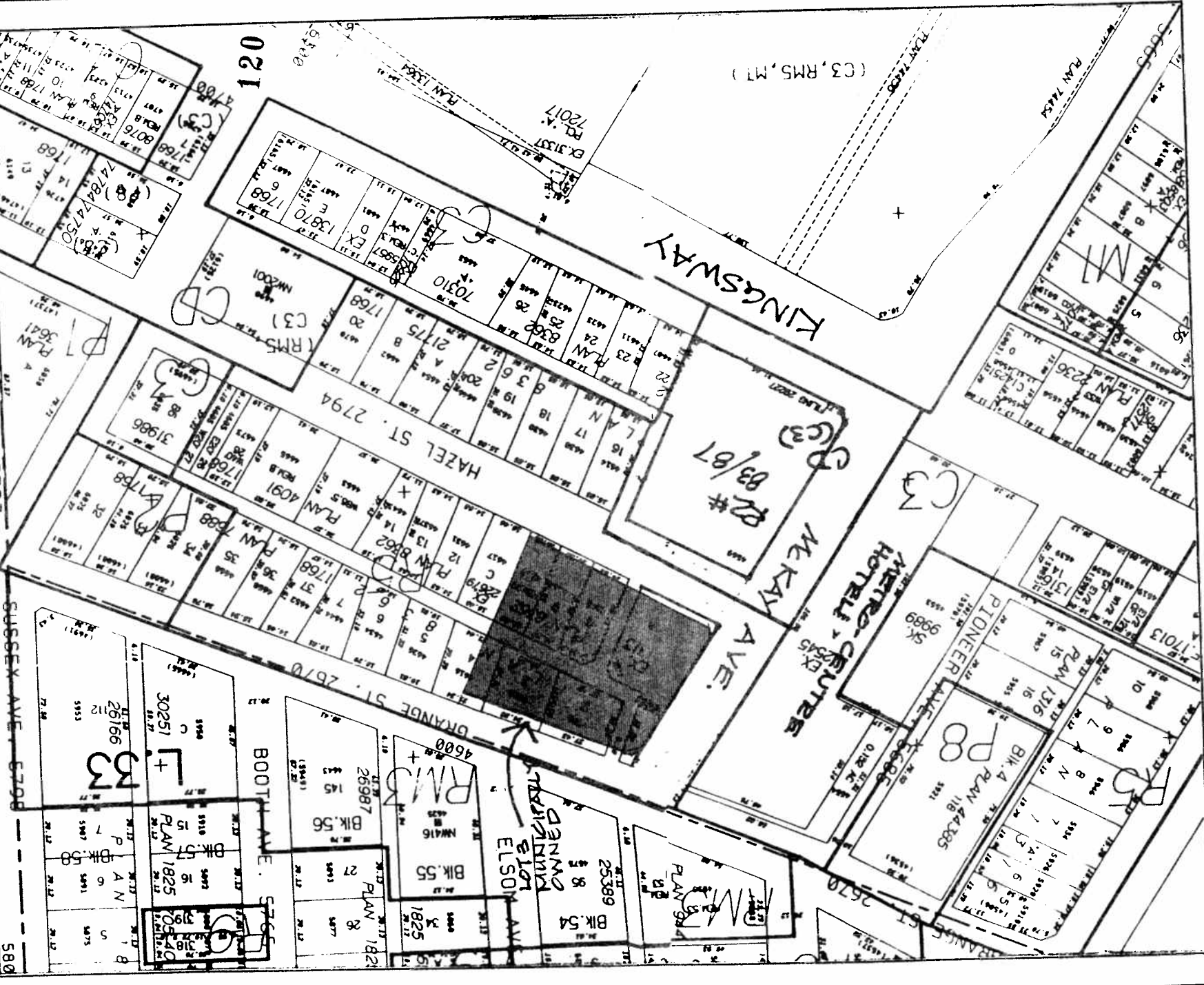
<u>Address</u>	<u>Date</u>	<u>Sale Price</u>	<u>Lot Area</u>	<u>/ Sq. Ft.</u>
4611 Hazel St.	May '87	\$ 157,000	5,891	\$26.98
4613 Hazel St.	May '87	140,000	5,092	26.98
4616 Grange St.	Apr. '88	165,000	6,510	25.34
4582 Grange St.	Jan. '88	370,000	15,281	24.21
4605 Hazel St.	Option	175,000	5,770	30.33
4596 Grange St.	May '87	215,000	6,930	31.00
		\$1,222,000	45,402	\$26.91

2025-08-09 10:04

Most reasonable value to municipal land - \$27.00 per sq. ft.

P. J. Devonshire
 Peter Devonshire
 Solicitor

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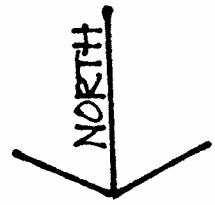
Date: 1988 JULY

Scale: 1:2000

Drawn By:

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SKETCH 1



SUBJECT SITE PZ#54/88

Metrotown
 The Corporation of the
 District of Burnaby
 Composite Sketch of
 Development Guidelines

Legend:
 1-CD (RM1) Completed or Rezoned
 in accordance with
 Development Guidelines

● Particular clarification of
 guidelines is required

with Current Planners for
 inquiries utilizing these

10-CIVIC FACILITIES
 designated

11-PUBLIC ASSEMBLY
 Projects identified

13-RM2 are rezoned
 14-RM3 unconstructed

15-RM4
 16-R6
 P3-CD (RM5) Succession
 P1-CD (RM5) Succession

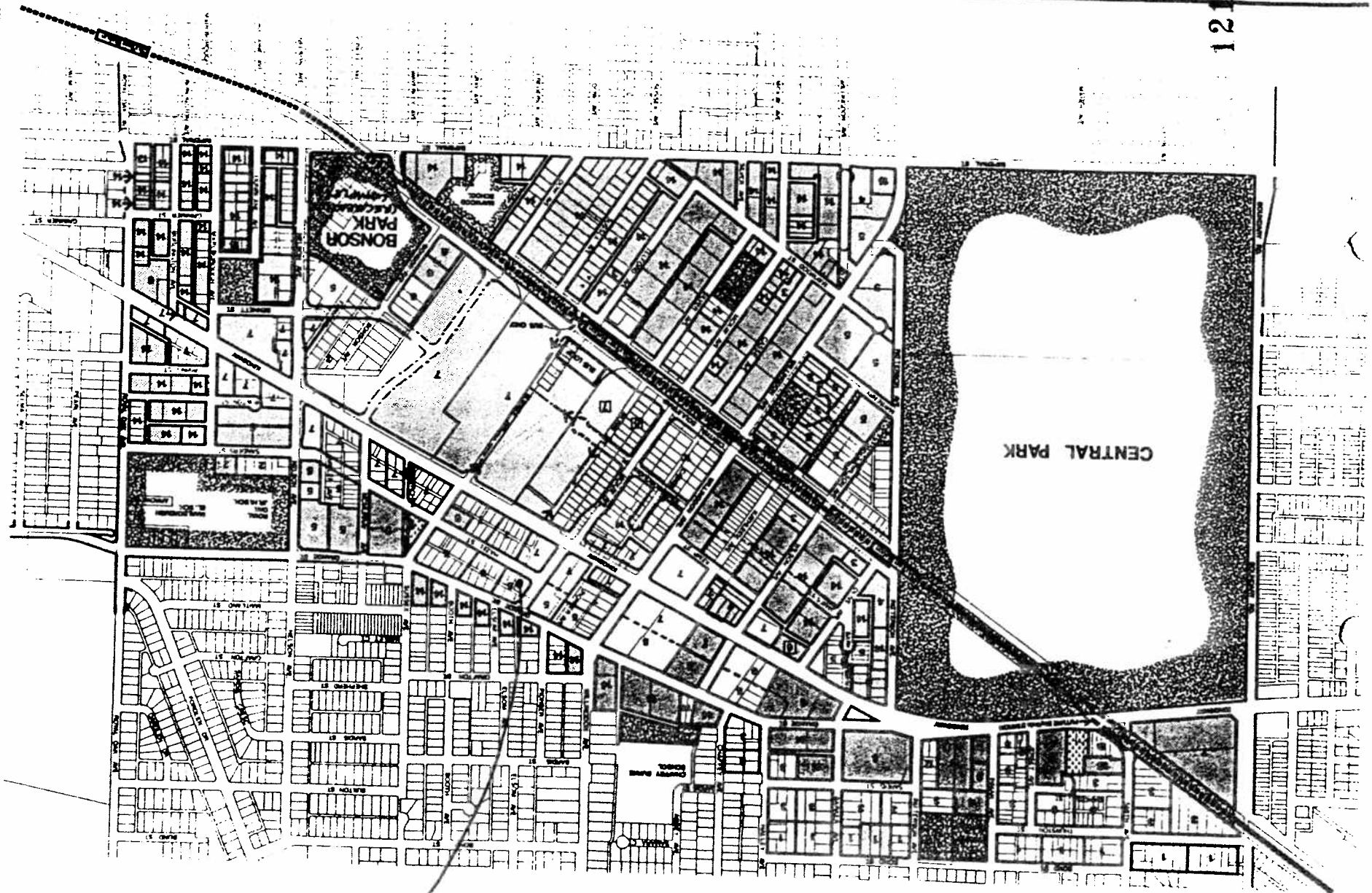
Planning and Building Inspection De

Updated to 1987 NOVEMBER

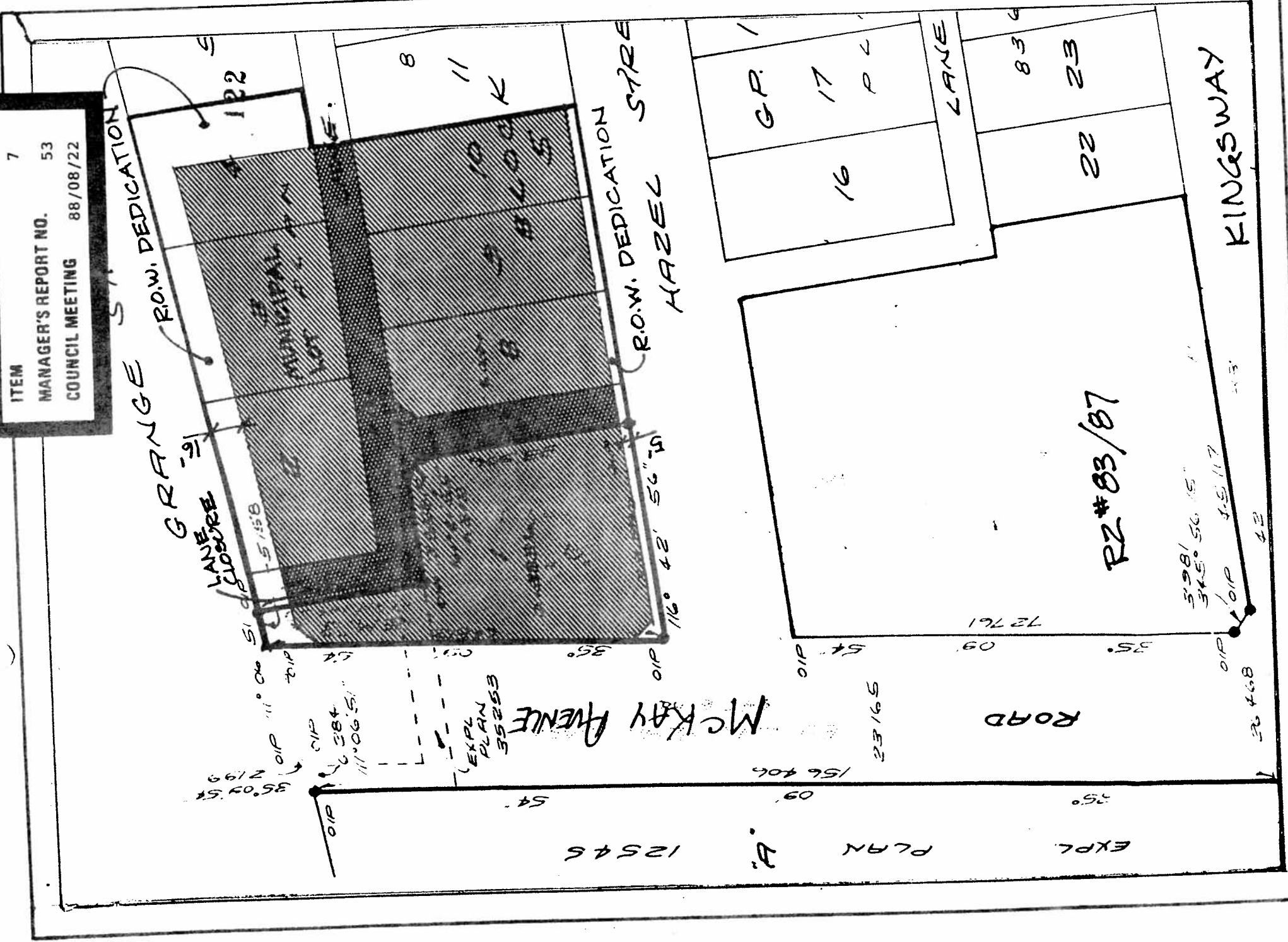
feet
 metres

SKETCH 2

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Date: 1988 JULY
 Scale: 1" = 60'
 Drawn By:

RZ # 54/88

SKETCH 3

