

ITEM 9
MANAGER'S REPORT NO. 68
COUNCIL MEETING 88/10/24

RE: REZONING REFERENCE NO. 60/88
LOTS: 2, 3, 4, 5, 6 AND 7, DL 207, PLAN 14385
311, 331, 351, 371 DUTHIE AVENUE AND 7161, 7171, 7181 HASTINGS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 OCTOBER 20

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #60/88
LEGAL DESCRIPTION - LOTS 1, 2, 3, 4, 5, 6 AND 7,
D.L. 207, PLAN 14385

FROM - R4 RESIDENTIAL DISTRICT
TO - CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RMI MULTIPLE FAMILY RESIDENTIAL
DISTRICT GUIDELINES)

ADDRESS - 311, 331, 351, 371 DUTHIE AVENUE AND
7161, 7171, 7181 HASTINGS
(SEE ATTACHED SKETCHES)

PURPOSE: The purpose of this report is to bring forward a rezoning application for a proposed low density multi-family residential development to a Public Hearing on 1988 November 22.

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RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Reservation Bylaw to provide for the future development of the Hastings Street/Gaglardi Way arterial connector as outlined in Section 4.4. of this report.
2. THAT Council authorize the introduction of a Road 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.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1988 November 01 and to a Public Hearing on 1988 November 22 at 19:30 h, and 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 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 approval of the Ministry of Transportation and Highways to the rezoning application.
- 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) Completion of a noise study related to the Council adopted sound criteria.

R E P O R T

SUMMARY:

A development plan which is suitable for submission to a Public Hearing has been submitted.

1.0 APPLICANT:

GARDNER ASSOCIATES
605 Clyde Avenue, Suite 101
West Vancouver, B.C. V7T 1C7

2.0 REZONING INTENTION:

The intent of this rezoning is to accommodate the development of a low density multi-family residential development.

3.0 BACKGROUND:

The subject site is located within Apartment Study Area "C" and is designated for low density multiple family development.

Council on 1988 July 25 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site to accommodate a low density multiple family development with all parking provided underground and a density of approximately 25 units per acre. At that time, Council authorized the Department to continue to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report would 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 R4 Residential District to CD Comprehensive Development District based on the RM1 District guidelines.
- 4.2 The Director Engineering will be requested to prepare an estimate for any services necessary to serve this site.
- 4.3 The net site will be consolidated into one parcel.
- 4.4 In order to accommodate the planned future development of the Hastings Street/Gagliardi Way arterial connector, 13.4 m (44 ft.) of road widening (and corner truncation) will ultimately be required along the southern boundary of the subject site. As noted in the earlier report on this rezoning application, a road exchange involving a 6.1 m (20 ft.) dedication for Hastings Street widening (plus corner truncation) in exchange for the lane which is to be incorporated into the site, is recommended. A Road Reservation Bylaw is recommended to achieve the required protection of the remaining 7.3 m (24 ft.) wide strip (plus corner truncation) along Hastings Street for future road purposes. The Road Reservation Bylaw will keep this area free of structures, but allows the area to remain as part of the net site for FAR (density) and site coverage contribution purposes, so that the development potential of the site is not unduly restricted. In the future the land will be acquired when it is required.

The development plan submitted by the applicant incorporates appropriate setbacks, landscaping, and screening relative to the road reservation area.

- 4.5 Vehicular access is from Duthie Avenue only.
- 4.6 The applicant will arrange for an acoustical engineer to be consulted to advise regarding noise attenuation measures to be incorporated into the plan of development in order to provide a residential environment which can be expected to fall within the scope of Council's adopted sound guidelines once the arterial roadway is constructed.
- 4.7 The approval of the Ministry of Transportation and Highways will be required.
- 4.8 The Neighbourhood Parkland Acquisition Charge applicable to this development is currently \$884.00 per unit.
- 4.9 The proposed development is intended to be a co-operative, and the submitted plans comply with the minimum unit sizes of the Council-adopted Condominium Guidelines.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 A development proposal has been received which is considered suitable for presentation to a Public Hearing. The proposed development consists of 36 two-storey units.

5.2 Site Area:

Gross: 0.586 ha (1.45 acres)
plus lane to be closed 0.037 ha (0.09 acres)
minus road dedication 0.037 ha (0.09 acres)

Net: approx. 0.586 ha (1.45 acres)
(areas to be confirmed by legal survey)

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5.3 Site Coverage: 30 per cent
Floor Area: 3538 m² (38,000 sq. ft.)

Floor Area Ratio: 0.600
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5.4 Unit Mix:
2 - one bedroom units @ 65 m² (700 sq. ft.)
6 - two bedroom units @ 84 m² (904 sq. ft.)
22 - three bedroom units @ 102 m² (1100 sq. ft.)
6 - four bedroom units @ 110 m² (1184 sq. ft.)

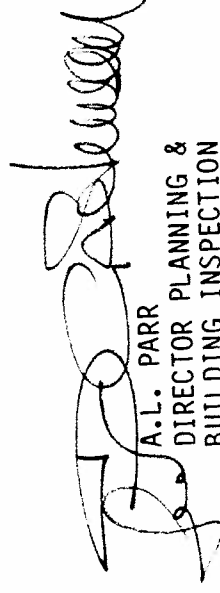
36 units total
Unit Density: 61 units/ha (25 units/acre)

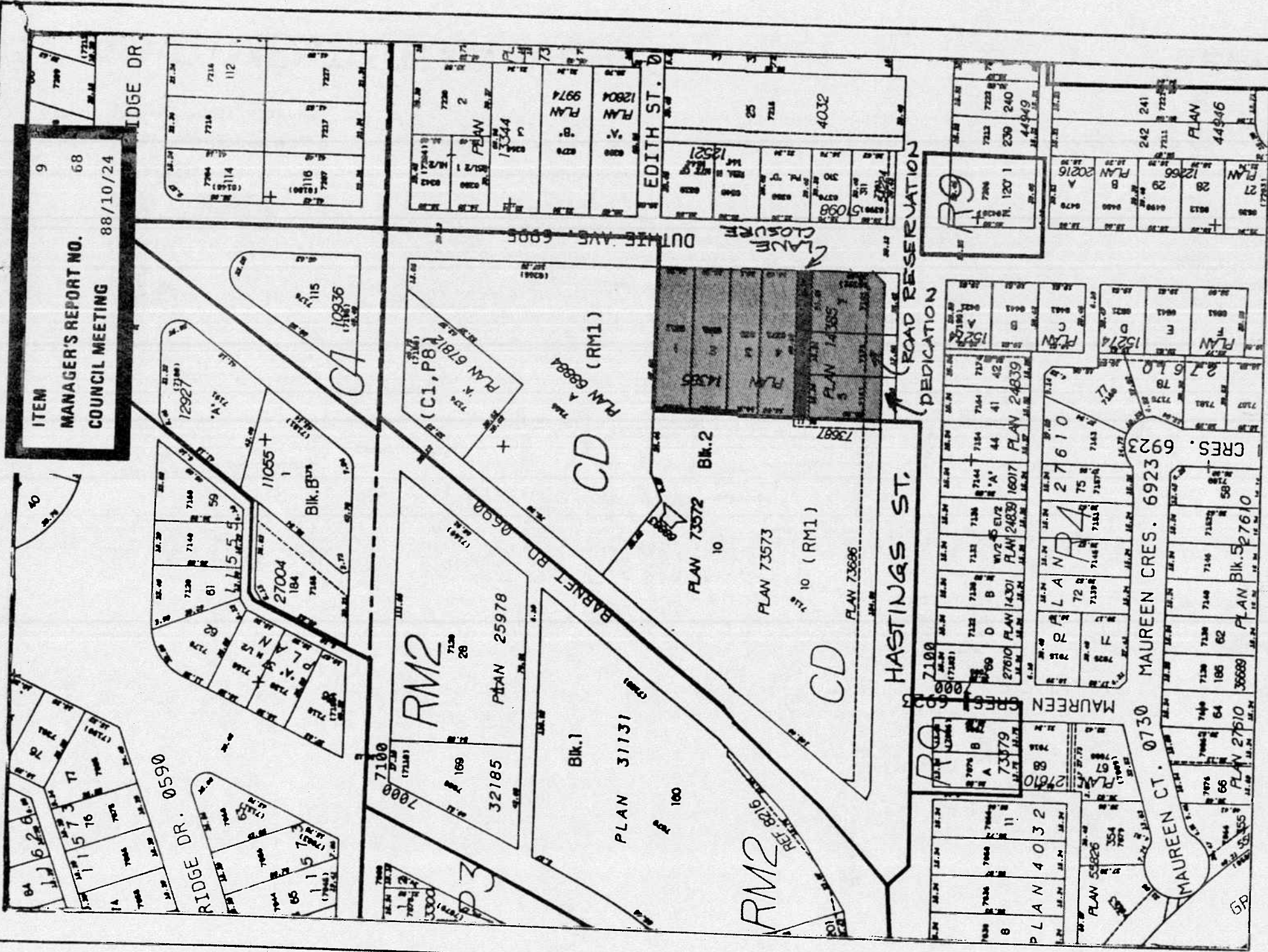
5.5 Parking Required and Provided:
54 spaces (based on 1.5 spaces per unit) including 8 visitors' spaces (based on 0.2 space per unit). All parking is provided underground.

5.6 Communal Facilities:
A recreation room and a children's play area are provided.

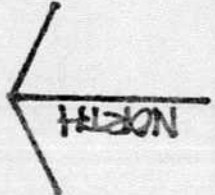
5.7 Garbage Facilities:
All garbage containers are located within the underground parking garage area.

5.8 Exterior Materials:
Vinyl siding and wood trim; asphalt shingle roofing.


A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION



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City of Burnaby
 Planning &
 Building Inspection
 Department

RZ # 60/88

SKETCH 1

Date:

1988 JULY

Scale:

1:2000

Drawn By:

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RZ# 60/88
 SKETCH 2

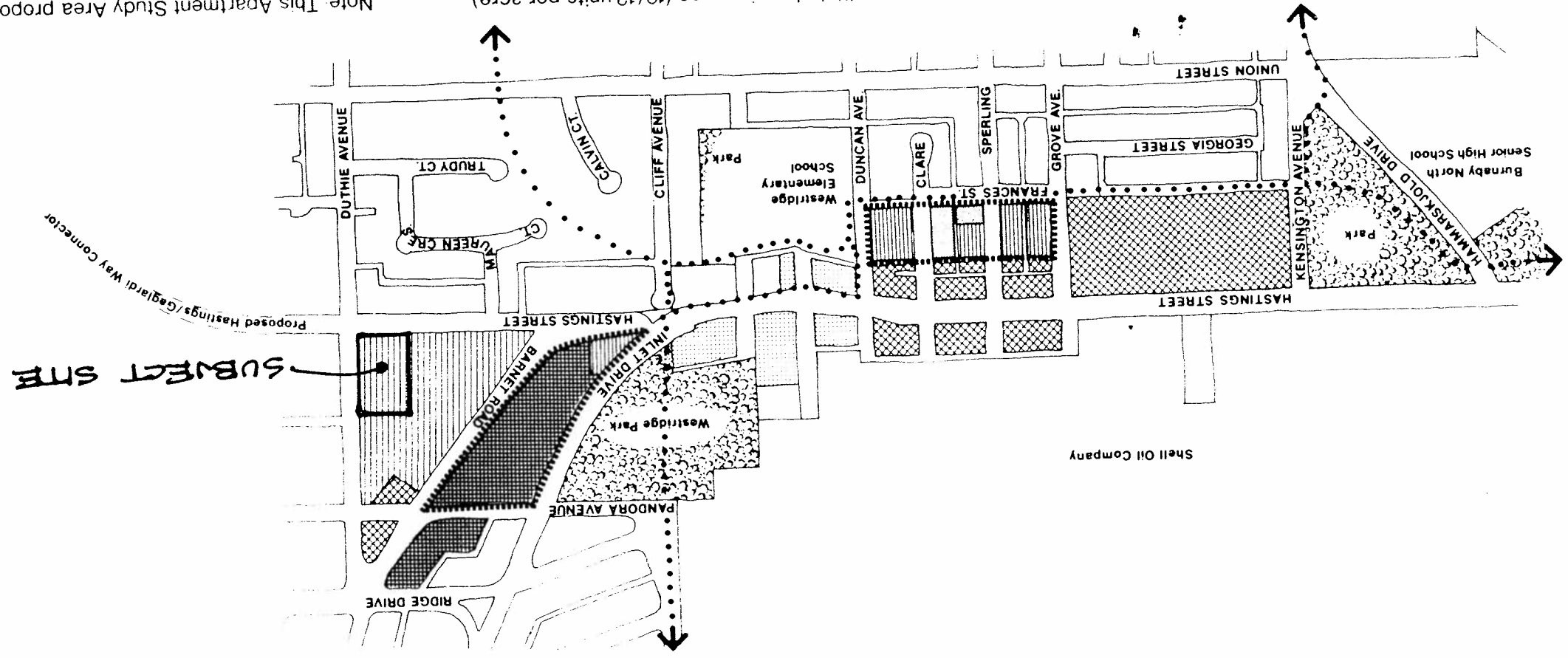
Note: This Apartment Study Area proposed for review.
 See: Residential Growth Management Study adopted 1981 June 22.

APARTMENT STUDY AREA C

Reference date 1969 April
 Updated to 1981 October



- Proposed low density multiple housing area (10/12 units per acre)
- Existing medium density apartment area
- Existing low density housing (R6/R5)
- First priority areas
- Institutional area
- Commercial centre
- Trail system



SUBJECT SITE

Proposed Hastings/Gagard Way Connector