

RE: REZONING REFERENCE #11/88
LOTS 1, 2 AND 3, D.L. 34, GROUP 1, NWD, PLAN 10128
5412, 5438 AND 5462 PATTERSON AVENUE
(ITEM 12, MANAGER'S REPORT NO. 32, 1988 MAY 02)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JUNE 22

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #11/88
LOTS 1, 2 AND 3, D.L. 34,
GROUP 1, NWD, PLAN 10128.
5412, 5438, 5462 PATTERSON AVENUE

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RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 July 11 and to a Public Hearing on 1988 July 19 at 7:30 p.m. 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 and constructed to the approval of the Director Engineering. 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) All applicable condominium guidelines as adopted by Council shall 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) The retention of as many existing mature trees as possible on the site.

SUMMARY:

The applicant has now submitted a plan of development which is suitable for submission to a Public Hearing.

R E P O R T

1.0 APPLICANT:

V. W. Enterprises Limited -
(Bill Mosier)
2305 Douglas Road
Burnaby, B.C.
V5C 5A9

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to accommodate a low density multi-family residential development.

3.0 BACKGROUND:

The subject site is located within the adopted Metrotown Area 11 Development Plan, and together with 5480 Patterson Avenue forms a site designated for low-density multiple family residential development under CD Comprehensive Development District zoning utilizing RM1 guidelines. (See Sketch 1). When this rezoning application was initially considered on 1988 March 21, Council adopted a recommendation authorizing staff to meet with the applicant to encourage him to continue negotiations towards inclusion of 5480 Patterson Avenue in his site assembly for rezoning and redevelopment. (See Sketch 2). The owner of this property subsequently advised the applicant's agent and staff that it was not available for sale at the present time. On 1988 May 02, Council adopted a recommendation that staff be authorized to work with the current applicant towards a plan of development on the basis of the current site assembly, excluding 5480 Patterson Avenue (which in the future, should be included in the site assembly for CD (RM3) development to the south).

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: R5 Residential District
TO: CD Comprehensive Development District
(based on RMI Multiple Family Residential District and Metrotown Area Plan guidelines).
4.2 The subject site will be consolidated into one legal parcel.
- 4.3 An estimate of required servicing costs will be obtained from the Director Engineering. This will include, but not necessarily be limited to, the widening of Bond Street adjacent to the site to 11 m (36 ft.) standard, and provision of ornamental street-lighting on both Bond Street and Patterson Avenue.
- 4.4 Undergrounding of existing overhead wiring along Bond Street and Patterson Avenue will be required if feasible.
- 4.5 A Neighbourhood Parkland Acquisition Charge, which is currently \$884 per unit, will apply to this development.
- 4.6 Vehicular access will be from Bond Street only.
- 4.7 The proposed development complies with the minimum unit sizes of the Council-adopted Condominium Guidelines.
- 4.8 Where possible, existing significant trees on the perimeter of the site will be retained.
- 4.9 A development plan for the subject site has been received which is suitable for the submission to a Public Hearing.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 Site Area: 2087 m² (22,470 sq. ft.)
 - 5.2 Site Coverage: 31 per cent
 - 5.3 Floor Area: 1240 m² (13,350 sq. ft.)
 - 5.4 Floor Area Ratio: 0.60
 - 5.5 Unit Mix:
 - 8 two bedroom units @ 105.6 to 115.9m² (1,137 to 1,248 sq. ft.)
 - 4 one bedroom and den units @ 82.9m² (892 sq. ft.)

 - 12 units total
- 5.6 Unit Density: 57.5 units/ha (23.3 units per acre)
 - 5.7 Building Height: 2 stories

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5.8 Parking Required: 18 spaces (including 3 visitors' spaces)

Parking Provided: 25 spaces (including 3 visitors' spaces)

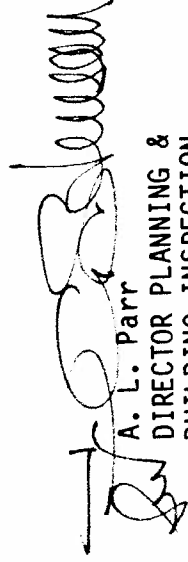
All parking and garbage facilities are provided underground.

5.9 Exterior Materials:

Cedar siding, stone veneer and cedar shingle roof.

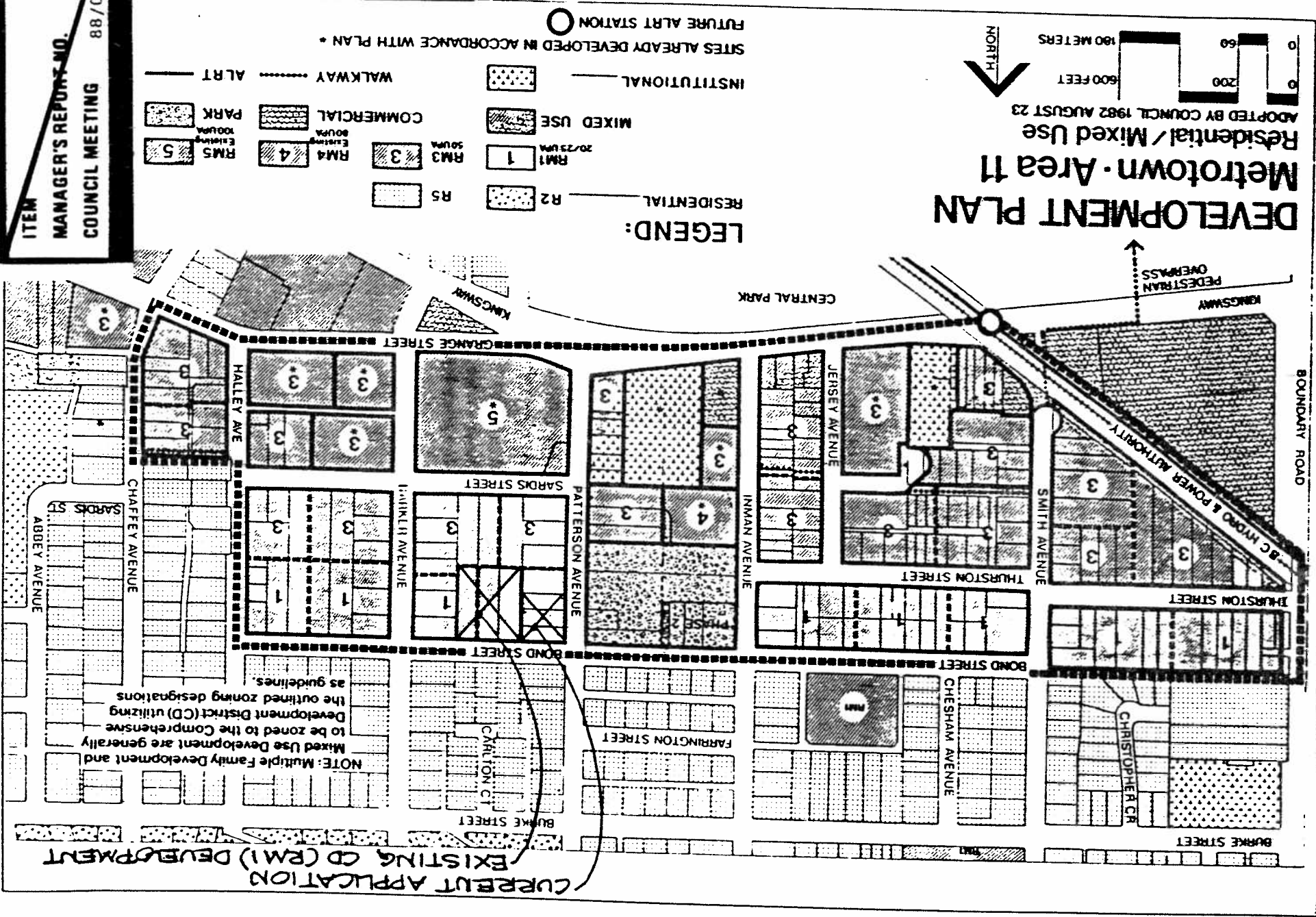
APL
RR:ap

Attach.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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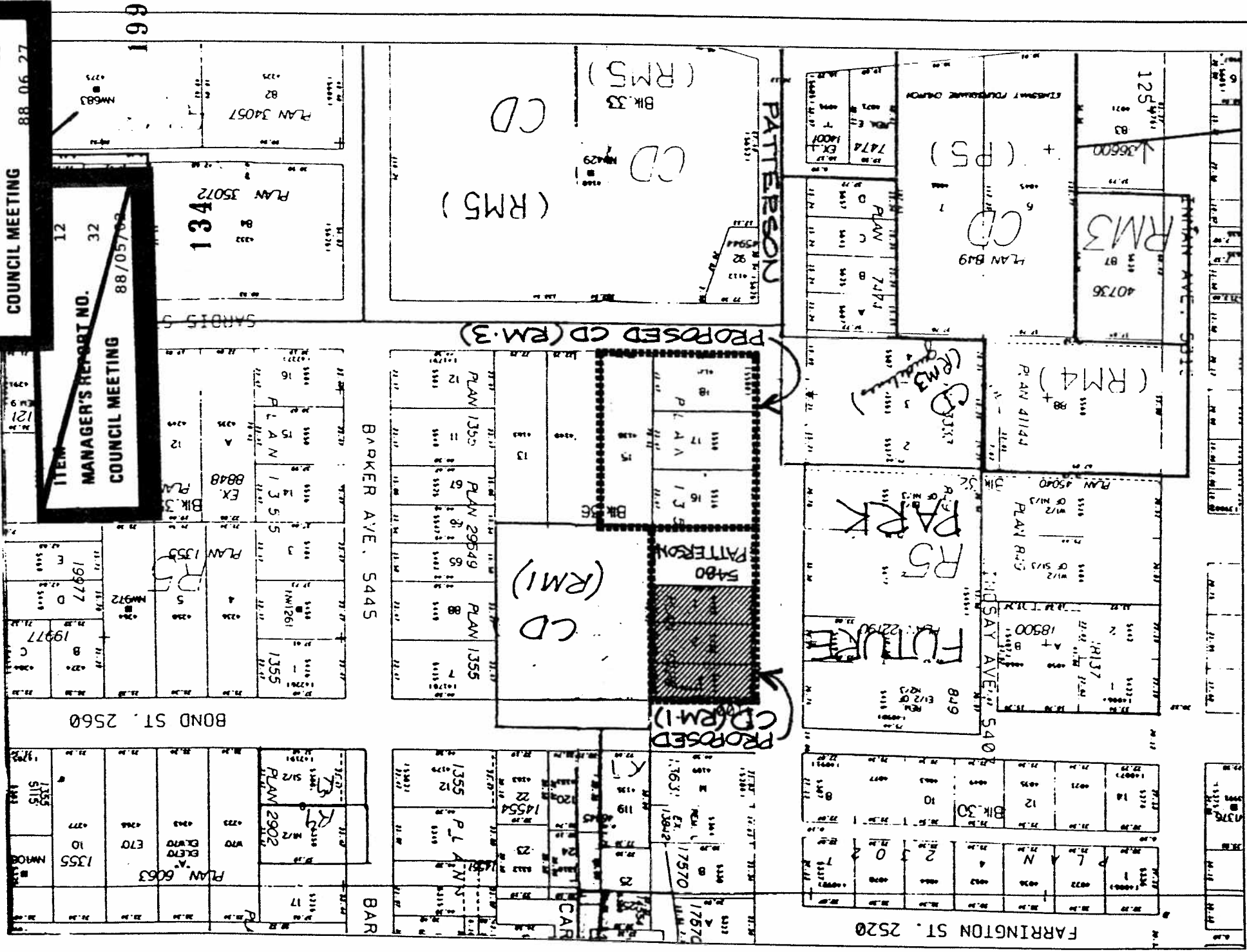
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BC MTD & POWER AUTHORITY
 Planning & Building Inspection Department
 RZ # 11/88
 SKETCH 1

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Date:
 1988 APRIL

Scale:
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RZ # 11/88 SKETCH 2

INCLUDED IN CURRENT APPLICATION

RECOMMENDED SITE ASSEMBLIES
 BASED ON ADOPTED PLAN