

ITEM	11
MANAGER'S REPORT NO.	74
COUNCIL MEETING	89/11/14

RE: REZONING REFERENCE NO. 8/89
9450 BROADWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 NOVEMBER 07

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #8/89
9450 BROADWAY (WESTERN 5 ACRES)
A PORTION OF THE SOUTH-WEST QUARTER D.L. 15
EXCEPT EAST 264 FT., EXCEPT PART SUBDIVIDED BY
PLAN 49579 AND EXCEPT PART SUBDIVIDED BY
PLAN 51478, PLAN 209 (SKETCHES 1 AND 2)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1989 December 12.

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RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.
2. 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 granting of any necessary easements.
 - e) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.



- f) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- g) The completion of a subdivision creating the project site as a legal parcel.
- h) Compliance with the Council-adopted sound criteria.
- i) The provision of an adequately sized and screened garbage handling and recycling material holding space within the development, and a commitment to implement the recycling provisions.
- j) Approval of the Ministry of Transportation and Highways to the rezoning application.

SUMMARY:

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

R E P O R T

1.0 APPLICANT:

Mr. Ron Tanguay
B. C. Hydro and Power Authority
900 - 1045 Howe Street
Vancouver, B.C.
V6Z 2B1

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to provide for townhouse development.

3.0 BACKGROUND:

Council on 1989 March 20 received the report of the Planning and Building Inspection Department concerning the rezoning of the subject site for townhouse development at a maximum density of 12 units per acre, 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 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: R2 Residential District
TO: CD Comprehensive Development District
(based on RM1 Multiple Family Residential District guidelines and a maximum density of 12 units per acre).

4.2 The proposed development of townhousing at a density of 12 units per acre on the subject site is a supportable expansion of the existing Stoney Creek group housing area.

ITEM	11
MANAGER'S REPORT NO.	74
COUNCIL MEETING	89/11/14

- 4.3 A subdivision application to create the subject site as a separate legal lot approximately 2 ha (5 acres) in area is currently in process.
- 4.4 Access to the subject development site will be from the existing constructed Beaverbrook Crescent cul-de-sac.
- 4.5 Easement areas for underground B. C. Hydro facilities totalling 3,298 m² (35,500 sq. ft.) are included in site area calculations for density purposes, but one 94.41 m² (1,016 sq. ft.) for overhead works is excluded.
- 4.6 Within the site, a 27.4 m (90 ft.) building setback will be maintained from the Gagliardi Way right-of-way, and a 15.2 m (50 ft.) building setback will be maintained from the east property line. Existing treed areas with supplemental planting should be maintained within these landscaped buffer setback areas.
- 4.7 The Director Engineering will be requested to prepare an estimate for services necessary to serve the development site, including but not necessarily limited to, completion of a sidewalk around the cul-de-sac bulb.
- 4.8 The Neighbourhood Parkland Acquisition Charge applicable to the development is currently \$829.00 per unit.
- 4.9 In view of the proximity of Gagliardi way and the B. C. Hydro Barnard Substation, a noise study should be undertaken to ensure compliance with the Council's adopted sound guidelines.
- 4.10 The approval of the Ministry of Transportation and Highways will be required.
- 4.11 The proposed development complies with the applicable Council-adopted Condominium Guidelines with respect to parking provision and minimum unit size.
- 4.12 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 Site Area: 2.072 ha (5.120 acres)
- Net Site Area excluding overhead easement: 2.0626 ha (5.0965 acres)
- 5.2 Site Coverage: 22.6 per cent
- 5.3 Floor Area: 9,281.7 m² (99,911 sq. ft.)
- 5.4 Floor Area ratio: 0.45
- 5.5 Unit Count: 60 - three bedroom units total
@ 147 to 154 m²
(1,582 to 1,657 sq. ft.)
- 5.6 Unit Density: 29 units/ha (12 units per acre)
- 5.7 Building Height: Two stories plus basement

ITEM 11
MANAGER'S REPORT NO. 74
COUNCIL MEETING 89/11/14

5.8 Parking Required: 102 spaces (including 12 visitors' spaces)
Parking Provided: 139 spaces (including 25 visitors' spaces)

There are 108 spaces in garages and 31 on-surface.

5.9 Communal Facilities: Children's play area

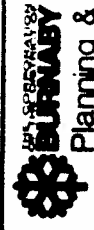
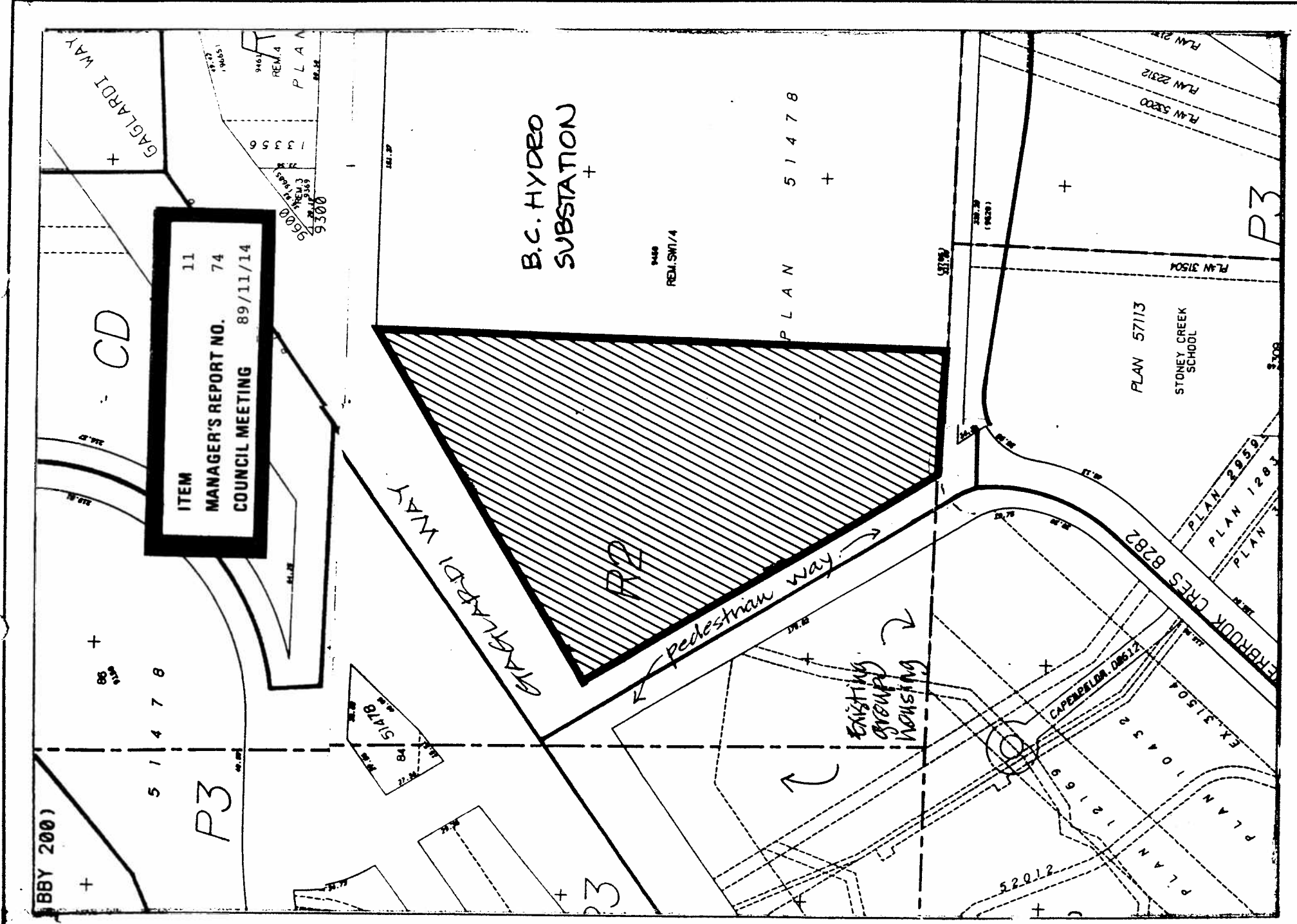
5.10 Exterior Materials: Wood siding and trim, stucco and asphalt shingles.

AP
RR:ap

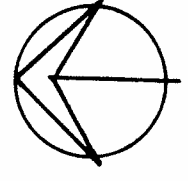
Attach.

cc: Director Engineering
Municipal Clerk

A.L. Parr
A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



Planning & Building Inspection Department



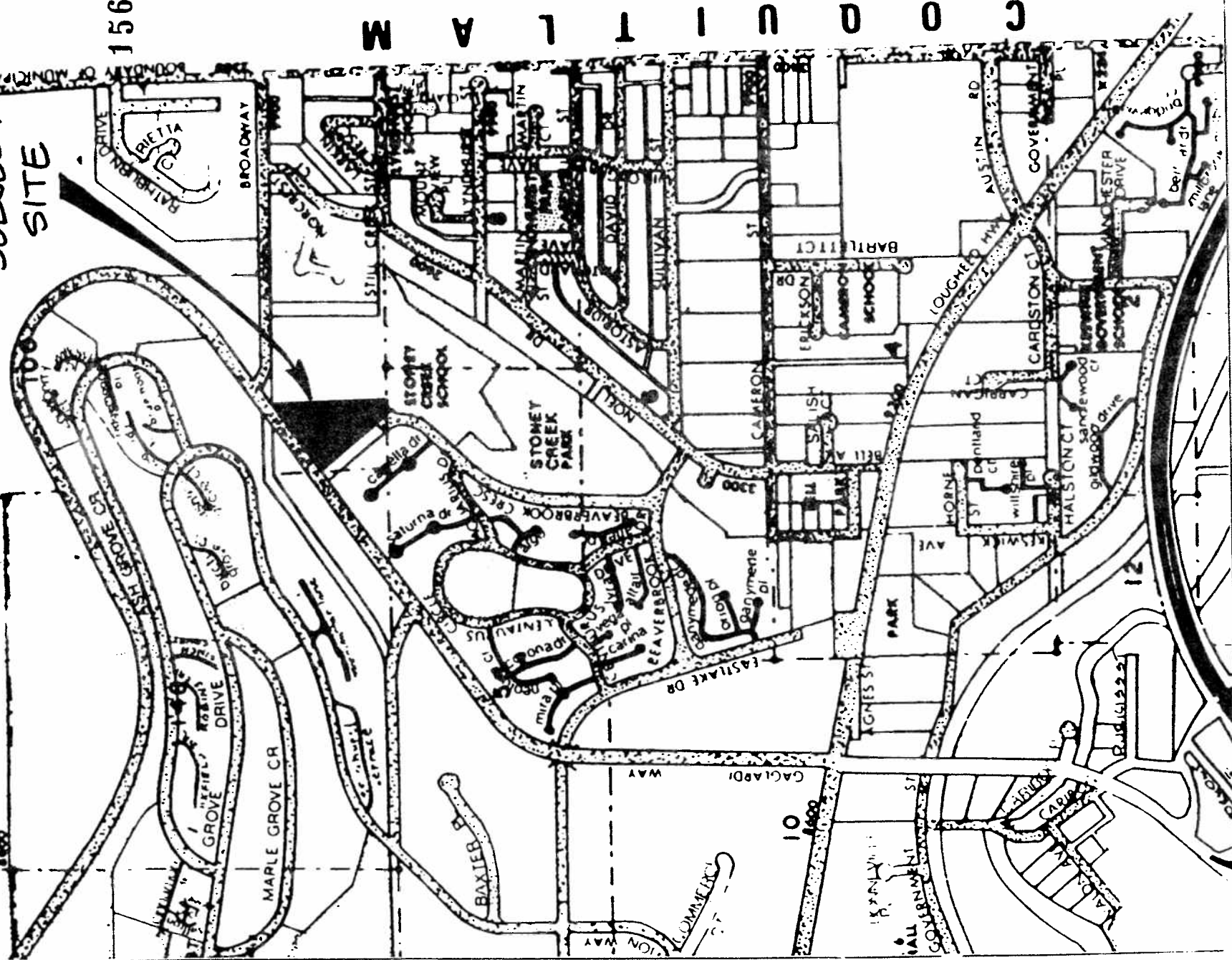
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REZONING REFERENCE
 8/89 - 155

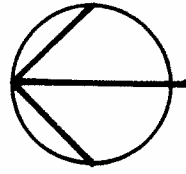
SKETCH 1

ITEM 11
 MANAGER'S REPORT NO. 74
 COUNCIL MEETING 89/11/14

SUBJECT
 SITE



City of Burnaby
 Planning &
 Building Inspection
 Department



Date:

1989 MAR

Scale:

NTS

Drawn By:

REN

REZONING REFERENCE
 8/89

SKETCH 2