

ITEM
MANAGER'S REPORT NO. 4
COUNCIL MEETING 89/01/23 7

RE: REZONING REFERENCE NO. 72/88
7231 ANTRIM AVENUE AND 5338 VICTORY STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 JANUARY 17

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #72/88
LOT 21 OF 14, D.L. 98, PLAN 2066
LOT "F", D.L. 98, PLAN 10886
FROM: R5 RESIDENTIAL DISTRICT AND
M1 MANUFACTURING DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL
DISTRICT GUIDELINES)

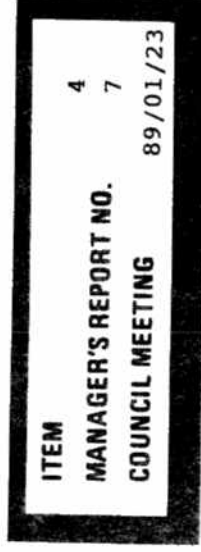
7231 ANTRIM AVENUE AND 5338 VICTORY STREET
PROPOSED LOWRISE APARTMENT
(REFER ATTACHED SKETCHES #1 & #2)

PURPOSE: The purpose of this rezoning is to accommodate a
lowrise apartment building of 29 units.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 January 30 and to a Public Hearing on 1989 February 21 at 19:30 hours.
2. THAT Council authorize the closure and the posting for sale of a redundant lane allowance within the subject development site in accordance with the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
3. 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. **110**
- 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) Compliance with the Council adopted sound criteria.
- l) Consent to the closure of the lane along the south boundary of this site.

R E P O R T

1.0 SUMMARY STATEMENT:

1.1 The applicant has now submitted a plan of development which is considered by staff to be suitable for presentation to a Public Hearing.

2.0 BACKGROUND:

2.1 Council on 1988 September 19 received a report from the Planning and Building Inspection Department and authorized staff to work with the developer in the preparation of a plan of development suitable for presentation to a Public Hearing. A plan has now been prepared for a 29 unit lowrise apartment building.

3.0 GENERAL COMMENTS:

- 3.1 The site is proposed to be rezoned from R5 Residential District and M1 Manufacturing District to CD Comprehensive Development District (based upon the RM3 Multiple Family Residential District guidelines) for use and density.
- 3.2 The site assembly pattern is in conformity with that proposed in the adopted Royal Oak Development Plan area plan. There is an existing north/south lane which is to be incorporated in the development site. As a site rationalization refinement, the lane area is to be closed and exchanged for the dedication

of a 10 foot wide strip along the south boundary abutting the park to straighten out the south property line and to allow the 10 feet of formerly private land plus the 10 foot strip of existing undeveloped lane to be added tot he park site. There is a balance of land in favour of the Municipality which will need to be purchased by the developer, subject to consolidation with the balance of his site. The area involved is approximately 1,300 sq. ft.

- 3.3 The project is to conform to established standards for condominium development.
- 3.4 The Neighbourhood Parkland Acquisition charge is applicable to this type of development.
- 3.5 The Health Department has determined that an acoustical study for industrial or Skytrain noise is necessary.
- 3.6 The developer will be required to upgrade the adjacent streets and to provide the underground services as necessary.
- 3.7 The developer will be responsible for the removal of overhead wiring abutting the site.
- 3.8 Any necessary easements or covenants are to be provided.
- 3.9 A consent to the future closure of the lane to the south is to be provided.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site: 3,003.5 m² (32,330 sq. ft.)
 (0.742 acres)

Net Site: As above

Site Coverage: 36%

4.2 Floor Area Provided: 3,303.5 m² (35,560 sq. ft.)

Floor Area Ratio: 1.10

Height: Three storeys

4.3 Unit Mix:

(a)	11 - 2 beds	92.3 m ²	(994 sq. ft.)
(b)	6 - 2 beds	96.7 m ²	(1,041 sq. ft.)
(c)	1 - 2 beds	97.6 m ²	(1,051 sq. ft.)
(d)	1 - 2 beds	105.2 m ²	(1,132 sq. ft.)
(e)	6 - 2 beds	101.3 m ²	(1,090 sq. ft.)
(f)	3 - 2 beds	105.9 m ²	(1,140 sq. ft.)
(g)	1 - 2 beds	115.4 m ²	(1,242 sq. ft.)

Total Units: 29

Unit Density: 39.07 units/acre

4.4 Parking required:

1.5 x 29 units = 44 stalls
 Provided = 44 stalls
 (all underground including 14 small car spaces).

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Garbage handling is underground.

4.5 Communal facilities: Meeting room and storage area

4.6 Exterior Materials: Cedar shingles, cedar siding, brick and acrylic stucco with cedar window trim on aluminium windows are utilized.

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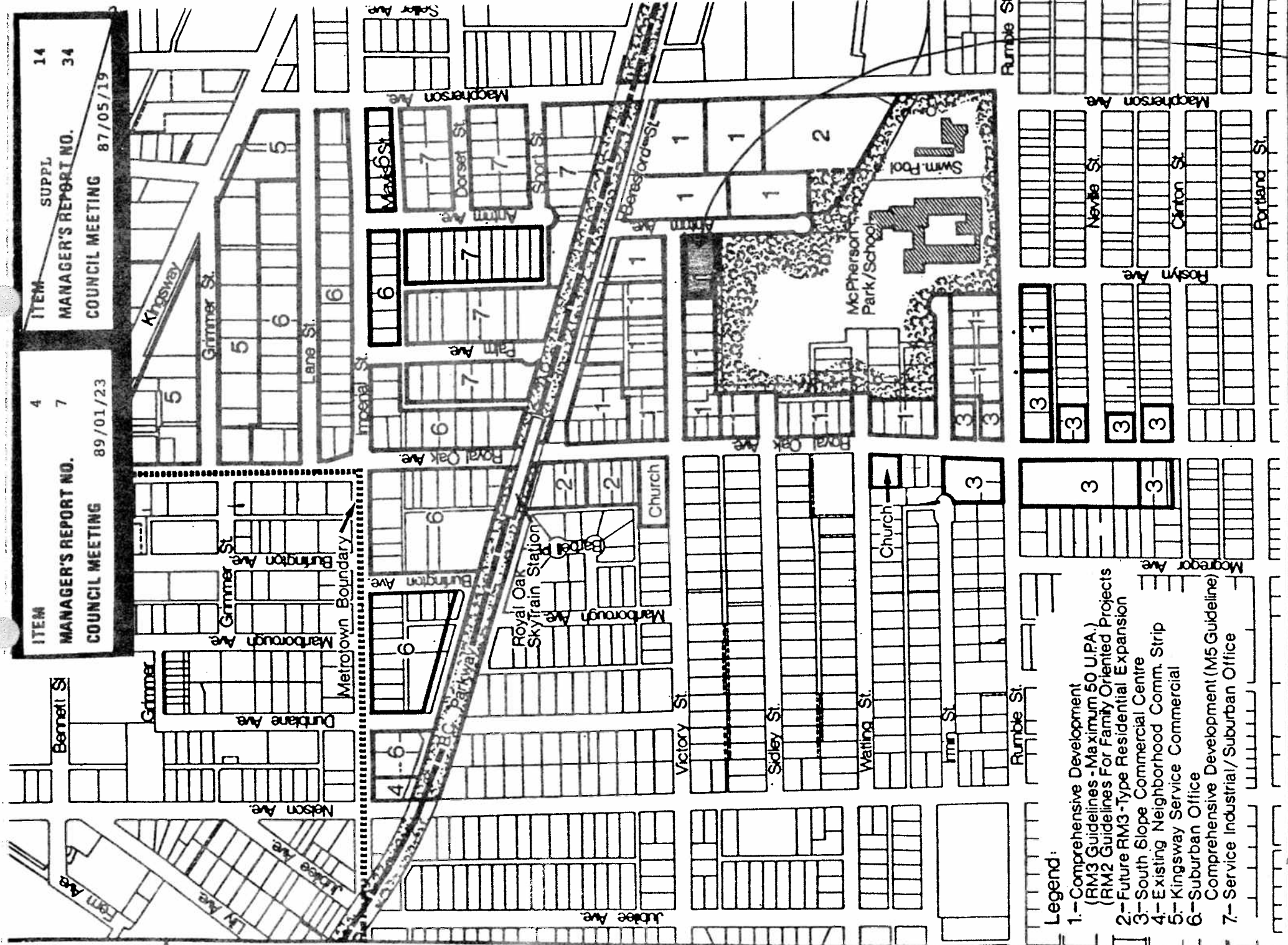
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Attachments

cc: Director Recreation & Cultural Services

A. L. Parr
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DIRECTOR PLANNING &
BUILDING INSPECTION

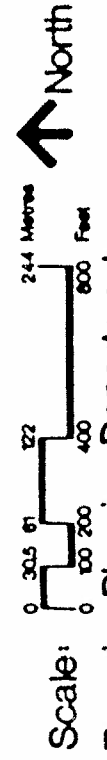
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- Legend:**
- 1.- Comprehensive Development (RM3 Guidelines - Maximum 50 UPA)
(RM2 Guidelines For Family Oriented Projects)
 - 2.- Future RM3 -type Residential Expansion
 - 3.- South Slope Commercial Centre
 - 4.- Existing Neighborhood Comm. Strip
 - 5.- Kingsway Service Commercial
 - 6.- Suburban Office
 - 7.- Service Industrial/ Suburban Office

Royal Oak Study Area

SkyTrain Station/South Slope Centre

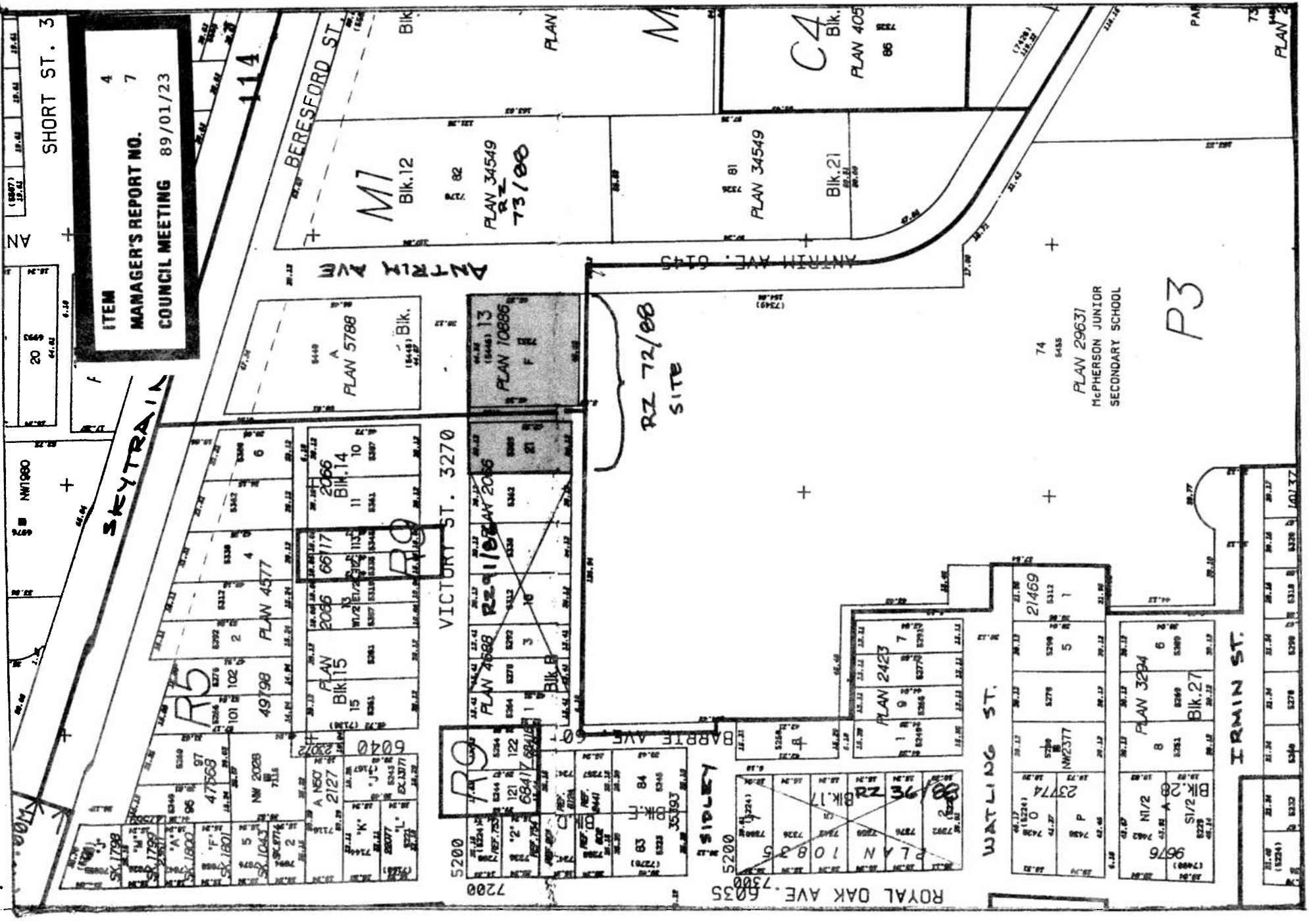


Proposed
 Royal Oak
 Development
 Plan

RZ 72/08
 LOCATION

Burnaby Planning Department · Updated To May 1987

SKETCH 1



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Date:
1988 SEPTEMBER

Scale:
 1:2000

Drawn By:



REZONING REF. # 72/00 LOCATION

EXISTING ZONING M 2 and R 5

SKETCH 2