

RE: REZONING REFERENCE NO. 31/89  
METROTOWN AREA II

ITEM	20
MANAGER'S REPORT NO.	45
COUNCIL MEETING	89/06/26

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #31/89  
LOTS 1 EXC. PCL A (EX. PL. 7176), 2, 3 & 4 D.L. 152, PLAN 2455  
(SEE ATTACHED SKETCH #1)  
PROPOSED LOW-RISE APARTMENT  
METROTOWN - AREA 2

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT  
(BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT  
USE AND DENSITY)

PURPOSE: TO FORWARD THE SUBJECT REZONING APPLICATION TO A PUBLIC HEARING ON  
1989 JULY 25 AT 7:30 P.M.

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RECOMMENDATION:

1. That a rezoning bylaw be prepared and advanced to First Reading on 1989 July 10 and to a Public Hearing on 1989 July 25 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 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.
  - 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 undergrounding of existing overhead wiring abutting the site.
- i) The retention of as many existing mature trees as possible on the site.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant. 190
- k) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.
- 1) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

SUMMARY:

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

R E P O R T

1.0 GENERAL INFORMATION:

1.1 Applicant:

Spacework Architects  
509 Carrall Street  
Vancouver, B.C.  
V6B 2J8

2.0 REZONING PURPOSE:

- 2.1 The purpose of the proposed bylaw is to permit the development of an apartment building on the subject site.

3.0 BACKGROUND INFORMATION:

- 3.1 On 1989 May 23 Council received a report from the Planning & Building Inspection Department concerning the rezoning of the subject site to CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density) to accommodate an apartment development. At that time, Council authorized this 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 will be submitted at a later date.  
  
The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 3.2 The subject site is located within the adopted Metrotown Development Plan Sub-area 2 (see attached sketch #2). Council, on 1989 May 23 adopted the recommendation of the Director of Planning & Building Inspection amending the Metrotown Development Plan to reflect Comprehensive Development District zoning (based on RM3 District use and density for the subject site).

4.0 GENERAL DISCUSSION:

4.1 The subject site is proposed to be rezoned

FROM: R5 Residential District  
TO: CD Comprehensive Development District  
(based on RM3 Multiple Family Residential District  
use and density).

4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site.

4.3 A Neighbourhood Parkland Acquisition Charge of \$1,397.00 per unit is applicable to this development.

4.4 The applicant has indicated that the development will be strata titled. The submitted plan of development indicates compliance with the minimum unit size for strata titled apartment developments. All other applicable Council-adopted condominium guidelines will be adhered to by the applicant.

5.0 DEVELOPMENT PROPOSAL:

5.1 A development proposal has been received which is considered suitable for presentation to a Public Hearing. The plan of development indicates a four-storey apartment building containing 26 dwelling units. The four-storey height is considered suitable in light of the restrictive triangular shape of the site while accommodating the development density permitted under RM3 District zoning, and would be subject to compliance with building code requirements.

It should also be noted that the applicant has submitted a landscape plan indicating the retention of a number of existing trees and shrubs along the front of the site and in the triangular end of the site.

5.2 Site Area: 2256.5 m<sup>2</sup> (24,290 sq ft)

5.3 Floor Area: 2482 m<sup>2</sup> (26,719 sq ft)  
Floor Area Ratio: 1.10  
Unit Density: 46 units per acre

5.4 Unit Mix:

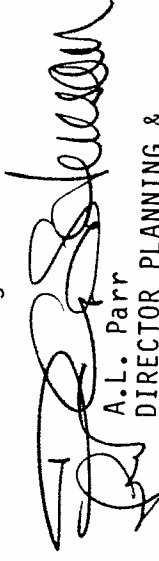
11 - one bedroom units
(734 sq ft - 849 sq ft in size)
10 - two bedroom units
(903 sq ft - 1223 sq ft in size)
<u>5</u> - three bedroom units
(1040 sq ft - 1500 sq ft in size)
26 - total units

5.5 Building Height: 4 stories plus underground parking

5.6 Required Parking: 39 spaces (including 8 visitor spaces)  
Provided Parking: 40 spaces

5.7 Communal Facilities: Fitness Room, Hot Tub, Sauna

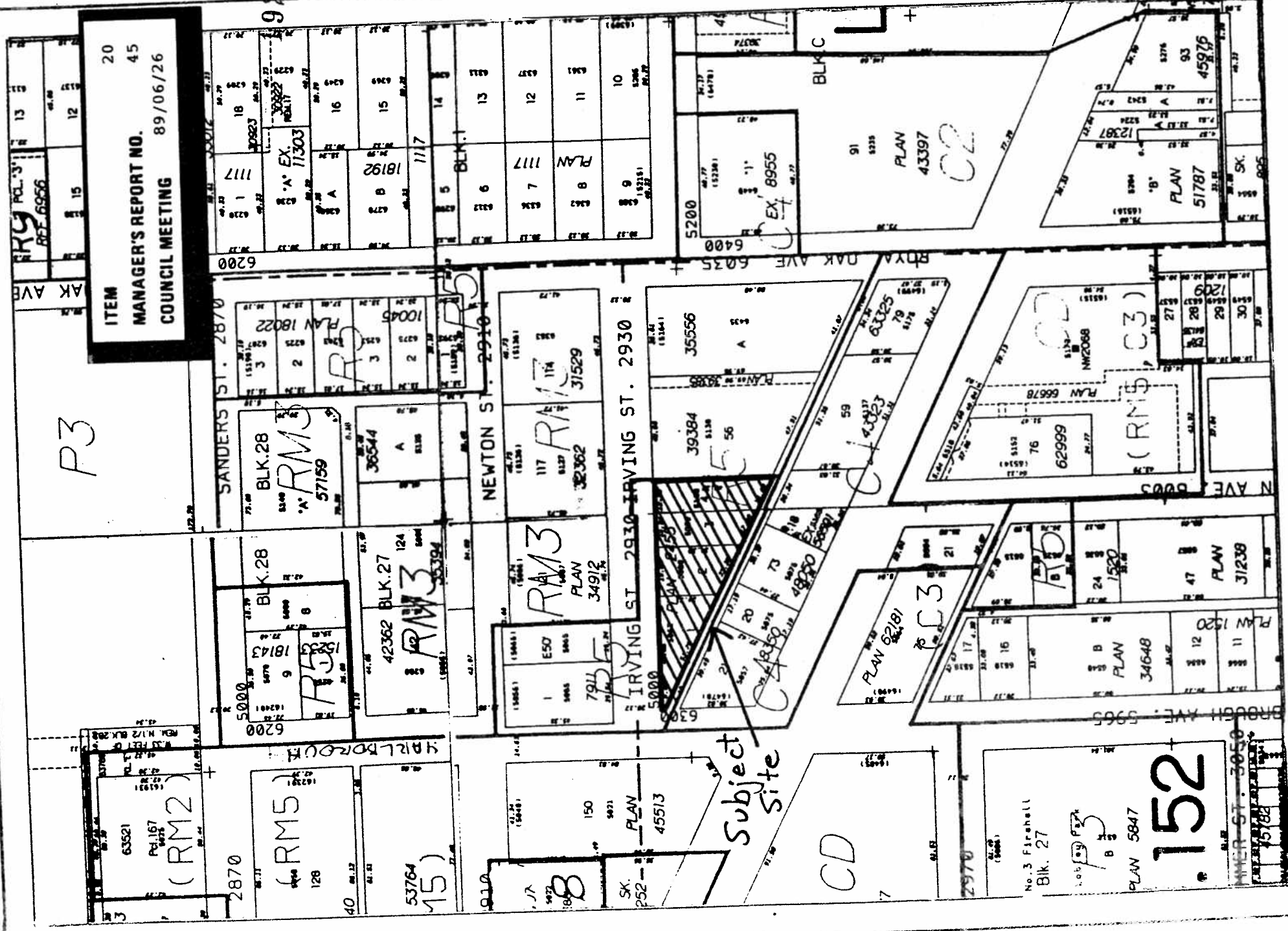
5.8 Exterior Materials: Painted stucco, brick veneer,  
translucent tempered glass in  
prefinished aluminum railing



A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BW:zn

cc: Municipal Clerk  
Fire Chief



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1	1117	18	19
2	EX 71303	20	21
3	18192	22	23
4	1117	24	25
5	BLK. 1	26	27
6	13	28	29
7	1117	30	31
8	PLAN 1117	32	33
9	10	34	35

Subject Site

CD

No. 3 Firehall  
 Blk. 27  
 PLAN 5847  
**152**

Date: 1989 June

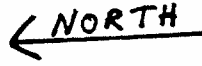
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Drawn By:



Rezoning Reference # 31/89

Sketch # 1



# Metrotown

The Corporation of the  
District of Burnaby

Composite Sketch of  
Development Guidelines

Completed or Rezoned  
in accordance with  
Development Guidelines

- Legend:
- 1-CD (RM1)
  - 2-CD (RM2)
  - 3-CD (RM3)
  - 4-CD (RM4)
  - 5-CD (RM5)
  - 6-CD (RM5/C3)
  - 7-CD (C3 use guideline)
  - 8-CD (RM3/C1)
  - 9-CD (RM4/C2)
  - 10-Public Assembly
  - 11-CD (P2)
  - 12-CD (RM3/Inst)
  - 13-RM2
  - 14-RM3
  - 15-RM4
  - 16-R6
  - CD (RMS) -
  - P3 - Succession
  - P4 - Precinct

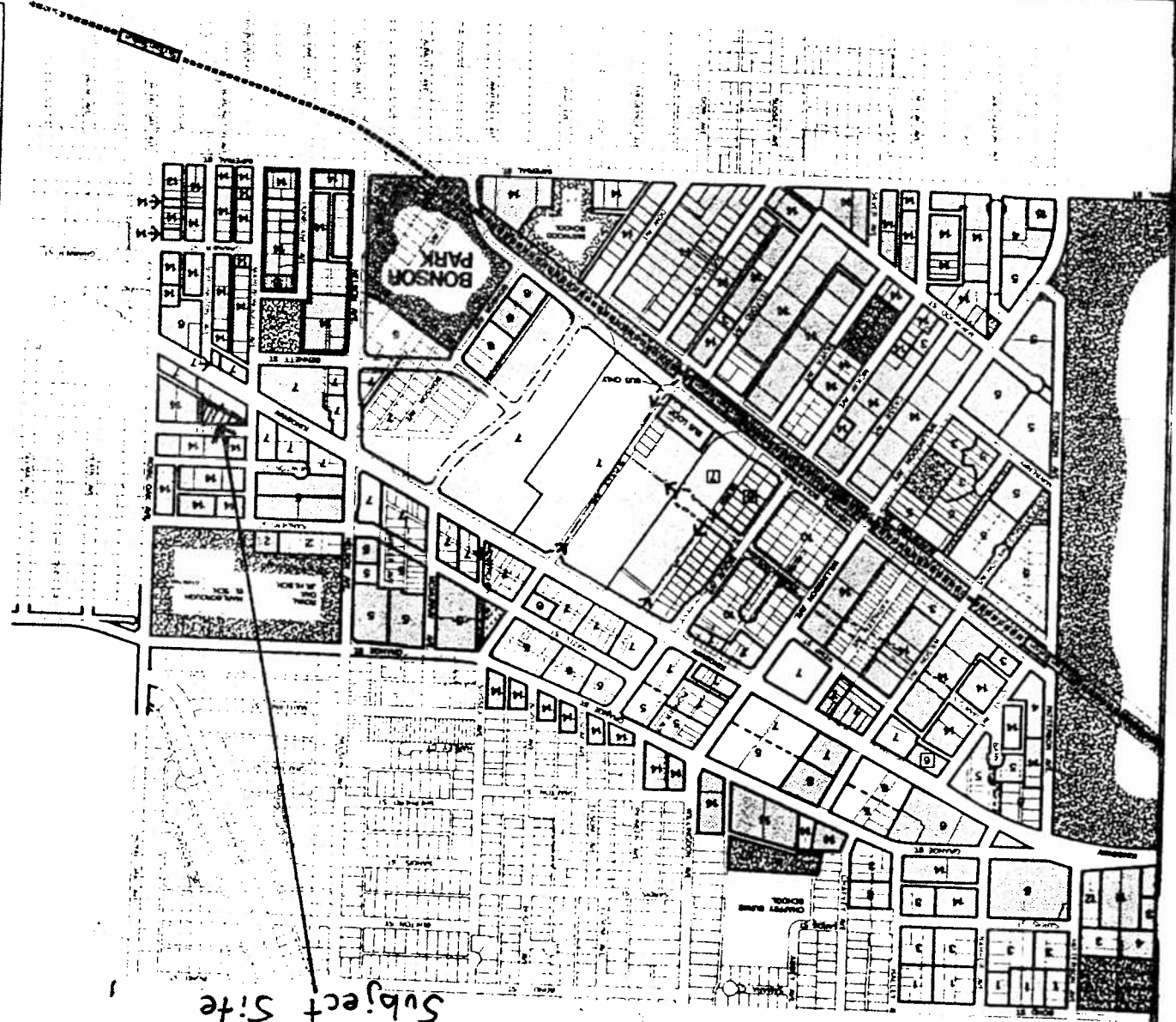
Particular clarification of  
guidelines is required  
with Current Planners for  
any serious development  
inquiries utilizing these  
designated guidelines.

Planning and Building Inspection

Updated to 1987 NOVEMBER

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Subject Site



Date: 1989 June

Scale:

Drawn By:

**BURNABY**  
City of Burnaby  
Planning &  
Building Inspection  
Department

Rezoning Reference # 31/89

Sketch #2

