

ITEM
MANAGER'S REPORT NO. 23
COUNCIL MEETING 45 89/06/26

RE: REZONING REFERENCE NO. 45/89
PATTERSON AVENUE, BERESFORD STREET AND WILSON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1989 June 21

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #45/89

ADDRESS: 6122, 6108, 6102, 6130 AND PART OF
6142 PATTERSON AVENUE;
4108, 4118, 4126, 4144, 4156, 4168,
4180, 4194 BERESFORD STREET;
6135 WILSON AND PART OF 6145 WILSON AVENUE

LEGAL: SEE ATTACHED SCHEDULE 'A'

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON THE RMS MULTIPLE FAMILY RESIDENTIAL
ZONE USE AND DENSITY)
(SEE ATTACHED SKETCHES)

PURPOSE: To recommend that this rezoning application be considered for a
Public Hearing on 1989 July 25.

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RECOMMENDATIONS:

1. THAT Council authorize staff to bring forward for abandonment Amendment Bylaw #22 (1989), Bylaw No. 9175, Rezoning Reference #18/89, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 4.2 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 1989 July 10, and to a Public Hearing on 1989 July 25 at 19:30 h (7:30 p.m.).

4. THAT the following be established as prerequisites to the completion of the rezoning:

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- 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) 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) The retention of as many trees as possible on the site.
 - m) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit the redevelopment of this site for a high-rise apartment tower.

2.0 APPLICANT

MAP Development Limited
1551 Columbia Street
NORTH VANCOUVER, B.C.
V7J 1A3

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3.0 BACKGROUND TO CURRENT PROPOSAL

Council on 1989 April 24 gave Second Reading to a rezoning application, R.Z. #18/89, following a Public Hearing on 1989 April 18 for a site that is slightly smaller than the site currently being proposed for consideration here.

The applicant has now acquired some additional lands along the southerly edge of the site along Patterson and Wilson Avenues and has increased the lot area by approximately 826 m² (8,897 sq.ft.). While the design of the tower and the siting of the building is essentially the same as that proposed in R.Z. #18/89, the height of the building is proposed to be increased from 23 storeys to 26 storeys.

4.0 GENERAL COMMENTS

4.1 SITE CONFIGURATION

This site lies within the Metrotown Plan area and forms part of a site designated for high-rise residential development in the Community Plan Two study. The plans call for the consolidation of the block bounded by Patterson, Beresford and Wilson Avenue into one large developed site for the development of two residential towers (refer attached Sketch 2). The current development proposal divides this large triangular shaped block into two parcels with the northern (subject rezoning) site adjacent Beresford Street being larger than the southerly site and therefore having the capacity for a taller tower. In the future, the site to the south will have the capacity to accommodate a tower of approximately 20 storeys (depending upon the future building design) on the southern portion of the triangle area bounded by Beresford Street, Patterson and Wilson Avenues.

The effect of this current rezoning application when compared with the earlier proposal is basically to shift approximately three storeys of building height from the future southern site to the northern site that is the subject of this rezoning. Given the locations of the existing buildings, the Plan for the area and the presence of a 23 storey building at the corner of Wilson Avenue and Maybery Street (R.Z. 64/81), this application is supported.

4.2 SERVICING

The Director Engineering will be assessing the adequacy of the services to the site and a complete list of requirements will be prepared in conjunction with the consolidation of the site. The servicing requirements will include, but not be limited to, the construction of Beresford Street and the construction of Wilson Avenue to a finished standard. The existing lane will be turned out to Patterson on a temporary basis until the site to the south redevelops and the lane can be abandoned.

4.3 ROAD DEDICATIONS

It will be necessary to dedicate a 10.06 m (33 ft.) area along Beresford for widening of the road to a standard width. Corner truncations at the intersections of Patterson and Wilson are also required. Existing redundant lanes will be closed for incorporation into the development site to offset the required dedications. These changes necessitate the use of a Highway Exchange Bylaw. The area being dedicated for roads is greater than the lane areas that are to be closed.

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4.4 DEVELOPMENT COST CHARGES

The Neighbourhood Parkland Acquisition Charge of \$1,436 per unit based upon the RM5 zone density is applicable to this site.

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4.5 STRATA TITLE/CONDOMINIUM GUIDELINES

The development plans submitted indicate that the unit sizes will meet the standards for condominiums.

4.6 NOISE STUDY

The Health Department has indicated that a noise study will be required for this site.

4.7 REMOVAL OF OVERHEAD WIRING ABUTTING THIS SITE

The existing power lines along the abutting streets are to be removed. The developer will be required to remove the lines or to contribute towards the cost of this removal.

4.8 TREE SURVEY

A tree survey will be provided to determine which trees presently on the site can be preserved in the area that is not excavated.

5.0 DEVELOPMENT PROPOSAL

7,751 m² (83,439 ft²)

5.1 NET SITE:
 After dedication of Beresford Street and corner truncations: (subject to survey)

SITE COVERAGE: Approximately 14%

17,053 m² (183,566 ft²)

5.2 FLOOR AREA:

Floor Area Ratio: $\frac{7,751}{17,053} \text{ m}^2 = 2.20 \text{ F.A.R.}$

5.3 UNIT DENSITY:

$\frac{143 \text{ units}}{1.92 \text{ ac}} = 74.7 \text{ units/acre}$

Height:

26 storeys

5.4 PARKING:

Required: 1.5 spaces x 143 units = 215 spaces
 Total = 286 spaces

Provided:
 (15 on grade, 271 underground)
 (two spaces/unit)

5.5 UNIT BREAKDOWN:

TOTAL UNITS: 143

137 2-Bedroom units ranging in size from 97.2 m² (1,046 ft²) to 110.8 m² (1,193 ft²)

6 3-Bedroom units ranging in size from 162.0 m² (1,744 ft²) to 180.2 m² (1,940 ft²)

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5.6 COMMUNAL FACILITIES:

Provided facilities include a hobby room, exercise room, indoor pool and jacuzzi and an outdoor tennis court.

5.7 EXTERIOR MATERIALS AND FINISH:

Brick, glass, darkened glass balconies and concrete.

5.8 GARBAGE/RECYCLING:

A garbage handling and recycling area will be provided underground.

BR:1f

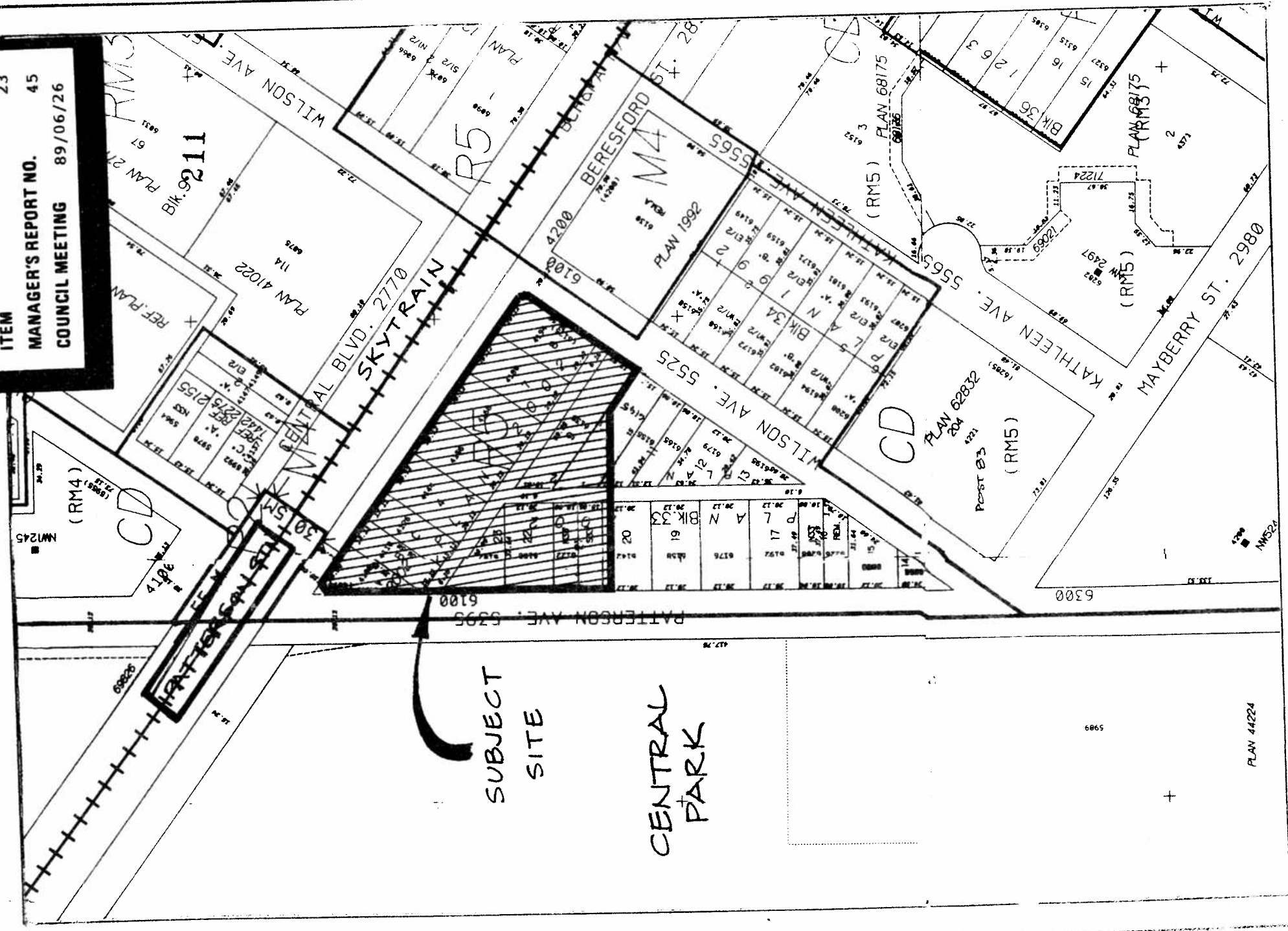
Attachments

cc: Director Engineering
Municipal Solicitor

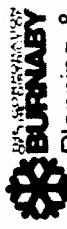


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

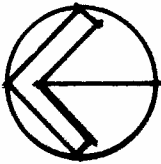
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SUBJECT
 SITE
 CENTRAL
 PARK



Planning &
 Building Inspection
 Department



NORTH

REZONING
 REFERENCE 9-1-81

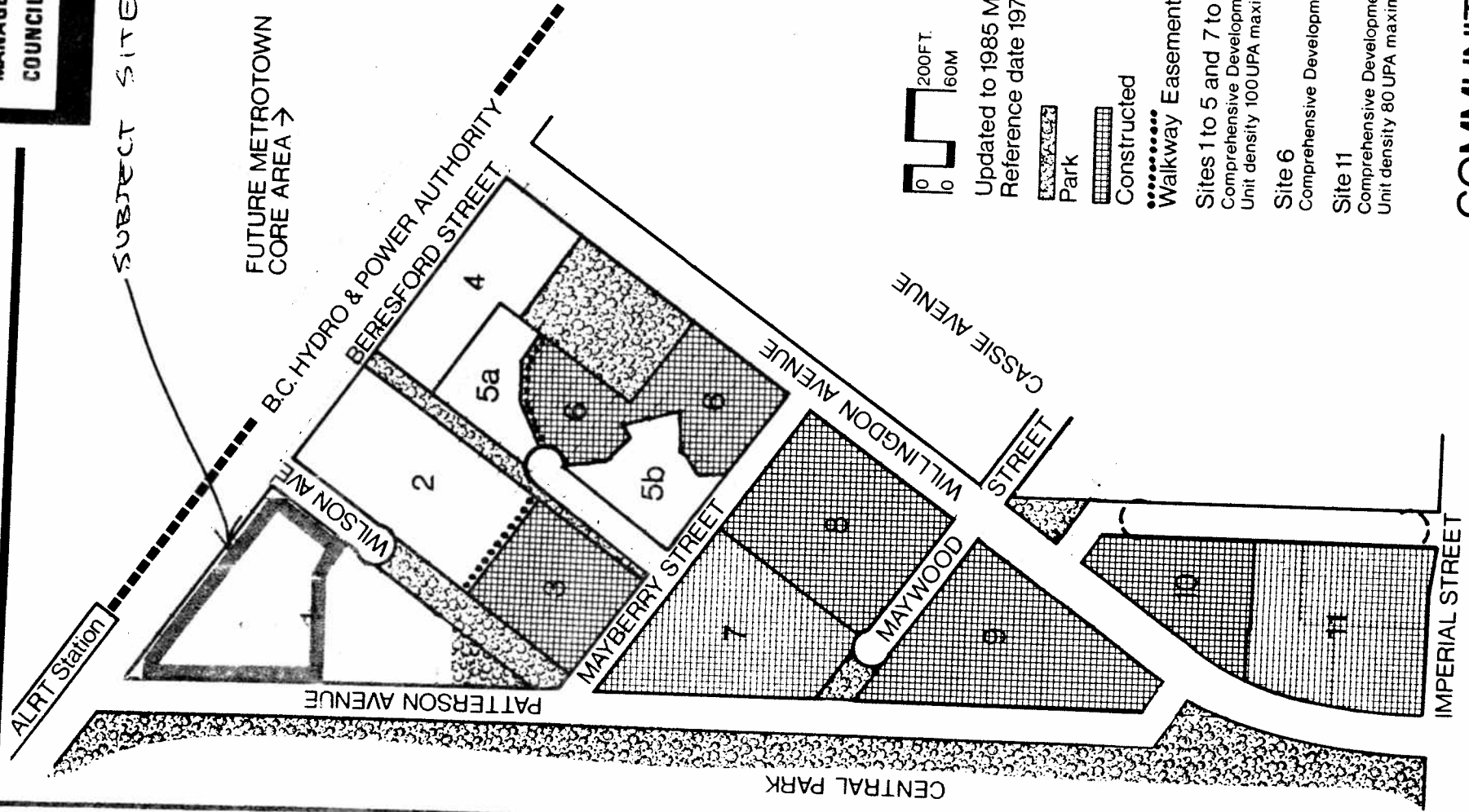
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SKETCH 1

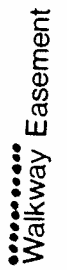
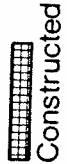
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SUBJECT SITE

FUTURE METROTOWN
 CORE AREA →



Updated to 1985 March
 Reference date 1975 April



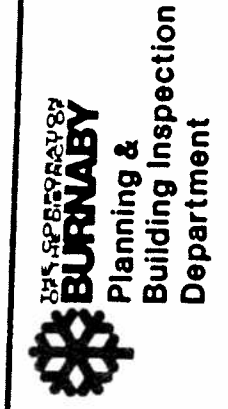
Sites 1 to 5 and 7 to 10
 Comprehensive Development (RM5 guideline)
 Unit density 100 UPA maximum

Site 6
 Comprehensive Development (RM3 guideline)

Site 11
 Comprehensive Development (RM4 guideline)
 Unit density 80 UPA maximum

COMMUNITY PLAN TWO

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Date	09 JUNE
Scale	
Drawn By	

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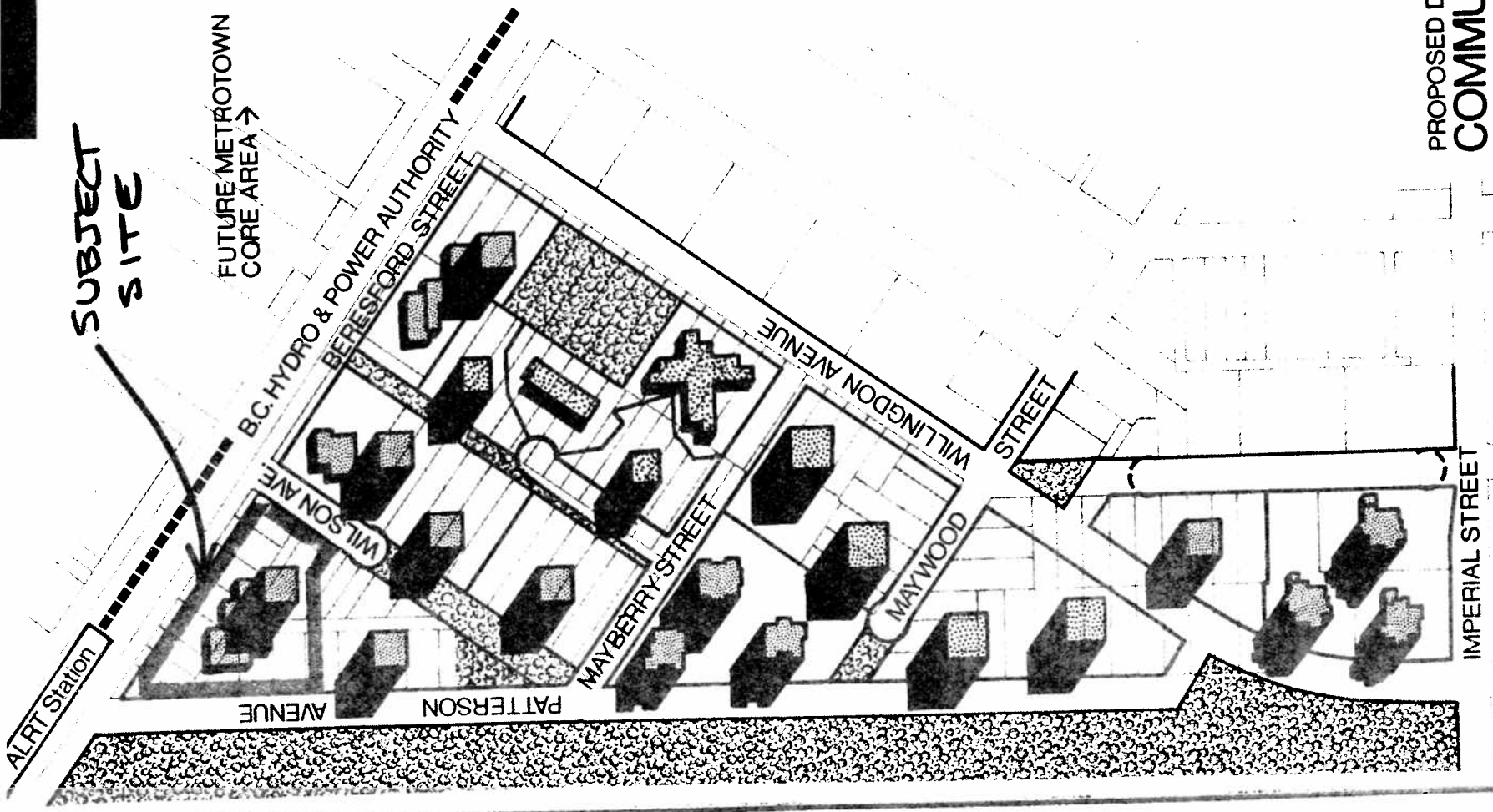
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SKETCH

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SUBJECT SITE

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PROPOSED DEVELOPMENT
COMMUNITY PLAN TWO



CITY OF BURNABY
 Planning &
 Building Inspection
 Department

Date	1989 JUNE
Scale	
Drawn By	

REZONING REF # 45/89

SKETCH 3



MAP DEVELOPMENT CORPORATION
 1551 Columbia Street
 North Vancouver, B.C.
 V7J 1A3
 Telephone: 986-2211

RZ 4518

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June 15, 1989

The Corporation of the
 District of Burnaby
 4949 Canada Way
 Burnaby, B.C.
 V5G 1M2

Attention: A.L. Parr,
 Director Planning and Building Inspection

Dear Mr. Parr:

Re: Application for Rezoning
 6130, 6122, 6108, 6102 and part of 6142
 Patterson Avenue
 4108, 4118, 4126, 4144, 4156, 4168, 4180 and
 4194 Beresford Street
 6135, part of 6145 and part of 6155 Wilson Avenue

The above referenced properties are presently zoned R5, Residential District. We request rezoning to CD, Comprehensive Development District.

It is our intention to construct a Highrise Residential Apartment Building. The project will provide a full compliment of amenities including a swimming pool, whirlpool spa, sauna and tennis court.

Upon commencement of construction, the existing buildings are to be demolished.

Yours truly,
 MAP DEVELOPMENT CORPORATION

Per:
 Mike De Cotlis
 Director

/mlm
 encl.

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SCHEDULE "A"

ATTACHMENT

R.Z. #45/89

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Address of Property

6130, 6122, 6108, 6102 and Part of 6142 Patterson Avenue
4108, 4118, 4126, 4144, 4156, 4168, 4180 and 4194 Beresford
Street
6135, Part of 6145 and Part of 6155 Wilson Avenue

Legal Description of Property

Lots A, B and C, Lots 4, 5, 6, 7, 8, and 9,
The Northern 5 feet of Lot 20, The North half
of Lot 21, the South half of Lot 21, Lots 22 and 23
A Portion of Lot 10 and a Portion of Lot 11,
All of Block 33, District Lot 151, Plan 2002, NWD