

TO: MUNICIPAL MANAGER

1990 JULY 16

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #84/89

LOT 1, EXC. FIRSTLY: PARCEL "A" (EXPL. PL. 7429),  
SECONDLY: PARCEL "B" (EXPL. PL. 11072)  
D.L. 53, GROUP 1, N.W.D. PLAN 3823;  
PARCEL "B" (EXPL. PL. 11072), LOT 1, D.L. 53,  
GROUP 1, N.W.D. PLAN 3823;  
LOT 1, D.L. 53, GROUP 1, N.W.D., PLAN 23427;  
LOT 2, D.L. 53, GROUP 1, N.W.D., PLAN 23427;  
LOT 3, D.L. 53, GROUP 1, N.W.D., PLAN 23427;

7005, 7015, 7019, 7031 - 7033 AND 7049 STRIDE AVENUE

FROM: R5 RESIDENTIAL DISTRICT

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

PURPOSE: To seek Council authorization to forward a revised plan  
of development for this application to a Public Hearing on  
1990 August 28.

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RECOMMENDATIONS:

- 1) THAT Council abandon amendment Bylaw #78/89, Bylaw #9308, (Rezoning Reference #84/89), the previous bylaw for the subject rezoning application after First and Second Readings have been granted for this new rezoning proposal.
- 2) THAT a new Rezoning Bylaw be prepared and advanced to First Reading on 1990 August 13 and to a Public Hearing on 1990 August 28 at 7:30 p.m., and that the following be established as prerequisites to the completion of 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) The dedication of any rights-of-way deemed requisite.
  - f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

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- g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- h) The consolidation of the net project site into one legal parcel.
- i) Compliance with the Council-adopted sound criteria.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking, and a commitment to implement the recycling provisions.
- k) Completion of the Highway Exchange Bylaw. **152**
- l) Detailing of the proposed adaptable units.

**SUMMARY:**

A rezoning application for the subject property previously proceeded to Second Reading. The applicant has, however, informed staff that it is not his intention to proceed with the previously-submitted plan of development for the subject site and has submitted a completely new plan of development which is suitable for presentation to a new Public Hearing.

**R E P O R T**

**1.0 APPLICANT:**

Taina Investment Limited  
1758 West 8th Avenue  
Vancouver, B.C.  
V6K 1V6

**2.0 REZONING INTENTION:**

The intent of this rezoning is to accommodate the development of a four-storey apartment building.

**3.0 BACKGROUND:**

- 3.1 The subject site is being rezoned:

**FROM:** R5 Residential District

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

- 3.2 The subject site lies within the Edmonds Station Area Plan (see attached sketch) adopted by Council on 1987 July 12 and is designed for low-rise multi-family residential redevelopment based on RM3 guidelines and a maximum density of 50 units per acre.
- 3.3 A rezoning bylaw based on the developer's previously submitted plan of development received First Reading on 1989 November 20, was submitted to a Public Hearing on 1989 December 12 and received Second Reading on 1989 December 18.

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The applicant has, however, now informed us that the previous plan of development is being abandoned, and has submitted a new plan of development. This plan takes a new approach to the site planning and architectural design of the project. Consequently, it is appropriate for this new plan of development to be resubmitted to Public Hearing and for a new rezoning bylaw to be prepared.

**4.0 GENERAL COMMENTS:**

- 4.1 The current development proposal comprises a four-storey apartment building, whereas the previous proposal was three storeys in height. This results in a decrease in site coverage from 35 per cent to 29 per cent. The number of units proposed has increased from 69 to 70 units, but the applicable maximum Floor Area Ratio of 1.1 remains the same.
- 4.2 The adopted Plan provides for the closure of Stride Avenue with a cul-de-sac adjacent to the site, and development of a park/walkway link to 19th Street. The developer's current plans propose moving the cul-de-sac bulb approximately 30 m (100 ft.) closer to 19th Street as shown on sketch #2 attached. The small Stride School parking lot is to remain and an access driveway will be provided in the design of the park/walkway.
- 4.3 The development site is to include the not-required portion of a property, 7005 Stride Avenue, which was previously acquired by the Municipality for widening of 19th Street. The site is also to include the adjacent portion of 16th Avenue which is to be closed. A dedication from the site is required for the planned Stride Avenue cul-de-sac bulb and the previously authorized Highway Exchange Bylaw to be introduced following Second Reading of the new proposed Rezoning Bylaw will reflect its change in location. Details of compensation to the Municipality for the increase in net site area resulting from the road exchange and sale of a portion of 7005 Stride Avenue will be provided in a separate report.
- 4.4 An estimate of required servicing costs has been obtained from the Director Engineering.
- 4.5 Removal of overhead wiring adjacent to the site has already been provided for.
- 4.6 Vehicular access will be from Stride Avenue.
- 4.7 In view of traffic on 19th Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 4.8 The net project site will be consolidated into one legal parcel.
- 4.9 A Neighbourhood Parkland Acquisition Charge, which is currently \$,1397.00 per unit, applies to this development.
- 4.10 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in our primary town centre areas, and has indicated that four adaptable units will be provided.
- 4.11 The proposed development complies with the minimum unit sizes of the condominium guidelines adopted by Council.
- 4.12 A plan of development which is suitable for submission to a Public Hearing has been submitted.

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5.0 DEVELOPMENT PROPOSAL:

5.1 Site Area: 0.631 ha (1.56 ac.)  
(to be confirmed by survey)

5.2 Site Coverage: 29 per cent (previously 35 per cent)

5.3 Floor Area: 6,932 m<sup>2</sup> (74,618 sq. ft.)

Floor Area Ratio: 1.1 154

5.4 Unit Mix:

52 two bedroom units @ 84.9 to 83.6 m<sup>2</sup> (914 to 900 sq. ft.)  
18 three bedroom units @ 102.2 m<sup>2</sup> (1,100 sq. ft.)

70 UNITS TOTAL (Previously 69 units)

5.5 Unit Density: 111 units/ha (45 units per acre)

5.6 Building Height: 4 storeys (previously 3 storeys)

5.7 Parking Required: 105 spaces (including 14 visitors' spaces)

Parking Provided: 105 spaces (including 22 visitors' spaces)

All parking is provided underground.

5.8 Exterior Materials: Stucco, wood trim and asphalt shingles.

5.9 A garbage and recycling area will be provided underground.

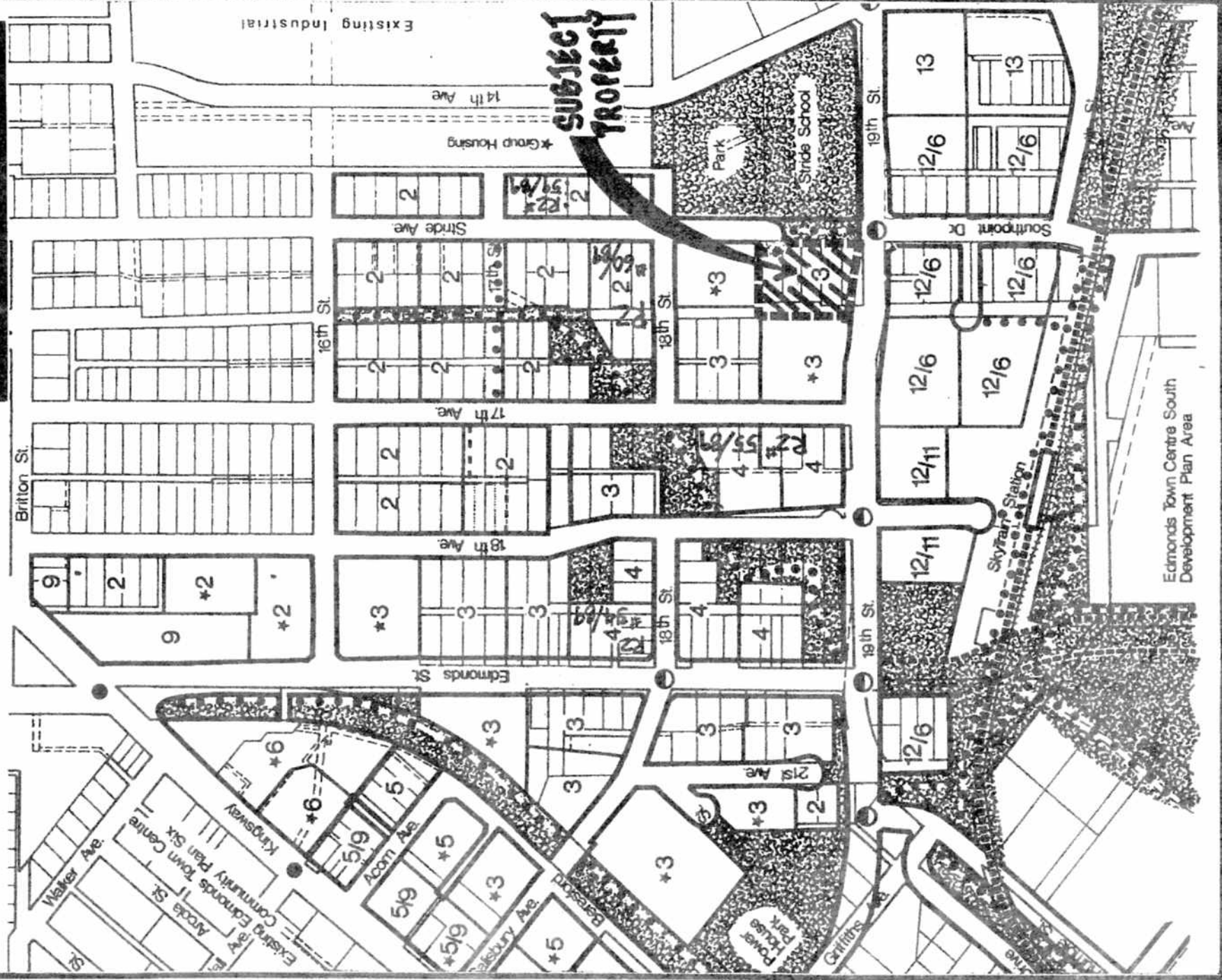
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RR:ap

Attach.

c.c. Municipal Solicitor  
Municipal Clerk  
Director Engineering

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

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Planning &  
Building Inspection  
Department

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Date: 1989 NOVEMBER

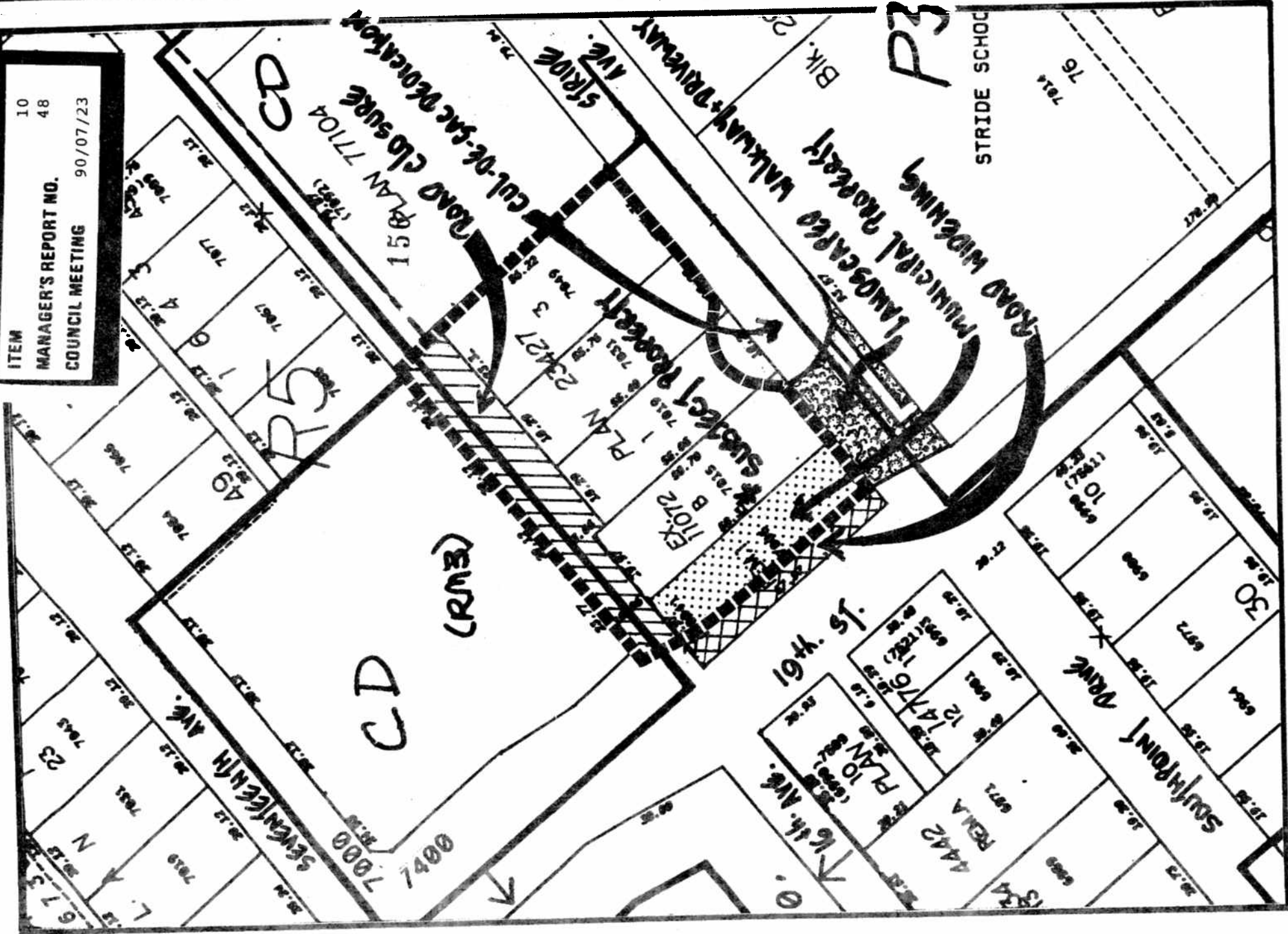
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Drawn By: J.P.C.



SKETCH #1

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THE CORPORATION OF  
**BURNABY**  
Planning &  
Building Inspection  
Department

Date: July 1990

Scale:

Drawn By:

J.P.C.

**REZONING #84/89**



SKETCH #2