

RE: REZONING REFERENCE NO. 74/89
 MANOR STREET AND DOMINION STREET

ITEM	6
MANAGER'S REPORT NO.	23
COUNCIL MEETING	90/03/26

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER **DATE:** 1990 MARCH 20

FROM: DIRECTOR PLANNING &
 BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #74/89
 LOT 1, BLK. 30, D.L. 69, PLAN 1321; LOT 2, BLK. 30, D.L. 69, PLAN 1321; LOT 3 W. 1/2, BLK. 30, D.L. 69, PLAN 1321; LOT 3 E. 1/2 BLK. 30, D.L. 69, PLAN 1321; LOTS 12, 11 & 10, BLK. 30, D.L. 69, GROUP 1, N.W.D.; PL. 1321 (See Attached Sketch #1)

PROPOSED LOW-RISE APARTMENT
 CANADA WAY, SMITH AVENUE, COMMUNITY PLAN 8
 3754, 3762, 3768 AND 3772 MANOR STREET;
 3753, 3761 AND 3769 DOMINION STREET

FROM: R5 RESIDENTIAL DISTRICT

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

PURPOSE: TO FORWARD THE SUBJECT REZONING APPLICATION TO A PUBLIC HEARING ON 1990 APRIL 24 AT 7:30 P.M.

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RECOMMENDATIONS:

1. THAT the introduction of a Highway Exchange Bylaw, be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02, and to a Public Hearing on 1990 April 24 at 7:30 p.m.
3. THAT the following be established as prerequisites to the completion of the zoning:
 - 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.

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- 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 recommend immediate demolition of such improvements and removal of 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 along the south side of the lane and crossing Esmond Avenue.
- i) The retention of as many existing mature trees as possible on the site.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) Compliance with the Council adopted sound criteria.
- m) 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.
- n) Completion of the Highway Exchange Bylaw.
- o) The deposit of the applicable per unit Neighbourhood Parkland Acquisition charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit the development of a low-rise apartment development on the subject site.

2.0 BACKGROUND

2.1 On 1989 September 25, 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 a larger lot assembly and, the preparation of a plan of development suitable for presentation to a Public hearing. This was done on the understanding that a more detailed report would be submitted at a later date.

The subject site is located within the Council Adopted Canada Way - Smith Avenue Community Plan Eight, Apartment Study Area "I" (See attached Sketch #2). The applicant has been able to achieve the larger site consolidation compatible with the adopted Community Plan Eight and has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The subject redevelopment is being rezoned

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential district use and density)(See attached Sketch #1)

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to, the upgrading of the three roads adjacent to the site to an 11 m standard with streetlighting, separated sidewalks and boulevard landscaping.

3.3 A Highway Exchange Bylaw will be pursued to close the existing lane and redirect it in a new lane towards Manor Street (See attached Sketch #3).

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

3.5 The applicant has indicated that the development will be strata titled. The submitted plan of development indicates compliance with the minimum unit size for condominium apartment developments.

3.6 The applicant will assure that the development falls within the scope of the Council-adopted sound criteria.

3.7 Overhead wiring on and abutting the site will need undergrounding.

4.0 DEVELOPMENT PROPOSAL

4.1	Gross Site:	52,272 sq. ft. (4,856 m ²)
	Net Site:	49,332 sq. ft. (4,592 m ²)
	Site Coverage:	17,610 sq. ft. (1,636 m ²) (35.6%)
4.2	Floor Area:	54,000 sq. ft. (5,017 m ²)(subject to the final net site area on registered survey plan)
	FAR:	1.1
	Height:	3 and 4 storeys on the sloping site
4.3	Unit Mix:	36 - 1 bedroom units (700-701 sq. ft. in size) 24 - 2 bedroom units (912-1,037 sq. ft. in size)
	Total Units:	60
	Unit Density:	50/acre
4.4	Parking Ratio:	
	Required:	1.5 x 60 = 90 spaces
	Provided:	1.5 x 60 = 90 spaces (all underground) (including 18 (20%) for visitors, 1 of which is also the Car Wash Stall)

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4.5 Exterior Materials and Finish:

Stucco walls and window trim in various
earth hues and cedar shingles

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FA/ds
FA/ds

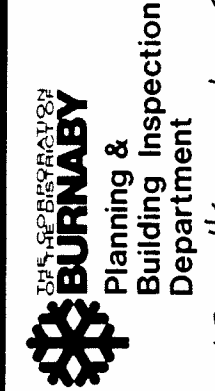
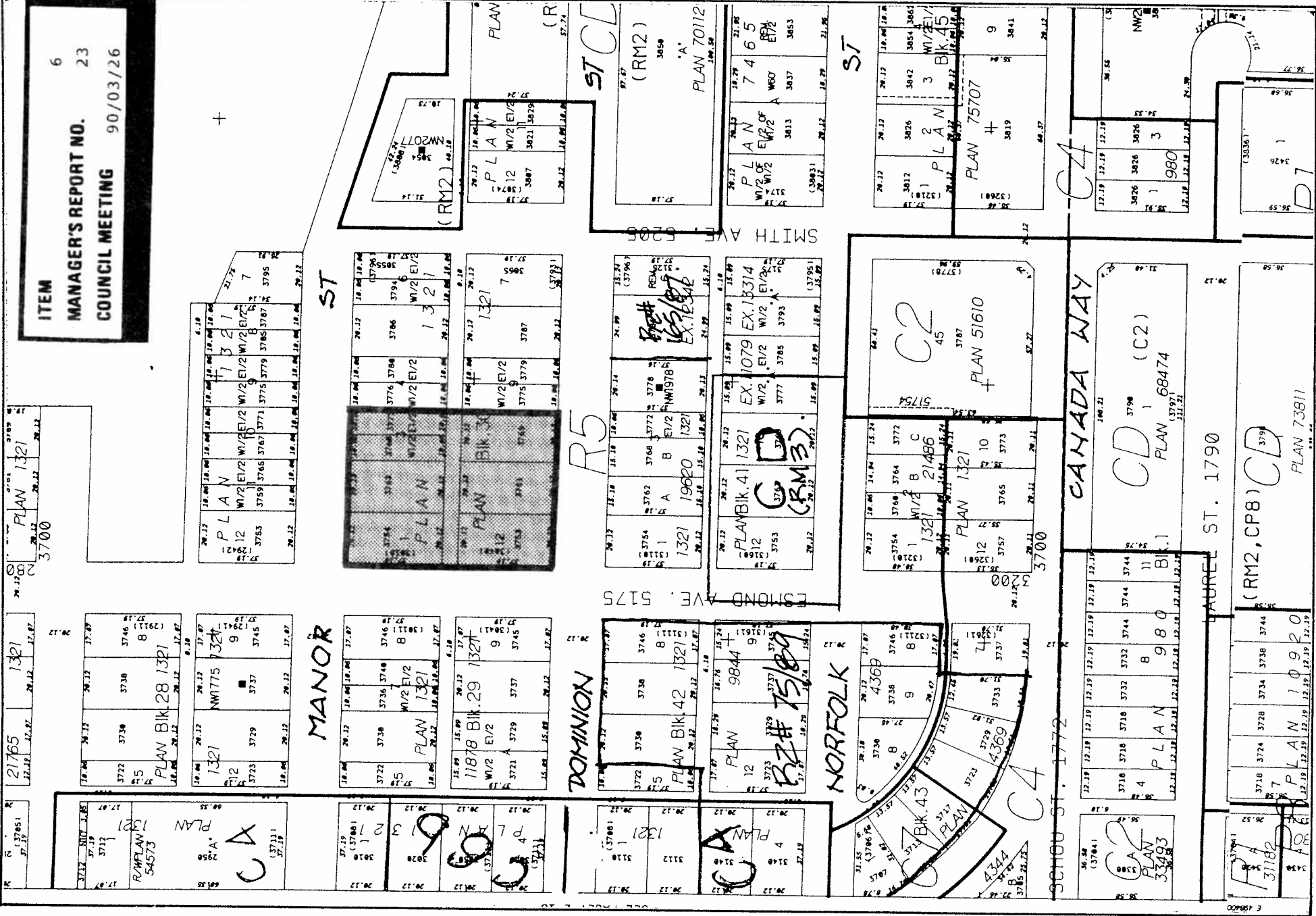
Attachments

cc: Director Engineering
Municipal Solicitor

A. L. Parr

A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Date: 1990 MARCH
Scale: 1:2000
Drawn By:

RZ# 74/89

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SUBJECT SITE

SKETCH #1

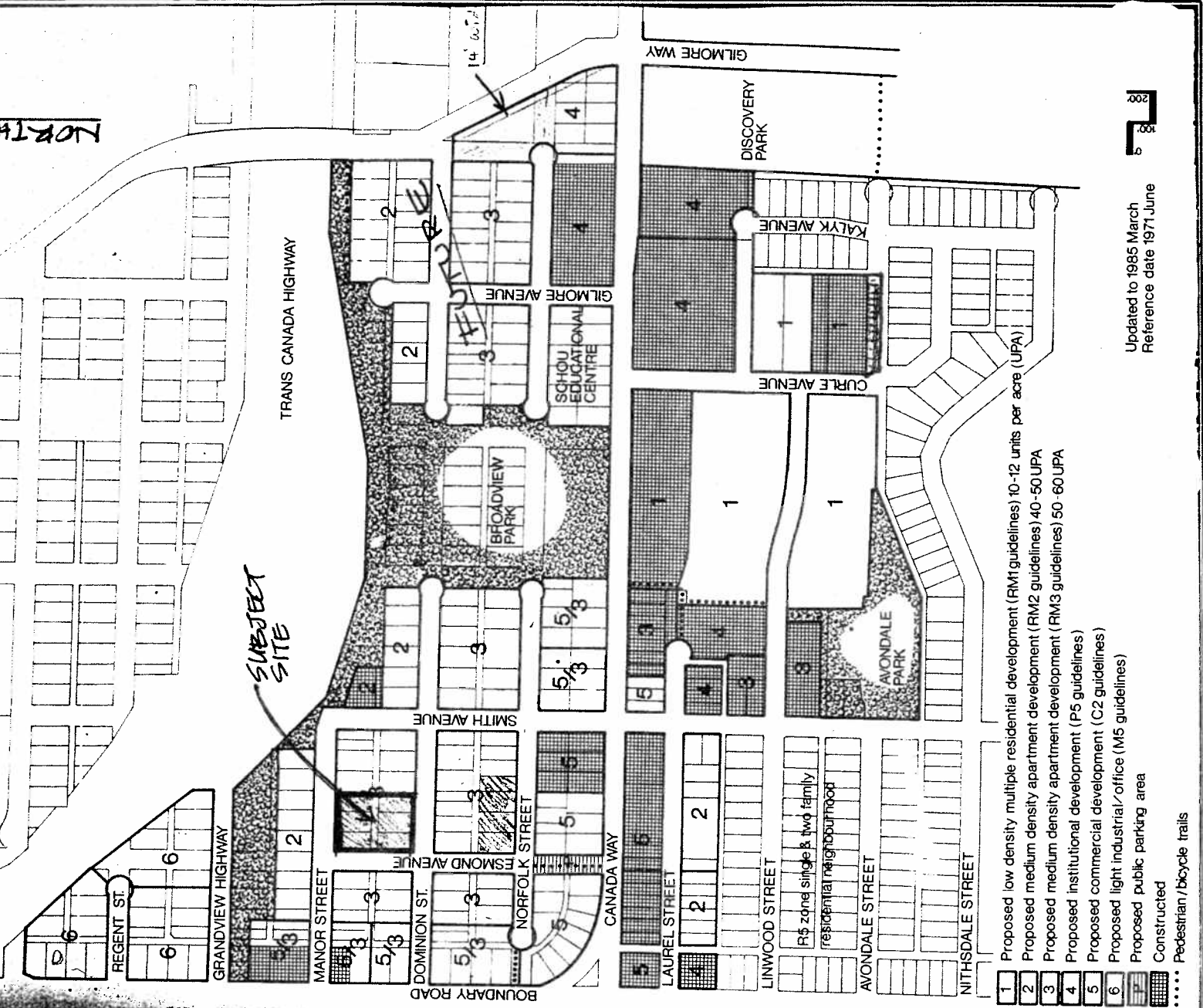
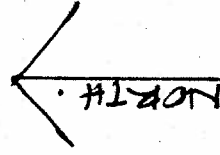
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COMMUNITY PLAN 8

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- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (P5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)
- Proposed public parking area
- Constructed
- Pedestrian/bicycle trails

Updated to 1985 March
Reference date 1971 June

Date:

MAR 90.

Scale:

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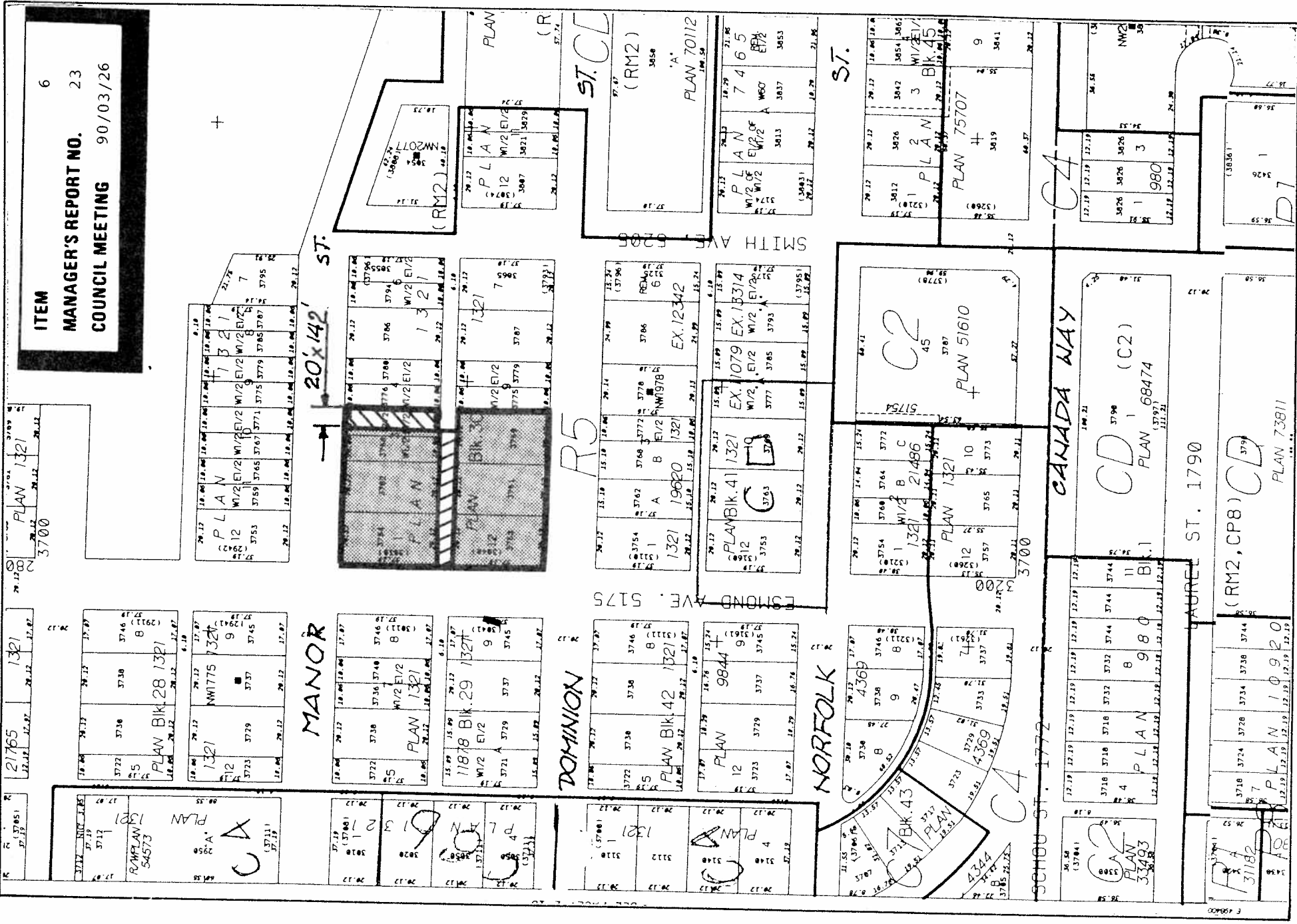
Drawn By:



CORPORATION OF BURNABY
Planning & Building Inspection Department

Rezoning Reference # 74/89.

SKETCH #2



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 Drawn By:

THE CORPORATION OF BURNABY
 Planning & Building Inspection Department
 RZ# 74/89. HIGHWAY EXCHANGE BYLAW
 SUBJECT SITE
 NEW LANE
 CLOSED OLD LANE

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 SKETCH #3
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