

RE: REZONING REFERENCE NO. 86/89
GRANGE/HAZEL/SUSSEX

ITEM 19
MANAGER'S REPORT NO. 7
COUNCIL MEETING 90/01/29

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 JANUARY 25

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #86/89
GRANGE/HAZEL/SUSSEX

ADDRESSES SEE ATTACHED SCHEDULE "A"
AND LEGALS: SEE ATTACHED SKETCH #1

FROM: R5 RESIDENTIAL DISTRICT AND
C3 GENERAL COMMERCIAL DISTRICT

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

PURPOSE: To seek Council authorization to forward this application to a
Public Hearing on 1990 February 20.

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RECOMMENDATIONS:

1. THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 4.3 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 February 05 and to a Public Hearing on 1990 February 20 at 7:30 p.m.
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 unsafe, unstable, and a hazard to life, 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 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.

k) Compliance with the Council-adopted sound criteria.

l) 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.

m) Completion of the Highway Exchange Bylaw.

n) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

4. THAT a copy of this report be sent to Mr. Tom Charlton, Corporate Manager, Real Estate Development, Canada Post Corporation, Station 322, Ottawa, Ontario, K1A 0B1.

SUMMARY

A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

R E P O R T

1.0 APPLICANT

MARKIN DEVELOPMENTS LIMITED
#502 - 777 West Broadway
Vancouver, B.C., V5Z 1J5

2.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit development of two high-rise apartments.

3.0 BACKGROUND

Council on 1989 November 14 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

As previously reported, it was considered desirable to include the Post Office site within the subject site assembly. Staff have had discussions with the developer and Canada Post staff in this regard. The developer has indicated that, at a meeting on 1990 January 19 with Canada Post, it was concluded that the Post Office could not participate in the current development due to time constraints, but that the site could potentially be redeveloped on its own (including the adjacent lane) under RM5 guidelines. The applicant's architect has prepared a plan indicating that the Post Office site can be developed separately for a nine, or ten storey apartment tower with a floor area of approximately 5 000 m² (53,800 sq.ft.) at a Floor Area Ratio of approximately 2.0 (depending on the actual net site area as determined by survey).

A plan of development providing for two apartment towers on the current site assembly and suitable for presentation to a Public Hearing has now been submitted.

4.0 GENERAL COMMENTS

4.1 The subject site is being rezoned:

From: R5 Residential District and
C3 General Commercial District

To: CD Comprehensive Development District
(based on RM5 Multiple Family Residential District use and density)

4.2 An estimate of required servicing costs will be obtained from the Director Engineering. This will include, but not necessarily be limited to, construction of the abutting portion of Hazel Street to a 14 m (46 ft.) standard, and of Grange Street widening and provision of separated sidewalks and street trees along abutting road frontages.

4.3 A lane which runs through the site is to be closed and incorporated into the site. Road widening dedications for Grange Street, Hazel Street and Sussex Avenue, as well as corner truncations are required as shown on the attached Sketch #2. A Highway Exchange Bylaw will be recommended in this regard.

Relocation of existing services in the lane will be required.

4.4 The applicant will be expected to relocate underground the existing overhead wiring adjacent the site and within the lane to be closed.

4.5 The net site will be consolidated into one parcel.

4.6 Vehicular access is from Hazel Street only.

4.7 In view of traffic on Grange Street which is a secondary arterial, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.

4.8 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,436 per unit, will apply to this development.

4.9 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 the apartment units proposed would be adaptable to the needs of the handicapped.

4.10 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

5.0 DEVELOPMENT PROPOSAL

5.1 NET SITE AREA: 0.975 ha (2.41 acres)
(to be confirmed by survey)

5.2 SITE COVERAGE: 15 per cent

5.3 FLOOR AREA:
Building 1: 11,678.3 m² (125,708 sq.ft.)
Building 2: 9,817.4 m² (105,677 sq.ft.)

TOTAL: 21,495.7 M² (231,385 sq.ft.)
(maximum allowable to be determined by survey).

5.4 FLOOR AREA RATIO: 2.2

5.5 UNIT MIX:
Building 1:
2 - three bedroom units @ 174.8 m²
(1,882 sq.ft.)
72 - two bedroom units @ 112.4 to 116.1 m²
(1,210 to 1,250 sq.ft.)
18 - one bedroom units @ 99.4 m²
(1,070 sq.ft.)

92 Units Total Building 1

Building 2:
2 - three bedroom units @ 174.8 m²
(1,882 sq.ft.)
60 - two bedroom units @ 112.4 to 116.1 m²
(1,210 to 1,250 sq.ft.)
15 - one bedroom units @ 99.4 m²
(1,070 sq.ft.)

77 Units Total Building 2

169 UNITS TOTAL (BUILDINGS 1 AND 2)

5.6 UNIT DENSITY: 173 units per hectare (70 units per acre)

5.7 HEIGHT:
Building 1: 20 storeys
Building 2: 17 storeys

5.8 PARKING REQUIRED: 254 spaces (including 34 visitors' spaces)
PARKING PROVIDED: 314 spaces (including 52 visitors' spaces)

12 visitor spaces are located on surface;
all other parking is underground.

5.9 EXTERIOR MATERIALS: Sandblasted concrete, acrylic stucco.

5.10 GARBAGE/RECYCLING: Garbage and recycling areas are provided underground.

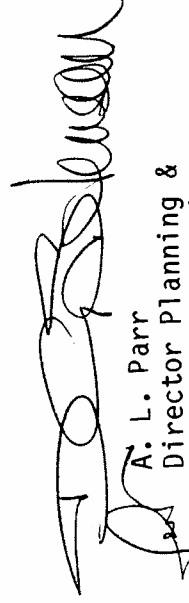
5.11 COMMUNAL FACILITIES: Two indoor swimming pools, tennis court.

Apf.

RR:1f

Attachments

cc: Municipal Clerk


A. L. Parr
Director Planning &
Building Inspection

SCHEDULE "A"

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ADDRESSES

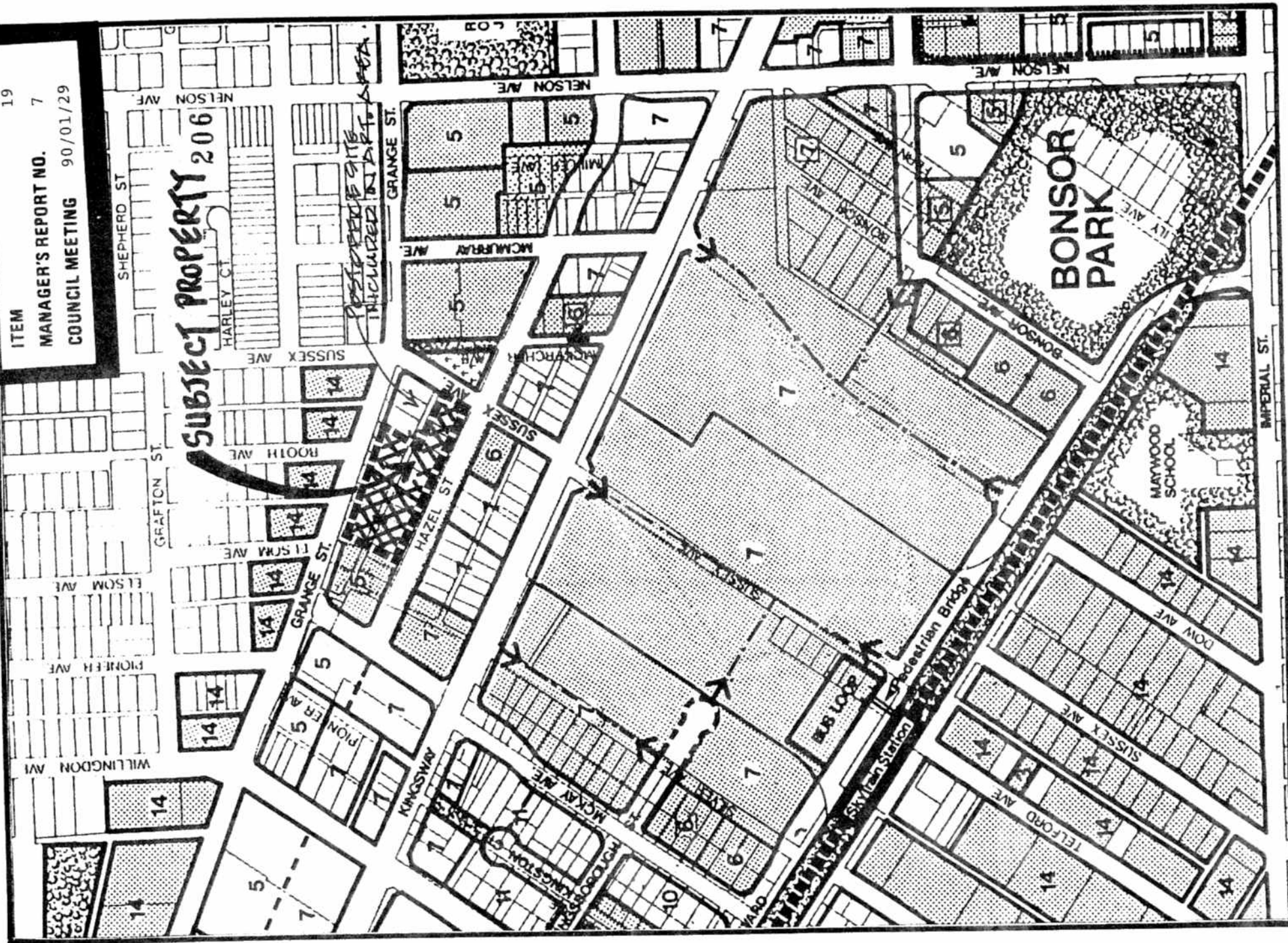
LEGAL DESCRIPTION

4626 Grange Street	Lot 5, D.L. 153, Plan 8362
4634 Grange Street	Lot 6, D.L. 151 and 153, Plan 8362
4644 Grange Street	Lot 7, D.L. 153, Plan 8362
4652 Grange Street	Lot 37, D.L. 153, Plan 1768
4658 Grange Street	Lot 36, D.L. 153, Plan 7688
4666 Grange Street	Lot 35, D.L. 153, Plan 7688
4617 Hazel Street	Parcel C (Expt. Pl. 22679) of Lots 10 and 11, D.L. 151 and 153, Plan 8362
4631 Hazel Street	Lot 12, D.L. 151 and 153, Plan 8362
4637 Hazel Street	Lot 13, D.L. 151 and 153, Plan 8362
4643 Hazel Street	Lot 14, D.L. 153, Plan 8362
4653 Hazel Street	Westerly 86.5 ft. Lot B D.L. 153 having a frontage of 86.5 ft. on Hazel Avenue adjoining south boundary of said Lot B and adjoining the westerly boundary of said Lot B, Plan 4091.
4665 Hazel Street	Lot B except the westerly 86.5 ft. having a frontage of 86.5 ft. on Hazel Street (adjoining south boundary of said lot) and adjoining the westerly Lot 153, Plan 4091
4673 Hazel Street	Parcel B (64408E) Lot 26, D.L. 153, Plan 1768
4685 Hazel Street	Parcel A (41538C) Lots 26 and 27, D.L. 153, Plan 1768
6035 Sussex Avenue	Lot 86, D.L. 153, Plan 31986

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SUBJECT PROPERTY 206

POSTED SITE
 INCLUDED IN A.P.S. AREA



CITY OF BURNABY
 Planning &
 Building Inspection
 Department

REZONING # 86/89



SKETCH #1.

Date:	1989 NOVEMBER
Scale:	N.1.S.
Drawn By:	J.P.C.

