

TO: MUNICIPAL MANAGER
1991 DECEMBER 10

FROM: DIRECTOR PLANING AND BUILDING

SUBJECT: REZONING REFERENCE #29/91

LEGAL: LOT C, D.L. 116, PLAN 1890;
LOTS 17, 16 AND 15, D.L. 116, PLAN 1236;

ADDRESS: 3717, 3735, 3743 AND 3763 ALBERT STREET

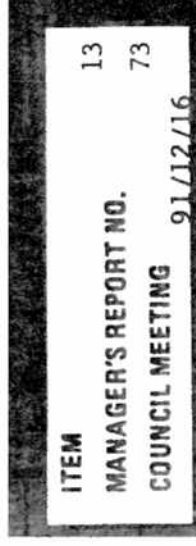
(SEE ATTACHED SKETCH)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1992 January 28.

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RECOMMENDATIONS:

- 1) **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1992 January 06 and to a Public Hearing on 1992 January 28 at 7:30 p.m.
- 2) **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.
- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- h) Compliance with the Council-adopted sound criteria.
- i) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space with the underground parking and a commitment to implement the recycling provisions.
- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) The completion of the sale of municipal property.
- l) The granting of a 215 Covenant restricting enclosure of balconies.

SUMMARY:

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

R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 24 unit three and a half storey townhouse project.

2.0 BACKGROUND:

- 2.1 Council on 1991 September 23 received a report from the Planning and Building 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. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 2.2 This site is located within the Hastings Street Area Plan. Since the Municipal Solicitor is preparing new zoning regulations for the area, the applicant was given a choice of either waiting to rezone until the proposed three and a half storey townhouse regulations, tentatively called RM6, were finalized and building according to them, or of starting now but having the development conform in form and intent with the adopted Development Plan and draft regulations. The applicant has chosen the latter alternative. This project is, therefore, the first one initiated in accordance with the Area Plan.

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3.0 GENERAL COMMENTS:

3.1 The subject site is being rezoned:

FROM: R5 Residential District

TO: CD Comprehensive Development District
(using the Hastings Street Area Plan as a guideline,
and in accordance with the development plan
entitled "24 Townhouse Units, 3717-3763 Albert
Street, Burnaby, B.C.", prepared by
Gomberoff-Policzer Architects".

3.2 DEVELOPMENT PLAN

The Architects are proposing a three storey double-loaded stacked townhouse structure with underground parking and individual ground access to each unit. Entry is from either a central lobby or an internal open corridor.

3.3 SERVICING REQUIREMENTS

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

3.4 SALE OF MUNICIPAL PROPERTY

As 3735 Albert Street is owned by the Municipality, the sale of this property is required, as authorized by Council on 1991 September 23. A further report outlining a sale price as recommended by the Municipal Solicitor will be submitted to Council for its consideration.

3.5 DEVELOPMENT COST CHARGES

Neighbourhood Parkland Acquisition Charges of \$829/unit for each of the townhouses applies.

3.6 UNIT SIZE

The unit sizes meet minimum standards for condominium guidelines.

3.7 RELATIONSHIP TO AREA PLAN

The lane to the west is to be retained in an undeveloped state as a line of separation between this townhouse project and the two single family houses to the south. In the future, if redevelopment in the area created pressure for additional redevelopment sites, the lane would be included with the two lots on Boundary Road.

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3.8 ACOUSTICAL STUDY

Since this site is influenced by vehicular noise from Hastings Street and Boundary Road, an acoustical study is required. One dated 1991 November 18 has been submitted to Environmental Health Department for consideration stating that the design meets both C.M.H.C. criteria and Burnaby's Noise Policy Guidelines, provided that the report's recommendations are followed.

3.9 GARBAGE AND RECYCLING FACILITIES

A centralized and compact area in the underground parking is to be provided with a minimum area of 10.5 m (113 sq. ft.) and measuring at least 2.1 m (7.0 ft.) by 5 m (16.5 ft.) to accommodate up to eight recycling toters.

3.10 UNDERGROUNDING OF EXISTING OVERHEAD WIRING

All existing overhead wiring abutting the site will have to be undergrounded.

3.11 CAR WASH STALL

A centrally located, covered parking stall with a separate connection to the sanitary sewer and a water connection will be provided for car washing purposes.

4.0 DEVELOPMENT PROPOSAL:

4.1 GROSS SITE AREA 2,097 m² (22,574 sq. ft. or 0.52 ac.)

DEDICATION N/A

NET SITE AREA 2,097 m² (22,574 sq. ft. or 0.52 ac.)

SITE COVERAGE 42%

4.2 FLOOR AREA PERMITTED 7,568.6 m² (24,831.4 sq. ft.)

FLOOR AREA PROPOSED 2,304.3 m² (24,804.0 sq. ft.)

FLOOR AREA RATIO 1.1

HEIGHT Three storeys

4.3 UNIX MIX

12 - 2 bedroom units 117.54 m² - 125.31 m²
 (1,265.28 - 1,348.82 sq. ft.)

10 - 1 bedroom units 64.46 m² - 70.87 m²
 (693.9 sq. ft. - 762.9 sq. ft.)

2 - studio units 50.22 m²
 (540.62 sq. ft.)

24 - UNITS TOTAL

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4.4 PARKING

Required @
1.75/per unit

42 stalls

Provided

42 stalls, all underground
1 car wash stall

4.5 COMMUNAL FACILITIES

There are no communal facilities

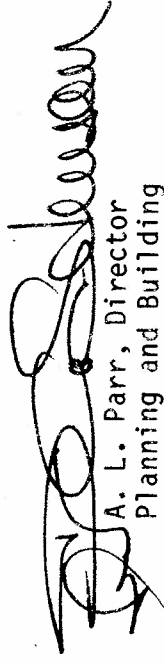
4.6 EXTERIOR MATERIALS
AND FINISH

Vinyl siding, wood trimmed aluminium
windows and black asphalt
shingle roofing.

FA:ap

Attach.

c.c. Municipal Clerk
Municipal Solicitor
Director Finance
Director Engineering



A. L. Parr, Director
Planning and Building

