

TO: MUNICIPAL MANAGER 1991 JANUARY 16

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #20/90
LOTS 58, 59, 60, EX. N.W. 10', PLAN 1152, D.L. 95;
LOTS 49, 48 AND 47, EX. S.E. 10', PLAN 1152, D.L. 95;

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density, and in accordance with the development plan entitled "Townhouse Development" prepared by Roger Romses Architects).

ADDRESSES: 7165, 7169, 7171, 7173, 7177 - 17th Avenue;
7164, 7170, 7176 - 18th Avenue.

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1991 February 19.

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RECOMMENDATIONS:

- 1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1991 January 28 and to a Public Hearing on 1991 February 19 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 granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
 - g) The consolidation of the net project site into one legal parcel.
 - h) The undergrounding of existing overhead wiring abutting the site.
 - i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - 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) The retention of as many existing mature trees on the site as possible and the submission of a written undertaking to ensure that all trees identified for preservation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.

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- 1) Completion of the Highway Exchange Bylaw.
- m) Detailing of units adaptable for the disabled.

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SUMMARY:

A plan of development which is suitable for submission to a Public Hearing has been submitted.

R E P O R T

1.0 APPLICANT:

- 1.1 Canadian Wellness Institute Inc.
800 - 1285 West Broadway
Vancouver, B.C.
V6H 3X8
(Attention: Mr. Al Ho)

2.0 REZONING PURPOSE:

- 2.1 The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise multi-family residential development.

3.0 BACKGROUND:

- 3.1 The subject site is located within the adopted Edmonds Station Area Plan (see attached Sketch #1) and is designated for low-rise multi-family residential development under RM2 guidelines.
- 3.2 Council on 1990 May 28 authorized the Planning and Building Inspection 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.

4.0 GENERAL COMMENTS:

- 4.1 The subject site is being rezoned:
FROM: R5 Residential District
TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density, and in accordance with the development plan entitled "Townhouse Development" prepared by Roger Romes Architects).
- 4.2 The proposed rezoning application is consistent with the Edmonds Station Area Plan. Although the site assembly differs from that indicated on the Plan, it is considered supportable as the six lots to the north-east (bounded by 18th Avenue, 16th Street and 17th Avenue), could form a suitable future site assembly for redevelopment (see attached sketch #2).
- 4.3 An existing lane running through the site is to be closed and included in the site. The Engineering Department has advised that a temporary hammerhead turnaround easement for the remaining lane to the north-east is not required. In order to provide continued lane access to the four R9 lots on 18th Avenue (which may remain for some time), a lane dedication is required to link to 17th Avenue (see attached sketch #2). A Highway Exchange Bylaw will be recommended in this regard. Payment at market value would be made for any excess of land area acquired over that dedicated.

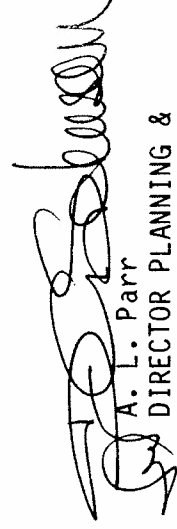
- 4.4 An estimate of required servicing costs will be obtained from the Director Engineering. This will include but not necessarily be limited to construction of the abutting portions of 18th Avenue and 17th Avenue to full Municipal standard, provision and relocation of sewers, and water system improvements.
- 4.5 The developer will be expected to remove existing overhead wiring adjacent to the site on 18th Avenue.
- 4.6 The net project site shall be consolidated onto one legal parcel.
- 4.7 A Neighbourhood Parkland Acquisition Charge which is currently \$1,397.00 per unit will apply to this development.
- 4.8 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. The submitted plans include two adaptable units.
- 4.9 A tree survey has been completed for the site and several existing trees to be retained are indicated on the plan of development and will be protected by snowfencing during construction.
- 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: 0.575 ha (1.42 acres)
(to be confirmed by survey)
- 5.2 Site Coverage: 33 per cent
- 5.3 Floor Area: 5,168.6 m² (55,636 sq. ft.)
- 5.4 Floor Area Ratio: 0.900
- 5.5 Unit Mix:
42 four bedroom units @ 121.2 to 131.2 m² (1,305 to 1,412 sq. ft.)
- 5.6 Unit Density: 73 units/ha (29.6 units per acre)
- 5.7 Building Height: 3 storeys
- 5.8 Parking Required: 74 spaces (including 11 visitors' spaces)
Parking Provided: 85 spaces (including 13 visitors' spaces)
All parking is provided underground.
- 5.9 Exterior Materials: Stucco, cedar trim and lattice, asphalt shingles
- 5.10 Garbage and Recycling: Areas will be provided underground.

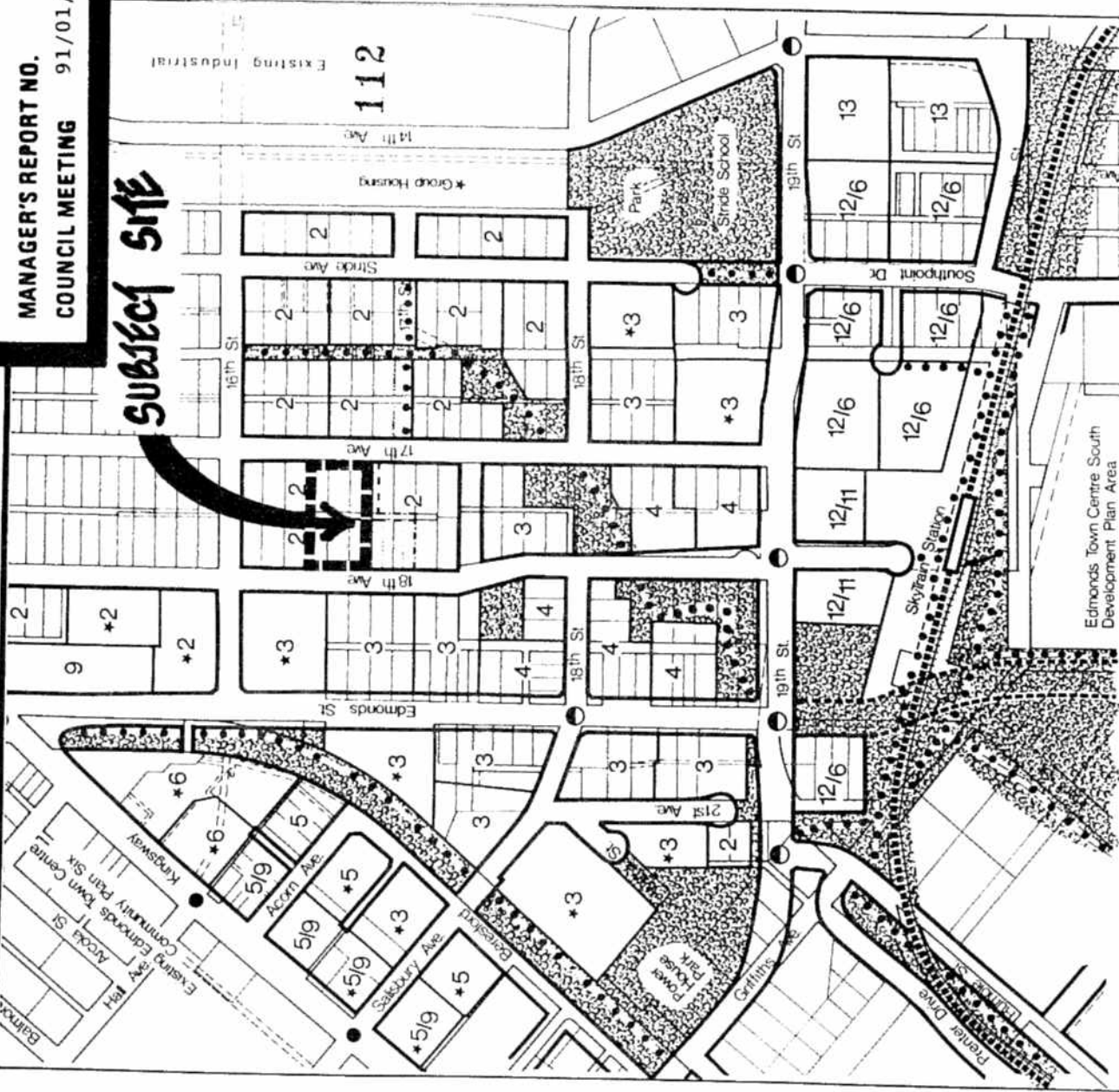
ALP.

RR:ap
Attachments
cc: Municipal Clerk


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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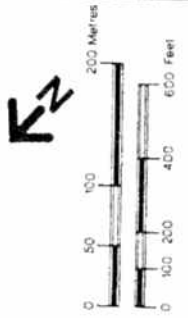
Subject Site



LEGEND:

- 2▲ Low Rise Multi Family Residential — (RM2 — 40 UPA)
- 3▲ Low Rise Multi Family Residential — (RM3 — 50 UPA)
- 4▲ High Rise Multi Family Residential — (RM4 — 80 UPA)
- 5▲ High Rise Multi Family Residential — (RM5 — 100 UPA)
- 6▲ Institutional
- 9▲ Commercial — (C 3)
- 11▲ Commercial — (C 1)
- 12▲ Low / Medium Density Office — (M5 Guidelines)
- 13▲ Light Industrial — (M5 Guidelines)

- ▨ Park, School, Trail And Ravine Areas
- Walkways / Trails
- * Developed
- Existing Traffic Signals
- Potential Traffic Signals



**Edmonds Station Area Plan
 Expansion Of Community Plan Six**

Adopted 1987 July
 Updated to 1989 October

Date:
MAY 1990

Scale:

Drawn By:

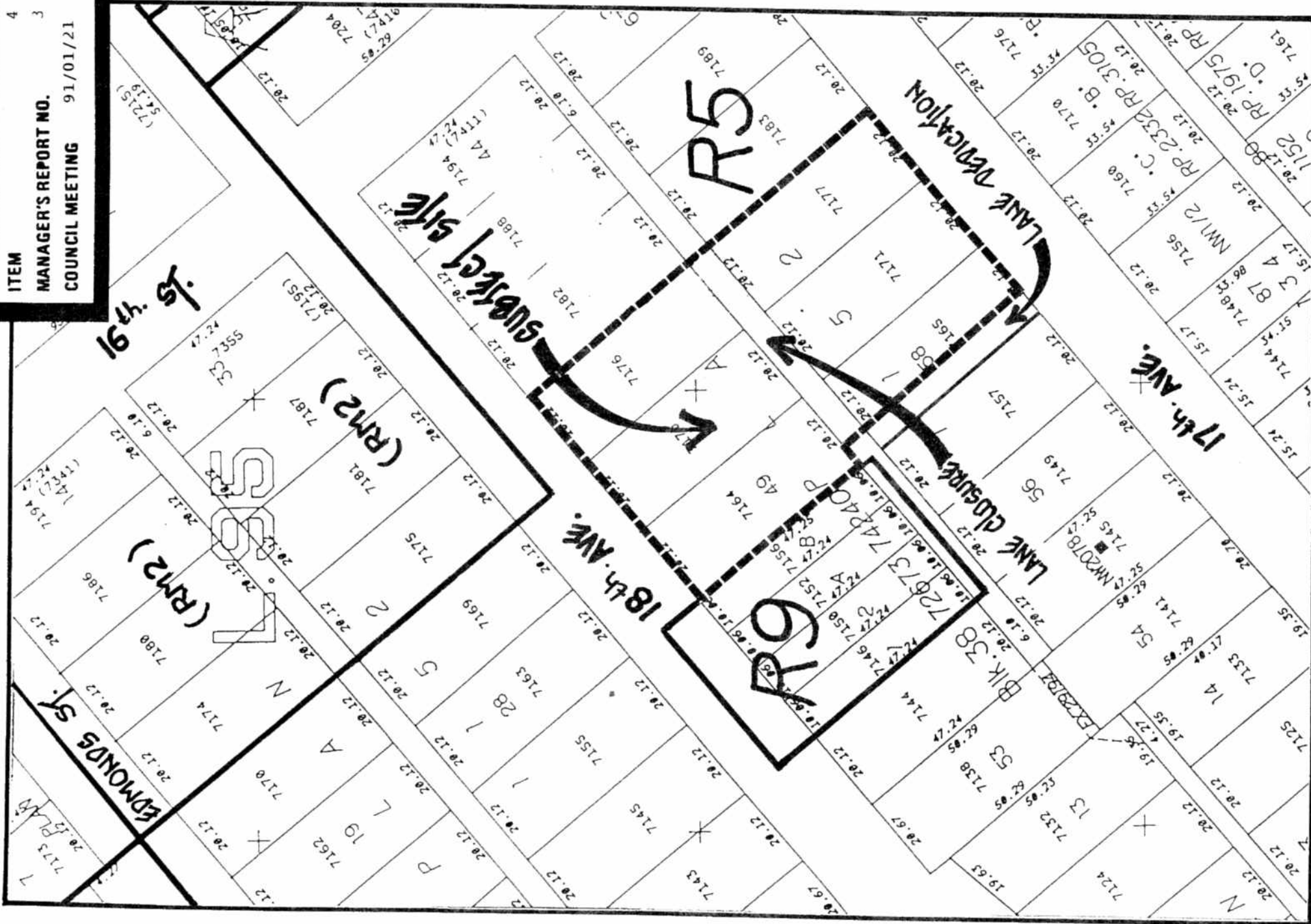


City of BURNABY
 Planning &
 Building Inspection
 Department

R.Z. # 20/90

SKETCH # 1.

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Date: JAN. 1991

Scale:

Drawn By:



Planning & Building Inspection Department

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SKETCH # 2

