

**ITEM**

**MANAGER'S REPORT NO.**

6

**COUNCIL MEETING**

56

91/10/07

**TO:** MUNICIPAL MANAGER  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #16/91

1991 OCTOBER 01

LOT 3, PLAN 68061, D.L.'S 13 AND 14;  
REM.2, PLAN 3047, D.L. 14;  
LOT 4, PLAN 3047, D.L. 14;

7229 CARIBOO ROAD, 8890 AND 8920 TRANS CANADA HIGHWAY

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1991 October 29.

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**RECOMMENDATIONS:**

- 1) **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1991 October 07 and to a Public Hearing on 1991 October 29 at 7:30 p.m.
- 2) **THAT** the Municipal Solicitor be authorized to complete a lease agreement for the municipally-owned properties at 7229 Cariboo Road, 8890 and 8920 Trans Canada Highway.
- 3) **THAT** the Cariboo Heights Community Plan be amended to correspond to the adjusted configuration of Cariboo Drive as outlined in Section 3.2 of this report.
- 4) **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The completion of a legal land survey creating the net development site.
  - c) The completion of a long-term lease agreement for the municipally-owned properties at 7229 Cariboo Road, 8890 and 8920 Trans Canada Highway.
  - d) 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.
  - e) The granting of any necessary easements.
  - f) The dedication of any rights-of-way deemed requisite, including a small widening dedication of the Cariboo Drive right-of-way.
  - g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

- h) Compliance with Council-adopted sound criteria.
- i) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling procedures.
- j) Provision of a separate covered car wash stall.
- k) Completion of restrictive covenants to protect the natural state of the creek and vegetation beyond to the south as well as the central grouping of mature trees along the northern property line.
- l) The provision of an easement over the creek and retention of the creek in an open condition.
- m) The submission of a written undertaking to ensure that all on-site trees and vegetation identified for preservation, as well as those in the abutting Conservation Reserve, are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work. A damage deposit of \$15,000 is to be posted by the developer to prevent trespass and/or damage to these areas.
- n) The approval of the Ministry of Transportation and Highways to the rezoning application.

## REPORT

### 1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 56 unit co-operative townhouse project.

### 2.0 BACKGROUND:

- 2.1 Within the Council-adopted Cariboo Heights Community Plan, this site is to be developed for group housing at a maximum net density of 10 units per acre, thereby enabling the lands to be developed recognizing the site's key natural and topographical features.
- 2.2 On 1989 November 27, Council adopted a resolution authorizing the Columbia Housing Advisory Association to initiate the development of co-operative housing on this site.
- 2.3 Based on detailed surveys of the site's terrain and existing landscaping, staff have concluded, in conjunction with the architects of Columbia Housing, that development will be restricted by topographic and drainage constraints in the south-west section of the site and by a desire to protect certain mature trees and other vegetation.

### 3.0 GENERAL COMMENTS:

The subject site is being rezoned:

**FROM:** CD Comprehensive Development District  
(based on Cariboo Heights Community Plan guidelines)

**TO:** "Amended" CD Comprehensive Development District  
(based on Cariboo Heights Community Plan guidelines  
and RM1 District guidelines, and in accordance with  
the development plan entitled "Cariboo Heights Housing Co-Op"  
prepared by Gomberoff Policzer Architects)

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3.1 DEVELOPMENT PLAN

The Architects are proposing two and three-unit clusters of two and three storey townhouses set among the trees with parking provided underground, in carports, and on surface.

3.2 LEGAL SURVEY

A legal survey is required to determine the exact area and boundary lines of this property. (See attached sketch #1).

3.3 SERVICING REQUIREMENTS

This site is being leased as a fully-serviced site. Thus, the Engineering Department is pursuing service upgrading of storm and sanitary sewers and of the abutting Cariboo Drive to a finished 36 ft. curb and gutter standard (see attached sketches #1 and #2). A widening dedication of the Cariboo Drive right-of-way is required. The initial costs for these services are approximately \$10,000 and, on 1991 August 19, the Municipal Manager authorized the expenditure of \$10,000 from the Capital Contingency. If additional funds are required over and above this \$10,000, monies are available under the Cariboo Road Phase I, Part 1.

3.4 COMMUNITY PLAN ADJUSTMENT

A minor adjustment to the Cariboo Heights Community Plan is required to show the continued existence of the Cariboo Drive (see attached sketch #2). In the interests of safety, it provides a necessary safe access to this site and the existing single-family residences to the south, shown as site 6b of the Cariboo Heights Community Plan.

3.5 LEASE AGREEMENT

As this land is owned by the Municipality, a lease agreement is required and is in the process of being negotiated. A further report to Council will follow with details.

3.6 REQUIRED EASEMENTS AND DEDICATIONS

Easements for any necessary services are to be provided. A small dedication is required to accommodate improvements to Cariboo Drive.

3.7 UNIT SIZE

Cooperative developments to date have complied with condominium guidelines regarding unit size. This development meets these guidelines.

3.8 ACOUSTICAL STUDY

Since the site is influenced by traffic noise from the Trans Canada Highway to the north, an acoustical study is required.

3.9 GARBAGE AND RECYCLING FACILITIES

A centralized and compact area in a screened, covered, central location, 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.

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3.10 CAR WASH STALL

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

3.11 LANDSCAPE AND TOPOGRAPHIC PRESERVATION

As many mature trees on site are to be preserved as possible with the aid of covenants over larger tree groupings (see attached sketch #1). The creek running through the site is to be protected by easement, upgraded by the developer and preserved in a natural state with a pedestrian bridge over it to enhance access to trails which the developer will build in the south-west section of the site.

3.12 HIGHWAYS APPROVAL

The approval of the Ministry of Transportation and Highways is required to the rezoning since the development is located within its area of jurisdiction.

3.13 NEIGHBOURHOOD PARKLAND CHARGES

Since this area is already fully served with parks as outlined by the Cariboo Heights Community Plan, the Neighbourhood Parkland Acquisition Charge is not applicable.

**4.0 DEVELOPMENT PROPOSAL:**

4.1	<u>GROSS SITE AREA</u>	30,900 m <sup>2</sup>	(332,615 sq. ft. or 7.6 ac)
	<u>DEDICATION</u> (Approximately)	80 m <sup>2</sup>	(861 sq. ft.)
	<u>NET SITE AREA</u> (Approximately)	30,820 m <sup>2</sup>	(331,755 sq. ft. or 7.6 ac)
	<u>SITE COVERAGE</u> (Approximately)	11.7%	(7.3 units per acre)
4.2	<u>FLOOR AREA</u>	6.029.9 m <sup>2</sup>	(64,907 sq. ft.)
	<u>FLOOR AREA RATIO</u>	0.197	
	<u>HEIGHT</u>	2 and 3 storeys	
4.3	<u>UNIT MIX</u>		
	36 - 2 bedroom units	(16: 96.64 m <sup>2</sup> )	(1,040 sq. ft.)
		(20: 99.08 m <sup>2</sup> )	(1,066 sq. ft.)
	16 - 3 bedroom units	( 2:119.96 m <sup>2</sup> )	(1,291 sq. ft.)
		(14:114.16 m <sup>2</sup> )	(1,229 sq. ft.)
	<u>4 - 4 bedroom units</u>	( 4:124.23 m <sup>2</sup> )	(1,337 sq. ft.)

**56 - UNITS TOTAL**

4.4 PARKING

Required @ 1.75  
 per unit - 98 stalls

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Provided - 98 stalls  
1 car wash shall  
38 underground  
32 carports  
28 surface

4.5 COMMUNAL FACILITIES

Facilities include a separate, centrally located recreation building and laundry room with an adjacent outdoor playground.

4.6 EXTERIOR MATERIALS AND FINISH

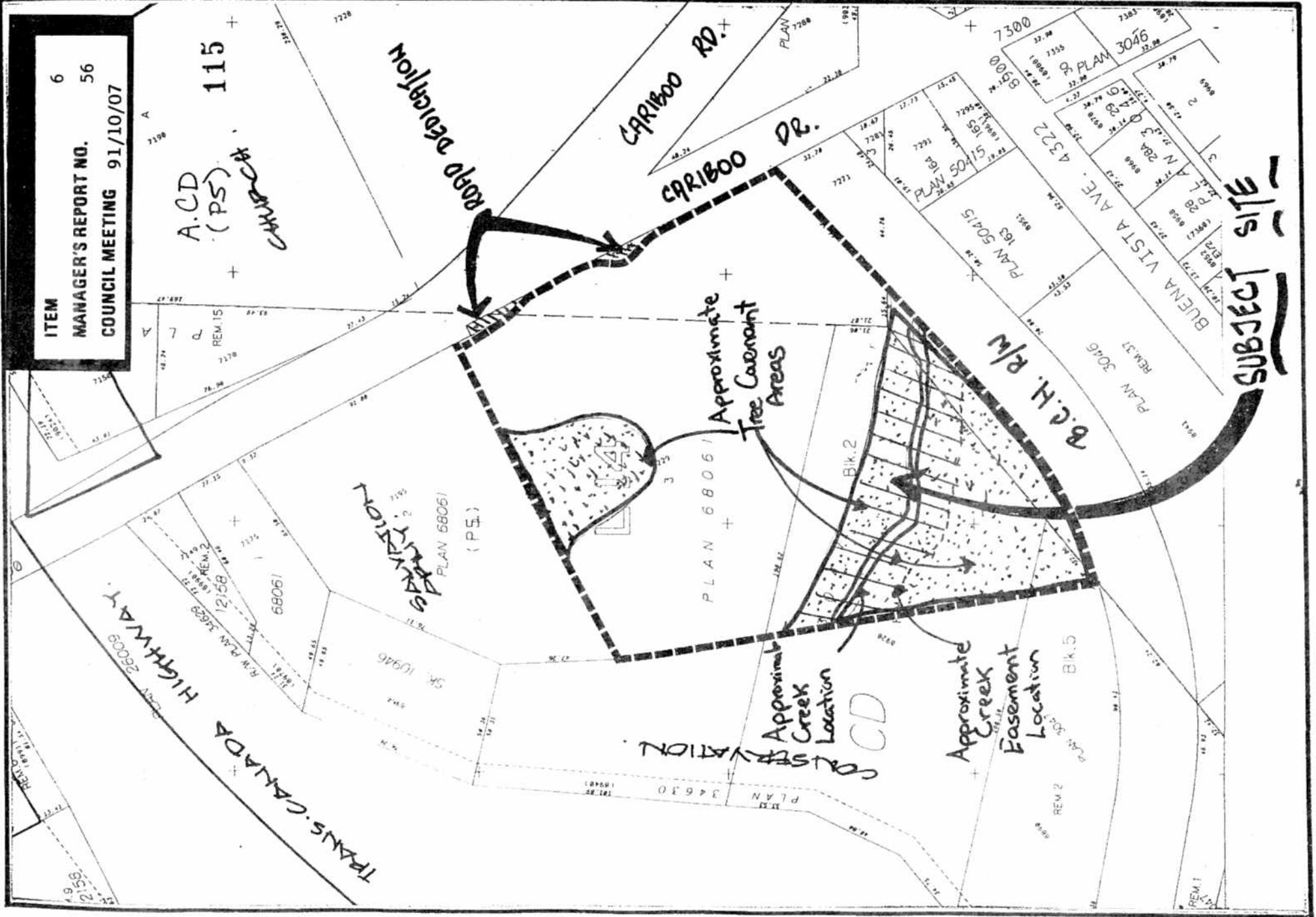
Earth toned vinyl siding, wood trimmed aluminium windows and asphalt shingles

*APL*  
FA:ap

Attach.

c.c. Director Engineering  
Municipal Solicitor  
Municipal Clerk

*A. L. Parr*  
A. L. Parr, Director  
Planning and Building



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A.C.D. (PS)  
 115  
 CHURCH



**BURNABY**  
 Planning &  
 Building Inspection  
 Department



North

Date: JUNE 1991

Scale: 1:2000

Drawn By: J.P.C.

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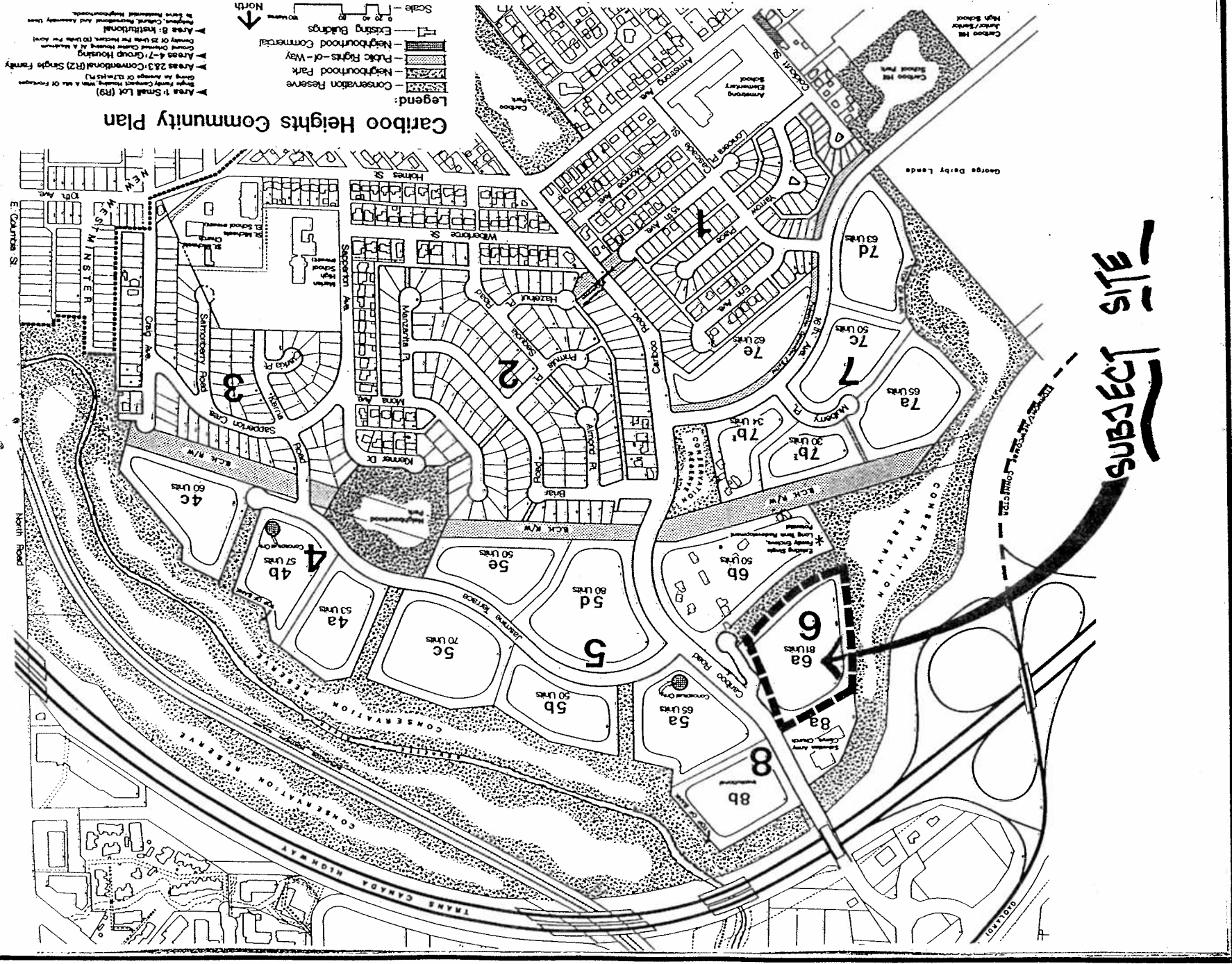
SKETCH # 1

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**Cariboo Heights Community Plan**

**Legend:**

- Area 1: Small Lot (R)
- Area 2: Single Family Group (Average of 12 Units)
- Area 2.3: Conventional (R2) Single Family Group (Average of 12 Units)
- Area 4-7: Group Housing
- Area 8: Institutional
- Neighbourhood Commercial
- Public Rights-of-Way
- Neighbourhood Park
- Conservation Reserve
- Existing Buildings
- Neighbourhood Commercial
- Neighbourhood Park
- Conservation Reserve

Scale: 0 20 40 80 meters

North

By: [Illegible]



**BURNABY**  
 Planning &  
 Building Inspection  
 Department

Date:

JUNE 1991

Scale:

N.F.S.

Drawn By:

J.P.G.

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**SUBJECT SITE**

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SKETCH # 2

