

TO: CITY MANAGER 1992 OCTOBER 07

FROM: ACTING DIRECTOR PLANNING & BUILDING

SUBJECT: **PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
CANADA WAY/BOUNDARY/DOMINION/NORFOLK  
REZONING REFERENCE #28/92**

PURPOSE: To provide further details regarding changes to the development's communal facilities and landscape buffer as mentioned at the Public Hearing.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

**1.0 INTRODUCTION**

At the Public Hearing for the above-noted rezoning bylaw, the developer noted his intention to reduce the communal recreational area provided within the underground parking area, and to replace it with facilities considered more useful to residents, as well as upgraded landscaping along Canada Way and Boundary Road.

Council directed staff to submit a report addressing the proposed changes prior to Third Reading of the bylaw.

**2.0 COMMUNAL FACILITIES**

The previous plan incorporated a minimally finished, unequipped general purpose recreational room with 247 m<sup>2</sup> (2,660 sq.ft.) of floor area.

In place of this area, the revised plan incorporates finished and furnished communal recreational facilities with a total floor area of 128 m<sup>2</sup> (1,380 sq.ft.) as well as an outdoor children's play area as detailed below.

- a) Woodworking Shop - 28 m<sup>2</sup> (300 sq.ft.) in area including:
  - . table saw
  - . work benches
  - . storage cabinets
  - . tool rack
  - . band saw
  - . tool kit
  - . high levels of lighting
  - . double doors for access
  - . vise
  - . skill saw

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- b) Strata Council Boardroom - 31 m<sup>2</sup> (330 sq.ft.) in area including: 120
- . boardroom table
  - . 12 boardroom chairs
  - . easel
  - . blackboard
  - . bulletin board
  - . carpet
  - . artwork
- c) Three (3) Bicycle Storage Rooms (one room per phase) totalling 70 m<sup>2</sup> (750 sq.ft.)
- d) Outdoor Play Area:
- . sand box
  - . parents' bench
  - . sculptural adventure playground constructed of found industrial objects

### 3.0 INCREASED BUFFER LANDSCAPING

The landscaping previously proposed along the important Canada Way and Boundary frontage of the subject site was considered acceptable as part of a suitable plan of development. This has now been upgraded through the addition of the following planting:

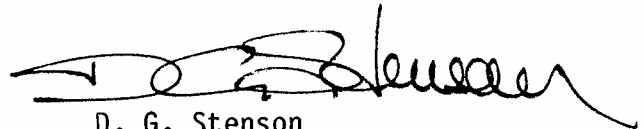
- 14 - Crataegus X Lavalley (Lavelle Hawthorn) 2 in. caliper
- 16 - Thuja Plicata 'Excelsa' (Western Red Cedar) 8 ft.

In addition, the previously proposed Picea Omorika (Serbian Spruce) have been increased in size from 8 ft. to 18 ft., and the Prunus Serrulata "Shirofugen" and "Shirotae" (White Goddess and Mt. Fuji Cherry) have been increased from 2 in. to 2.5 in. caliper.

### 4.0 CONCLUSION

The above-noted refinements to the plan of development for the subject site are considered suitable, and the subject rezoning bylaw will be forwarded to Council for Consideration and Third Reading on this basis, unless otherwise directed.

This is for the information of Council.

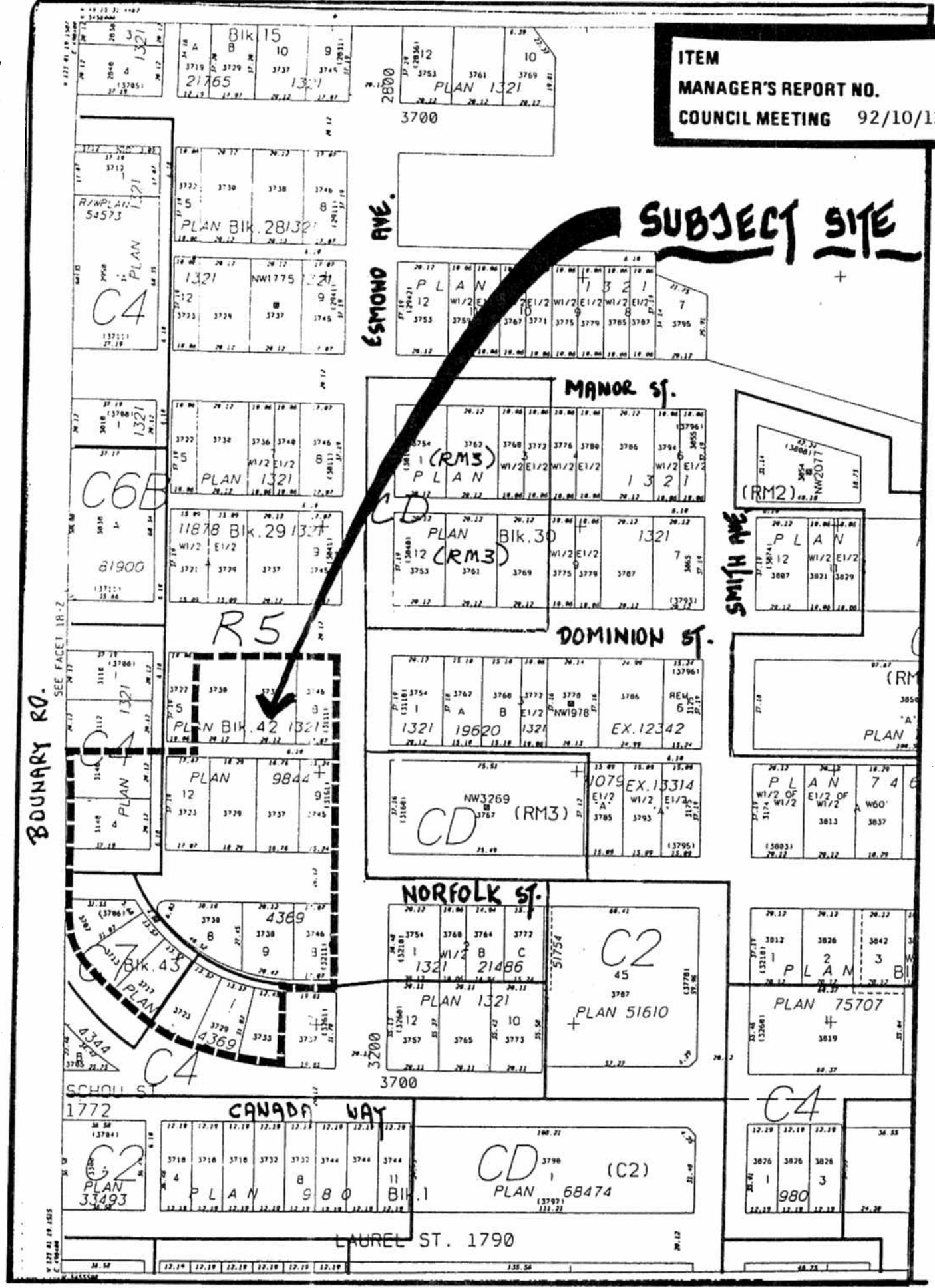


D. G. Stenson  
Acting Director  
Planning & Building

RR:lf

Attached sketch  
cc: City Clerk

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BOUNDARY RD.

ESMOND AVE.

**SUBJECT SITE**

MANOR ST.

DOMINION ST.

NORFOLK ST.


CANADA WAY

LAUREL ST. 1790

Date:  
**July 1992**

Scale:  
**1:2000**

Drawn By:  
**J.P.C.**

 THE CORPORATION  
**BURNABY**  
 Planning &  
 Building Inspection  
 Department



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**SKETCH # 1**

