

ITEM 12
MANAGER'S REPORT NO. 42
COUNCIL MEETING 92/06/15

TO: ACTING MUNICIPAL MANAGER 1992 JUNE 04
FROM: DIRECTOR PLANNING & BUILDING
SUBJECT: **PROPOSED APARTMENT BUILDING**
7237 HALIFAX STREET - REZONING REFERENCE #18/91

PURPOSE: **To respond to a delegation's request for revisions to the development guidelines for the subject site.**

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RECOMMENDATION:

1. THAT copies of this report be sent to the applicant for the subject rezoning, Mr. Bob Rennie, 6712 East Hastings Street, Burnaby, B.C., V5B 1S5; to Kirat Anand Architects, 938 Brunette Avenue, Coquitlam, B.C., V3K 1C9; and to The Owners, Strata Plan NW 2752 (Augusta Springs), c/o Bayside property Services Ltd., Suite #112 - 5021 Kingsway, Burnaby, B.C., V5H 4A5.

R E P O R T

1.0 BACKGROUND - ESTABLISHED DEVELOPMENT GUIDELINES

On 1992 March 30, following a series of reports and submissions to Council, a report (Item 12, Manager's Report No. 22) was submitted by staff, and a recommendation establishing the following development guidelines for the subject site was adopted by Council:

PROPOSED ZONING

CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential District guidelines with a maximum Floor Area Ratio of 0.75).

ACCESS

From Halifax Street only.

PARKING PROVISION

1.6 space per unit, including 0.25 visitor space per unit, plus one car wash space.

BUILDING HEIGHT

Two and one-half storey maximum, with the uppermost storey to be set back from the south, east and west faces of the building, and limited in floor area to a maximum of one-half the area of the floor below. The main floor grade is to be set 1.5 m (5 ft.) below the adjacent Augusta Springs main floor grade.

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FLOOR AREA RATIO

0.75 maximum.

UNIT COUNT

10 units maximum; all units to meet Council-adopted condominium guidelines.

SITE COVERAGE

Approximately 30 per cent.

MINIMUM BUILDING SETBACKS

| | | |
|-------|---|----------------|
| Front | - | 7.5 m (25 ft.) |
| Rear | - | 7.6 m (25 ft.) |
| Side | - | 6.0 m (20 ft.) |

2.0 REQUESTED REVISIONS

On 1992 April 06, Mr. Kirat Anand, Architect appeared before Council as a delegation on behalf of the owners of the subject property, to request the following revisions to the above development guidelines:

REQUESTED ZONING

CD Comprehensive Development District (based on RM2 Multiple Family Residential District guidelines with a maximum Floor Area Ratio of 0.90).

REQUESTED HEIGHT

Three storeys. The main floor grade to be set 0.3 m (1 ft.) to 0.6 m (2 ft.) below the adjacent Augusta Springs main floor grade.

REQUESTED FLOOR AREA RATIO

0.90.

REQUESTED UNIT COUNT

12 units.

Arising from the presentation, Council directed that staff prepare a report on the comments submitted by the delegation.

Staff have met with and received correspondence from Mr. Kirat Anand, Architect, who has provided additional information regarding the requested revisions to the development guidelines for the site. Staff have also received correspondence from the property manager for the adjacent Augusta Springs development concerning a delegation on behalf of the owners of the subject site which presented a development proposal to the Augusta Springs Strata Council. This correspondence advises

"...that the Strata Council had given the delegation no assurances of approval or enthusiasm for the proposal, as presented. Council noted that the proposal does not conform with the specifics requested by the owners of 'Augusta Springs' nor with the criteria set out by the Burnaby Municipal Planning Department".

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3.0 DISCUSSION

The development guideline revisions requested by the developer are all inter-related and necessary to support the proposed increase to a 12 unit development with a Floor Area Ratio of 0.90, as discussed below.

3.1 BUILDING HEIGHT

Given a site coverage of approximately 30 per cent, a full three storey building is required to achieve a Floor Area Ratio of 0.90. The applicant's architect is of the opinion that a three storey development relates well to the existing Augusta Springs development which is primarily three storeys in height. Staff note that the Augusta Springs building immediately east of the site is two and three storeys in height while the Pepperidge Court homes to the west are two storeys in height. A two and one-half storey maximum height continues to be recommended as most appropriate for the subject site.

3.2 MAIN FLOOR GRADE

The architect has noted that a higher main floor/top of parking slab grade (which would still be lower than the adjacent Augusta Springs main floor grade to the east), allows a shorter ramp to the underground parking area and more efficient provision of the increased parking spaces required for the proposed increased unit count. Staff note that the subject site's Halifax Street frontage slopes down from an elevation of approximately 293 feet at the east property line (adjacent the Augusta Springs development) to approximately 287 feet at the west property line (adjacent Pepperidge Court properties). The recommended main floor/top of parking slab grade of approximately 291 feet is considered to provide a more appropriate height relationship to the street and adjacent developments to the east and west than the architect's proposal of 294.9 feet, which is only 1.1 feet lower than the main floor slab of the adjacent Augusta Springs building. In this regard, it should be noted that one of the drawings prepared by the architect illustrating the relationship between the two buildings, is not to scale and shows the proposed apartment main floor grade approximately 6 feet below the Augusta Springs main floor grade, when scaled.

3.3 DENSITY

As noted above, the achievable density on the subject site is related to building height, and influenced by the height of the underground parking above the adjacent street grade. Given the recommended two and one-half storey building height, as well as the achievable site coverage resulting from setback requirements and the relatively small site size, staff continue to recommend a maximum Floor Area Ratio of 0.75 (which is an average of RM1 and RM2 density guidelines), and a maximum of ten units.

4.0 CONCLUSION

Staff have reviewed the applicant's architect's proposal for revising the development guidelines applicable to the subject site, but do not support the proposed changes for the reasons outlined above. It is recommended that copies of this report be sent to the rezoning applicant, his architect, and to the neighbouring Augusta Springs Strata Council.

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Attachments

cc: Municipal Clerk


A. L. Parr, Director
Planning and Building

