

ITEM	14
MANAGER'S REPORT NO.	16
COUNCIL MEETING	92/03/02

TO: MUNICIPAL MANAGER 1992 FEBRUARY 26

FROM: DIRECTOR PLANING AND BUILDING

SUBJECT: REZONING REFERENCE #44/91

LEGAL: PORTION OF LOT 2, LOT 3, LOT 3/4, LOT E. 33' OF
4, 5, 6, 7, 8, BLOCK 6, D.L. 116, PLAN 1236;

ADDRESS: PORTION OF 3902, 3908, 3910, 3912, 3940, 3952,
3958 AND 3980 ALBERT STREET

(SEE ATTACHED SKETCHES)

PURPOSE: To seek Council authorization to forward this rezoning to
a Public Hearing on 1992 March 25.

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RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 March 09 and to a Public Hearing on 1992 March 25.
- 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.

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- f) The completion of the sale of a portion of municipal property.
- g) The granting of any necessary easements.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) The retention of as many existing mature trees as possible on the site.

The submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) Compliance with the Council-adopted sound criteria.
- l) 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.
- m) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

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REPORT

1.0 REZONING PURPOSE:

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

2.0 BACKGROUND:

- 2.1 Council on 1991 November 18 received a report from the Planning and Building Department concerning the rezoning of the subject site and authorized staff 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 At the time of the Initial Report, the developer had assembled five lots. Subsequently, the two abutting lots to the west were purchased and Council, on 1992 January 27, approved in principle the sale of 28 ft. (8.5 m) of the municipally-owned lot at 3902 Albert Street for consolidation with the adjoining development in conjunction with Rezoning Reference #44/91.

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The site, therefore, now measures 99.97 m (328.0 ft.) by 37.19 m (122 ft.), encompassing 3,717.88 m² (40,020 sq. ft.). It, therefore, will abut the proposed public parking lot to the west.

3.0 GENERAL COMMENTS:

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 "Albert Court" prepared by Haave Architecture).

3.1 DEVELOPMENT PLAN

The Architect is proposing two three and a half storey stacked townhouse structures connected by a glazed, recessed lobby, with full underground parking. Each unit has individual ground access to the front or rear yards, with secondary access to most units from an internal open corridor. Vehicular access to the site is from the lane.

3.2 LEGAL SURVEY

The site requires consolidation into one legal parcel.

3.3 SERVICING REQUIREMENTS

The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site, including but not necessarily limited to the provision of a separated sidewalk along Albert Street and lane upgrading.

3.4 SALE OF MUNICIPAL LAND

As the western 28 feet of this development at 3902 Albert Street is owned by the Municipality, the sale of this property is required, as approved in principle by Council on 1992 January 27. A further report outlining the final sale price, as recommended by the Municipal Solicitor, will be submitted to Council for its consideration. The balance of the existing lot at 3902 Albert Street will be consolidated with the abutting municipally-owned property at 3900 Albert Street.

3.5 REQUIRED EASEMENTS AND DEDICATIONS

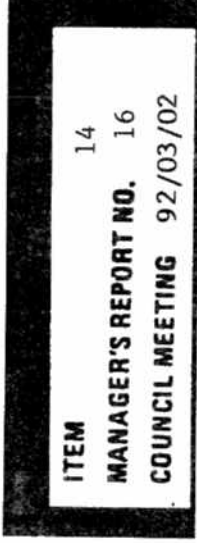
Any necessary easements or rights-of-way will be provided as part of this rezoning.

3.6 CONDOMINIUM GUIDELINES

The unit sizes meet minimum standards for condominium guidelines.

3.7 ACOUSTICAL STUDY

Since the site is influenced by noise from Hastings Street, a suitable sound study is required.



3.8 CAR WASH STALL AND GARBAGE AND RECYCLING FACILITIES

A central and compact garbage and recycling area as well as a convenient car wash stall with a separate connection to the sanitary sewer and a water connection will be provided in the underground parking.

3.9 LANDSCAPE PRESERVATION

Two mature firs near the centre of the rear property line will be preserved and protected during construction.

3.10 NEIGHBOURHOOD PARKLAND CHARGES

A Neighbourhood Parkland Acquisition Charge of \$1,397 per unit for each of the townhouses applies.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross and Net Site Area 3,717.88 m² (40,020 sq. ft.)

(No Dedications)

Site Coverage
(approximately)

40%

4.2 Floor Area Ratio

1.1 maximum

Floor Area

- Permitted and provided 4,089.7 m² (44,022.3 sq. ft.)

Final permitted floor area will be related to the final net site area

Height

3 - 1/2 storeys

4.3 Unix Mix

5 - one bedroom

@ 87.3 m² (939.7 sq. ft.)

31 - two bedroom

ranging from 105.0 m² to 120.3 m²
(1,130.2 to 1,294.9 sq. ft.)

36

4.4 Parking

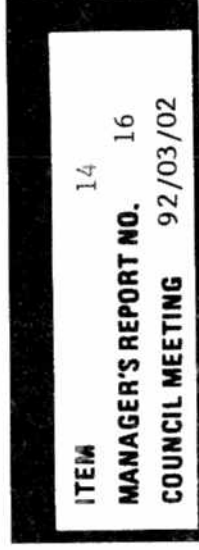
Required - 36 @ 1.75 =

63
(of which 9 are visitor parking)

Car Wash

1

64 TOTAL



Provided 64
(of which 9 are visitor parking)

Car Wash 1

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65 TOTAL

4.5 Communal Facilities

Communal facilities include a games room, lounge, exercise room and sauna.

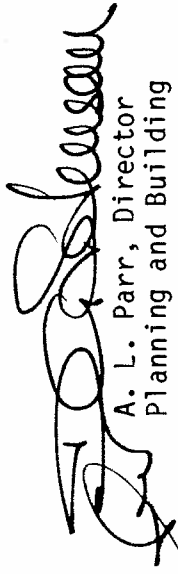
4.6 Exterior Materials and Finish

Exterior materials include textured stucco, asphalt shingles and wood-trimmed aluminium windows.

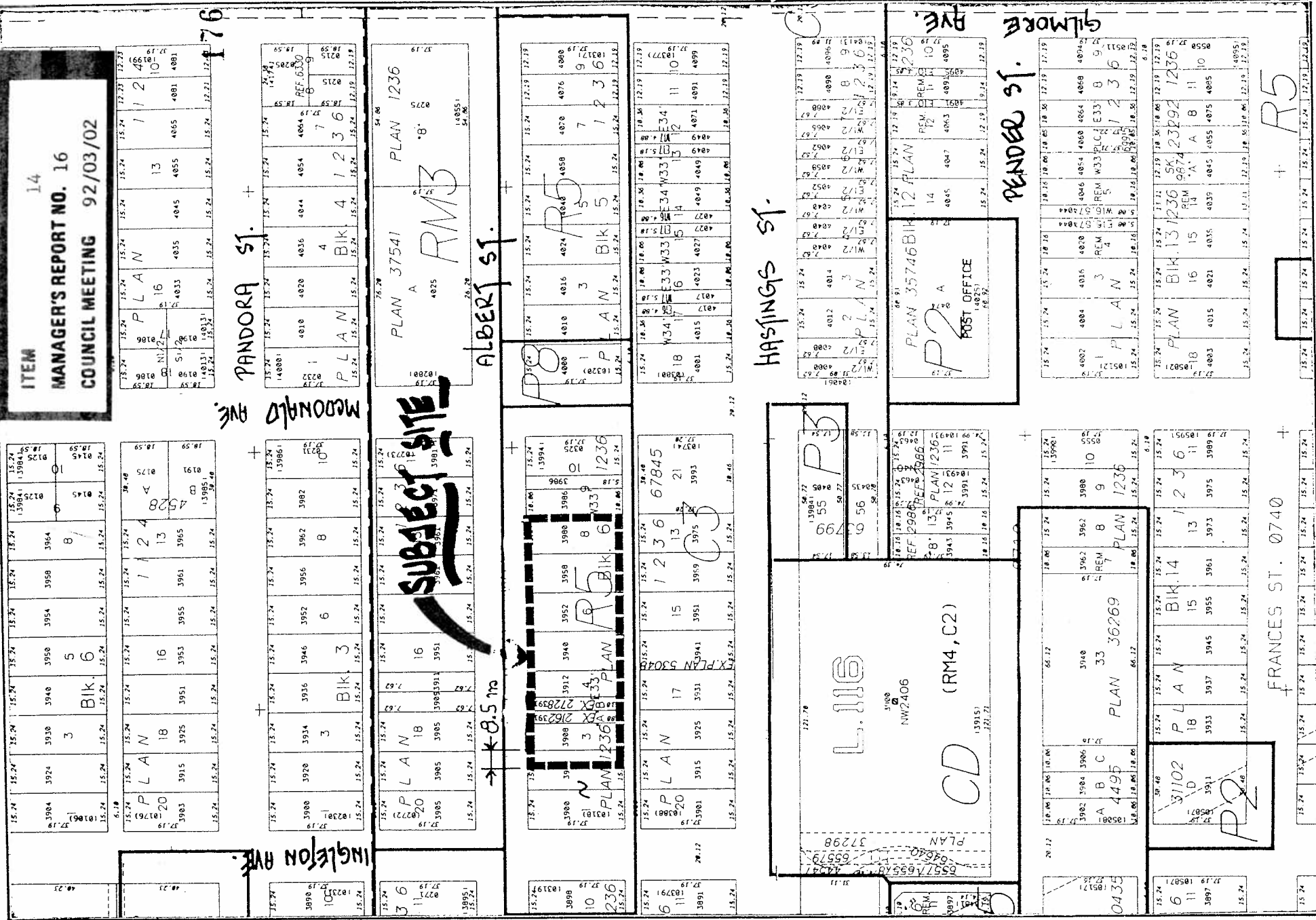
APL
FA:ap

Attach.

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


A. L. Parr, Director
Planning and Building

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Date:

NOVEMBER 1991

Scale:

1:2000

Drawn By:

J.P.C.



THE CORPORATION
BURNABY
Planning &
Building Inspection
Department

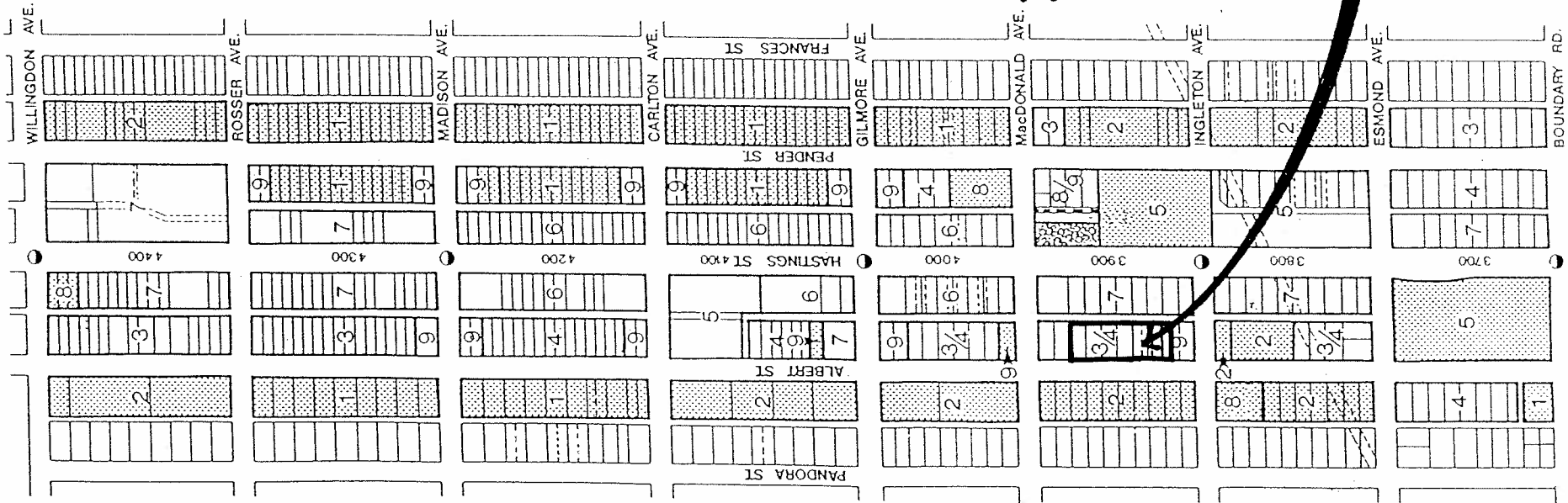
REZONING REFERENCE # 4A/91



North

SKETCH # 1

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Hastings Street Area Plan

(Adopted)

Legend:

- 1 ▶ Single and Two Family Dwellings (Retained)
- 2 ▶ Low Rise Multi Family Residential
- 3 ▶ Single, Two Family Or 2 1/2 Storey Townhousing
- 4 ▶ 3 1/2 Storey Townhousing
- 5 ▶ Comprehensive Development (CD)
- 6 ▶ Core Commercial (4 Storey Mixed Use)
- 7 ▶ Non-Core Commercial (4 Storey Mixed Use)
- 8 ▶ Institutional
- 9 ▶ Parking
- ▶ Park
- ▶ Existing
- Existing Traffic Signal

SUBJECT SITE



Community Plan Three

1991 June



THE CORPORATION OF
BURNABY
 Planning &
 Building Inspection
 Department

Date:
 NOVEMBER 1991

Scale:
 N.F.S.

Drawn By:
 J.P.C.

REZONING REFERENCE #44/91

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SKETCH # 2

