

TO: MUNICIPAL MANAGER 1992 May 21
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION
 SUBJECT: REZONING REFERENCE #9/92
 See Attached Schedule "A"
 For Addresses and Legal Descriptions

FROM: C4 SERVICE COMMERCIAL, C7 DRIVE-IN RESTAURANT
 AND R5 RESIDENTIAL DISTRICTS

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON
 RM3/RM4 USE AND DENSITY AND A MAXIMUM F.A.R. OF
 1.227 AND COMMUNITY PLAN 8 GUIDELINES, AND IN
 ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED
 "CROSSROADS" PREPARED BY H.R. HATCH ARCHITECT.)

PURPOSE: To seek Council authorization to forward this application to a
 Public Hearing on 1992 June 16.

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RECOMMENDATIONS:

1. THAT staff be authorized to bring forward for abandonment Amendment Bylaw #24/90, Bylaw No. 9374, Rezoning Reference #75/89 a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. THAT the introduction of a, Highway Exchange Bylaw be authorized according to the terms outlined in Section 4.5 of this report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 June 01, and to a Public Hearing on 1992 June 16 at 7:30 p.m.
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 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 consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The undergrounding of existing overhead wiring abutting the site.

ITEM	8
MANAGER'S REPORT NO.	38
COUNCIL MEETING	92/05/25

- h) The retention of as many existing mature trees as possible on the site, and 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.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.
- 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) Applicant's schedule for the construction phasing of the subject proposal.
- m) 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.
- n) Completion of the Highway Exchange Bylaw.
- o) Transfer of Lot 2 to the Municipality.
- p) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- q) The granting of a 215 Covenant restricting enclosure of balconies.

SUMMARY

The applicant has now submitted a development plan for the subject site which is suitable for submission to a Public Hearing.

R E P O R T

1.0 **APPLICANT** UNITED PROPERTIES LIMITED
#201 - 1195 WEST BROADWAY
VANCOUVER, B.C.
V6H 3X5

2.0 **REZONING PURPOSE**

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

3.0 **BACKGROUND**

3.1 The site has been cleared. As in the case of the previous rezoning application, the site assembly (see Sketch #1) includes virtually the entire area bounded by Boundary Road, Dominion Street, Esmond Avenue, and Canada Way, excluding only three lots at the northwest corner (occupied by an office building and a dwelling) and one lot at the southeast corner (occupied by a commercial building). Sites to the north and east of the subject site (with the exception of commercial frontages on Boundary Road and Canada Way) are developed or designated for low-rise multi-family residential use. Commercial uses are located across Canada Way to the south.

ITEM	8
MANAGER'S REPORT NO.	38
COUNCIL MEETING	92/05/25

3.2 The subject site falls within Community Plan Eight (see Sketch #2). The current plan configuration is a result of a plan amendment adopted on 1990 April 02 and related to Rezoning Reference #75/89. This rezoning, which received Third Reading on 1991 May 13, provided for hotel/office/retail development and low-rise multi-family development on two separate parcels on the subject site. The applicant advised that he is no longer pursuing this rezoning as the commercial component has proved not economically viable. The current rezoning application for purely residential development was made by the same developer.

Previous to the amendment related to Rezoning Reference #75/89, Community Plan Eight (see Sketch #3) showed a differing road configuration for the subject site, and provided for commercial redevelopment on the Canada Way/Boundary Road frontage with residential low-rise apartment development to the north oriented to Norfolk Street and the residential area to the north. The commercial area was seen in the plan as basically servicing the needs of local residents for shops and services.

3.3 Council on 1992 March 30 received the report of the Planning and Building Department concerning the rezoning of the subject site and staff's Community Plan review. At that time Council adopted recommendations amending the Community Plan as illustrated on Sketch #4 (to take effect upon Second Reading of the related Rezoning Bylaw) and authorizing staff to work with the applicant in the preparation of a suitable plan of development for low-rise multi-family residential 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: C4 SERVICE COMMERCIAL, C7 DRIVE-IN RESTAURANT, AND R5 RESIDENTIAL DISTRICTS

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4.2 In accordance with the Community Plan as amended, the applicant is pursuing a proposal for low-rise apartments on this large 2.7 acre site. The previous scheme by the same developer had envisioned a large office building and low-rise hotel along the Boundary Road and Canada Way frontage with low-rise apartments on the balance of the site at an overall building density significantly higher than currently proposed. The previous office/hotel design had a chateau-like appearance with up to a 4-storey height above the sidewalk grade and steeply sloping roofs. As noted in our previous report, in recognition of the fact that the subject Boundary Road/Canada Way corner functions as a prominent gateway entry into Burnaby from the west, and as a result of discussions with the developer on developing this key corner, a modest increase of building floor area up to a maximum of 15,000 sq. ft. above RM3 guidelines has been incorporated in the development. A gateway type of design for buildings observing a well-landscaped 50 ft. bermed setback area along the lines of the nearby Cascade Village example is proposed. RM4 guidelines have been utilized to accommodate the modest increase contemplated, which results in an overall F.A.R. of 1.227.

ITEM	8
MANAGER'S REPORT NO.	38
COUNCIL MEETING	92/05/25

- 4.3 The Director Engineering will be requested to prepare an updated estimate for all services necessary to service this site, including but not necessarily limited to the following:
- full construction of Esmond Avenue, Dominion Street and Norfolk Avenue fronting the site, including separated sidewalks, boulevard grassing and trees, and street lighting.
 - separated sidewalks, boulevard grassing and street trees fronting the site on Boundary Road and Canada Way.
 - watermains, fire hydrants, storm and sanitary sewers as required.
- 4.4 Consolidation and re-subdivision of the site in accordance with Sketch #5 will be pursued. The development plans reflect strata plan phases proposed by the developer.
- 4.5 Dedications for Canada Way and Boundary Road widening, and the Norfolk Street cul-de-sac bulb are required. Lane rights-of-way and a portion of the Norfolk Street right-of-way within the site will be closed and consolidated with the net site. Replacement of the previously adopted Highway Exchange Bylaw will be required to reflect the new Norfolk Street cul-de-sac configuration.
- The net gain in development site area (Lot 1) resulting from the Highway Exchange Bylaw is equivalent in area to Lot 2 (approximately 0.114 ha) which is to be transferred to the Municipality in compensation for the net gain in site area. Lot 2 will be held to form part of a future development site as indicated on Sketch #4.
- 4.6 The developer will remove existing overhead wiring adjacent to the site.
- 4.7 A tree survey should be undertaken to identify any existing mature trees which can be preserved.
- 4.8 Vehicular access will be from Dominion Street and Norfolk Street only.
- 4.9 In view of traffic on Canada Way and Boundary Road, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.
- 4.10 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397 per unit, will apply to this development.
- 4.11 The development plans comply with the minimum unit sizes specified by the condominium guidelines adopted by Council.
- 4.12 A 15 m (50 ft.) minimum landscaped buffer is provided along the Canada Way/Boundary Road frontage of the site.
- 4.13 Garbage and recycling areas are provided underground.
- 4.14 Several existing trees on the subject site are to be preserved.

ITEM
MANAGER'S REPORT NO. 8
COUNCIL MEETING 38
92/05/25

5.0 DEVELOPMENT PROPOSAL

5.1 Overall Development

Net Site Area: 1.096 ha (2.7 acres)
(to be confirmed by survey)

Site Coverage: 32 per cent

Floor Area: 13,449 m² (144,770 sq.ft.)

Floor Area Ratio: 1.227 (1.1 F.A.R. plus 15,000 sq.ft.)

Unit Mix:

28 two bedroom + den units @ 104.9 to 109.5 m² (1,129 to 1,179 sq.ft.)

57 two bedroom units @ 86.0 to 88.6 m² (926 to 954 sq.ft.)

59 one bedroom units @ 70.0 to 75.0 m² (754 to 807 sq.ft.)

144 UNITS TOTAL

Unit Density: 132 units/ha (53 units per acre)

Building Height: 4 storeys

Parking Required: 231 spaces (including 36 visitors' spaces)

Parking Provided: 235 spaces (including 37 visitors' spaces)

Exterior Materials: Vinyl siding, wood trim, stucco, brick, cedar-look shingles

Common Facilities: Recreational Room in Phase II

5.2 Phase I Statistics

Net Site Area: 0.41 ha (1.0 acre)
(to be confirmed by survey)

Site Coverage: 30 per cent

Floor Area: 5,055 m² (54,417 sq.ft.)

Floor Area Ratio: 1.24

Unit Mix:

10 two bedroom + den units

23 two bedroom units

21 one bedroom units

54 UNITS TOTAL

Unit Density: 133 units/ha (54 units per acre)

Parking Required: 87 spaces (including 14 visitors' spaces)

Parking Provided: 87 spaces (including 14 visitors' spaces)

ITEM	8
MANAGER'S REPORT NO.	38
COUNCIL MEETING	92/05/25

5.3 Phase II Statistics

123

Net Site Area: 0.30 ha (0.73 acres)
(to be confirmed by survey)

Site Coverage: 32 per cent

Floor Area: 3,564 m² (38,359 sq.ft.)

Floor Area Ratio 1.20

Unit Mix:

10 two bedroom + den units

11 two bedroom units

17 one bedroom units

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38 UNITS TOTAL

Unit Density: 129 units/ha (52 units per acre)

Parking Required: 61 spaces (including 10 visitors' spaces)

Parking Provided: 61 spaces (including 10 visitors' spaces)

5.4 Phase III Statistics

Net Site Area: 0.39 ha (0.97 acres)

Site Coverage: 34 per cent

Floor Area: 4,830 m² (51,994 sq.ft.)

Floor Area Ratio: 1.24

Unit Mix:

8 two bedroom + den units

23 two bedroom units

21 one bedroom units

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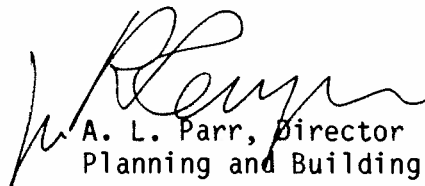
52 UNITS TOTAL

Unit Density: 133 units/ha (54 units per acre)

Parking Required: 84 spaces (including 13 visitors' spaces)

Parking Provided: 84 spaces (including 13 visitors' spaces)

RR
RR:hr
Atts.


A. L. Parr, Director
Planning and Building

cc: Director Engineering
Municipal Solicitor
Chief Building Inspector
Municipal Clerk

SCHEDULE "A"

ITEM	8
MANAGER'S REPORT NO.	38
COUNCIL MEETING	92/05/25

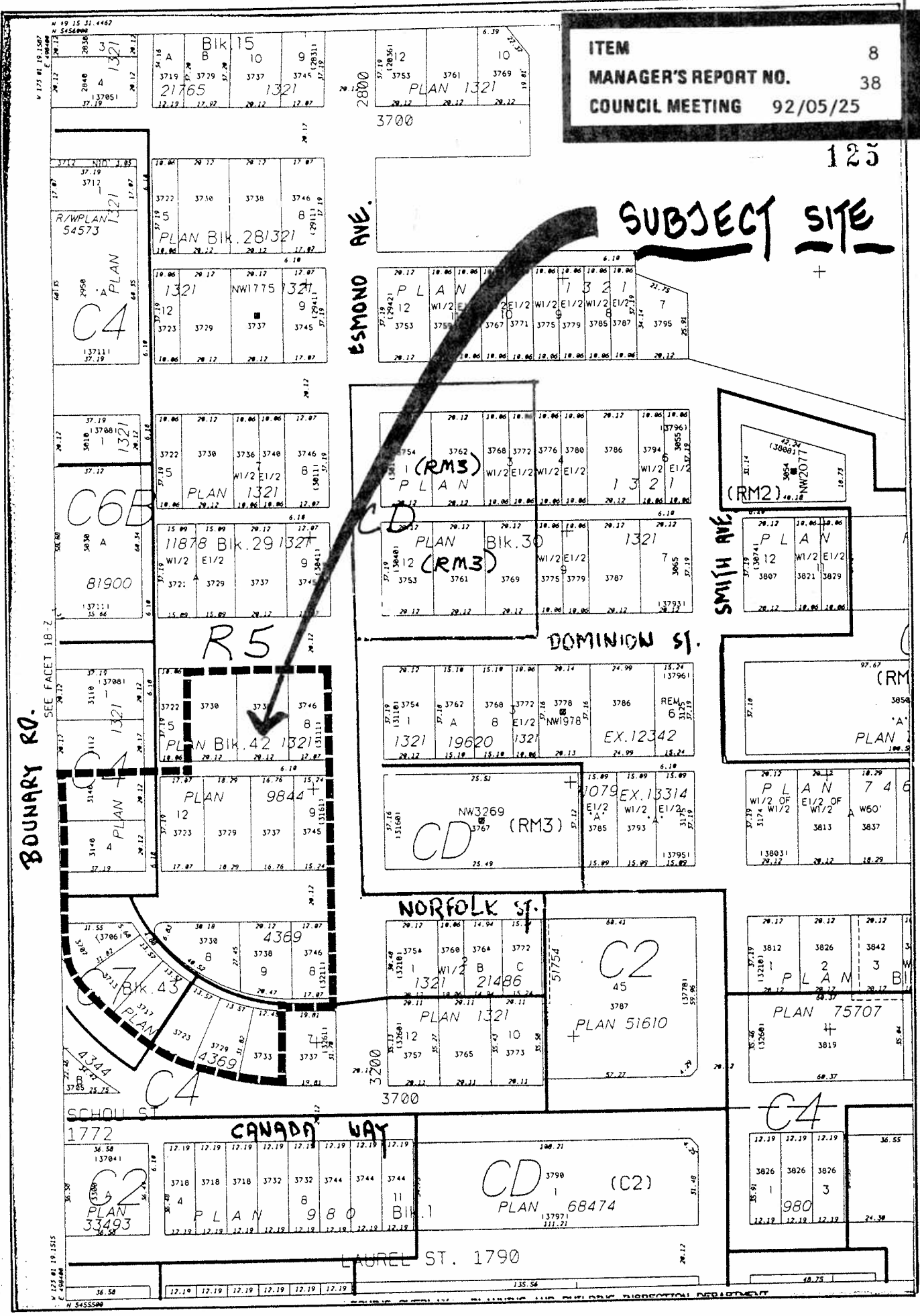
REZONING REFERENCE #9/92

ADDRESS AND LEGAL DESCRIPTION

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<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
3140 BOUNDARY ROAD S.	LOT D (AD204996), BLOCK 42, D.L. 69, GROUP 1, N.W.D. PLAN 1321;
3707, 3713, 3717, 3723, 3729 AND 3733 CANADA WAY	LOT A (AD204995), LOT 5, LOT 6, D.L. 69, GROUP 1, N.W.D. PLAN 4369;
3723, 3729, 3737, 3745 NORFOLK STREET	LOT A (AD204998), D.L. 69, GROUP 1, N.W.D., PLAN 9844;
3730, 3738 NORFOLK STREET	LOT B (AD204999), D.L. 69, GROUP 1, N.W.D., PLAN 4369;
3746 NORFOLK STREET	LOT 8, BLOCK 43, D.L. 69, GROUP 1, N.W.D., PLAN 1321;
3730, 3738, 3746 DOMINION STREET	LOT E (AD204997), BLOCK 42, D.L. 69, GROUP 1, N.W.D, PLAN 1321;

ITEM 8
 MANAGER'S REPORT NO. 38
 COUNCIL MEETING 92/05/25



BOUNDARY RD.

ESMOND AVE.

DOMINION ST.

NORFOLK ST.

CANADA WAY

LAUREL ST. 1790

SUBJECT SITE

125

Date:
 MARCH 1992

Scale:
 1:2000

Drawn By:
 J.P.C.

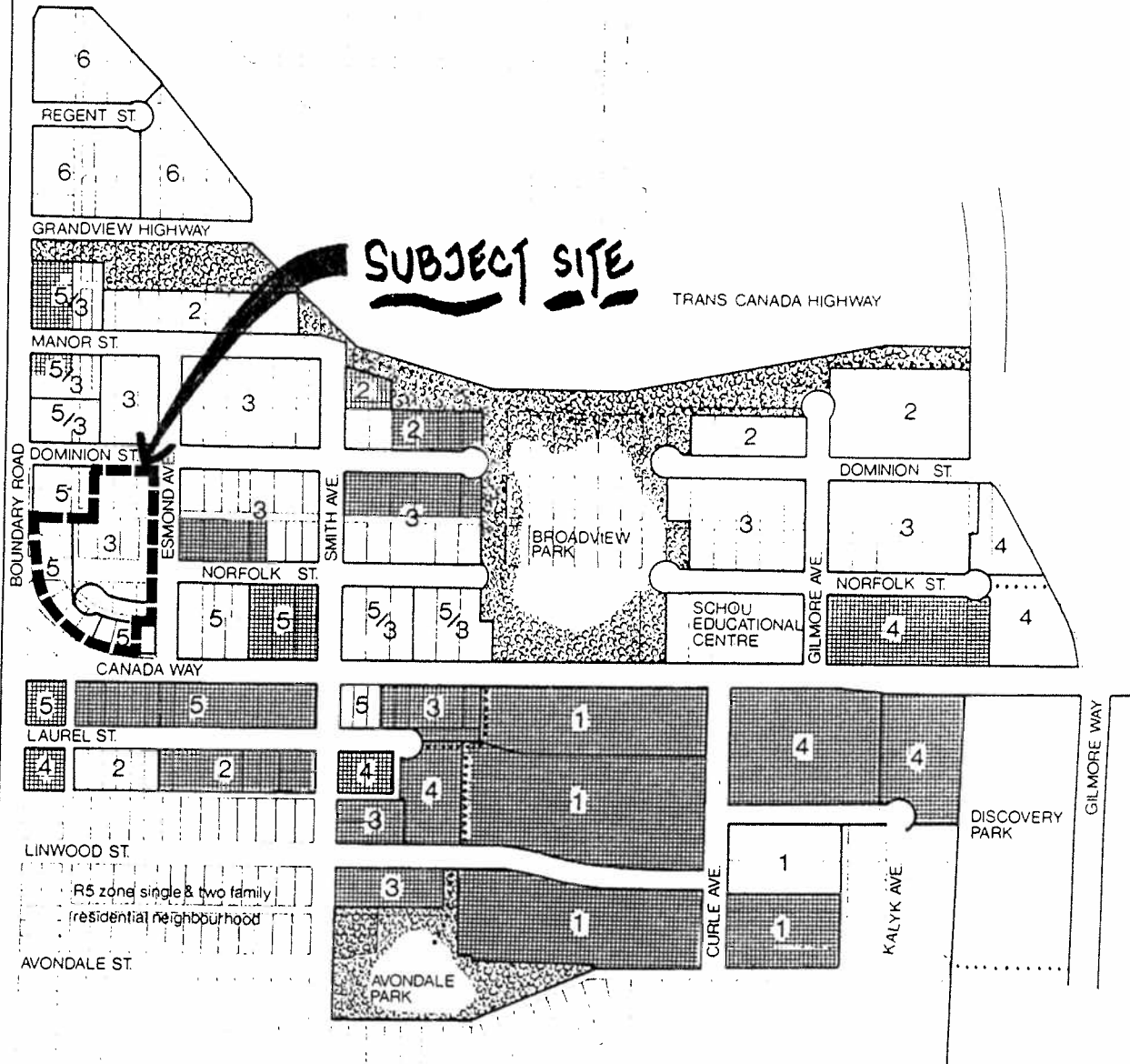
 THE CORPORATION
BURNABY
 Planning &
 Building Inspection
 Department



REZONING REFERENCE # 9/92

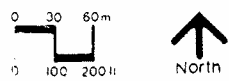
SKETCH # 1

ITEM 8
 MANAGER'S REPORT NO. 38
 COUNCIL MEETING 92/05/25



- LEGEND:**
- 1 — Low density multiple residential development (RM1 guidelines)
 - 2 — Medium density apartment development (RM2 guidelines)
 - 3 — Medium density apartment development (RM3 guidelines)
 - 4 — Institutional development (P5 guidelines)
 - 5 — Commercial development (C2 guidelines)
 - 6 — Light industrial/office (M5 guidelines)
 - Constructed
 - Pedestrian / bicycle trail

Updated to 1991
 Reference date 1971 June



COMMUNITY PLAN EIGHT

Community Plan #8 Reduce to 7 1/2" (41%)

Date:
 MARCH 1992

Scale:
 N.T.S.

Drawn By:
 J.P.C.



REZONING REFERENCE # 9/92
 (PREVIOUS COMMUNITY PLAN)
 AMENDED PER R2# 75/89

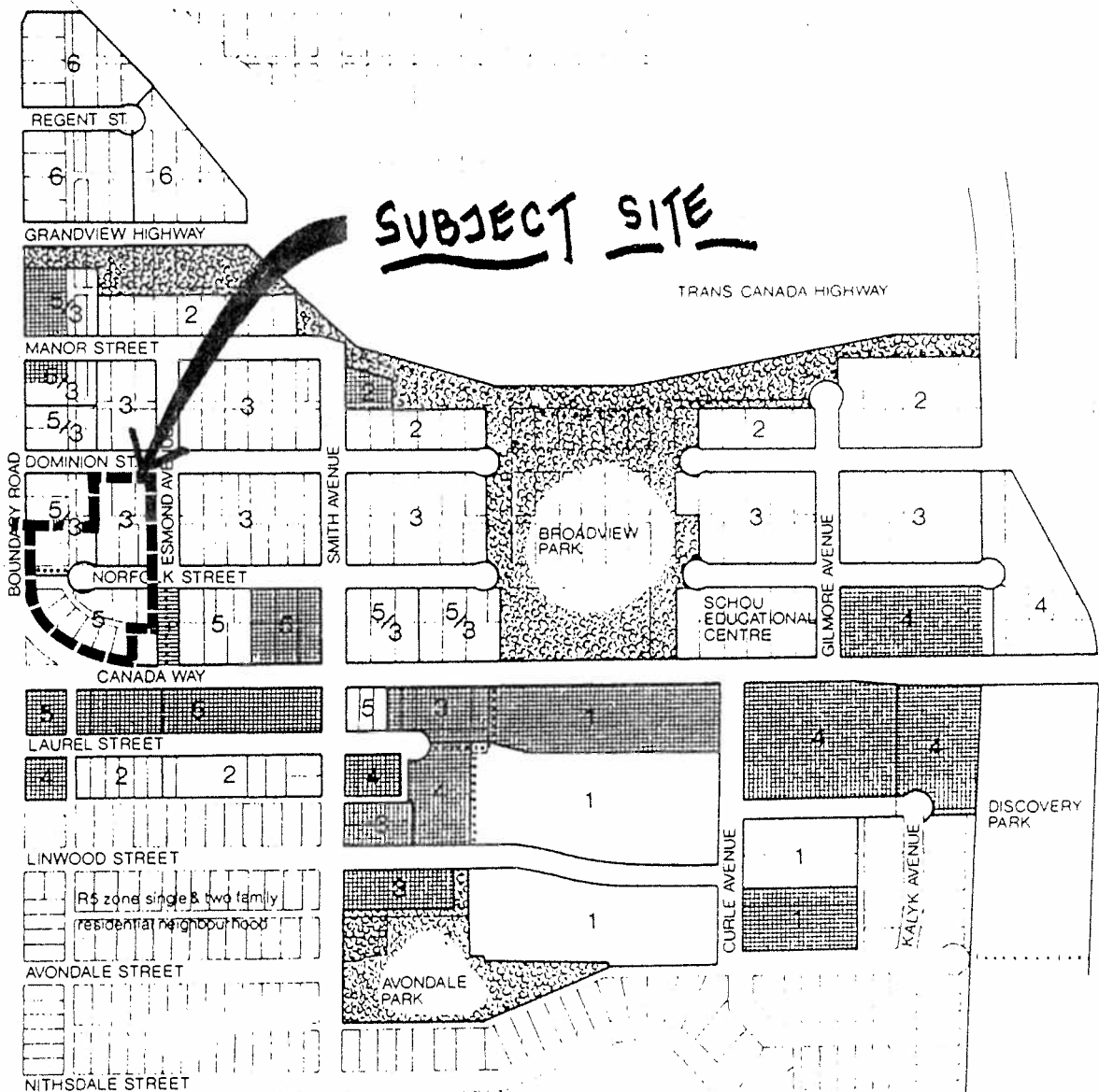
126

SKETCH # 2

ITEM 8
 MANAGER'S REPORT NO. 38
 COUNCIL MEETING 92/05/25

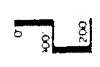
127

SUBJECT SITE



- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (P5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)
- Proposed public parking area
- Constructed
- Pedestrian/bicycle trails

Updated to 1985 March
 Reference date 1971 June



COMMUNITY PLAN EIGHT

Date:
MARCH 1992

Scale:
N.F.S.

Drawn By:
J.P.C.



REZONING REFERENCE # 9/92
 (COMMUNITY PLAN PRIOR TO AMENDMENT
 RELATED TO RZ # 75/89)

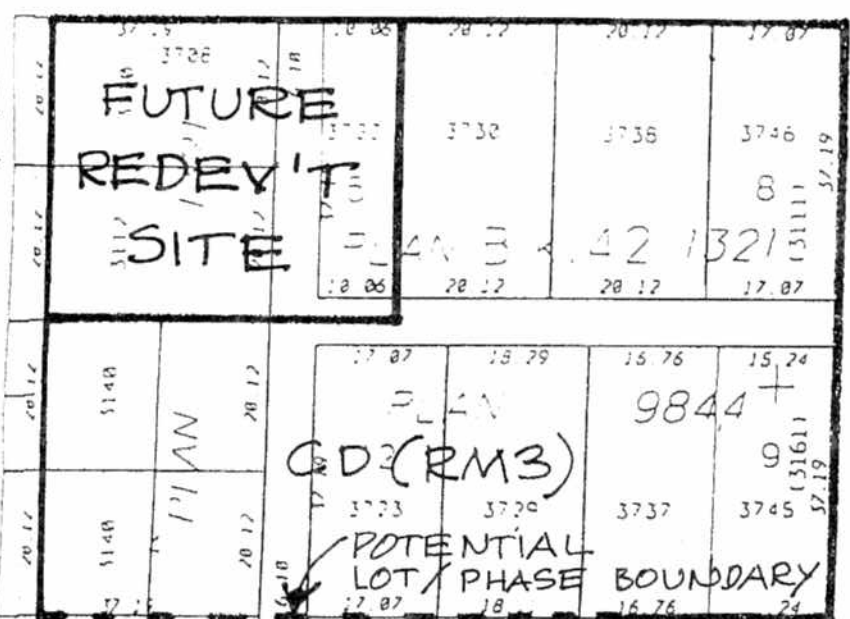
SKETCH # 3

ITEM 8
 MANAGER'S REPORT NO. 38
 COUNCIL MEETING 92/05/25

BOUNDARY ROAD BUILDING SETBACK

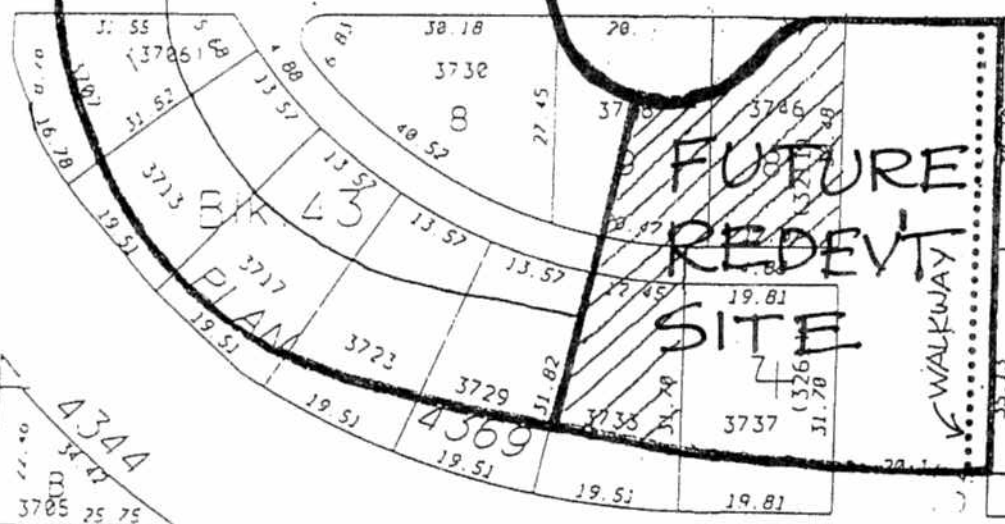
DOMINION ST

ESMOND AVE.



CD (RM3)
 minimum 15m
 50'

NORFOLK ST.



SCHOU ST.

CANADA WAY

Date:
 92. MARCH

Scale:
 1:1000

Drawn By:



128

COMMUNITY PLAN REVIEW
 ADOPTED 92
 RZ # 9/92

SKETCH #4

3711	35.66	6.18	15.29	15.09	20.12
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ITEM 8
 MANAGER'S REPORT NO. 38
 COUNCIL MEETING 92/05/25

DOMINION ST.

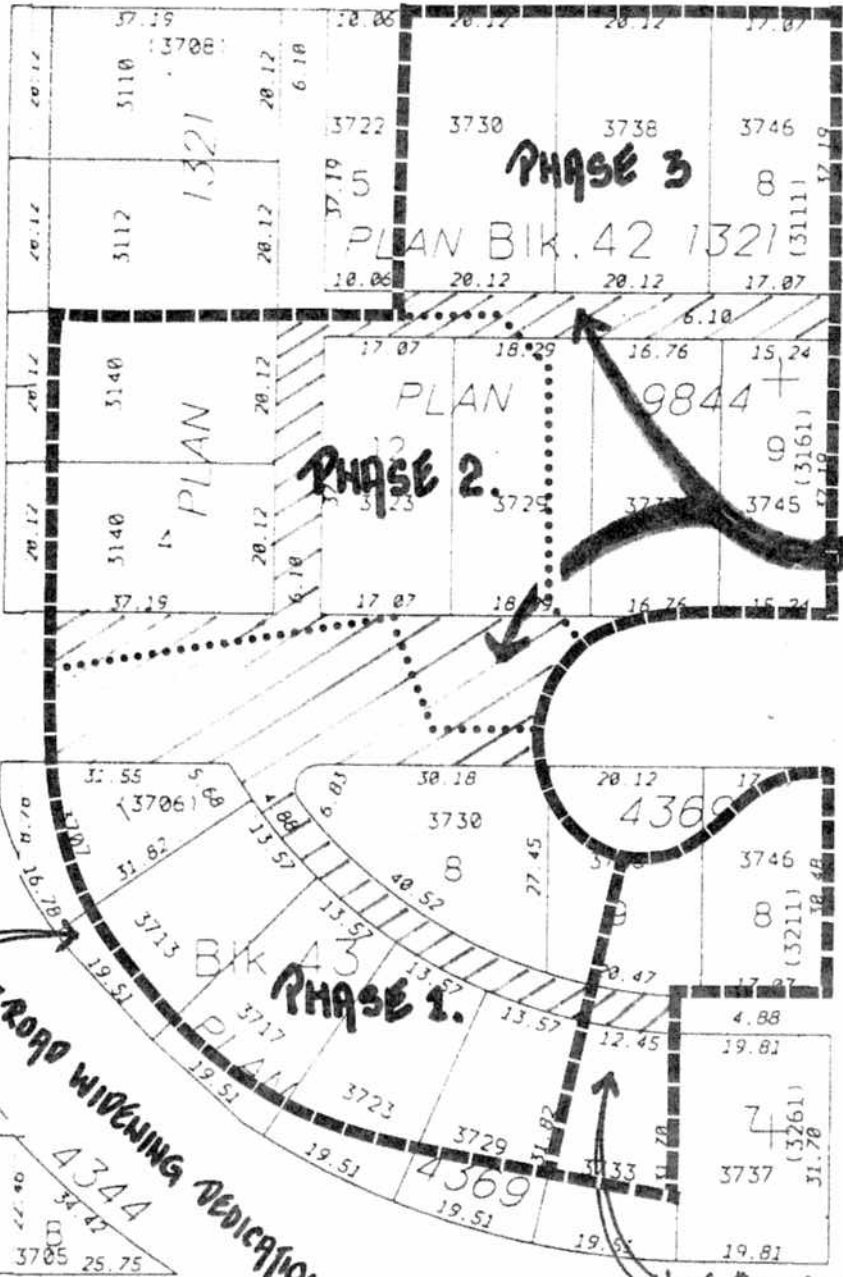
129

BOUNDARY RD.

ESMOND AVE.

NORFOLK ST.

CANADA WAY



20.12	15.10
37.19 (3110)	37.18 3762
1	A
1321	1962
20.12	15.10

75.
37.16 (3160)
NW3/4
2
376
75.

20.12	10.06	14.
30.48 (3210)	3754	3760 376
1	W1/2	B
1321	2	
20.12	10.06	14.5
20.11	20.11	
35.13 (3260)	12	3757
35.27		3765
20.11	20.11	

36.58 (3704)	6.18
36.30	36.49
3300	A
PLAN	
33493	
36.58	

12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
3718	3718	3718	3732	3732	3744	3744	3744
4				8			11
PLAN				980		BIK.1	
12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19

Date: **MAY 1992**

Scale: **1:1000**

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

THE CORPORATION OF BURNABY
 Planning & Building Department

RZ # 9/92
"PROPOSED SUBDIVISION AND STRATA PLAN PHASES"
 SKETCH # 5