

ITEM 13  
MANAGER'S REPORT NO. 46  
COUNCIL MEETING 2/06/29

**TO:** ACTING MUNICIPAL MANAGER 1992 JUNE 24

**FROM:** DIRECTOR PLANNING & BUILDING

**SUBJECT:** **REZONING REFERENCE #20/92**

**ADDRESS:** 5958 Hastings Street (see attached sketch #1)

**LEGAL:** Lot 6, Ex. N. 20 ft., Blk. 2, Grp. 1, Plan 3328

**FROM:** C2 Community Commercial District and R5 Residential District

**TO:** CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines, and in accordance with the development plan entitled "Townhouse Development For Adera at Frances Street, Burnaby, B.C.," prepared by Gomberoff Policzer Architects.

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1992 July 28.

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**RECOMMENDATION:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1992 July 13 and to a Public Hearing on 1992 July 28 at 7:30 p.m. and 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 granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The retention of as many existing mature trees as possible on the site.
- h) 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) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) Compliance with the council adopted sound criteria.
- k) 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.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- 1) The granting of a Section 215 Covenant restricting enclosure of balconies.

R E P O R T

1.0 REZONING PURPOSE:

- 1.1 The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-density multiple-family development.

2.0 BACKGROUND INFORMATION:

- 2.1 On 1992 May 25 Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further report will be submitted at a later date.
- 2.2 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 2.3 The subject site is located within Apartment Study Area B and is designated for low-density multiple-family residential development (see attached sketch #2). The subject rezoning proposal is in conformance with the adopted Apartment Area Study.

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**3.0 GENERAL DISCUSSION:**

- 3.1 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the widening of the pavement on Frances Street to a 36 ft. standard with the provision of seperated sidewalks and boulevard trees on both Frances Street and Hastings Street. A fire hydrant on Frances Street and a watermain and storm sewer extension are also required.
- 3.2 A 33 ft. wide dedication is required along the south side of the site to complete the Frances Street right-of-way. The existing interim pavement is located just south of the Frances Street right-of-way, within Kensington Park.
- 3.3 A Neighbourhood Parkland Acquisition Charge of \$844.00 per unit is applicable for this development.
- 3.4 The developer advises that this project is proposed as a two-phased strata title development, with the entire underground parking area to be located within Phase I.
- 3.5 In view of traffic on Hastings Street, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.

**4.0 DEVELOPMENT PROPOSAL:**

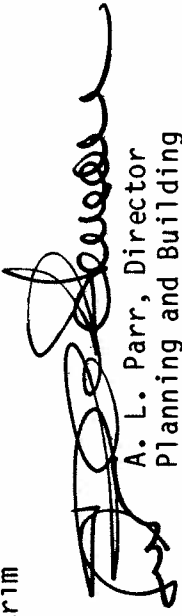
- 4.1 The submitted plan of development is for 3 townhouse buildings on the site. The first building fronting on Hastings Street is designed like a large manor and is non-family oriented, while the 2 remaining buildings are family oriented row house buildings, located adjacent to Kensington Park.
- 4.2 Net Site Area: 5208.4 m<sup>2</sup> (56,065.5 sq. ft.)
- 4.3 Floor Area: 3125 m<sup>2</sup> (33,639.3 sq. ft.)
- Floor Area Ratio: 0.6
- Unit Density: 33 units per acre
- 4.4 Unit Mix:
  - 4 - bachelor units @ 470 sq. ft. in size
  - 19 - one bedroom units @ 700 sq. ft. in size
  - 20 - two bedroom units @ 900 sq. ft. in size
  - 
  - 43 - total units
- 4.5 Building Height:
  - 2-1/2 storeys - 29.5 ft.
  - and
  - 2 storeys - 27.6 ft.
- 4.6 Parking Required and Provided:
  - 76 spaces (including 11 visitor spaces) and one car wash stall
- 4.7 Communal Facilities: Workshop, children's play area

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FROM: DIRECTOR PLANNING AND BUILDING  
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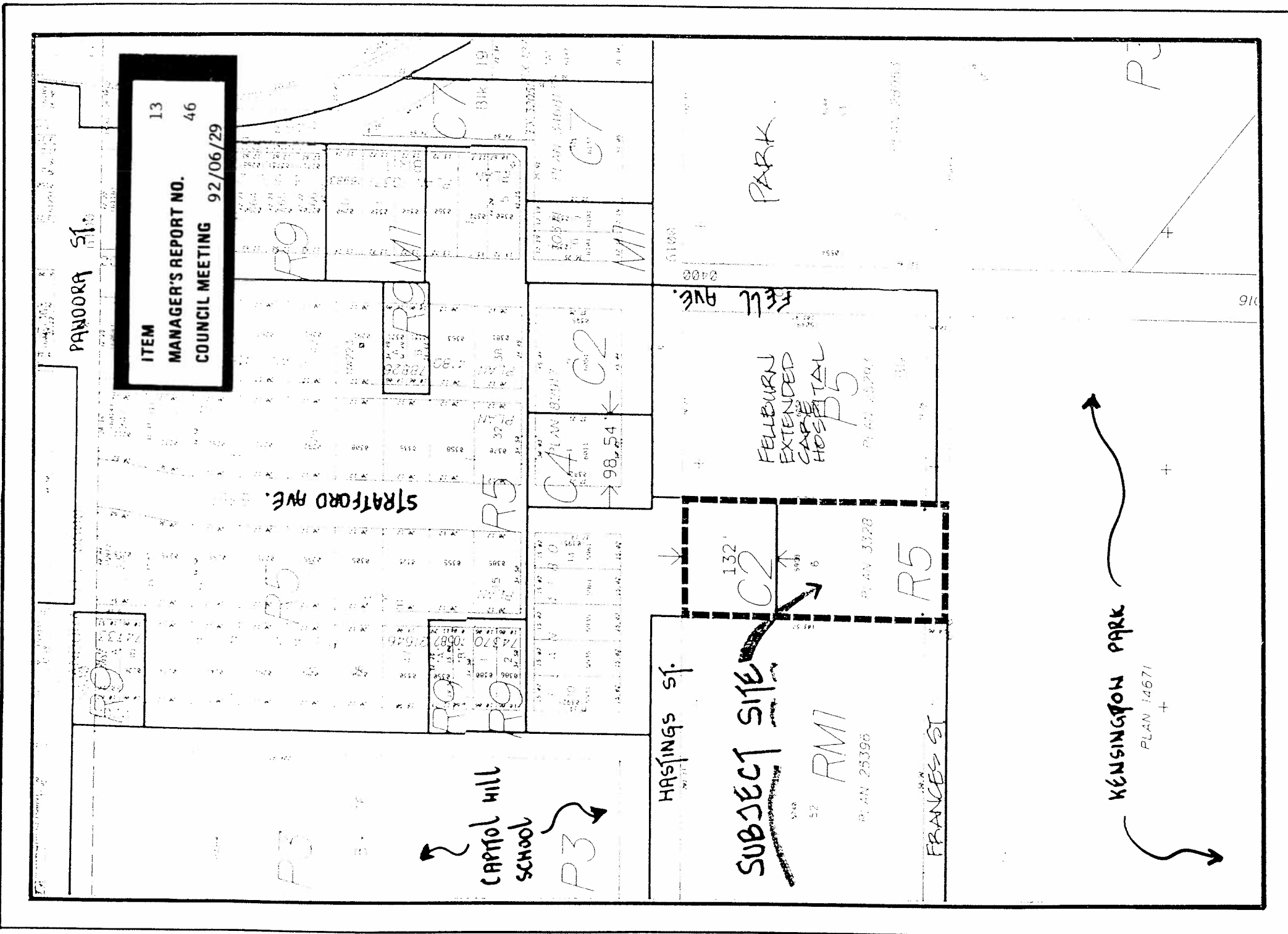
4.8 Exterior Materials: Asphalt shingles, vinyl siding, wood and vinyl trim



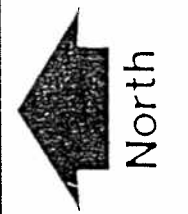
A. L. Parr, Director  
Planning and Building

*ANP*  
BW:yg

cc: Municipal Clerk  
Director Engineering



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Planning &  
 Building Inspection  
 Department

Date: June 1992  
 Scale: 1:2000

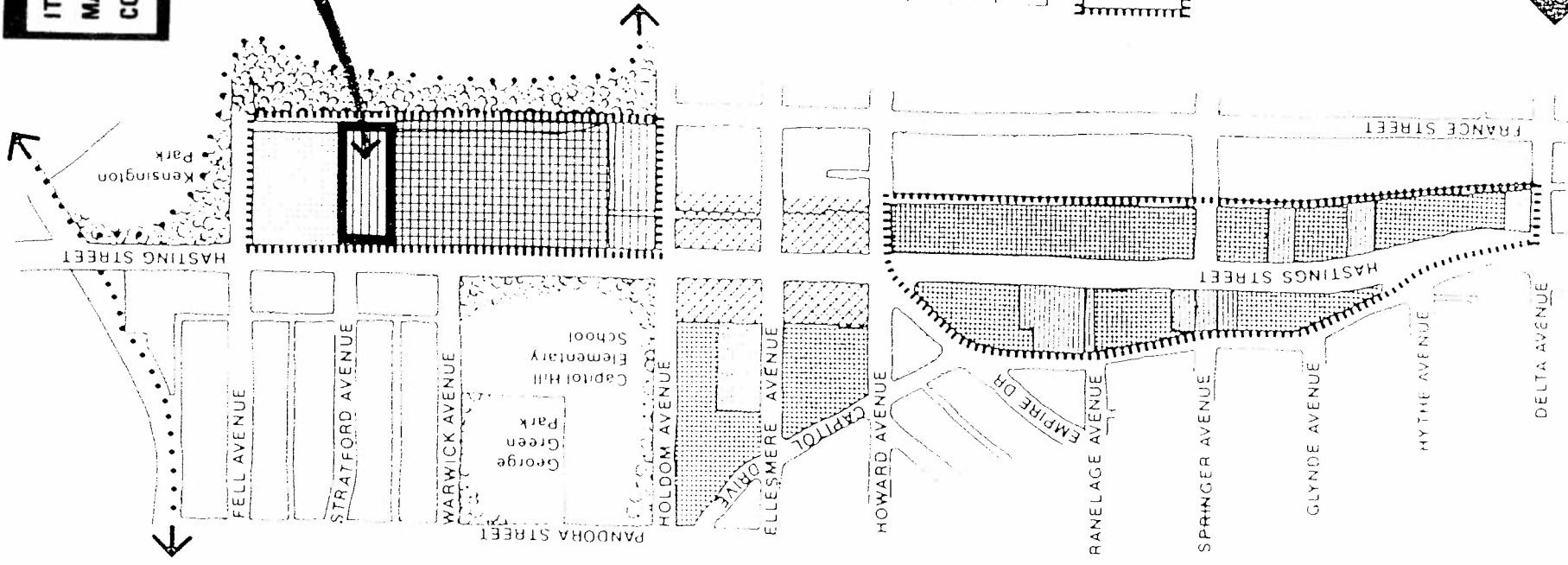
Drawn By: J.P.C.

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 SKETCH # 1

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**SUBJECT SITE**



- First priority apartment area
- Proposed low density apartment area
- Existing low density apartment area
- Proposed medium density apartment area
- Existing medium density apartment area
- Commercial centre
- Institutional area
- Trail system

Reference date 1969 April  
 Updated to 1981 October



APARTMENT STUDY AREA B Drawing Number 2



City of BURNABY  
 Planning &  
 Building Inspection  
 Department

**REZONING REFERENCE # 20/92**

Date:	June 1992
Scale:	N.1.s.
Drawn By:	J.P.C.

SKETCH # 2