

ITEM	4
MANAGER'S REPORT NO.	62
COUNCIL MEETING	

TO: CITY MANAGER 1992 SEPTEMBER 30
FROM: ACTING DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #8/92

ADDRESS: 3754 and 3762 THURSTON STREET

LEGAL: LOTS 7 AND 8 EXC. S. 20' (EXPL. PLAN 6892),
D.L. 35, PLAN 1198

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT
GUIDELINES WITH A 1.138 F.A.R. DENSITY AND
METROTOWN AREA 11 DEVELOPMENT PLAN)
(SEE ATTACHED SKETCHES #1 AND #2)

PURPOSE: To seek Council authorization to forward this application to a
Public Hearing on 1992 October 27.

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RECOMMENDATIONS:

1. **THAT** this report be referred to the Heritage Advisory Committee for information.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1992 October 5 and to a Public Hearing on 1992 October 27 at 7:30 p.m.
3. **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.

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- 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. 117
- i) Compliance with the Council adopted sound criteria.
- j) 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.
- k) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- l) The submission of a letter from the owners of the property confirming that they intend to relocate the house on the site and restore the exterior of the heritage building utilizing the original windows, exterior finish materials and construction details and that they will support the heritage designation of the building by bylaw.
- m) The submission of a letter from B.C.H.M.C. or the Ministry of Health confirming that the City will be consulted during the process to ensure that the group home is utilized in a manner which is compatible with the adjacent family housing and the surrounding neighbourhood.

SUMMARY:

The applicant has now submitted a plan of development that provides for the construction of a new four storey rental apartment and the relocation, restoration and reuse of the Thurston House on-site that will be utilized for residential units plus a four bed group home. This proposal is considered suitable for presentation to a Public Hearing.

R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new low-rise rental apartment with the incorporation and restoration of an existing heritage building on the site.

2.0 BACKGROUND:

On 1992 March 30 Council received an initial report and authorized staff to work with the developer towards the preparation of a suitable plan of development for the site including the potential incorporation of the heritage building on the site on the understanding that a further report would be submitted to Council.

Council also referred this rezoning application report to the Heritage Advisory Committee for information and comment.

A suitable plan of development has now been prepared which incorporates the retention of the heritage building. There is a small cottage at the rear of the property that is not to be retained. The developer will be encouraged to sell the cottage for relocation or salvage. A third house on the site will be removed within six months of the completion of the rezoning.

On 1992 April 22, the Heritage Advisory Committee received the report from Council and passed the following motion:

"THAT the Heritage Advisory Committee concur with the recommendation of the Director Planning and Building, being 'THAT staff be authorized to work with the developer towards the preparation of a suitable plan of development desirably incorporating buildings on the site of heritage merit,' and including preservation of as many trees and as much open space as possible in the development."

3.0 GENERAL COMMENTS:

- 3.1 The subject site is being rezoned from: R5 (single and two family residential) to CD (Comprehensive Development) based upon the RM4 District guidelines with a maximum density of 1.138 and the Metrotown Area 11 plan, and in accordance with the development plan entitled "Thurston House residential development" prepared by Weber and Associate, Architects.
- 3.2 These buildings will be owned by the provincial rental housing corporation and will be managed by a non-profit group as on-going social family housing. The ground floor of the "Thurston House" is to be occupied by a four bed group home that is to be operated by a non-profit group that will be accountable to the Ministry of Health. At present the details regarding what group will be operating the facility and who their clients will be are not known. When a decision on the group home is made it would be appropriate to advise Council prior to the completion of the approval process.
- 3.3 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 completion of the adjacent portion of Thurston Street to a finished standard including separated sidewalks and street trees.
- 3.4 Any necessary easements or covenants are to be provided.
- 3.5 Development cost charges related to Neighbourhood Parkland will be applicable.
- 3.6 An acoustical study to evaluate the impact of the adjacent skytrain line and to ensure compliance with the Council-adopted sound criteria will be required.
- 3.7 A recycling area of 8' by 8' by 6' is to be provided in the underground parking area and a commitment from the owners to implement the recycling provisions is required.
- 3.8 The replacement underground of the existing overhead utility lines abutting this site will be required.
- 3.9 The architect will be requested to ensure that at least 5% of the units are handicapped adaptable.
- 3.10 A car wash stall in the underground parking area is to be provided with dimensions of 3.7m by 5.5m to the specification required by the Health Department.

- 3.11 A tree survey of the area along the south edge of the site adjacent the B.C. Parkway/Skytrain route will be required. There is an existing unbuilt lane along the south side of the site that would be an appropriate area for supplementary tree planting and the lane right-of-way will continue to be retained by the City as a natural treed buffer and in conjunction with the abutting B.C. Parkway.
- 3.12 A detailed restoration plan for the "Thurston" house will be provided along with a letter of undertaking agreeing to the heritage designation of the building.
- 3.13 While this is basically in conformity with the RM3 zone requirements, it is necessary to utilize the CD/RM4 zone density to accommodate the 149 m² (1,600 sq.ft.) of floorspace in the two buildings that is in excess of the 1.10 Floor Area Ratio permitted under the CD/RM3 zone.

For comparative purposes this floor area is roughly equivalent to the main floor area of the Thurston House or the area of the community activity room in the new apartment building.

The maximum density permitted on the site by the CD zoning will thus be 1.138.

This solution is considered warranted in conjunction with the heritage designation and reuse of the Thurston House.

4.0 DEVELOPMENT PROPOSAL:

4.1	Gross and Net Site Area:	3,901.17 m ² (41,991 sq.ft.)
	Site Coverage Approximate:	30%
4.2	Floor Area:	
	- New Apartment	3,962.5 m ²
	- Heritage Building	477.5 m ² subject to survey
	TOTAL Floor Area	4,440.0 m²
	Floor Area Ratio:	1.138
	Units per acre:	42.5
4.3	Unit Sizes and Mix:	
	New Building - family rental housing	
	3 2 bedroom @ 88.29 m ² (950 sq.ft.)	
	16 2 bedroom @ 85.42 m ² (919 sq.ft.)	
	16 3 bedroom @ 105.85 m ² (1,139 sq.ft.)	
	35 TOTAL Units in New Four Storey Building	
	Heritage Building - rental housing/group home	
	5 units (1 and 2 bedroom) average size 67 m ² (723 sq.ft.)	
	1 four bedroom group home approximately 141 m ² (1,517 sq.ft.)	
	6 TOTAL Units in Heritage Building	
	TOTAL Unit Count for Both Buildings	41 Units

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4.4 Parking required for social housing:

1.5 spaces x 41 Units = 61.5 spaces

Parking Provided: 62 spaces of which 8 spaces are for visitors

All parking is underground

4.5 Communal Facilities:

Facilities provided include laundry, activity amenity room of 140 m² (1,500 sq.ft.) and an outdoor multi-purpose play area for children.

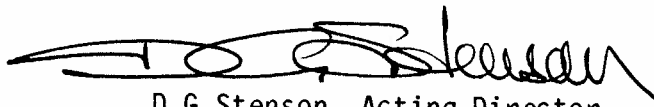
4.6 Exterior Materials:

New Building -

- wood window trim and fascias
- crezon plywood painted
- aluminum windows
- vinyl siding
- duroid roof

Heritage Building -

- wood shingle roof and walls (original materials used)
- repair of existing windows and trim as required to conform to original construction



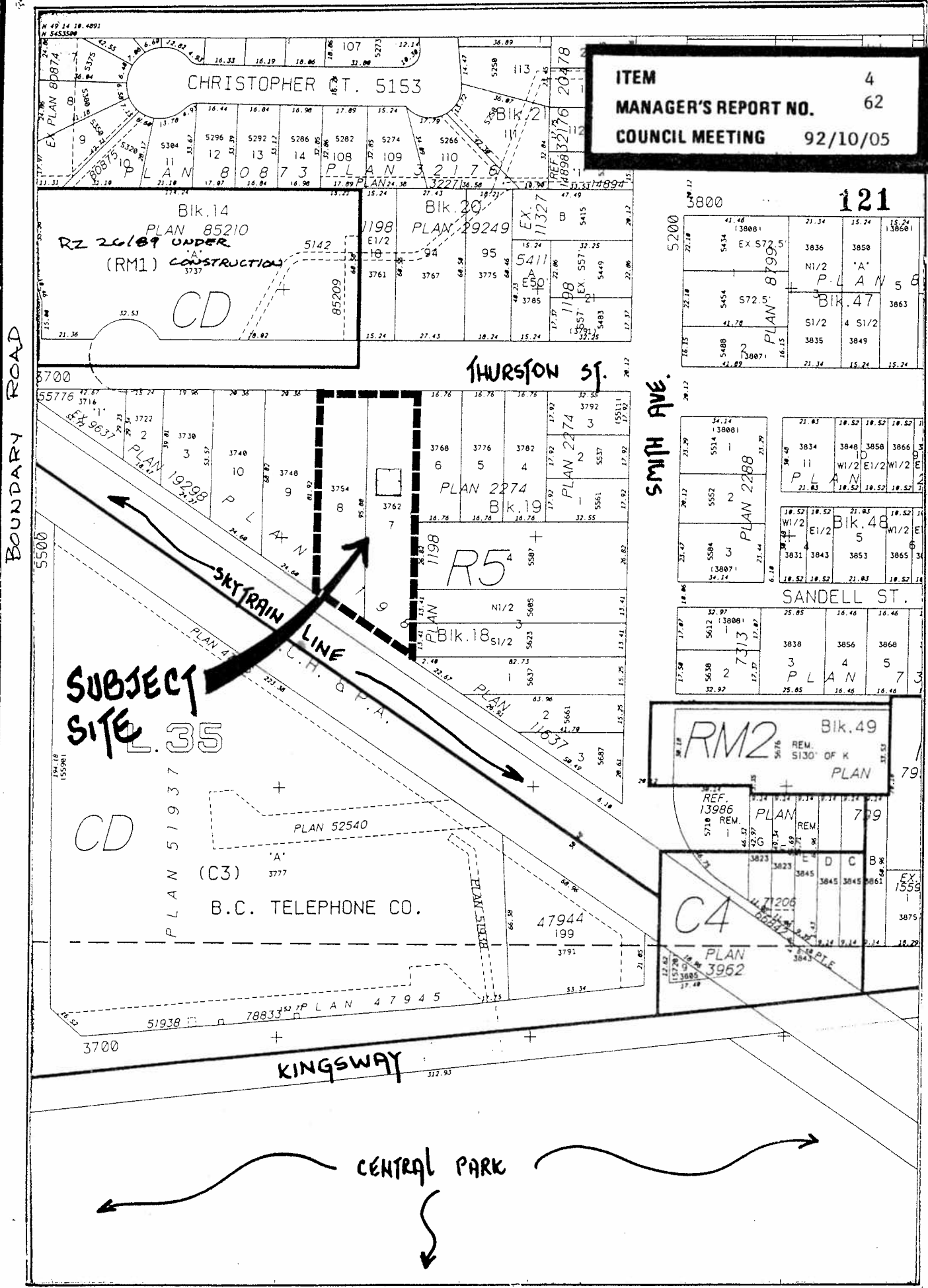
D.G. Stenson, Acting Director
Planning and Building

BR:yg

Attach.

cc: Municipal Clerk

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Date:
MARCH 1992

Scale:
1:2000

Drawn By:
J.P.C.

 THE CORPORATION
BURNABY
 Planning &
 Building Inspection
 Department



REZONING REFERENCE # 8/92

SKETCH # 1

Metrotown

The Corporation of the District of Burnaby
Composite Sketch of Development Guidelines

- Legend.
- 1-CD (RM 1)
 - 2-CD (RM 2)
 - 3-CD (RM 3)
 - 4-CD (RM 4)*
 - 5-CD (RM 5)**
 - 6-CD (RM 5/C3)*
 - 7-CD (C3 use guideline)**
 - 8-CD (RM 3/C1)*
 - 9-CD (RM 4/C2)*
 - 10-Civic Facilities*
 - 11-Public Assembly**
 - 12-CD (RM 3/Inst.)
 - 13-RM 2
 - 14-RM 3
 - 15-RM 4
 - 16-R6
 - P3-CD (RM 6) - Succession Precinct
 - P1-CD (RM 6) - Succession Precinct
- Completed or Rezoned in accordance with Development Guidelines
- **Particular clarification of guidelines is required with Current Planners for any serious development inquiries utilizing these designated guidelines
- Ⓜ - Projects identified by a square are rezoned but as yet unconstructed

Updated to 1992 January

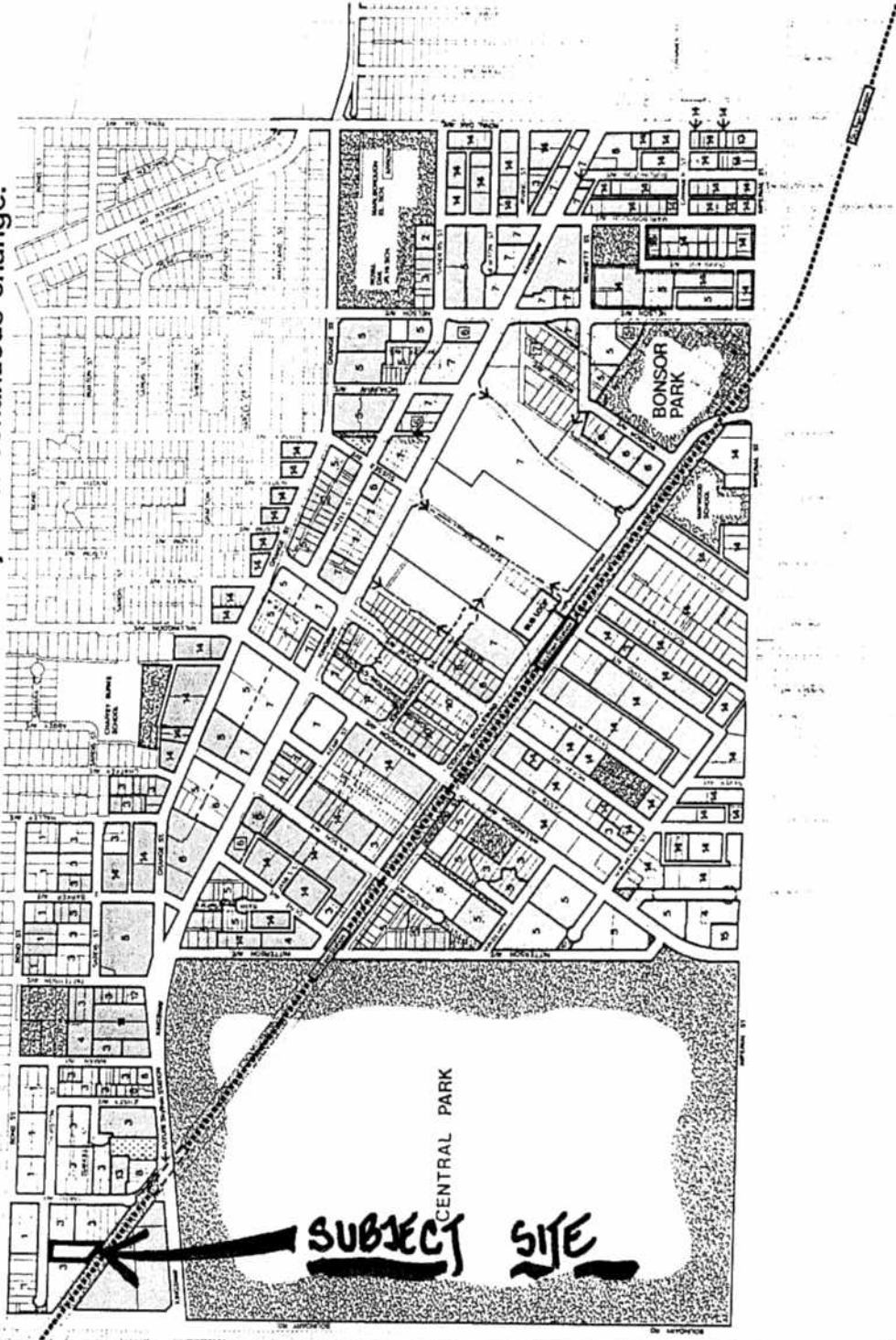
feet

metres

north

Planning and Building Inspection Department

This sketch is for discussion purposes ONLY and is subject to continuous change.



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Date:
MARCH 1992

Scale:
N.T.S.

Drawn By:
J.P.C.



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SKETCH # 2

