

TO: CITY MANAGER 1993 SEPTEMBER 8

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #29/93
6991 WINSTON STREET (See attached sketch)

PURPOSE: To seek authorization to forward this application to a Public Hearing on 1993 October 26.

RECOMMENDATION:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 October 04 and to a Public Hearing on 1993 October 26 at 7:30 p.m. and that the following be established as prerequisites to the completion of the rezoning:
 - a) 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 City 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.
 - b) 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.
 - c) The granting of any necessary easements.
 - d) The granting of any rights-of-way deemed requisite.
 - e) Submission of a tree survey, retention of as many existing mature trees as possible on the site, 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, and deposit of sufficient monies to ensure the protection of identified existing vegetation to be preserved.

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- f) The approval of the Ministry of Transportation and Highways, to the rezoning application.
- g) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- h) The submission of a satisfactory environmental assessment and the pursuance of satisfactory remediation arrangements for the site, if required.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the site into single-family dwelling lots utilizing the R2 District regulations.

2.0 BACKGROUND INFORMATION

2.1 On 1993 May 17 Council received a report concerning an application to rezone the subject site to R3 Residential District to permit subdivision into single-family lots utilizing the R3 District regulations. The report concluded that it is not considered appropriate to introduce the density of development corresponding to R3 zoning immediately abutting an R1 District zoned neighbourhood, which is intended to encourage a relatively open type of suburban development. However, in light of the character and existing lot pattern of the adjacent residential area to the east, this Department indicated it would support the subject site being rezoned to R2 Residential District.

At that time Council adopted the recommendation that this application be referred back to staff to prepare a subdivision guideplan for the site based on the R2 Residential District for discussion with the applicant, and a further report to Council.

3.0 GENERAL DISCUSSION

3.1 Since the adoption of the above recommendation, staff have presented the applicant with a number of different subdivision layouts for the site based on the R2 District regulations. Agreement has been reached to recommend to Council a subdivision layout for the site which conforms to the R2 District and

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is achievable by the applicant.

The subdivision layout involves the creation of five R2 District zoned lots fronting on a new cul-de-sac, which will extend from Fielding Court on to the site. As part of the subdivision requirements, a 40 foot landscape buffer will be required along Winston Street, as well as a landscape screen along the north side of the site abutting the M5 District zoned properties. As part of the rezoning, the applicant has agreed to deed to Burnaby an 80 meter long portion of the panhandle of the site for future consolidation with an adjacent property.

- 3.2 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 construction of the Fielding Court cul-de-sac, with curbs and streetlights, the lane connection between the new cul-de-sac and Hillview Street and a separated sidewalk on Winston Street.
- 3.3 The Acting Chief Public Health Inspector has indicated that due to the past use and history of the subject property, an environmental assessment in accordance with the requirements of, and under the direction of the Ministry of Environment should be conducted. This assessment would be submitted to the Ministry of Environment and our Environmental Health Department for review. If remedial work is required, a plan and schedule for the work to be completed should be submitted and approved by the Ministry of Environment and Burnaby.
- 3.4 A Neighbourhood Parkland Acquisition Charge of \$933.00 per unit is applicable to this development.
- 3.5 A tree survey will be required to identify the location of the mature trees along the periphery of the site, including within the 40 foot buffer area. Bonding will be required for the protection of the mature trees within the 40 foot buffer along Winston Street together with any required supplemental planting within the buffer area, and the required landscape screen along the north side of the site.

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4.0 CONCLUSION

4.1 The applicant and the Planning and Building Department have agreed upon a suitable subdivision layout of the site, based on the R2 District regulations, creating five new single-family dwelling lots. It is therefore appropriate to forward this rezoning to the 1993 October 26 Public Hearing.

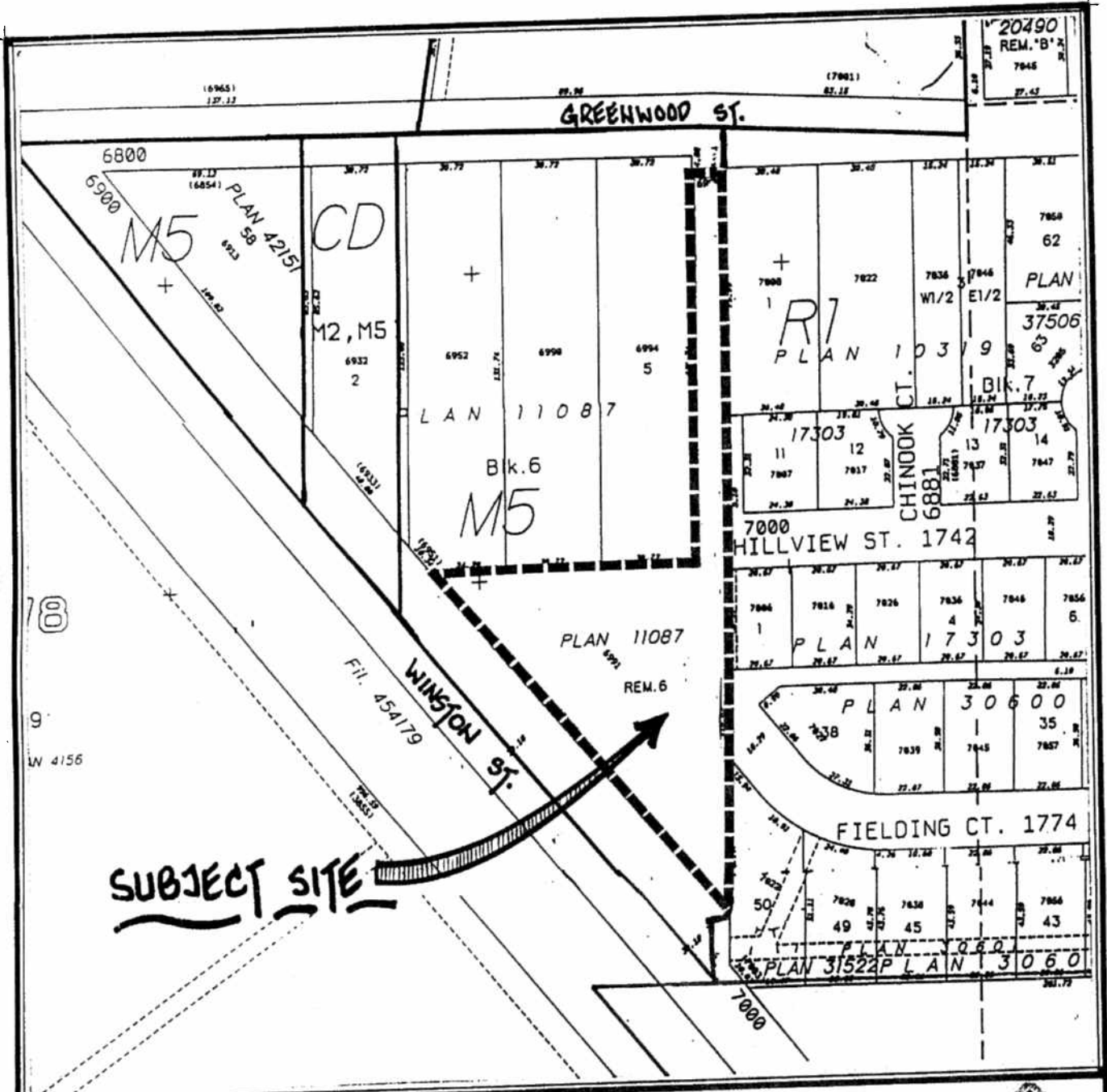


D.G. Stenson, Director
Planning and Building

BW:yg

cc: Director Engineering

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Date:
Sept. 1993

Scale:
1:2000

Drawn By:
J.P.C.



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