

ITEM	9
MANAGER'S REPORT NO.	75
COUNCIL MEETING	93/12/20

TO: CITY MANAGER 1993 DECEMBER 14
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #18/93

PROPOSED TOWNHOUSE DEVELOPMENT

ADDRESS: 7106, 7112, 7118 AND 7124 EIGHTEENTH AVENUE;
7119 AND 7125 SEVENTEENTH AVENUE

LEGAL: LOTS 9, 10, 11 AND 12, BLK. 95, D.L. 37, GROUP 1,
N.W.D. PLAN 1643;
LOTS 15 AND 16, D.L. 95, GROUP 1, N.W.D. PLAN 1643

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED
ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
USE AND DENSITY AND THE EDMONDS TOWN CENTRE
COMMUNITY PLAN GUIDELINES, AND IN
ACCORDANCE WITH THE DEVELOPMENT PLAN
ENTITLED "PROPOSED TOWNHOUSE DEVELOPMENT -
VILLAGE DEL MAR 111" PREPARED BY ROGER ROMSES
ARCHITECTS)

APPLICANT: OXFORD STREET HOLDINGS
#203 - 2403 MARINE DRIVE
WEST VANCOUVER, B.C. V7V 1L3
ATTN: GRAHAM W. MACLEAN, PRESIDENT

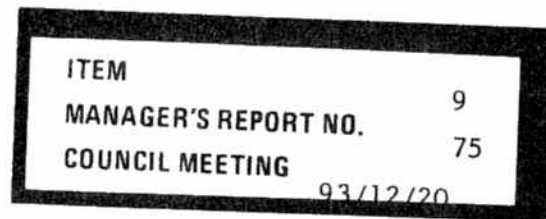
PURPOSE: To seek Council authorization to forward this application to a Public Hearing
on 1994 February 01.

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the Heritage Advisory Committee for their information.

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2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 January 10 and to a Public Hearing on 1994 February 01 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 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.
 - 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 satisfaction of all necessary subdivision requirements.
 - e) The consolidation of the net project site into one legal parcel.
 - f) The granting of any necessary easements.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The undergrounding of existing overhead wiring abutting the site.
 - i) 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 chain link 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.
 - j) The restoration of a public trail area adjacent to the south and west side of the development.



- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) The provision of a covered car wash stall and an adequately sized and screened garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- m) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- n) The submission of a suitable engineered design for an approved on-site sediment control program.
- o) The provision of an agreement to enter into a Designation under the Heritage Conservation Act for the existing heritage building at 7106 Seventeenth Avenue, as a strata unit. The house is to be restored as a single family strata unit within the larger development with a registered covenant to this effect.

SUMMARY:

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing based upon a six lot site consolidation.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a townhouse development that will incorporate and restore the historic on-site Patterson House.

2.0 BACKGROUND:

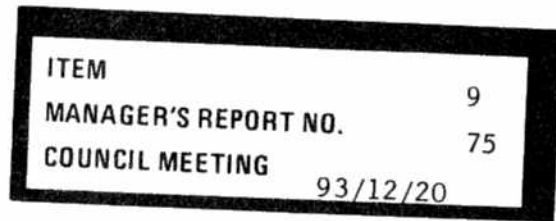
Staff previously prepared a report on this site for the Council meeting of 1993 May 17. Staff were instructed to work with the developer and if possible incorporate the four lots fronting on Eighteenth Avenue in addition to the two lots that front on Seventeenth Avenue that was the subject of the original application. Staff report that the developer has been successful in achieving the full six lot assembly proposed in the Community Plan for this area. This site lies north of Byrne Creek Ravine Park and will be adjacent a new road that will be constructed between Eighteenth Avenue and Seventeenth Avenue by the developer (refer attached Sketches #1 and #2). A heritage house located at 7106 Eighteenth Avenue, known

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as the Patterson House, is situated at the extreme west end of the development site and the developer has agreed to retain this house as part of the overall development. The building will be restored and the exterior and necessary repairs made, otherwise there will be minimal intervention to the existing fabric of the building. The house was built by Duncan Patterson, one of Burnaby's pioneers in 1911. It is included in Burnaby's preliminary inventory of significant heritage buildings and is considered an important feature of south Burnaby's history. The house will remain part of the strata development as a detached dwelling.

3.0 GENERAL COMMENTS:

- 3.1 The Engineer will be assessing the adequacy of the services to the site. In general the developer will be required to upgrade abutting portions of Seventeenth and Eighteenth Avenues to a finished standard. In addition, a new roadway on City property that will connect Eighteenth Avenue and Seventeenth Avenue is required to be constructed by the developer along the east side of the development site. Landscaping, trail relocation and upgrading in the adjacent park area will be provided. A servicing agreement will be required.
- 3.2 Any necessary easements or dedications will be provided.
- 3.3 The Neighbourhood Parkland Acquisition Charges for each new unit will be required. The present rate is \$1,397.00 per unit.
- 3.4 The condominium guidelines will be applicable for this site.
- 3.5 A tree survey will be required for the trees located around the perimeter of the site.
- 3.6 A centralized and compact recycling and garbage handling area will be provided in the underground parking area. A letter of commitment from the applicant/developer to implement the recycling provisions will be required.
- 3.7 Provision for replacing the overhead wiring abutting the site underground will be provided.
- 3.8 Car wash stall shall be provided in addition to the required parking within the underground parking area.
- 3.9 Sediment control provisions during construction will be required to protect the adjacent Byrne Creek.



- 3.10 This project is being developed basically under the RM2 zone as a three storey ground-oriented townhouse development (FAR 0.9). In order to accommodate the additional floor area of the Patterson heritage house, the density is raised slightly such that technically the RM3 zone density is required to be utilized.
- 3.11 A detailed restoration plan for the Patterson House and a covenant insuring that the building will be used as a single family dwelling will be required. The owners consent to heritage designation of the property will also be required.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross Site Area 5,170 m² (55,658 sq.ft.)
- 4.2 Floor Area Provided 4,844 m² (52,145 sq.ft.)
- Floor Area Ratio Provided 0.94 (including the Patterson House) or 0.90 (excluding the Patterson House)
- Height 3 storeys
- 4.3 Unit Mix All 3 bedroom units ranging in the area from 127 m² (1,369 sq.ft.) to 134 m² (1,445 sq.ft.) There are 9 different unit types, excluding the Patterson House.
- Unit Count 35 townhouses + 1 heritage house for a total of 36 units
- Unit Density Approximately 28.2 units per acre
- 4.4 Parking Ratio Required 1.75 parking spaces per unit (total 63 spaces)
- Parking Provided 64 spaces (All the parking will be underground) An underground car wash stall will be provided.
- 4.5 Communal Facilities

A play area located in the centre of the development is to be provided as a communal facility.

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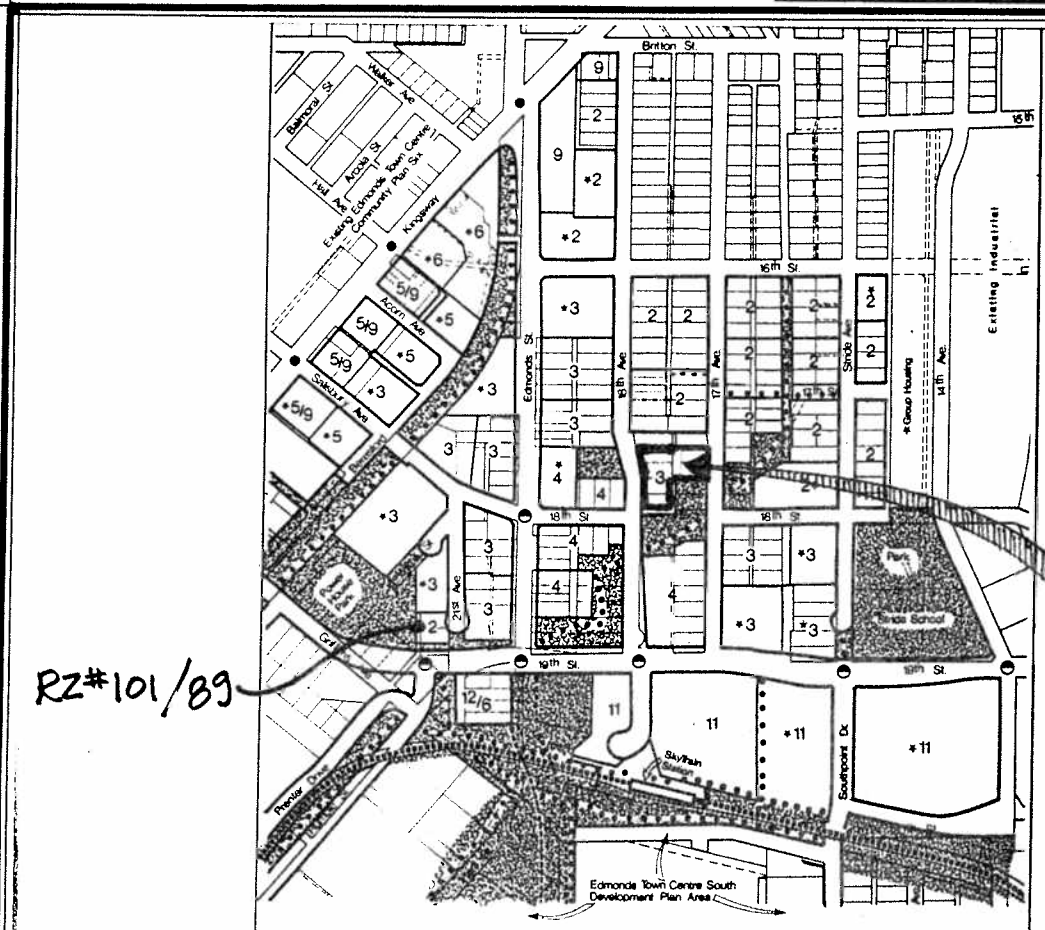
4.6 Exterior Materials and Finish

Will include duroid roof, wood trim and stucco. The heritage house is to be restored as required using all the original wood material.

BR:yg
Attach.

D.G. Stenson, Director
Planning and Building

cc: Director Engineering
Director Finance
Director Recreation & Cultural Services
City Clerk



RZ#101/89

SUBJECT SITE

LEGEND:

- 2 ▶ Low Rise Multi Family Residential — (RM2—40 UPA)
- 3 ▶ Low Rise Multi Family Residential — (RM3—50 UPA)
- 4 ▶ High Rise Multi Family Residential — (RM4—80 UPA)
- 5 ▶ High Rise Multi Family Residential — (RM5—100 UPA)
- 11 ▶ B.C. Hydro Headquarters Complex — (RZ *36/90)
- 12 ▶ Low / Medium Density Office — (M5 Guidelines)
- 6 ▶ Institutional
- 9 ▶ Commercial — (C 3)

- ▶ Park, School, Trail And Ravine Areas
- Walkways / Trails
- Developed
- Existing Traffic Signals
- Potential Traffic Signals

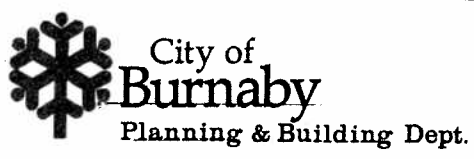
Edmonds Station Area Plan
 Expansion Of Community Plan Six

Adopted 1987 July
 Updated to 1993 February

Date: (DEC 1993)
 MAY 1993

Scale:
 N.T.S.

Drawn By:
 J.P.C.



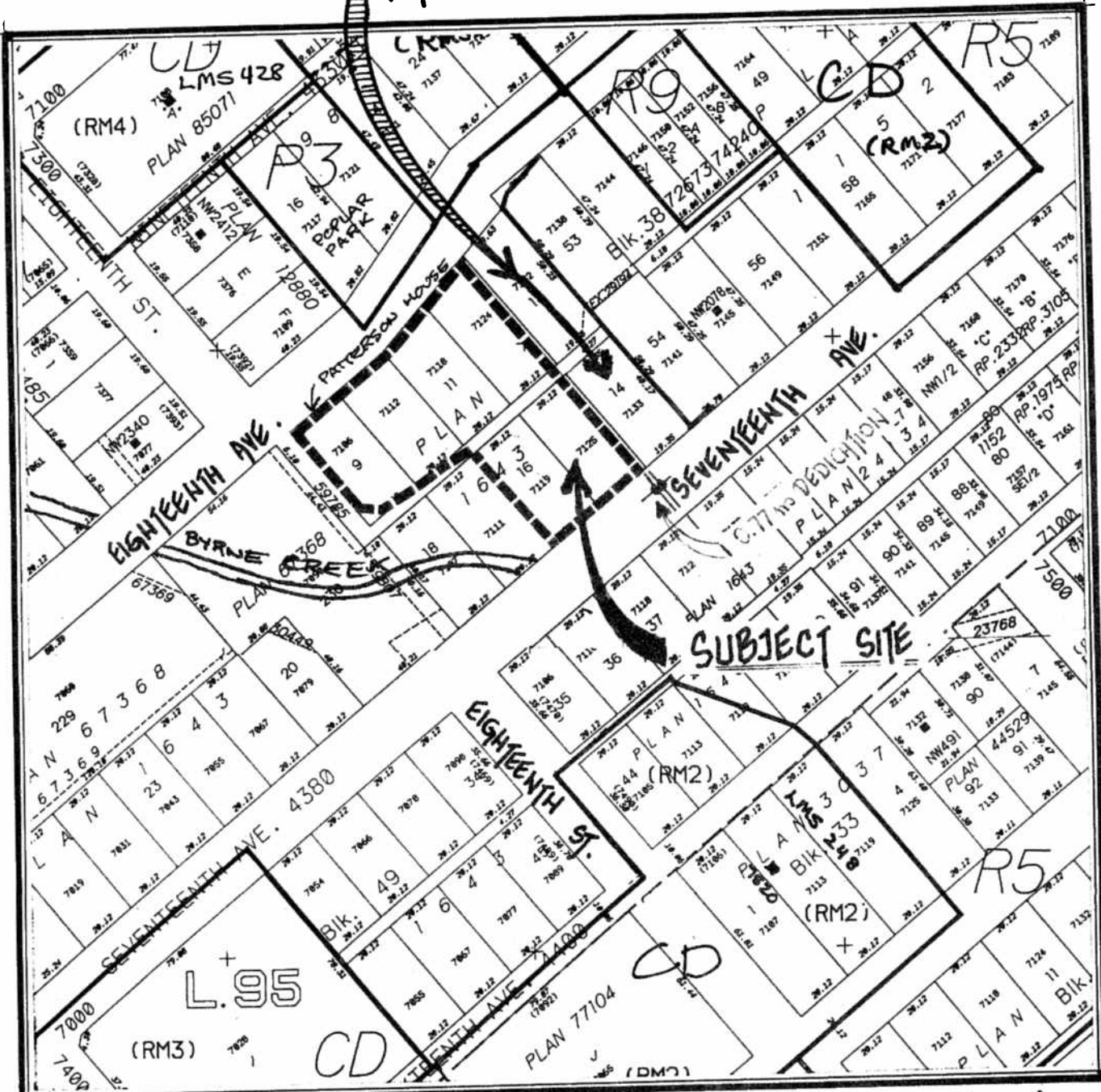
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SKETCH #1

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PLANNED ROAD (CITY PROPERTIES)



Date: (DEC 1993)
MAY 1993

Scale:
1:2000

Drawn By: **148**
J.P.C.

 **City of Burnaby**
 Planning & Building Dept.

REZONING REFERENCE # 18/93



North

SKETCH # 2