

ITEM	14
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

TO: CITY MANAGER 1993 MARCH 17

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #53/92
 PROPOSED LOW-RISE APARTMENT

LEGAL: LOTS 13, 14 AND 15, BLK. 36, D.L. 34, GROUP 1,
 N.W.D. PLAN 1355

ADDRESS: 4135, 4149 AND 4163 SARDIS STREET
 (SEE ATTACHED SKETCHES #1 AND #2)

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3
 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY,
 AND A MAXIMUM UNIT DENSITY OF 124 UNITS PER HECTARE, AND
 METROTOWN AREA 11 DEVELOPMENT PLAN GUIDELINES, AND IN
 ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "SARDIS
 COURT" PREPARED BY GRAHAM F. CROCKART ARCHITECT)

APPLICANT: LAKESIDE ENTERPRISES LTD. (ATTN: MERLIN WICK)
 7857 - 6TH STREET
 BURNABY, B.C. V3N 3N4

PURPOSE: To seek Council authorization to forward this application to a
 Public Hearing on 1993 April 27.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1993 April 05 and to a Public Hearing on 1993 April 27 at 7:30 p.m.
2. 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.

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- 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 consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) Submission of a tree survey, and the retention of as many existing mature trees as possible on the site, as well as 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.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) The provision of a covered car wash stall and 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.
- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) The submission of a suitable engineered design for an approved on-site sediment control program.
- l) Detailing of units adaptable to the disabled.
- m) The granting of a 215 Covenant restricting enclosure of balconies.

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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 low-rise apartment with underground parking.

2.0 BACKGROUND:

- 2.1 There are three older single-family houses currently located on the subject site. The site slopes down to the west and north, and there are a number of mature trees located on it.

A CD/RM3 apartment development is located to the east of the site, while to the west are dwellings on properties designated for similar redevelopment. A CD/RM1 townhouse development is located adjacent to the subject site to the north, and high rise residential development is located to the south across Sardis Street.

- 2.2 The site is located within the area covered by the adopted Development Plan for Metrotown Area 11 (see Sketch #1), and is designated for apartment development under Comprehensive Development District zoning utilizing RM3 guidelines, with a maximum density of 50 units per acre.

The most westerly lot of the proposed site consolidation is noted in the Development Plan as part of a separate site consolidation to the west to Patterson Avenue. However, the resulting smaller site consolidation to the west remains of ample size of one acre to accommodate a future development in accordance with the CD/RM3 density guidelines.

- 2.3 Council on 1993 January 25 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 and more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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3.0 GENERAL COMMENTS:

- 3.1 The proposed rezoning is in accordance with the density guidelines of the Development Plan for the area.
- 3.2 The net project site will be consolidated into one legal parcel.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site, which will include but not necessarily be limited to, construction of a 1.5m (5 foot) separated sidewalk and provision of street trees on the north side of Sardis Street.
- 3.4 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit, will apply to this development.
- 3.5 The plan of development meets condominium guidelines as adopted by Council.
- 3.6 A tree survey has been undertaken for the site, and the plan of development provides for existing mature trees to be preserved where feasible.
- 3.7 Developers are encouraged to voluntarily include 5% of their units as adaptable to meet the needs of the disabled in multiple-family developments in our primary town centre areas. The developer has agreed to two adaptable units, meeting this 5% guideline.
- 3.8 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Net Site Area: 0.470 ha (1.16 acres)
(to be confirmed by survey)
- 4.2 Site Coverage: 43.6 %
- 4.3 Floor Area: 5169.7 m² (55,648 sq.ft.)
- 4.4 Maximum Floor Area Ratio: 1.10

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4.5 Unit Mix:

13 three bedroom units @ 126.0 to 151.5 m² (1356 to 1631 sq.ft.)

27 two bedroom units @ 83.6 to 139.2 m² (900 to 1498 sq.ft.)

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40 UNITS TOTAL

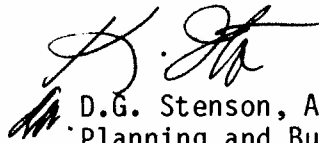
4.6 Unit Density: 85 units/ha (34 units/acre)

4.7 Building Height: 3 storeys plus underground parking

4.8 Parking Required and Provided: 64 spaces
(including 10 visitors' spaces)

4.9 Garbage and Recycling areas will be provided underground.

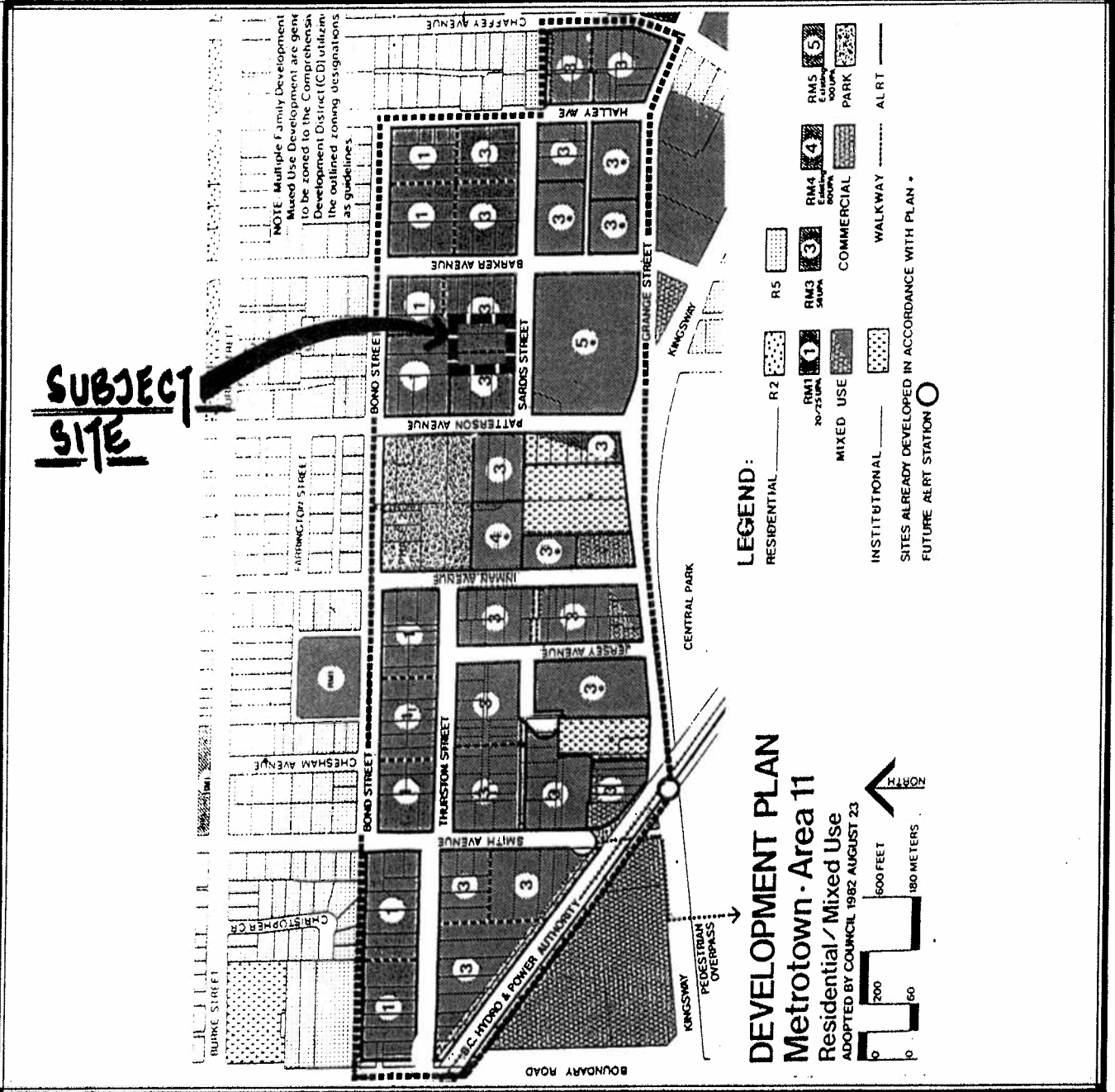
4.10 Exterior Materials: Stucco, wood trim, asphalt shingles,
tinted glass balconies.


D.G. Stenson, Acting Director
Planning and Building

RR:yg

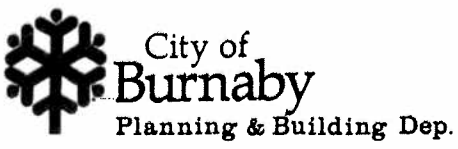
Attach.

cc: City Clerk



SUBJECT SITE

Date: JANUARY 1993
 Scale: N.F.S.
 Drawn By: J.P.C.

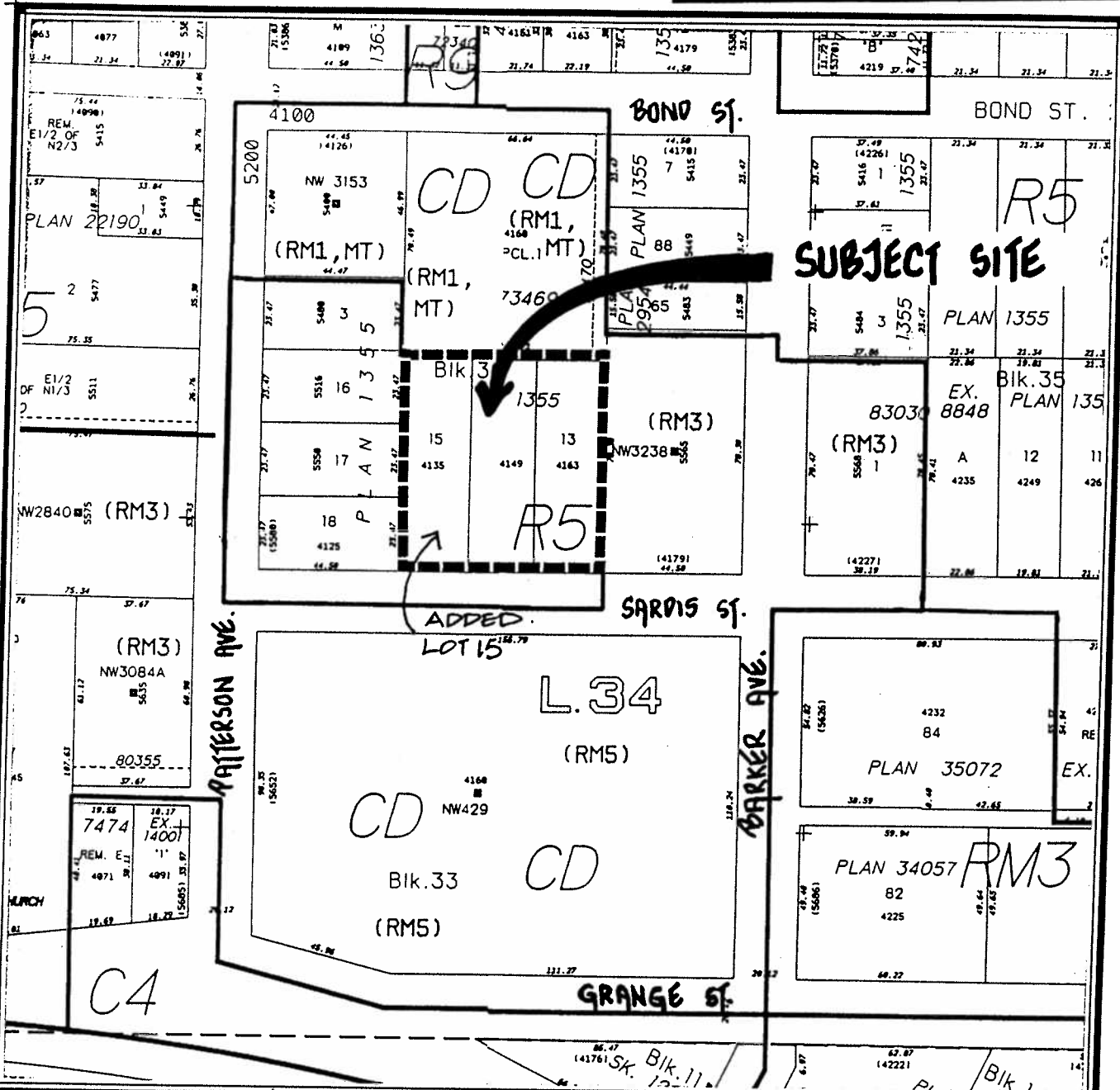


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SKETCH # 1

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Date:
JANUARY 1993

Scale:
1:2000

Drawn By:
J.P.C.



City of
Burnaby
 Planning & Building Dep.

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North

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SKETCH # 2

1

2

3