

ITEM	20
MANAGER'S REPORT NO.	49
COUNCIL MEETING	93/08/26

**TO:** CITY MANAGER 1993 AUGUST 18  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #39/93

LOW RISE APARTMENT BUILDING  
(X-REF. REZONING #28/90)

**ADDRESS:** 6745 STATION HILL COURT  
(SEE ATTACHED SKETCHES #1 AND #2)

**LEGAL:** LOT 6, D.L. 171, LAND DISTRICT 37, GROUP 1,  
N.W.D. PLAN 78941

**FROM:** CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED  
ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT  
GUIDELINES)

**TO:** "AMENDED" CD COMPREHENSIVE DEVELOPMENT  
DISTRICT (BASED ON RM3 MULTIPLE FAMILY  
RESIDENTIAL DISTRICT USE AND DENSITY, AND IN  
ACCORDANCE WITH THE DEVELOPMENT PLAN  
ENTITLED "STATION HILL COURT RESIDENTIAL  
DEVELOPMENT" PREPARED BY GRAHAM F.  
CROCKART ARCHITECT INC.)

**APPLICANT:** ADERA EQUITIES INC.  
700 - 1111 MELVILLE STREET  
VANCOUVER, B.C. V6E 3V6  
ATTENTION: ROBERT MCCARTHY

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1993 September 28.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 September 07, and to a Public Hearing on 1993 September 28 at 7:30 p.m.

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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.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The granting of any necessary easements.
  - e) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
  - f) Compliance with the Council adopted sound criteria.
  - g) 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.
  - h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
  - i) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings charge.
  - j) Detailing of units adaptable to the disabled.
  - k) The submission of a suitable engineered design for an approved on-site sediment control program.

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## REPORT

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit construction of a low-rise apartment building.

### **2.0 BACKGROUND**

- 2.1 The subject site comprises a largely level portion of the former Domglas industrial site. It is located within the Edmonds Town Centre South Development Plan (see attached Sketch #1) and was included within a rezoning to CD Comprehensive Development District (Rezoning Reference #79/87) which received Final Adoption on 1988 August 20. The purpose of this rezoning was to accommodate subdivision of existing properties in the area to create a number of low-rise (RM3 guidelines) and high-rise (RM4 guidelines) development sites, and also to establish community plan guidelines for these sites. A subdivision (Subdivision Reference #107/87) to create the low-rise sites was completed. The subject site comprises the last remaining undeveloped parcel created by this subdivision (see attached Sketch #2) and the intent of the present rezoning amendment is to accommodate a specific residential development on this parcel. High rise apartment development and an extension of Station Hill Drive is planned across Sandborne Avenue from the subject site.
- 2.2 A previous rezoning amendment application for the subject site (Rezoning Reference #28/90) was based on RM2 guidelines in order to accommodate stacked townhouse units. This rezoning bylaw received Second Reading on 1990 September 04, but was subsequently not pursued. Abandonment of this bylaw in accordance with Council policy regarding inactive applications is currently being pursued.
- 2.3 The current application has been made by a different applicant, and is based on RM3 use and density guidelines in order to accommodate a low-rise apartment development. A four-storey building is proposed to reduce site coverage while increasing landscaped areas and building setbacks.
- 2.4 Council on 1993 July 26 received the report of the Planning and Building Department concerning the current rezoning application and authorized the Department to work with the applicant in the preparation of a suitable plan of

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development with the understanding that a further and more detailed report would be submitted at a later date.

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

### **3.0 GENERAL COMMENTS**

- 3.1 The proposed rezoning is consistent with the adopted Edmonds Town Centre South Development Plan.
- 3.2 The proposed development complies with the minimum unit sizes of the condominium guidelines adopted by Council.
- 3.3 The subject site has been serviced as a condition of Subdivision Reference #107/87. The Director Engineering will be asked whether any additional servicing is required for the specific apartment development proposed.
- 3.4 The Edmonds Town Centre South Grade-Separated Crossings Development Cost Charge of \$392 per unit will apply to this development.
- 3.5 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397 per unit will apply to this development.
- 3.6 The applicant has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled. Three adaptable units are being provided.
- 3.7 Vehicular access to the development will be from Sandborne Avenue.
- 3.8 The Chief Environmental Health Officer has advised that the site is influenced by Skytrain and 19th Street traffic noise, and has requested that a 24 hour statistical analysis report be completed by an acoustical engineering firm to determine whether current and predicted future noise levels received at the subject property are in compliance with the Housing and Urban Development Guidelines adopted by Burnaby.
- 3.9 A detailed plan of an engineered system to prevent the release of silt, raw concrete leachate and other deleterious substances into any ditch, watercourse, ravine or storm sewer system during construction must be submitted to Environmental Health Services for approval.

3.10 A plan of development suitable for presentation to a Public Hearing has been submitted.

**4.0 DEVELOPMENT PROPOSAL**

<u>Site Area:</u>	-	0.4045 ha (1.00 ac.)
<u>Site Coverage:</u>	-	28 per cent
<u>Gross Floor Area:</u>	-	4,450 m <sup>2</sup> (47,900 sq.ft.)
<u>Floor Area Ratio:</u>	-	1.10 maximum
<u>Unit Mix:</u>		
22	- two bedroom	@ 83.8 to 102.4 m <sup>2</sup> (902 to 1,102 sq.ft.)
30	- one bedroom	@ 65.2 to 65.6 m <sup>2</sup> (702 to 706 sq.ft.)
2	- studio	@ 52.3 m <sup>2</sup> (563 sq.ft.)

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**54 Units Total**

<u>Unit Density:</u>	-	133 units/ha (54 units per acre)
<u>Parking Required:</u>	-	87 spaces, including 14 visitors' spaces
<u>Parking Provided:</u>	-	87 spaces, including 14 visitors' spaces. All parking, garbage, recycling and car wash facilities are provided underground.
<u>Building Height:</u>	-	Four storeys, plus underground parking.

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Exterior Materials:

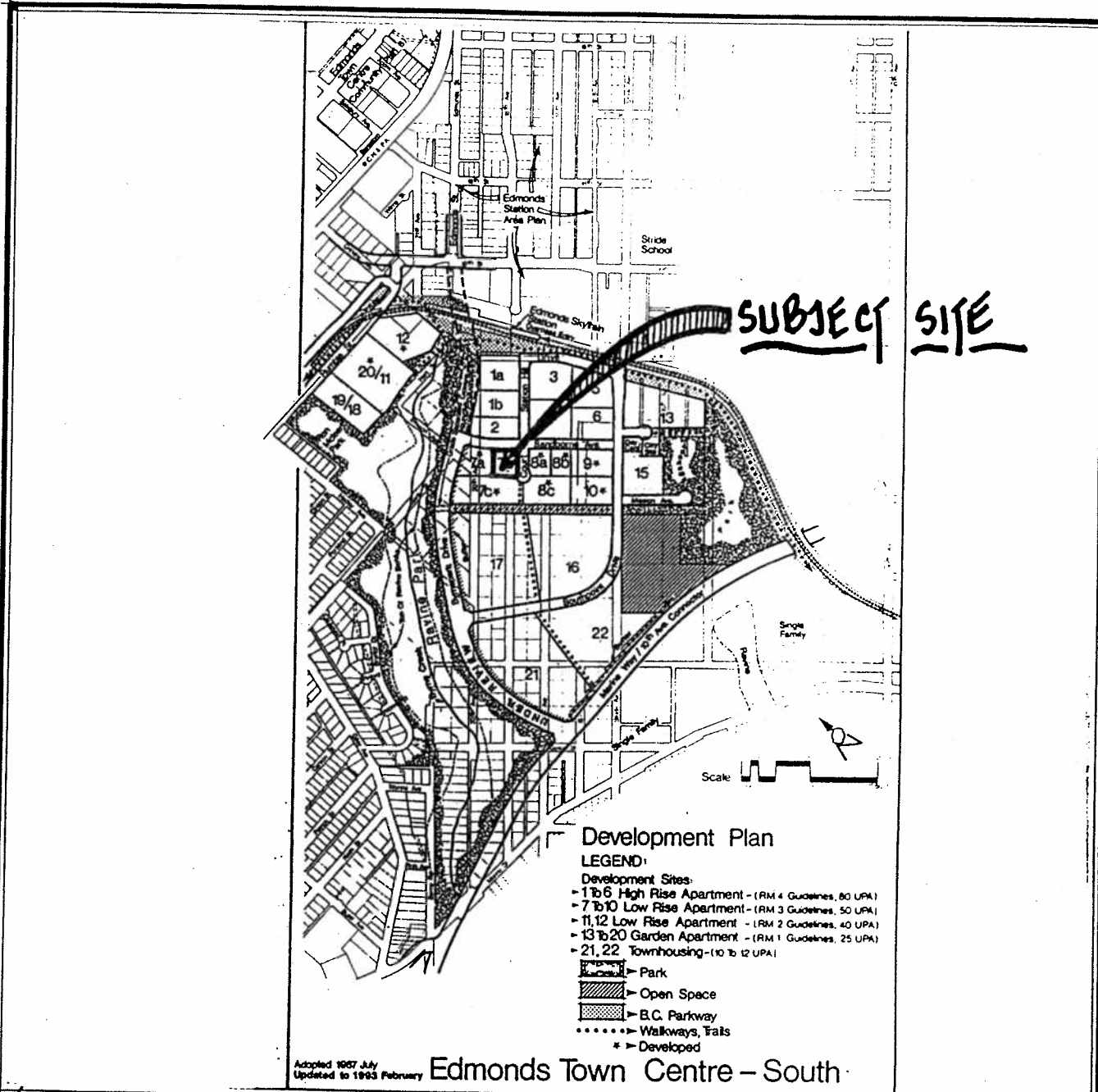
- Vinyl siding, wood trim and asphalt roof shingles.



D.G. Stenson, Director  
Planning and Building

RR:yg


Attach.



Date:  
July 1993

Scale:  
N.F.S.

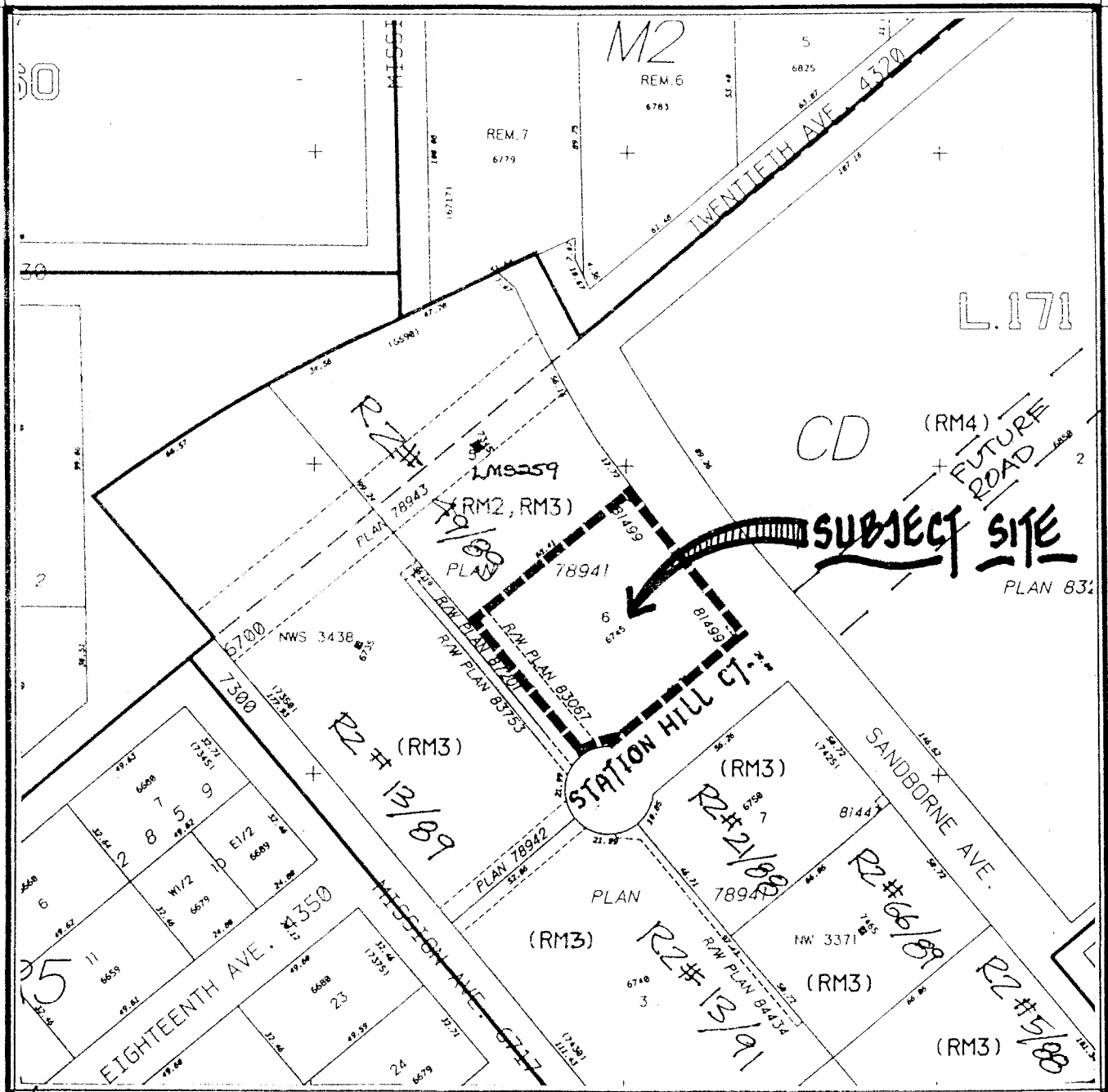
Drawn By:  
J.P.C.

 City of Burnaby  
Planning & Building Dept.

**REZONING REFERENCE #39/93**

SKETCH # 1

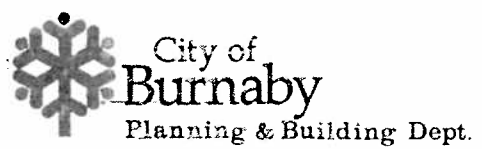
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Date:  
July 1993

Scale:  
1:2000

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J.P.C.



**REZONING REFERENCE #39/93**



SKETCH #2