

ITEM	16
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

TO: CITY MANAGER 1993 JUNE 23
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #25/93

LOW DENSITY TOWNHOUSE PROJECT
(X-REF. REZONING REFERENCE #100/89)

ADDRESS: 5221 OAKMOUNT CRESCENT

LEGAL: LOT 11, D.L. 84, GROUP 1, N.W.D. PLAN LMP 5547

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
AND ON THE OAKALLA DEVELOPMENT PLAN AS
GUIDELINES AND IN ACCORDANCE WITH THE
DEVELOPMENT PLAN ENTITLED "PROPOSED RESIDENTIAL
DEVELOPMENT PARCEL II, OAKALLA LANDS, BURNABY,
B.C." PREPARED BY RAYMOND LETKEMAN ARCHITECT INC.
(SEE ATTACHED SKETCHES)

APPLICANT: POLYGON DEVELOPMENT 45 LTD.
1800 SPYGLASS PLACE
VANCOUVER, B.C. V5Z 4K8

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 July 12, and to a Public Hearing on 1993 July 27 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- 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 granting of any necessary easements, including the relocation of the public walkway.
- e) The dedication of any rights-of-way deemed requisite.
- f) 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.
- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- h) 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.
- i) The granting of a 215 Covenant restricting enclosure of balconies.
- j) The granting of a revised 215 covenant to protect the landscaped buffer zone being preserved on the site, and the deposit of sufficient monies to ensure the provision of required landscaping and the protection of the existing trees identified for preservation.

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- k) The submission of a suitable engineered design for an approved on-site sediment and drainage control program.
- l) An undertaking to retain if necessary, a qualified consultant to identify, assess, segregate, and sample for analysis, any material found and/or excavation water suspected of questionable quality during excavation and construction.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 61 unit townhouse project.

2.0 BACKGROUND

- 2.1 Within the Council-adopted Oakalla Development Plan, this site is to be developed for a 61 unit townhouse project.
- 2.2 On 1993 May 17, Council received an initial report on the rezoning application and adopted a motion to work with applicant. Mention was made of appropriately assessing existing trees to be retained, of ensuring proper drainage during construction, and of view protection at that time.

3.0 GENERAL COMMENTS

3.1 Development Plan

The architect is proposing a series of two to four unit clusters of two or two and a half storey three or four bedroom townhouses with full basements and either a double garage under the unit on the uphill side or at ground level on the downhill side of the internal road.

Vehicular access to the site is primarily from an entry to the western end of the site, with four units sharing another access at the eastern end. The public pedestrian walkway is being shifted to the west to accommodate grades and

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preserve a large specimen Big Leaf Maple tree.

3.2 Landscape Preservation

The developer has submitted a thorough, detailed tree survey. Due to the difficult topography of the site, it is difficult to preserve some of the existing trees. However, a large specimen Big Leaf Maple, and a clump of conifers in the centre of the site and other conifers to the northwest adjacent to the main public walkway as well as other existing trees within the covenanted buffer area are being preserved. A Letter of Credit is to be deposited to ensure the provision of required landscaping within the covenanted area, and the protection of trees being preserved during construction, or replacement if necessary.

3.3 Site Remediation

Remediation applicable to this site has been completed to date, however, the Chief Environmental Health Officer has advised that, during excavation or construction, it may be necessary to retain a qualified consultant to identify, assess, segregate, and sample for analysis, any material found and/or excavation water suspected of questionable quality.

3.4 Parkland Levies

Due to parkland provisions already achieved through the overall rezoning and subdivision of the Oakalla Lands, no Neighbourhood Parkland Acquisition Charge is applicable to the subject development.

3.5 Servicing Requirements

The site has been serviced as a condition of subdivision. The Director Engineering will be requested to prepare an estimate for any additional services necessary to serve the site.

3.6 Required Easements and Dedications

Any necessary easements or rights-of-way will be provided as part of this rezoning, including a revised public walkway location. The covenanted buffer

area also needs to be revised in response to the revised public walkway location.

3.7 Unit Size

The plans submitted meet minimum condominium guidelines.

3.8 Carwash, Garbage and Recycling Facilities

A covered parking stall with a separate connection to the sanitary sewer and a water connection located in one corner of the site will be provided for carwashing purposes as well as garbage and recycling provisions.

4.0 DEVELOPMENT PROPOSAL

4.1 Net/Gross Site Area: 3.16 ha (7.8 acres)

Site Coverage: 25.0 %
 (approximately)

4.2 Floor Area Permitted: 12,625.78 m²
 (135,907.2 sq.ft.)

Floor Area Provided: 11,208.29 m²
 (120,649.0 sq.ft.)

Floor Area Ratio Permitted: 0.4

Height: 33 - 39 ft.

4.3 Unit Size:

12 3-bedroom units @ 154.2 m² (1,660 sq.ft.)

13 3-bedroom units @ 150.0 m² (1,615 sq.ft.)

36 3-bedroom units @ 207.1 m² (2,230 sq.ft.)

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61 TOTAL UNITS

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4.4 Parking:

Required @ 2.0 spaces per unit 122 stalls
1 carwash

Provided: **TOTAL 138 stalls**
(of which 16 are surface visitor and
122 under unit/garage spaces)
1 carwash stall

4.5 Communal Facilities:

There are no communal facilities.

4.6 Materials and Finishes:

Materials include wood siding, aluminum
framed windows with wood surrounds and
cedar shingle roofing.



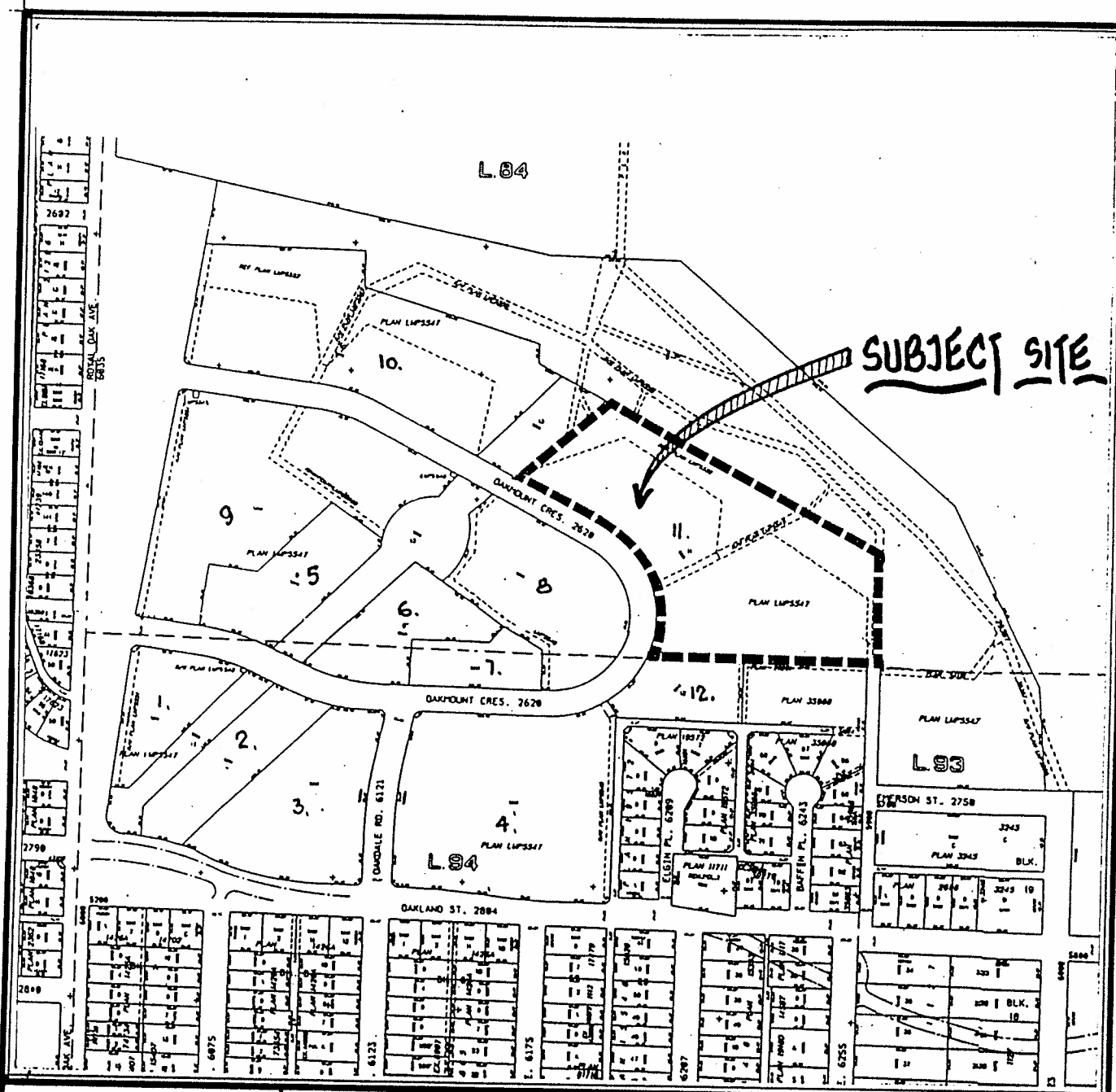
D.G. Stenson, Director
Planning and Building

FA:yg

Attach.

cc: Director Engineering
City Clerk
Director Administration & Community Services
City Solicitor
Director Recreation & Cultural Services

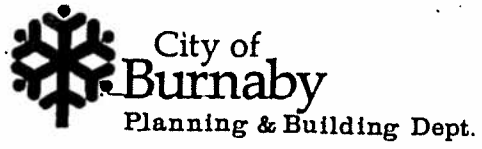
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Date:
 June 1993

Scale:
 N.F.S.

Drawn By:
 J.P.C.

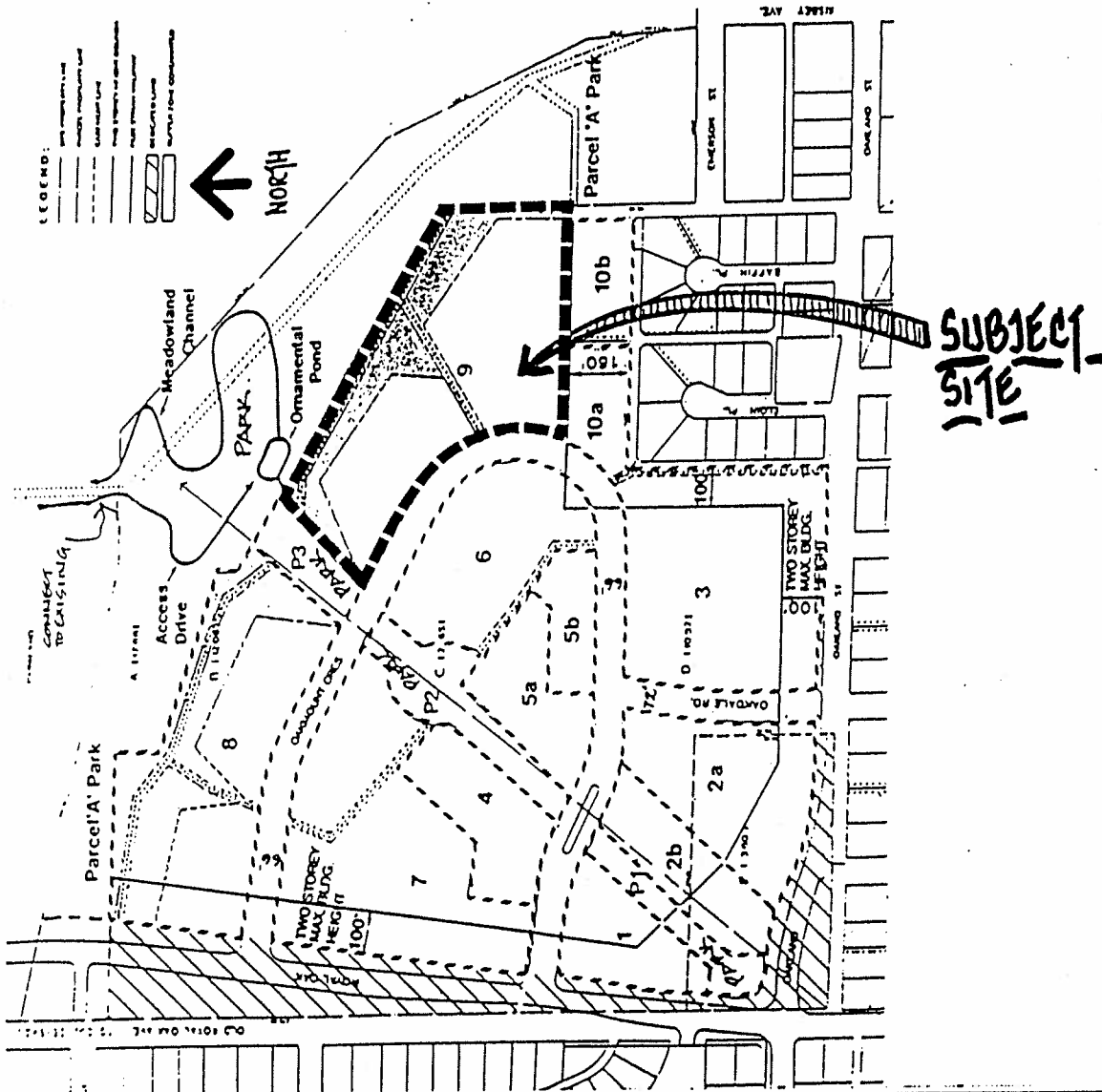


REZONING REFERENCE # 25/93
 (EXISTING SUBDIVISION PLAN)

SKETCH # 3

OAKALLA DEVELOPMENT PLAN

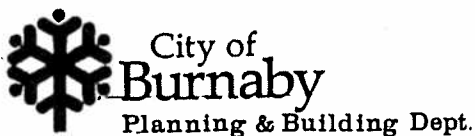
Site Designations



Date:
June 1993

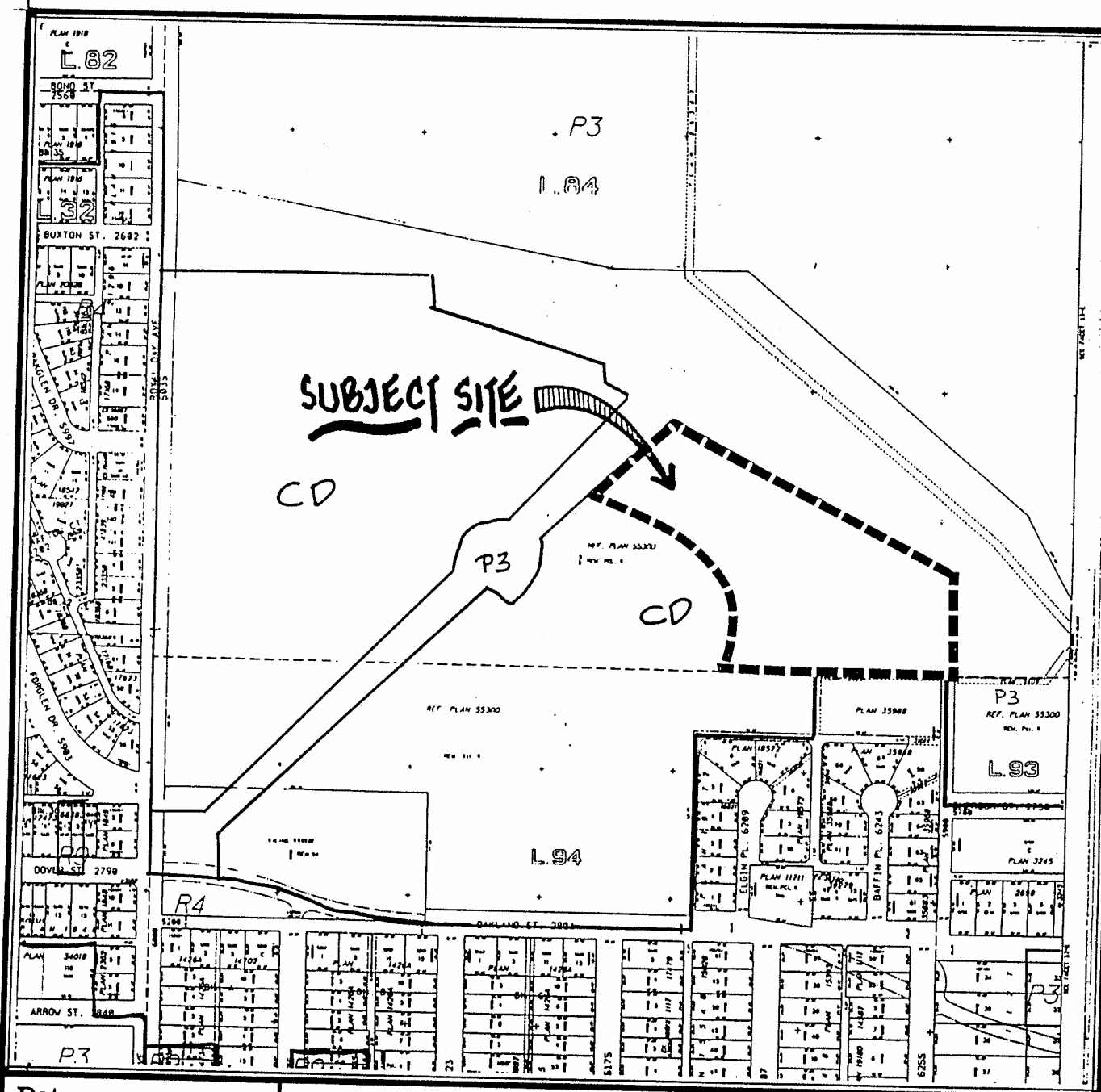
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J.P.C.



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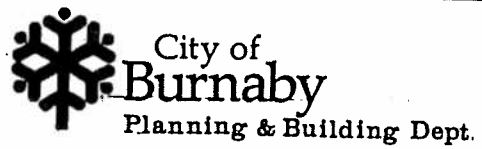
SKETCH # 2



Date:
June 1993

Scale:
N.I.S.

Drawn By:
J.P.C.



REZONING REFERENCE #25/93
 (EXISTING ZONING DESIGNATION)

SKETCH #1

