

ITEM	17
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

**TO:** CITY MANAGER 1993 JUNE 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #26/93**  
(X-REF. REZONING REFERENCE #100/89)

LOW-RISE APARTMENT AND TOWNHOUSE DEVELOPMENT  
WITH A SMALL COMMERCIAL COMPONENT

**ADDRESS:** 5250 AND 5260 OAKMOUNT CRESCENT

**LEGAL:** LOTS 6 AND 7, D.L. 84 AND 94, N.W.D.  
PLAN LMP5547

**FROM:** CD COMPREHENSIVE DEVELOPMENT DISTRICT

**TO:** "AMENDED" CD COMPREHENSIVE DEVELOPMENT  
DISTRICT (BASED ON RM1, RM2 MULTIPLE FAMILY  
RESIDENTIAL DISTRICT AND C1 NEIGHBOURHOOD  
COMMERCIAL DISTRICT AND OAKALLA DEVELOPMENT  
PLAN GUIDELINES, AND IN ACCORDANCE WITH THE  
DEVELOPMENT PLAN ENTITLED "MILLENIUM/THE  
OAKLANDS" PREPARED BY GOMBEROFF-POLICZER  
ARCHITECTS)  
(SEE ATTACHED SKETCHES #1, 2, 3 AND 4)

**APPLICANT:** GOMBEROFF-POLICZER ARCHITECTS INC.  
1012 BALFOUR AVENUE  
VANCOUVER, B.C. V6H 1X1

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

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**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.

ITEM	17
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

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 to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The consolidation of the net project site into one legal parcel.
  - e) The granting of any necessary easements.
  - f) 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 guarantee the protection of identified existing vegetation to be preserved.
  - 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 appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
  - i) The granting of a 215 Covenant restricting enclosure of balconies.
  - j) Compliance with the Council-adopted sound criteria.

- k) The submission of a suitable engineered design for an approved on-site sediment 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 a 65 unit low-rise apartment and townhouse development with a small commercial component.

### **2.0 BACKGROUND**

- 2.1 The subject site is located within the Oakalla Development Plan, which was adopted by Council in 1991 to redevelop the former Oakalla lands for housing and parkland (see attached Sketch #2). An overall rezoning (Rezoning Reference #100/89) was pursued to bring the existing zoning into conformance with the adopted Development Plan and to permit subdivision (see attached Sketch #3) and servicing of the site in line with the Plan. Rezoning Reference #100/89 was given Final Adoption on 1992 August 24. Individual amendment rezoning applications are required to be made for the development of specific projects on specific sites. The subject application is one of four rezoning applications being pursued as part of the first phase of development.
- 2.2 The site comprises two parcels within the Oakalla Development Plan (see attached Sketch #1). Enclave 5a which has an area of 0.693 ha (1.712 acres), is designated for four-storey apartment development with a maximum of 52 units and a maximum Floor Area Ratio of 0.90 plus a 325 m<sup>2</sup> (3,500 sq.ft.) neighbourhood retail component. Enclave 5b, which has an area of 0.382 ha (0.944 acre), is designated for three-storey townhouse development with a maximum of 13 units and a maximum Floor Area Ratio of 0.50.

ITEM	17
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

- 2.3 The site slopes fairly steeply down to the southeast. It is bounded on the north by Oakmount Crescent, on the northwest by the Linear Parkway, and on the northeast by a pedestrian walkway. There are a number of significant trees on site.
- 2.4 Council on 1993 May 17 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 based on a site plan submitted by the developer, 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. The site plan (see attached Sketch #4) has been revised slightly from the previous submission in order to improve driveway grades. The revision does not affect tree preservation.

**3.0 GENERAL COMMENTS**

- 3.1 As noted in our previous report the two parcels comprising the site are to be consolidated in order to increase flexibility of site planning and to achieve an integrated development comprising apartment, townhouse and commercial components. The applicant has advised that neither a phased strata plan nor resubdivision of the consolidated parcel will be pursued.
- 3.2 While the total number of units proposed for the site remains at 65 in accordance with the adopted Development Plan, the apartment component is reduced from 52 to 50 units, while townhousing is increased from 13 to 15 units. The applicable Floor Area Ratios for each component are being met.
- 3.3 The subject site is being serviced as a condition of Subdivision Reference #55/90. Any additional servicing requirements related to the specific proposed development will be identified.
- 3.4 The development meets the minimum unit size requirements of the condominium guidelines adopted by Council.
- 3.5 A tree survey and arboricultural report have been completed for the subject site. The report and survey identified twenty significant trees, of which four

are considered poor specimens, and one (a mature Lombardy Poplar) is considered a potential future hazard. Considerable site planning effort was devoted to preserving as many of the other fifteen trees as possible, while also maximizing the overall liveability and quality of the residential community to be developed on the site. The proposed plan of development preserves eleven of the fifteen trees identified for preservation if possible. Most notably a group of trees are preserved in an open area at the eastern end of the site, adjacent to the road and the public walkway where they will be particularly open to public view. Significant trees are also preserved adjacent to the linear parkway, and as a centre piece for the development. Planning staff support the plan as a good compromise balancing various objectives for the development.

A Letter of Credit is to be deposited to ensure protection of the trees being preserved during construction, or replacement if necessary.

- 3.6 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.
- 3.7 The Oakalla Development Plan provides for development of a 325 m<sup>2</sup> (3,500 sq.ft.) neighbourhood retail component on the subject site. The developer has proposed a small commercial building with a 316 m<sup>2</sup> (3,400 sq.ft.) main floor and a 56 m<sup>2</sup> (600 sq.ft.) mezzanine for a total floor area of 372 m<sup>2</sup> (4,000 sq.ft.). Up to 130 m<sup>2</sup> (1,400 sq.ft.) of the building would be suitable for a potential cafe or restaurant of not more than 50 seats. This approach is considered a supportable refinement of the Development Plan.
- 3.8 In order to ensure compatibility with the residential development and avoid potential nuisance problems, operating hours of the tenants of the commercial development will be limited to between the hours of 6:00 a.m. and 12 midnight. A covenant should be registered in this regard.
- 3.9 The commercial development will be restricted to the following subset of C1 Neighbourhood Commercial District uses and tenants:
  - convenience store, pharmacy, and other day-to-day retail shopping
  - financial institution, insurance broker, and other business or professional offices

ITEM	17
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

- dry cleaning collection and delivery, video rentals, barbershop/beauty salon, and other personal service establishments, excluding amusement or video machines/arcades whether principal or accessory use

- cafes or restaurants excluding drive-in restaurants and neighbourhood public houses.

- 3.10 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.
- 3.11 The Chief Environmental Health Officer has advised that the site is influenced by vehicle noise from Royal Oak Avenue, and that a noise study is necessary to ensure compliance with the Council-adopted sound criteria.
- 3.12 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	<u>Net Site Area:</u>	1.075 ha (2.656 acres)
4.2	<u>Site Coverage:</u> Apartment	14.6 %
	Townhouse	9.2 %
	Commercial	3.0 %
	<b>TOTAL</b>	<b>26.8 %</b>
4.3	<u>Maximum Floor Area:</u>	
	Apartment	5,891 m <sup>2</sup> (63,410 sq.ft.)
	Townhouse	2,101 m <sup>2</sup> (22,620 sq.ft.)
	Commercial	372 m <sup>2</sup> ( 4,000 sq.ft.)
	<b>TOTAL</b>	<b>8,364 m<sup>2</sup> (90,030 sq.ft.)</b>

4.4 Maximum Floor Area Ratio:

Apartment	0.548
Townhouse	0.196
Commercial	<u>0.034</u>
<b>TOTAL</b>	<b>0.778</b>

4.5 Residential Unit Mix:

Apartments

18 two bedroom plus den units	@ 107.4 to 127.5 m <sup>2</sup> (1,156 to 1,372 sq.ft.)
23 two bedroom units	@ 85.9 to 126.9 m <sup>2</sup> (925 to 1,366 sq.ft.)
9 one bedroom plus den units	@ 77.6 to 85.9 m <sup>2</sup> (835 to 925 sq.ft.)
—	

50 units SUBTOTAL

Townhouses

15 two bedroom units	@ 139.4 to 146.2 m <sup>2</sup> (1,500 to 1,574 sq.ft.)
—	

15 units SUBTOTAL

**65 TOTAL RESIDENTIAL UNITS**

4.6 Unit Density: 60.5 units/ha (24.5 units per acre)

ITEM	17
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

4.7 Building Heights:

Apartment Building	four storeys stepped with the slope, plus underground parking
Townhouse	two storeys plus cellar parking
Commercial	one storey plus mezzanine and underground parking

4.8 Parking Required:

Commercial	325/46	=	8 spaces
Residential:			
Apartments	50 x 1.6	=	80 spaces
Townhouses	15 x 1.75	=	26.25 spaces
SUBTOTAL		=	107 spaces (incl. 17 visitors' spaces)
<b>TOTAL</b>		=	114 spaces

Parking Provided:

Commercial	=	8 spaces plus one loading space
Residential	=	114 spaces (incl. 17 visitors' spaces)
<b>TOTAL</b>	=	122 spaces

4.9 Residential Communal Facilities:

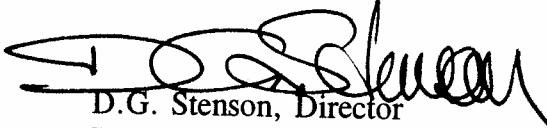
Lounge, library, media room and exercise room.



ITEM	17
MANAGER'S REPORT NO.	43
COUNCIL MEETING	93/06/28

4.10 Exterior Materials:

- Apartment Building: Stucco and cedar siding with wood trim; cedar shingle roof.
- Townhouses: Stucco and cedar siding with wood trim; cedar shingle roof.
- Commercial: Stucco with wood trim; cedar shingle and metal roof.
- Hard Landscaping: Interlocking concrete paver and asphalt driveways with concrete curbs; stone and textured concrete retaining walls.

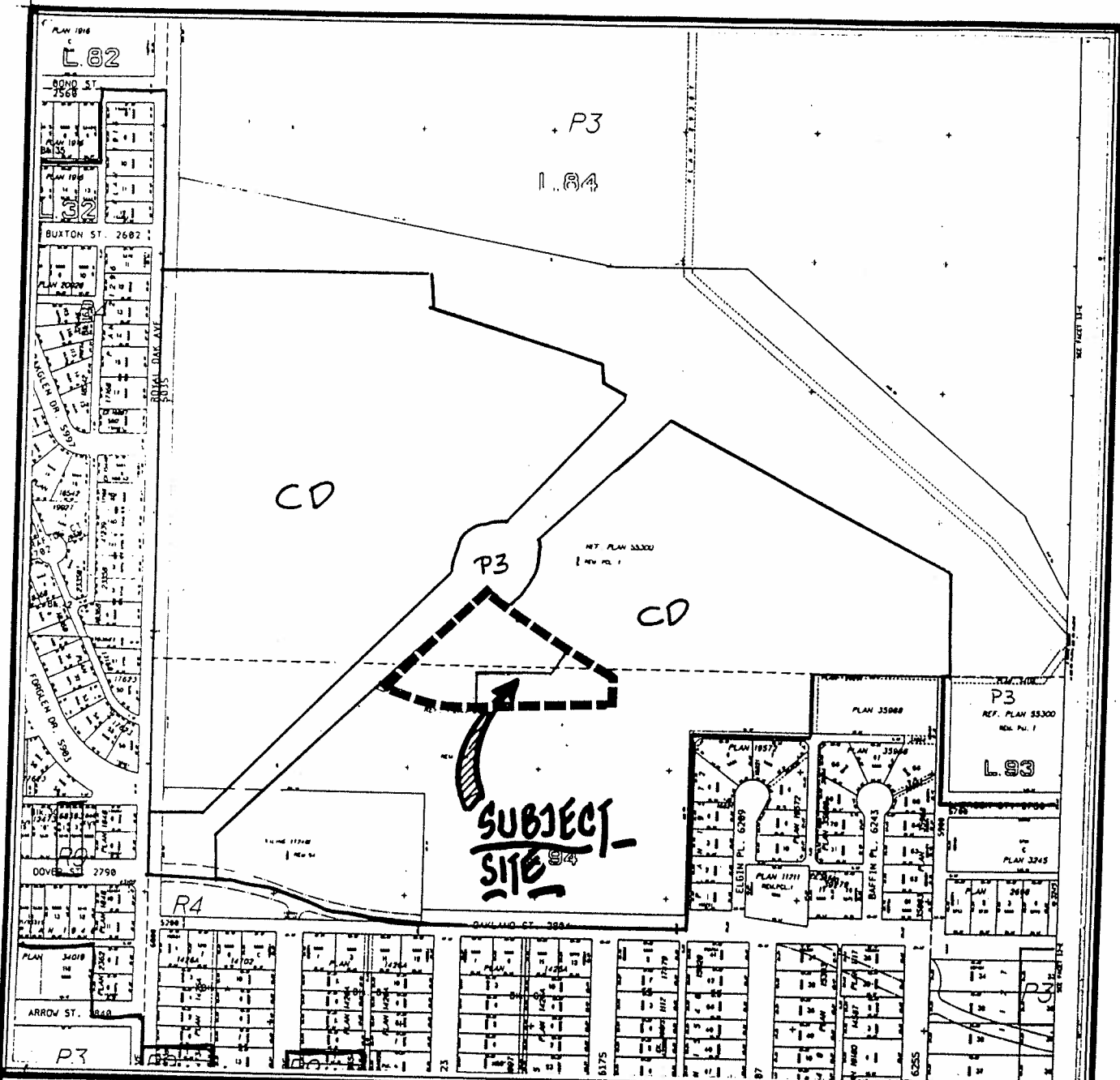
  
D.G. Stenson, Director  
Planning and Building

RR:yg

Attach.

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

ITEM 17  
 MANAGER'S REPORT NO. 43  
 COUNCIL MEETING 93/06/28



Date:  
 MAY 1993

Scale:  
 N.F.S.

Drawn By:  
 J.P.C.



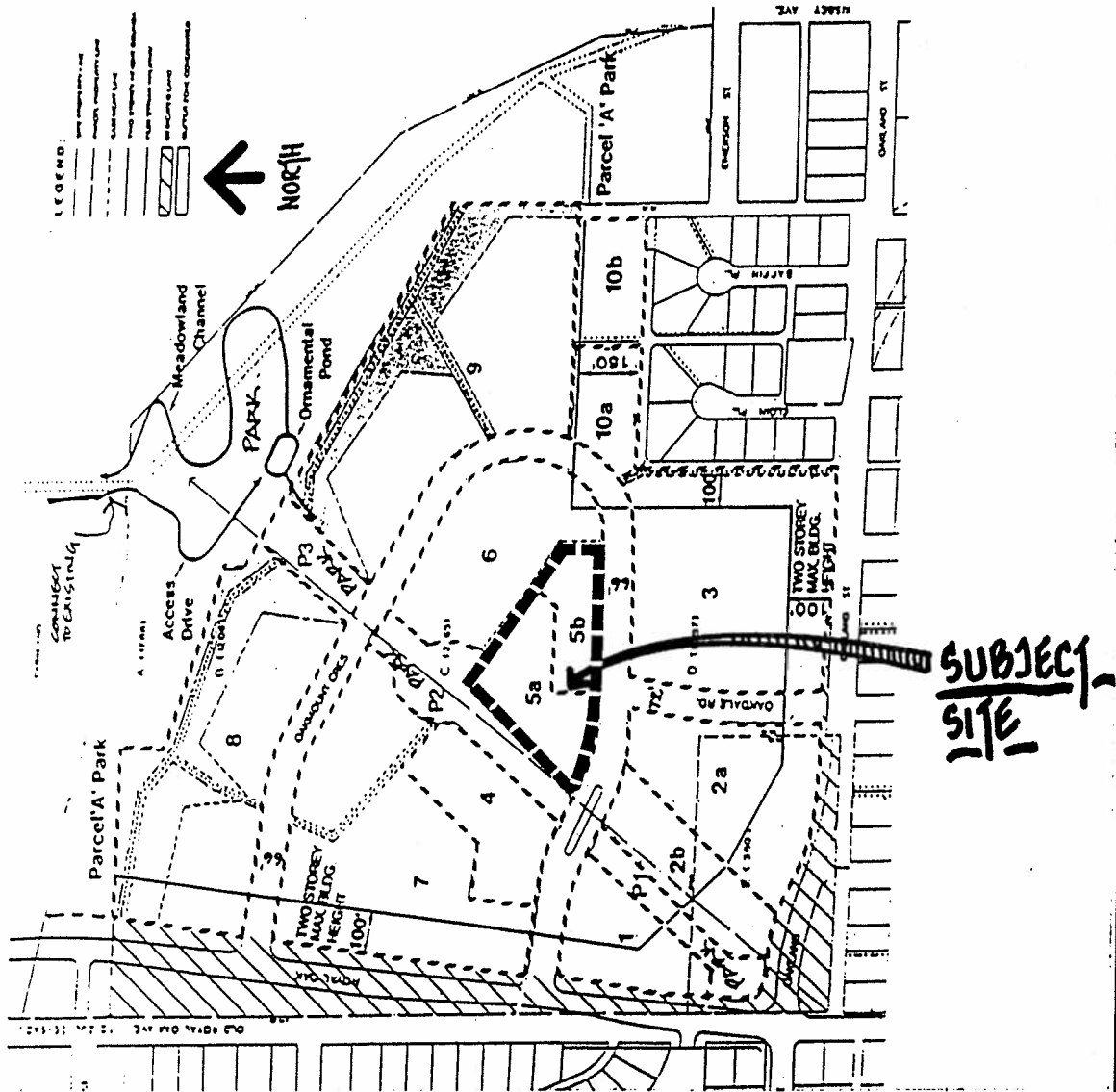
City of  
**Burnaby**  
 Planning & Building Dept.



**REZONING REFERENCE # 26/93**  
 (EXISTING ZONING DESIGNATION)

SKETCH # 1

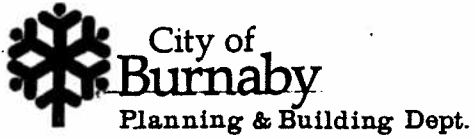
**OAKALLA DEVELOPMENT PLAN**  
 Site Designations



Date:  
 MAY 1993

Scale:  
 N.1.6.

Drawn By:  
 J.P.C.



REZONING REFERENCE # 26/93

SKETCH # 2





