

TO: CITY MANAGER

1994 JANUARY 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #59/93

15 UNIT TOWNHOUSE DEVELOPMENT

ADDRESS: 4236 AND 4250 BOND STREET

LEGAL: LOTS 4 AND 5, BLK. 35, D.L. 34, GROUP 1, N.W.D. PLAN 1355

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND THE METROTOWN AREA 11 PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED TOWNHOUSE DEVELOPMENT, 4236 - 50 BOND STREET" PREPARED BY STUDIO ONE ARCHITECTURE INC.)

APPLICANT: TOMAS WOLF
STUDIO ONE ARCHITECTURE INC.
1834 VINE STREET
VANCOUVER, B.C. V6K 3J7

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1994 February 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 January 31 and to a Public Hearing on 1994 February 22 at 7:30 p.m.
2. **THAT** the following be establishment 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 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 satisfaction of all necessary subdivision requirements.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements.
- 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) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

ITEM	12
MANAGER'S REPORT NO.	4
COUNCIL MEETING	94/01/24

- k) 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.
- l) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- m) The submission of a suitable engineered design for an approved on-site sediment control program.

REPORT

1.0 REZONING PURPOSE

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

2.0 BACKGROUND

Council on 1993 November 11 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 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 Development Plan

The architect is proposing three two-storey clusters of townhouses with individual access to full underground parking. Vehicular access is from Bond Street.

3.2 Tree Retention

The tree survey for the site shows several mature trees in varying condition, of which only one, a mature western red cedar, is healthy enough and suitably located for retention.

3.3 Services

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, constructing Bond Street to an 11m standard with a separated sidewalk on the south side with street trees, boulevard grassing and the removal of existing curb cuts.

3.4 Required Easements

Any necessary easements will be provided as part of this rezoning.

3.5 Undergrounding of Overhead Wiring

The undergrounding of overhead wiring along Bond Street abutting this site is the responsibility of the developer.

3.6 Unit Sizes

The plans submitted meet minimum condominium guidelines.

3.7 Neighbourhood Parkland Acquisition Charges

A Neighbourhood Parkland Acquisition Charge of \$884 per unit is required.

3.8 Car Wash, Garbage and Recycling Facilities

A centrally located, covered car wash stall with a separate connection to the sanitary sewer and a water connection will be provided for car washing purposes and a centralized, compact garbage and recycling area will be provided in the underground parking.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area (Gross & Net)	3,004 m ² (32,340 sq.ft.)
	Site Coverage (Approximately)	30%
4.2	Maximum Permitted Floor Area	1,802.63 m ² (19,404 sq.ft.)
	Maximum Floor Area Ratio	0.6

Floor Area Provided 1,801.33 m² (19,390 sq.ft.)
Floor Area Ratio Provided 0.6
Height 2 storeys plus cellar, 9.0m (29.53 ft.) to peak of sloping roofs from existing grade.

4.3 Unit Mix

15 - 3 bedroom units (119.8 - 120.8 m²) (1,290 - 1,300 sq.ft.)

Unit Density 50 units per ha (20.2 units per acre)

4.4 Parking

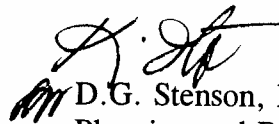
Required and Provided 15 units @ 1.75 = 27 stalls (of which 4 are visitor parking) + 1 car wash stall = 28 stalls (all located underground)

4.5 Communal Facilities

There is an outdoor play area with adjacent seating.

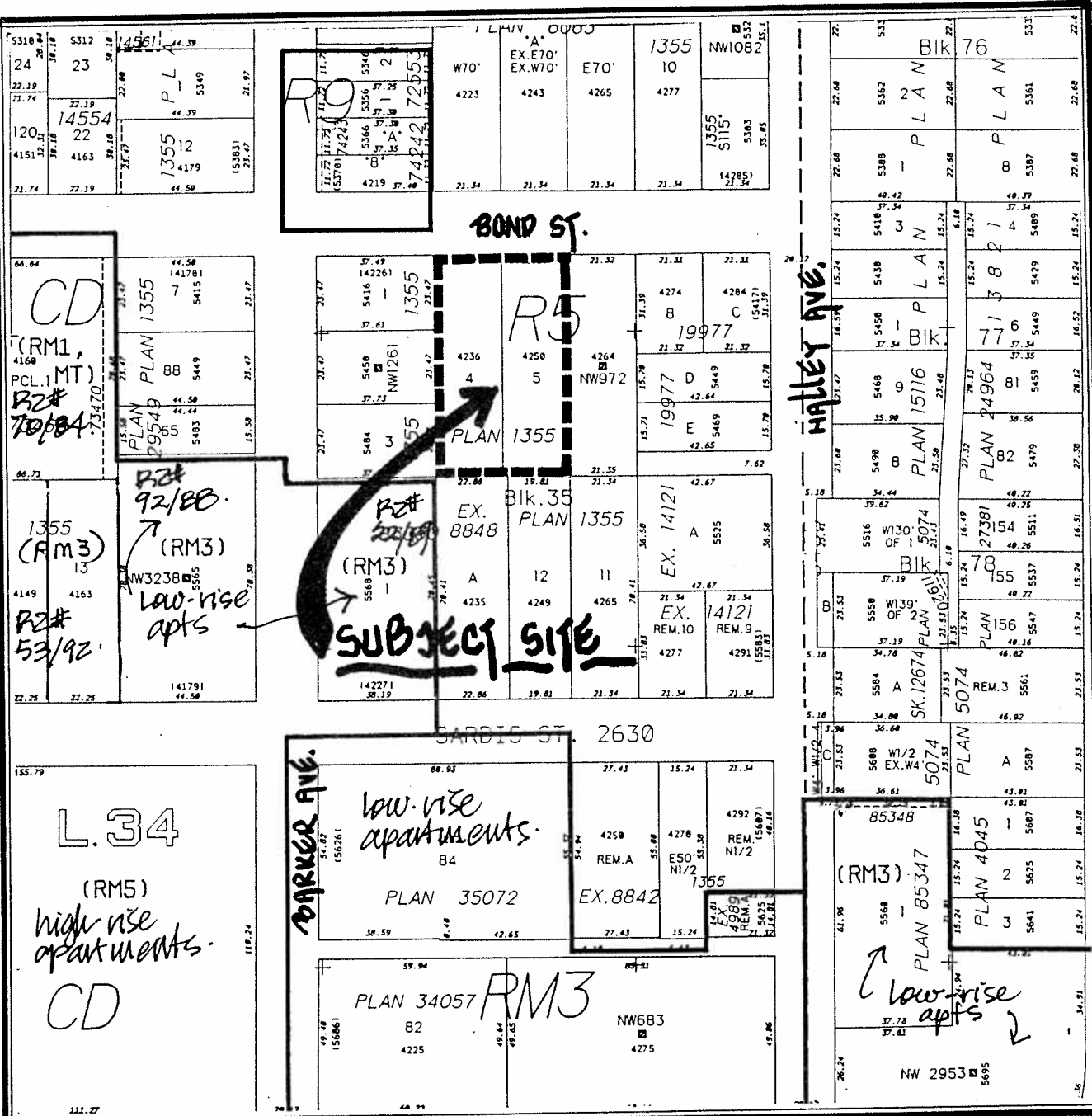
4.6 Exterior Materials and Finish

Materials include acrylic stucco, wood trim and cedar shingles.


D.G. Stenson, Director
Planning and Building

FA:yg
Attachments: Sketches #1 and #2


cc: City Clerk
Director Engineering




Date:
NOVEMBER 1993

Scale:
1:2000

Drawn By:
J.P.C.


 City of
Burnaby
 Planning & Building Dept.

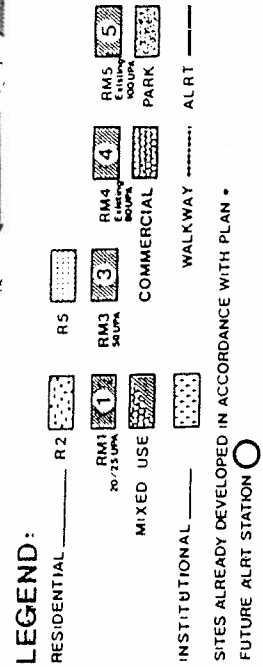
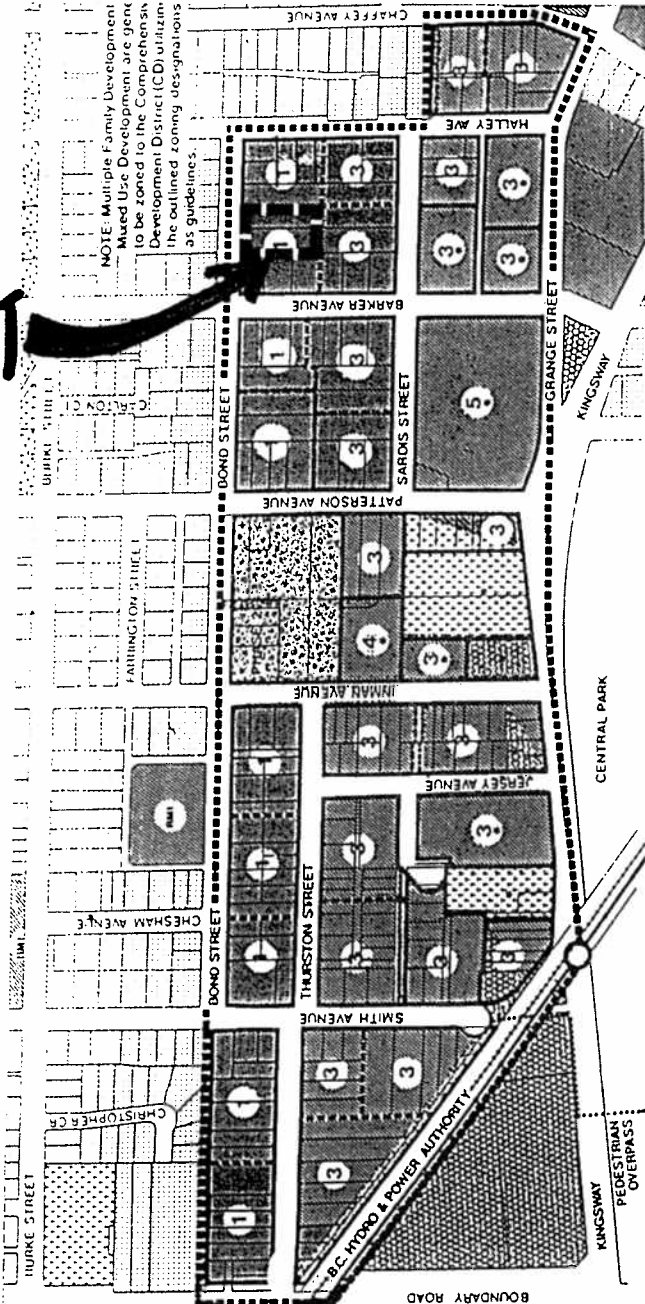

 North

REZONING REFERENCE # 59/93

SKETCH # 1

SUBJECT SITE

NOTE: Multiple Family Development Mixed Use Development are generally zoned to the Comprehensive Development District (CDD) utilizing the outlined zoning designations as guidelines.



DEVELOPMENT PLAN
 Metrotown - Area 11
 Residential / Mixed Use
 ADOPTED BY COUNCIL 1982 AUGUST 23

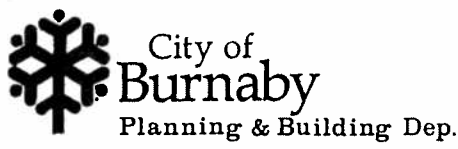
Scale: 0, 200, 600 FEET / 0, 180 METERS

North arrow pointing up.

Date: **NOVEMBER 1993**

Scale: **N.1.S.**

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



REZONING REFERENCE #59/93

SKETCH #2

