

ITEM	16
MANAGER'S REPORT NO.	44
COUNCIL MEETING	94/07/25

**TO:** CITY MANAGER 1994 JULY 18  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #16/94

**THREE STOREY APARTMENT BUILDING**

**ADDRESS:** 4157, 4175 AND 4191 NORFOLK STREET  
(SEE ATTACHED SKETCHES #1 AND #2)

**LEGAL:** LOTS 7, 8 AND 9, BLK. 37, D.L. 69, GROUP 1, N.W.D.  
PLAN 1321

**FROM:** R5 RESIDENTIAL DISTRICT

**TO:** CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED  
ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT  
USE AND DENSITY AND COMMUNITY PLAN EIGHT  
GUIDELINES, AND IN ACCORDANCE WITH THE  
DEVELOPMENT PLAN ENTITLED "NORFOLK STREET"  
PREPARED BY AUSCAN ARCHITECTURE LTD.)

**APPLICANT:** AUSCAN ARCHITECTURE LTD.  
102B - 2764 BARNET HIGHWAY  
COQUITLAM, B.C. V3B 1B9

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1994 August 23.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 August 08, and to a Public Hearing on 1994 August 23 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.

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- 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 dedication of any rights-of-way deemed requisite.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) 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, to be refunded a year after completion of construction.
- k) The approval of the Ministry of Transportation and Highways to the rezoning application.

- l) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- m) Compliance with the Council adopted sound criteria.
- n) 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.
- o) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- p) The completion of the sale of City property.
- q) The granting of a 215 Covenant restricting enclosure of balconies.
- r) 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 low-rise apartment building.

### **2.0 BACKGROUND**

- 2.1 This is the first rezoning application received in the Second Priority Area of Community Plan Eight. On 1993 January 25 Council authorized staff to receive rezoning applications for this area after pursuing a Community Plan review for the area.
- 2.2 Council on 1994 March 21 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.

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

**3.0 GENERAL COMMENTS:**

- 3.1 The development plan shows a low-rise apartment building using CD Comprehensive Development zoning in accordance with the RM3 guidelines and working with the natural grades. All parking is to be underground and accessed from Norfolk Street to accommodate the grades and allow for the eventual closure of the lane.
- 3.2 Since one of the three lots required for the land assembly, 4157 Norfolk Street, a rectangular lot measuring 20.12m (66.01 ft.) by 37.19m (122.01 ft.) with an area of 748 m<sup>2</sup> (8,054 sq.ft.) is owned by the City, a purchase agreement is to be pursued and completed. In the 1994 March 21 Initial Report for this rezoning application, Council adopted the recommendation that the sale be approved in principle of the City-owned 4157 Norfolk Street for inclusion within the subject development site, subject to the applicant pursuing the rezoning proposal to completion. The City Solicitor has been requested to determine a recommended sale price for the property. It will be submitted to Council for consideration and approval.
- 3.3 The consolidation of the site into one legal parcel is required.
- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site, including but not necessarily limited to road widening, boulevard treatment, and a separated sidewalk.
- 3.5 Based on the tree survey submitted, three mature trees (2 cedars and a cherry), along the Norfolk Street frontage are to be retained with the sidewalk jogged around them. A mature laurel hedge along the western third of the rear frontage is also to be retained, as may be a clump of locusts in the front yard.
- 3.6 Any necessary easements or rights-of-way will be provided as part of this rezoning, including, potentially, a small truncation for the end of the Norfolk Street cul-de-sac.
- 3.7 Given the site's proximity to both Canada Way and the Trans-Canada Highway, a suitable sound study is required.

- 3.8 The development plan indicates provision of an adequately sized and sited garbage and recycling area and of a separate carwash stall.
- 3.9 The developer is to be responsible for the undergrounding of overhead wiring abutting the site.
- 3.10 A Neighbourhood Parkland Acquisition charge of \$1,397.00 per unit applies to each of the units.

**4.0 DEVELOPMENT PROPOSAL:**

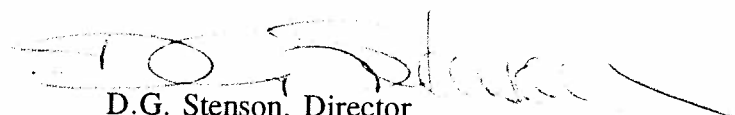
- 4.1 Gross/Net Site Area: 2,244.79 m<sup>2</sup> (24,163.5 sq.ft.)  
(subject to confirmation by survey)  
  
Site Coverage: 37%  
(approximately)
- 4.2 Floor Area Provided: 2,469.28 m<sup>2</sup> (26,580 sq.ft.)  
(subject to survey)  
  
Maximum Floor Area Ratio: 1.1
- 4.3 Height: 2 - 4 storeys
- 4.4 Unit Mix:
  - 7 one bedroom units between 65 - 69.7 m<sup>2</sup> (700 - 750 sq.ft.)
  - 16 two bedroom units 83.6 - 107.6 m<sup>2</sup> (900 - 1,158 sq.ft.)
  - 5 three bedroom units between 105 - 114.6 m<sup>2</sup> (1,130 - 1,234 sq.ft.)
- 4.5 Parking Required: 37 units @ 1.6 stall/unit = 37 stalls + 1 carwash stall  
  
Parking Provided: 42 stalls + 1 carwash stall (of which 10 are visitors')
- 4.6 Communal Facilities: Recreation Room

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4.7 Exterior Materials:

Stucco and brick walls with asphalt shingle roofing.



D.G. Stenson, Director  
Planning and Building

FA:yg  
Attach.

cc: City Clerk  
City Solicitor  
Director Engineering



**SUBJECT SITE**



City of Burnaby  
 Planning & Building Dept.



North

**REZONING REFERENCE # 16/94**

**SKETCH # 1**

Date:  
**MARCH 1994**

Scale:  
**1:2000**

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

ITEM

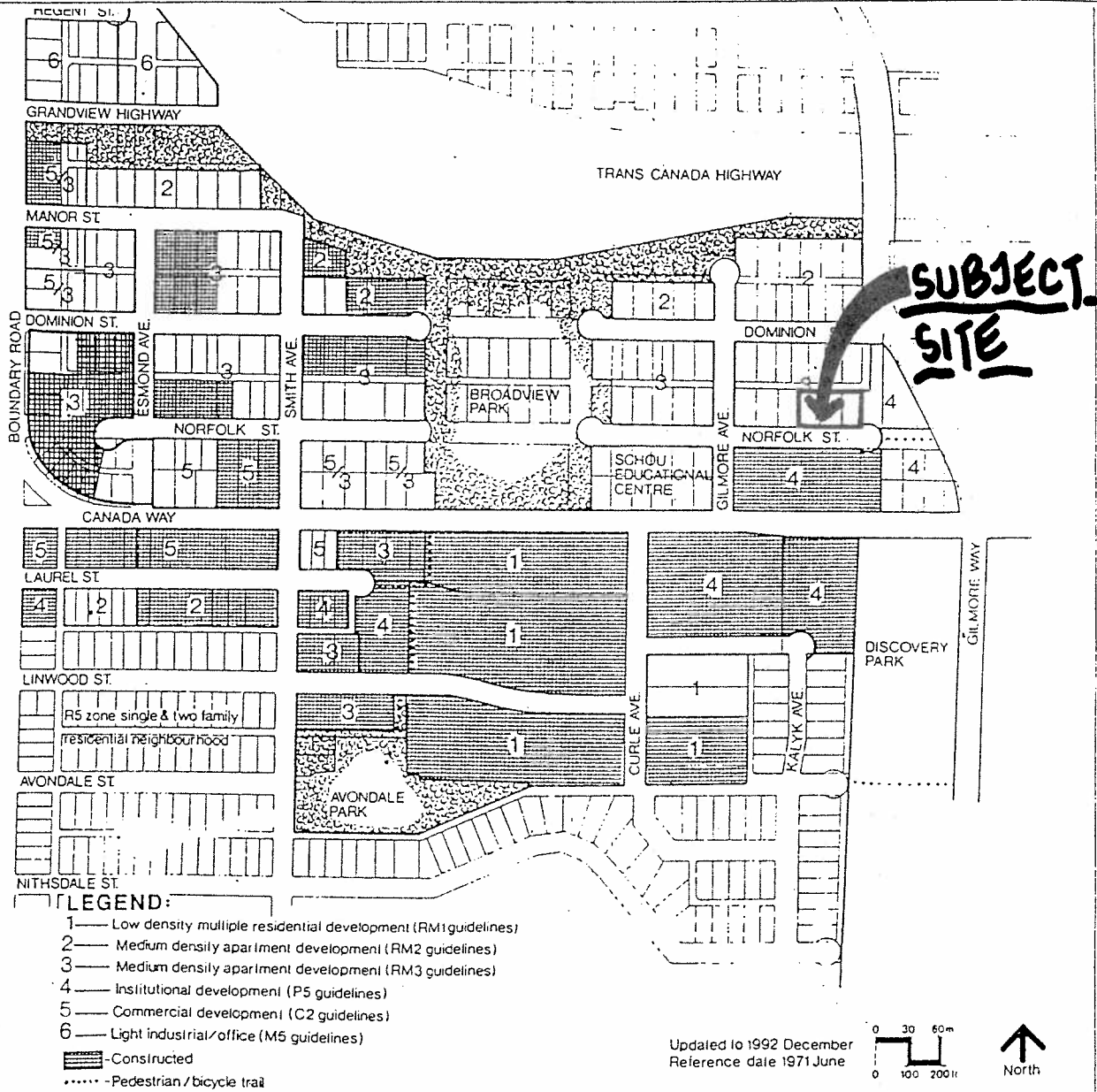
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### COMMUNITY PLAN EIGHT

Date:  
**MARCH 1994**

Scale:  
**N.F.S.**

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



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

**REZONING REFERENCE #16/94**

**SKETCH #2**