

TO: CITY MANAGER 1995 NOVEMBER 10

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 39/95
PROPOSED TOWNHOUSE PROJECT
OAKALLA DEVELOPMENT PLAN, AREA 6 (OAKLANDS)

Address: 5240 Oakmount Crescent

Legal: Lot 8, D.L.'s 84 and 89, Group 1, NWD Plan LMP5547

From: CD Comprehensive Development District (based on RM1 Multiple-Family Residential District and the Oakalla Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on RM1 Multiple-Family Residential District and the Oakalla Development Plan as guidelines)

Applicant: Polygon Development 63 Limited
1800 Spyglass Place
Vancouver, V5Z 4K8
(Attn. J. O'Donnell)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 December 19.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 December 04 and to a Public Hearing on 1995 December 19 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.
 - 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.
- e) 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.
- f) 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.
- g) The granting of a 215 Covenant to protect the significant existing trees being preserved on the site and the deposit of sufficient monies to ensure the protection of the existing trees being preserved.
- h) The submission of a suitable engineered design for an approved on-site sediment control program, including chemical treatment if necessary, and deposit of a letter of credit as a performance guarantee and to meet the cost of engaging an independent consultant by the City to monitor the effectiveness of the on-site sediment control program and to recommend, where applicable, corrective actions.
- i) An undertaking to retain, if necessary, a qualified consultant to identify, assess, segregate and sample for analyses, any material found and/or excavation water suspected of questionable quality during excavation and construction.
- j) The submission of an undertaking from the developer that the subject condominium will not have a bylaw restriction pertaining to age.
- k) The payment of a refundable damage deposit for the adjacent pedestrian walkway, the adjacent park area and related landscaping.

- 1) The completion of the agreement with the B.C. Building Corporation for the handling and monitoring of Site 21, a former landfill site.

R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 40 unit townhouse development.

2.0 BACKGROUND:

The Oakalla Development Plan was adopted by Council in 1991 to redevelop the former Oakalla lands for housing and parkland (see attached Sketch #1). An overall rezoning (Rezoning Reference #100/89) was pursued to bring the existing zoning into conformance with the adopted Development Plan to permit subdivision (see attached Sketch #2) 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.

Of the 12 lots in Oakalla Lands Plan area, development applications have been now made for all sites. Five projects are complete, four are under construction and three are currently under rezoning. Of the three social housing projects, two are under construction and a third, Rezoning Application #9/95, received Second Reading on 1995 June 05.

On 1995 September 25, Council 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 Servicing Requirements

This site has been serviced as part of the subdivision of the Oakalla lands development. However, the Director Engineering will be requested to review the adequacy of existing services necessary to serve this site.

3.2 Easements:

The developer will be required to provide any necessary easements for services or other purposes on the site.

3.3 Tree Survey and Covenant:

The developer has submitted a tree survey for the site which has been reviewed. The architectural plans submitted preserve one major ponderosa pine on the north part of the site as well as a large red oak and seven large ponderosa pines near the centre of the site. A Covenant is required to protect identified existing trees on the site which are to be retained. A landscape performance/replacement guarantee deposit based on the value of the retained vegetation is required.

3.4 Age Restrictions:

A letter will be requested of the developer confirming that there are no age restrictions for the development.

3.5 Recycling and garbage collection and car wash space:

A centralized and compact area is to be provided in the parking area (on-surface) for recycling and garbage containers. A covered car wash space is to be provided according to the requirements of the zoning bylaw.

3.6 Silt Control:

The control of silt from excavation during construction will be handled by an on-site sediment control system before the water is discharged to the overall Oakalla drainage ponds at the bottom of the residential area in the Park. A system including, chemical treatment, will be designed to the standards required by the Environmental Health Department.

3.7 Soil and Water Quality Issues:

In order to deal with any soil contamination issues which may arise during excavation or construction on-site, the developer will be required to retain if necessary a consultant to identify, assess, separate and sample for analysis any material or water found to be of questionable quality during site development.

3.8 Site 21 Landfill:

Off this lot but to the east in Deer Lake Park, a former landfill site, Site 21, has been the subject of discussion with the B.C. Buildings Corporation. As authorized by Council on 1995 August 14, staff are pursuing an agreement with the B.C. Buildings Corporation for the appropriate treatment of this site. As previously discussed with the B.C. Buildings Corporation, the completion of this agreement will be necessary prior to Final Adoption of this rezoning application.

3.9 Access:

Vehicular Access to the site will be provided from the lower portion of the site along Oakmount Crescent to minimize conflict with the curve of the road. No security gates will be permitted at the access driveways.

3.10 Adjacent Parklands:

This site abuts the linear park and playground and a temporary chain link fence will be required along the common property line along with a bond to protect the park area and the adjacent public pedestrian walkway during construction.

3.11 Neighbourhood Parkland Charges:

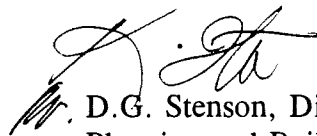
No Neighbourhood Parkland Acquisition Charge is required since parkland provisions for this site were made as part of the original rezoning, Rezoning Reference #100/89.

4.0 DEVELOPMENT PROPOSAL:

4.1	Gross/net site:	1.25 ha (3.1 acres)
	Site coverage (permitted and provided):	30%
4.2	Floor area ratio (permitted and provided):	0.50
	Height (permitted and provided):	three storeys

4.3 Unit mix: Three bedroom townhouses: 40 units
(ranging in size from 1,533 sq.ft. to
1,933 sq. ft.)
(density 13 units/acre)

4.4 Parking: (required): 1.75 spaces/unit (70 spaces)
(provided): 80 spaces (2.0 spaces/unit), plus one car wash
space, plus 10 visitor surface car parking
spaces (0.25 spaces/unit).
For the residential units, 60 spaces are under-unit
and 20 spaces are within surface garages.

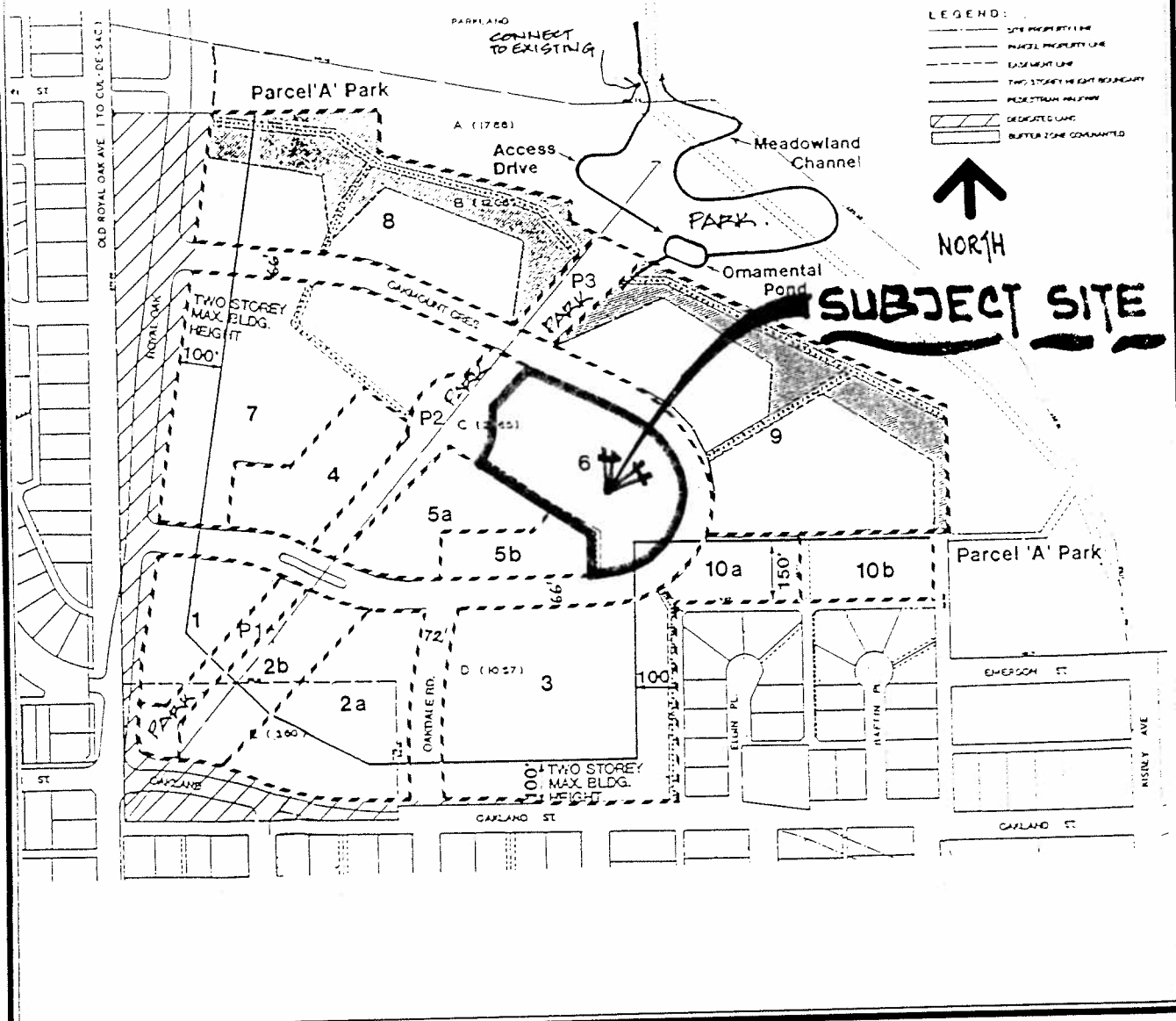


D.G. Stenson, Director
Planning and Building

BR/gk
Attach

cc. Director Engineering
Director Recreation and Cultural Services

OAKALLA DEVELOPMENT PLAN "SITE DESIGNATION"



Date:
SEPTEMBER 1995

Scale:
N.T.S.

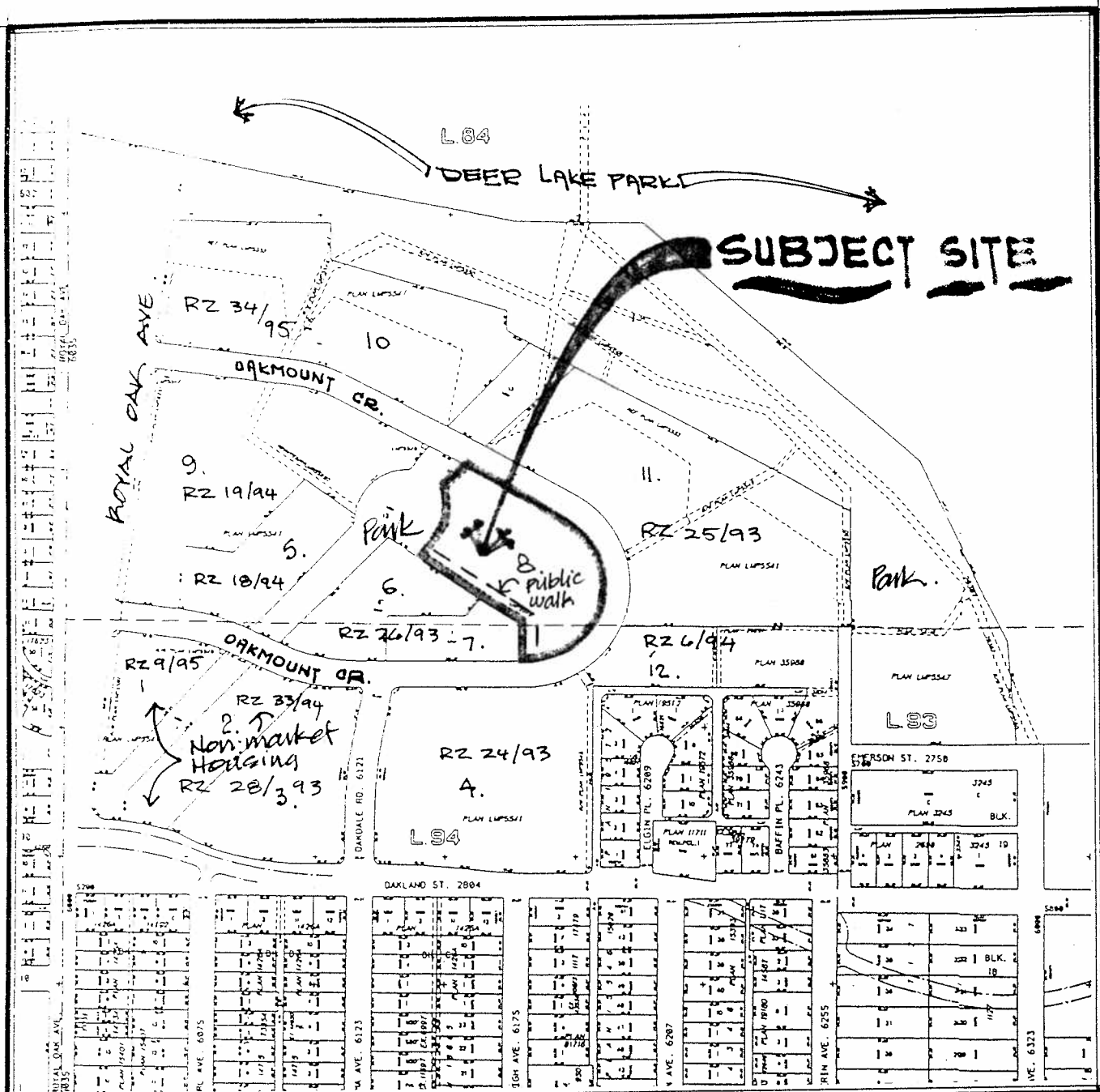
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J.P.C.



Planning & Building Dept.

REZONING REFERENCE #39/95

SKETCH # 1



Date:
SEPTEMBER 1995

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.



REZONING REFERENCE #39/95
"EXISTING SUBDIVISION"

SKETCH #2