

ITEM	12
MANAGER'S REPORT #	20
COUNCIL MEETING	95/04/24

TO: CITY MANAGER 1995 APRIL 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #9/95

ADDRESS: 5291 OAKMOUNT CRESCENT (Sketch Attached)

LEGAL: Lot 1, D.L. 94, Group 1, N.W.D. Plan 5547

FROM: CD Comprehensive Development District

TO: "Amended" CD Comprehensive Development District (Based on RM1 Multiple Family Residential District use and Oakalla Development Plan as guidelines and in accordance with the Development Plan entitled "Oaklands Non-Profit Family Rental Housing" prepared by Linda Baker Architect Inc.)

APPLICANT: Linda Baker Architect Inc.
405 - 1168 Hamilton Street
Vancouver, B.C. V6B 2S2

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 May 16

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 May 01 and to a Public Hearing on 1995 May 16.
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.

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- 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 or covenants including a 215 covenant to protect the identified existing treed area being preserved on the site.
- e) The dedication of any rights-of-way deemed requisite.
- 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 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 the identified existing trees, to be refunded a year after completion of construction.
- g) Compliance with the Council adopted sound criteria.
- 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 submission of a suitable engineered design for an approved on-site sediment control program 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.
- j) 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.
- k) The submission of detailed designs, to the approval of the Engineering and Planning Departments, for cut and fill provisions including berms, landscaping and fences within the cut/fill easement area along the Royal Oak Avenue frontage and deposit of sufficient monies to cover the costs of the work.

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- 1) The provision of a covenant to confirm that the land will be utilized for non-profit housing.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning is to permit a non-market townhouse project.

2.0 BACKGROUND:

Council on 1995 March 20 received the report of the Planning & 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 This site is located on the east side of Royal Oak Avenue between Oakland Street and Oakmount Crescent at the highest part of the Oakalla site. To the east of the site is a linear parkway with low-rise non-market apartments currently under construction or under rezoning beyond. To the north beyond Oakmount Crescent are townhousing and low-rise apartments currently being completed. To the west beyond Royal Oak Avenue are single-family dwellings. The site slopes down to the north with some trees primarily in the southern portion of the site and a scattering of older orchard trees.

3.2 The Oakalla Development Plan was adopted by Council in 1991 to redevelop the former Oakalla prison lands for housing and parkland. An overall rezoning (Rezoning Reference #100/89) was finalized in 1992 August to bring the zoning into conformance with the adopted Development Plan and to permit subdivision and servicing of the site. Individual amendment rezoning applications are required for the development of specific projects on specific sites. To date 7 of 11 sites have been rezoned for specific developments. The subject site is the last of three designated non-market housing sites - the other two to the east of the linear park are a townhouse and low-rise apartment project (Rezoning Reference #28/94) currently under construction and a seniors low-rise apartment (Rezoning Reference #33/94) currently under rezoning (Second Reading).

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The Oakalla Development Plan calls for this site (Area 1) to accommodate a non-market development of 20 2-bedroom townhouses of a maximum 3 storeys with a maximum Floor Area Ratio of 0.45. A maximum two-storey height is to be maintained related to the Royal Oak Avenue frontage.

The applicant proposes a 20-unit townhouse project with a range of two, three and four bedroom unit types. The project is being developed by the West Coast Community Homes Society. The subject project is being pursued as a non-profit family rental housing project.

- 3.3 The Director Engineering will be requested to prepare an estimate for any further services necessary to serve this site.
- 3.4 Any necessary easements or covenants are to be provided.
- 3.5 Vehicular access to the site will be from Oakmount Crescent.
- 3.6 The provision of a landscaped, fenced and bermed buffer area will be provided along the Royal Oak Avenue frontage. The works will be designed to the approval of the Director Engineering.
- 3.7 Due to park provisions related to the overall rezoning of the Oakalla Development Plan, no Parkland Acquisition Charge is applicable to the subject development.
- 3.8 Given the site's proximity to Royal Oak Avenue, a sound study will be required.
- 3.9 A tree survey is required to ensure that the trees on the south end of the site, along with a holly tree along the east property line, will be preserved and protected during construction with chain link fence. A covenant will be required to protect the identified, retained and proposed treed area.
- 3.10 Provision of adequately sized and sited garbage and recycling areas will be provided.
- 3.11 A car wash stall in addition to the required parking is to be provided that will be covered and shall drain to a sanitary sewer.
- 3.12 A sediment control system including chemical treatment for the construction period to protect the Deer Lake receiving waters will be required to be approved by the Environmental Health Department.

3.13 A covenant confirming that the site is to be utilized for non-profit rental housing is to be provided.

4.0 DEVELOPMENT PROPOSAL:

4.1 Site Area: 0.6 ha (1.5 acres)
Site Coverage permitted: 30%
proposed: 30%

4.2 Floor area:
Floor area ratio permitted: 0.45
proposed: 0.34
Height: two storeys over underground parking

4.3 Unit Mix/Size

9 2 bedroom units ranging in size from 932 sq.ft. to 944 sq.ft.
1 2 bedroom handicapped: 840 sq.ft.
8 3 bedroom units of 1,129 sq. ft.
2 4 bedroom units of 1,340 sq.ft.
20 Total Units

4.4 Parking required: 30 spaces @
1.5 spaces/unit
provided: 30 spaces plus 1 car wash space (including
4 visitor spaces)
14 spaces and the car wash space are provided
underground with the balance of spaces at grade.

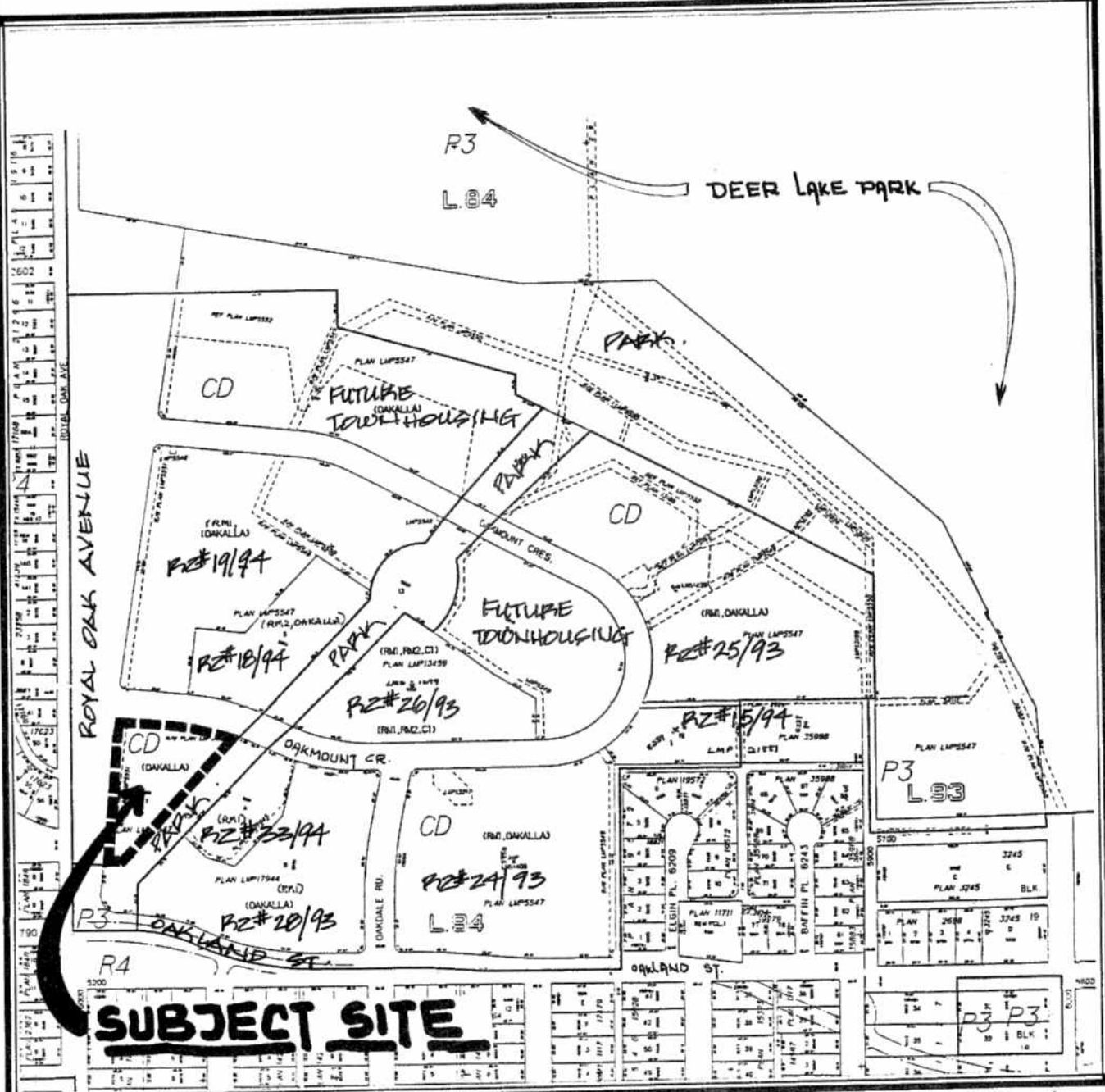
4.5 Communal Facilities: A common room and an outdoor play area are provided.



D. G. Stenson, Director
Planning and Development

BR:gk
Attach: Sketch
cc. City Clerk
Director Engineering
Chief Environmental Health Officer


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Date:
MARCH 1995

Scale:
N.T.S. 147

Drawn By:
J.P.C.

 City of
Burnaby
Planning & Building Dept.



REZONING REFERENCE #9/95

SKETCH #1