

ITEM	14
MANAGER'S REPORT #	20
COUNCIL MEETING	95/04/24

TO: CITY MANAGER

1995 APRIL 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #47/94
LOW RISE APARTMENT

ADDRESS: 5440 BERESFORD STREET (ATTACHED SKETCHES 1 & 2)

LEGAL: LOT A, D.L. 98, GROUP 1, N.W.D. PLAN 5788

FROM: M1 MANUFACTURING DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND ROYAL OAK DEVELOPMENT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "7117 ANTRIM AVENUE" PREPARED BY RAFII ARCHITECTS)

APPLICANT: RAFII ARCHITECTS INC.
1 - 1600 HOWE STREET
VANCOUVER, B.C. V6Z 2C9

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

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 May 1 and to a Public Hearing on 1995 May 16 at 7:30 p.m.
3. **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) Completion of the subdivision creating the net project site as 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.
- k) Granting of a 215 covenant and deposit of sufficient monies to ensure the protection of the significant existing trees being preserved on site.
- l) Compliance with the Council adopted sound criteria.

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- m) 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.
- n) Completion of the Highway Exchange/Road Closing Bylaw.
- o) The deposit of the applicable per unit Parkland Acquisition Charge.
- p) The granting of a 215 Covenant restricting enclosure of balconies.
- q) The submission of a satisfactory environmental assessment and the pursuance of satisfactory remediation arrangements for the site, if required, to the approval of the Ministry of Environment, Lands and Park & Environmental Health Services.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a four storey apartment building.

2.0 BACKGROUND

- 2.1 The site is currently occupied by an industrial building and zoned M1 Manufacturing District. It is located within the Royal Oak Development Plan (see attached Sketch #2). Existing and planned low-rise multiple family developments are located to the east, west and south. To the north, past the Sky Train line, there are industrial uses. The site slopes down gently to the south. There is a cedar hedge around the site and some cedar and cypress trees on the west property line.
- 2.2 Council, on 1994 September 26, 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 for presentation to a Public Hearing.

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3.0 GENERAL COMMENTS:

- 3.1 The proposed rezoning is consistent with the adopted Royal Oak Development Plan.
- 3.2 A 10.06m (33 ft.) road dedication for the widening of Beresford Street is to be provided. A lane right-of-way west of the site is to be closed and consolidated with the site. A Highway Exchange Bylaw is recommended in this regard.
- 3.3 A subdivision is required to create the net development site.
- 3.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to, upgrading of the adjacent streets to full finished standards.
- 3.5 Existing overhead wiring abutting the site is to be removed or replaced underground.
- 3.6 A number of existing trees near the west property line are being preserved.
- 3.7 Due to the past use and history of the subject property, an environmental assessment in accordance with the requirements of, and under the direction of the Ministry of Environment must be conducted. A copy of the assessment is to be submitted to the Ministry of Environment and Burnaby Environmental Health Services.
- 3.8 Due to the proximity of the site to the Skytrain line, an acoustical study is required.
- 3.9 Vehicular access to the development will be from Victory Street.
- 3.10 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,397.00 per unit will apply to this development.
- 3.11 A car wash stall and a garbage area as well as an area to accommodate recycled materials is provided in the underground parking area. A letter of commitment to implement recycling in the building will be provided by the developer.
- 3.12 A plan of development suitable for presentation to a Public Hearing has been submitted.

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4.0 DEVELOPMENT PROPOSAL:

4.1 Site Area:

Gross Site:	0.326 ha (0.81 acres) approximately
Net Site:	0.30 ha (0.75 acres) (subject to survey)
<u>Site Coverage:</u>	31%

4.2 Floor Area Ration:

Permitted:	1.1 F.A.R.
Proposed:	1.1 F.A.R.

4.3 Gross Floor Area:

3,330 m² (35,849 sq.ft.) (subject to survey)

4.4 Building Height:

Three storeys plus partial fourth storey plus underground parking.

4.5 Unit Mix:

3 - one bedroom units	@ 66.1 m ² (711 sq.ft.)
2 - one bedroom & den units	@ 74.0 m ² (796 sq.ft.)
22 - two bedroom units	@ 87.4 to 94.4 m ² (941 to 1,016 sq.ft.)
6 - two bedroom and den units	@ 103.5 to 110.5 m ² (1,114 to 1,189 sq.ft.)
33 Units Total	

4.6 Unit Density:

110 units/ha (44 units/acre)

4.7 Parking:

Required 33 x 1.6	53 spaces (incl. 9 visitors' spaces)
Provided	53 spaces (incl. 9 visitors' spaces)

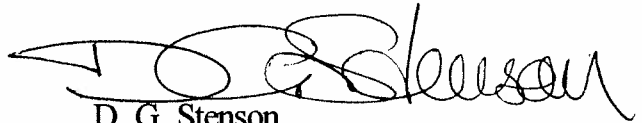
All spaces are underground.

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4.8 Communal Amenities:

Amenity room and patio, lockers,
bicycle storage

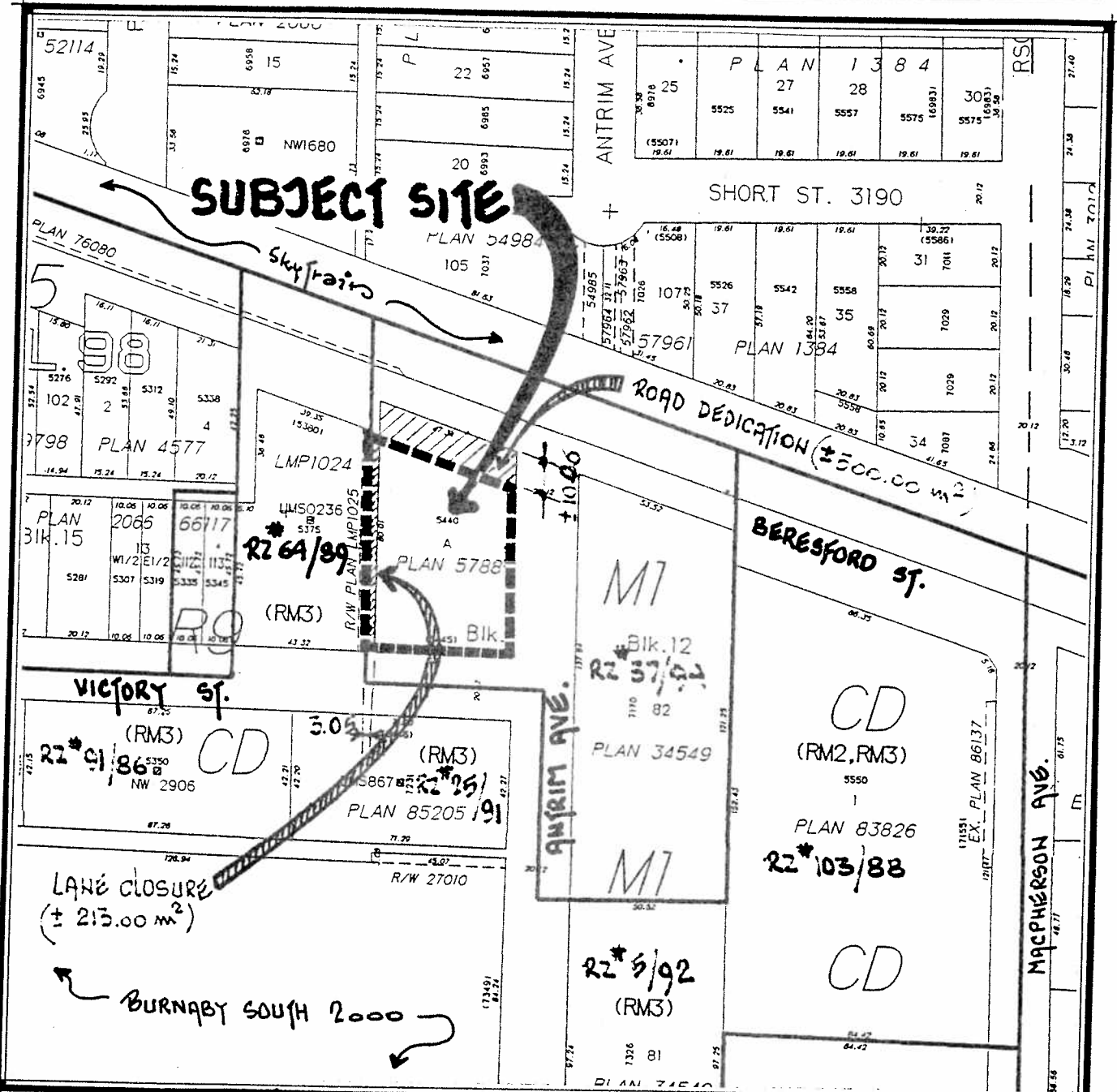


D. G. Stenson
Director Planning and Building

RR:gk
Attach

cc: City Solicitor
Director Engineering

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Date:
SEPTEMBER 1994

Scale:
1:2000

Drawn By:
J.P.C.



City of
Burnaby
 Planning & Building Dept.

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SKETCH #1

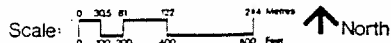


SUBJECT SITE

- Legend:
- 1- Comprehensive Development (RM3 Guidelines - Maximum 50 U.P.A.) (RM2 Guidelines For Family Oriented Projects)
 - 2- Future RM3-Type Residential Expansion
 - 3- South Slope Commercial Centre
 - 4- Existing Neighborhood Comm. Strip
 - 5- Kingsway Service Commercial
 - 6- Suburban Office Comprehensive Development (M5 Guideline)
 - 7- Service Industrial/Suburban Office
 - *- Completed in Accordance With Development Guidelines

Royal Oak Study Area
 SkyTrain Station/South Slope Centre

Royal Oak
 Development
 Plan



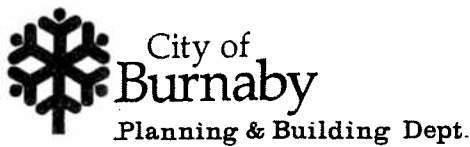
Burnaby Planning Department Updated To June 1994

Adopted 1990 January 08

Date:
 SEPTEMBER 1994

Scale:
 N.T.S.

Drawn By:
 J.P.C.



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SKETCH #2