

ITEM	15
MANAGER'S REPORT #	44
COUNCIL MEETING	95/09/25

**TO:** CITY MANAGER 1995 SEPTEMBER 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING APPLICATIONS

**PURPOSE:** To submit the current series of new rezoning applications for Council's consideration.

**RECOMMENDATION:**

1. **THAT** Council set a Public Hearing for this group of rezonings on 1995 October 24 at 7:30 p.m., except where noted otherwise in the individual reports.

**REPORT**

**Attached** please find reports on outstanding rezoning applications. A short form notation of the report recommendations are also outlined for the convenience of Council.

		<b><u>Page</u></b> <b><u>No.</u></b>	<b><u>Recommend.</u></b> <b><u>Page No.</u></b>
<b>Item #1</b>	Application for the rezoning of:	308	311
<b>RZ #31/95</b>	Lot 15, D.L. 155A, Group 1, NWD Plan 12665		

**From:** R5 Residential District

**To:** R5a Residential District

**Address:** 6212 Marine Drive

**RECOMMENDATIONS**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 October 2 and to a Public Hearing on 1995 October 24 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 reflecting a compatible relationship with the surrounding neighbourhood.
  - b) The owner enter into a restrictive covenant certifying that the land shall be developed only in accordance with the building and landscaping plans submitted.

	<u>Page No.</u>	<u>Recommend. Page No.</u>
<b>Item #2</b> <b>RZ #34/95</b>	Application for the Rezoning of: Lot 10, D.L. 84, Group 1, Plan LMP5547  <b>314</b>	<b>319</b>

**From:** CD Comprehensive Development District

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

**Address: 5201 Oakmount Crescent**

**RECOMMENDATIONS:**

**THAT** staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

CITY MANAGER  
REZONING APPLICATIONS  
1995 SEPTEMBER 25... PAGE 3

	<u>Page No.</u>	<u>Recommend Page No.</u>
<b>Item #3</b> <b>RZ #35/95</b>		
Application for the Rezoning of: Ptn. Lot A, D.L. 44, Group 1, NWD Plan 21234	323	325
<b>From:</b> M2 General Industrial District		
<b>To:</b> P2 Administration and Assembly District		
<b>Address:</b> Ptn of 7220 Winston Street		

**RECOMMENDATIONS:**

**THAT** Council **not** give favourable consideration to this rezoning request but encourage the applicant to renew his efforts to locate a more suitable site in line with this report.

<b>Item #4</b> <b>RZ #36/95</b>		
Application for the Rezoning of: Ptn. Lot 312, D.L.'s 56 & 57, Group 1, NWD Plan 66423	328	330
<b>From:</b> M3 Heavy Industrial District		
<b>To:</b> P2 Administration and Assembly District		
<b>Address:</b> Ptn. 2775 Production Way		

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 October 2 and to a Public Hearing on 1995 October 24 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 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.
- c) The approval of the Ministry of Transportation and Highways to the rezoning application.

	<u>Page</u> <u>No.</u>	<u>Recommend.</u> <u>Page No.</u>
<b>Item #5</b> <b>RZ #37/95</b>		
Application for the Rezoning of: Ptn. Block F Except: Firstly Parcel "3" (Ref. Pl. 13504); Secondly: Parcel "One" (Ref. Pl. 13238); Thirdly: Part 25 sq.ft. more or less as shown on Plan with Bylaw filed A37751; Fourthly: Part subdivided by Plan 49497, D.L.'s 188 & 189, Group 1, NWD Plan 13496	333	336

**From:** M3 Heavy Industrial District

**To:** CD Comprehensive Development District  
 (based on P2 Administration and Assembly District and M3 Heavy Industrial District guidelines)

**Address:**Ptn. 5287 Penzance Drive

**RECOMMENDATIONS:**

1. **THAT** Council authorize the City Solicitor to prepare a bylaw amending the Zoning Bylaw to delete the limitation on the zoning districts which may be combined with the M1, M2, M3, M5 and M7 District under Comprehensive Development zoning.
2. **THAT** Rezoning Reference #37/95 be held in abeyance until Council has given Final Adoption to the necessary Comprehensive Development District (CD) text amendment.

CITY MANAGER  
 REZONING APPLICATIONS  
 1995 JULY 24 ..... PAGE 5

	<u>Page No.</u>	<u>Recommend. Page No.</u>
<b>Item #6</b>		
<b>RZ #38/95</b>		
Application for the Rezoning of: Lot 2, D.L. 96, Group 1, NWD Plan 20410	339	341
<b>From:</b> CD Comprehensive Development District (based on Multiple Family Residential Districts RM3 )		
<b>To:</b> Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density)		

**Address:6588 Southoaks Crescent**

**RECOMMENDATION:**

**THAT** staff be authorized to work with the applicant towards the preparation of a suitable plan of development in line with this report for presentation to a Public Hearing.

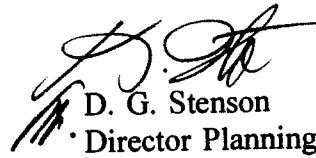
<b>Item #7</b>		
<b>RZ #39/95</b>		
Application for the Rezoning of: Lot 8, D.L.'s 84 & 89, Group 1, Plan LMP5547	345	349
<b>From:</b> CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Oakalla Development Plan guidelines)		
<b>To:</b> Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Oakalla Development Plan guidelines)		

CITY MANAGER  
REZONING APPLICATIONS  
1995 JULY 24 ..... PAGE 6

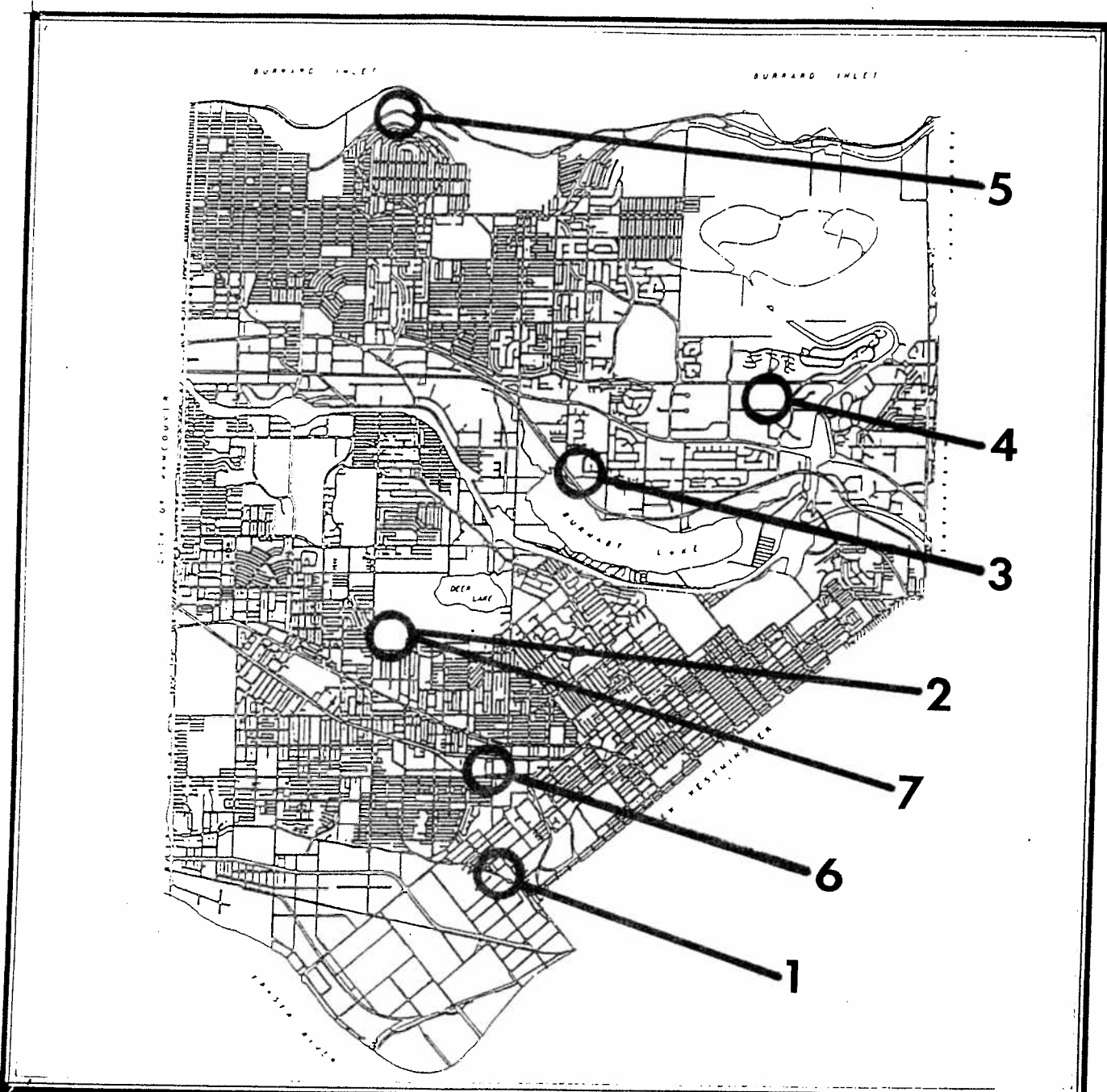
**Address:5240 Oakmount Crescent**

**RECOMMENDATIONS:**

**THAT** staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

  
D. G. Stenson  
Director Planning and Building

KI:gk  
Attach



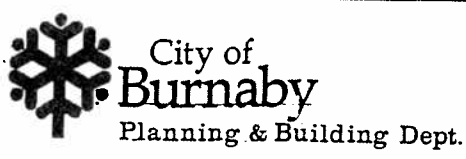
Date:  
1995 Sept. 25

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REZONING KEY MAP  
 ○ Denotes Item #





# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #31/95 1995 SEPTEMBER 25

### ITEM #1

#### 1.0 GENERAL INFORMATION:

- 1.1 Applicant: Joseph M. Molnar  
4075 Marine Drive  
Burnaby, B.C. V5J 3E3
- 1.2 Subject: Application for the rezoning of:  
Lot 15, D.L. 155A, Group 1, NWD Plan 12665
- From: R5 Residential District
- To: R5a Residential District
- 1.3 Address: 6212 Marine Drive
- 1.4 Location: The subject site is located on the south side of Marine Drive between Fourteenth Avenue and Stride Avenue (see attached Sketch).
- 1.5 Size: The site is irregular in shape with an area of 1,132.5m<sup>2</sup> (12,191 sq.ft.), a width of 22.5m (73.8 ft.) and an approximate depth of 49.6m (163 ft.)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a single-family dwelling with greater square footage than that currently permitted.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is occupied by a single-family dwelling currently under construction. The site slopes significantly down from Marine Drive. The site is bounded by a 6 foot high fence on the east and west and features 3 large conifers on the site. Single-family dwellings are located to the east and west, while the area across Marine Drive to the

north is currently covered by bush and trees. The area to the south is covered by trees and lands in agricultural production. Vehicular access is available from Marine Drive, which is constructed to an interim standard.

**3.0 BACKGROUND INFORMATION:**

- 3.1 The R5a zoning district requires a minimum lot area of 840m<sup>2</sup> (9,041.9 sq.ft.) and a minimum lot width of 22.5m (73.8 ft.). The subject site has an area of 1,132.5m<sup>2</sup> (12,191 sq.ft.) and a lot width of 22.5m (73.8 ft.) and is thus eligible for rezoning to the R5"a" District.
- 3.2 On 1995 May 18, a building permit application was received for a single-family dwelling on the subject site. On 1995 June 1, the Board of Variance allowed an appeal for the relaxation of Sections 105.6 and 105.8 of the Burnaby Zoning Bylaw to allow for the construction of a new single-family dwelling at 6212 Marine Drive observing (a) a building height of 33.02 ft. where a maximum building height of 29.5 ft. is permitted and (b) a building length of 67.33 ft. where a maximum building length of 60.0 ft. is permitted. On 1995 June 12, Building Permit B81102 was issued for a single-family dwelling with a gross floor area of 370m<sup>2</sup> (3,982.8 sq.ft.) on this site which is the maximum permitted gross floor area.

**4.0 GENERAL DISCUSSION:**

- 4.1 The applicant has submitted a plan of development for the construction of a 453m<sup>2</sup> (4,876.4 sq.ft.) single-family dwelling. This would result in a Floor Area Ratio of 0.40. The applicant is seeking rezoning to R5a District in order to be able to add square footage in three areas of the house under construction. These areas include a) the conversion of crawl space to liveable floor area within the basement, b) the enclosure of a deck at the rear and c) the inclusion of additional open deck area at the rear.
- 4.2 The subject site slopes significantly down from Marine Drive and is surrounded on two sides by trees and agricultural land. Moderate sized single-family dwellings are located to the east and west, but are fairly well screened by fences along both property lines.

In light of the above factors, the Planning and Building Department concluded that a suitable plan of development could be submitted which would allow a modest increase in gross floor area for the dwelling under construction, beyond that currently permitted under the R5 District zoning and yet still reflect a dwelling which is compatible with the surrounding dwellings. The three large conifers on the site are shown on the site plan and will be protected through the required covenant.

4.3 While the dwelling is already under construction and major siting factors cannot be altered at this point, staff have assessed the plan of development for this rezoning application utilizing the Council-adopted urban design guidelines and would offer the following comments:

- a) The proposed dwelling has a two-storey appearance and is significantly lower than Marine Drive. The building height approved through the Board of Variance is at the rear of the dwelling. The height of the dwelling at the front is 7.5m (24.8 ft.).
- b) The dwelling generally retains the existing pattern of front yard setbacks.
- c) The dwelling conforms to the guideline requiring a minimum rear yard setback of 35% of the depth of the lot.
- d) The sideyard setbacks are generally not double the minimum required in the R5 District. However, adjacent to the principal area of visible additional building bulk, at the rear, the sideyard setback is approximately 12 feet.
- e) There is some degree of modelling through greater setback at the upper building levels and the roof forms.
- f) The windows and active deck areas are considered sufficiently small and set back from neighbouring dwellings.

**5.0 DEVELOPMENT STATISTICS:**

5.1	Site Area:	1,132.5m <sup>2</sup> (12,191 sq.ft.)
	Lot Coverage Permitted:	40%
	Lot Coverage Shown:	22%
5.2	Building Height Permitted:	9.0m (29.5 ft.)
	Building Height Shown:	
	Front:	7.5m (24.8 ft.)
	Rear:	10m (33.02 ft.)
		(as approved by Board of Variance)

- 5.3 Development Density Permitted under R5 zoning: 370m<sup>2</sup> (3,982.8 sq.ft.)
- 5.4 Maximum Floor Area Ratio and Development Density permitted under R5a Designation: 0.60  
679.5m<sup>2</sup> (7,314 sq.ft.) for the subject site
- Floor Area Ratio and Development Density Shown: 0.40  
453m<sup>2</sup> (4,876.4 sq.ft.)
- 5.5 Above Grade Floor Area permitted: 453m<sup>2</sup> (4,876.4 sq.ft.)  
Above Grade Floor Area Shown: 453m<sup>2</sup> (4,876.4 sq.ft.)

6.0 **RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 October 2 and to a Public Hearing on 1995 October 24 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 reflecting a compatible relationship with the surrounding neighbourhood.
  - b) The owner enter into a restrictive covenant certifying that the land shall be developed only in accordance with the landscaping and building plans submitted.



BW:gk  
Attach

cc: City Clerk  
Chief Building Inspector  
(Attn: Doug Stanbrook)

July 25, 1995

Burnaby Planning Department  
4949 Canada Way,  
Burnaby, B.C.  
V5G 1M2

Dear Sir or Madam:

Please consider this application for rezoning my property, located at 6212 Marine Drive, from R5 to R5-A. I am currently constructing a new house on this property, and I would like to make the following changes:

- 1) Convert the covered deck to a solarium.
- 2) Eliminate the crawl space under the dining room and foyer to instead use this space for a storage area.
- 3) Eliminate the retaining wall under the covered deck.
- 4) Construct an open deck, 22 ft. by 13 ft., on the south side of the house.

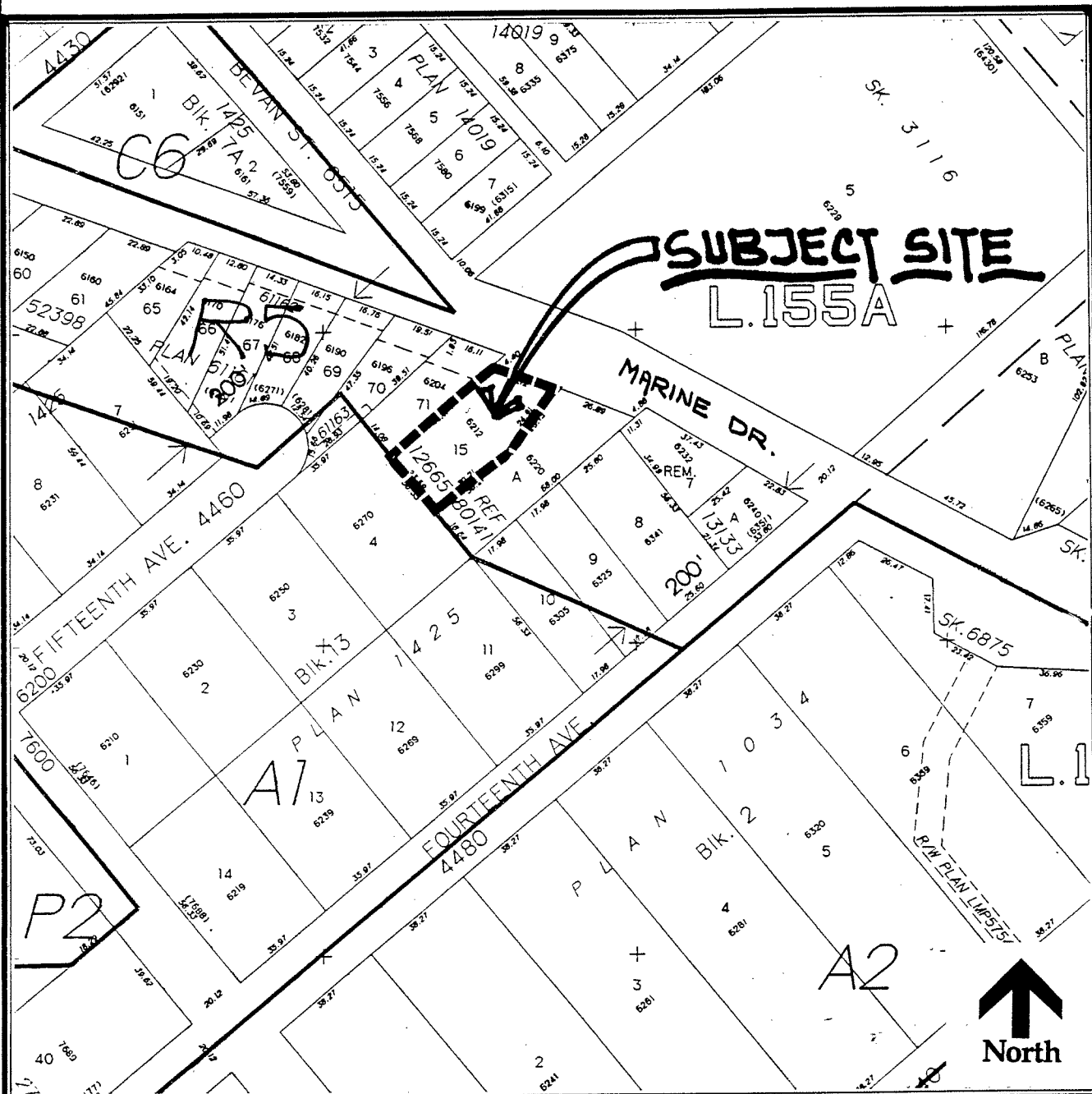
The approved depth, width and height of the house will not be increased.

Thank-you for your consideration of this matter.

Sincerely,



Dr. Joseph M. Molnar  
4075 Marine Drive,  
Burnaby, B.C.  
V5J 3E3  
tel. / fax: 434-0214



Date:  
AUGUST 1995

Scale:  
1:2000

Drawn By:  
J.P.C.



City of  
Burnaby  
Planning & Building Dept.

**REZONING REFERENCE\* 31/95**

SKETCH # 1

CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #34/95  
1995 September 25

ITEM #2

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Redekop Properties (Deer Lake) Inc.  
3360 - 650 West Georgia Street  
Vancouver, B.C. V6B 4N7
- 1.2 Subject: Application for the rezoning of:  
Lot 10, D.L. 84, Group 1, NWD Plan LMP5547
- From: CD Comprehensive Development District
- To: Amended CD Comprehensive Development District  
(based on RM1 Multiple-Family Residential District  
and the Oakalla Development Plan as guidelines)
- 1.3 Address: 5201 Oakmount Crescent
- 1.4 Location: The subject site is located east of Royal Oak Avenue and south of Deer Lake Park at the northwest corner of the Oaklands development site.
- 1.5 Size: The site is irregular in shape with an area of 2.55 ha (6.30 acres) with frontages along Royal Oak Avenue, Oakmount Crescent and the Linear Parkway.
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse project.

**2.0 NEIGHBOURHOOD CHARACTERISTICS:**

The subject site, known as 'Enclave 8', Lot 10, in the Oakalla Development Plan (The Oaklands), is one of two remaining uncommitted sites on the former Oakalla lands property. It is situated at the northwest corner of The Oaklands abutting Royal Oak Avenue and Oakmount Crescent (see **attached** Sketches #1 and #2).

The land slopes sharply down to the north overlooking Deer Lake Park. A row of mature conifers in good condition stands near the centre of the southern portion of the site. A public pedestrian walkway crosses the site in the centre. The linear parkway abuts the site in the east with townhouses beyond (Rezoning Reference #25/93). More townhouses (Rezoning Reference #19/94) are situated across Oakmount Crescent to the south. Single-family dwellings are located across Royal Oak Avenue to the west while the trees and meadows of Deer Lake Park lie to the north.

**3.0 BACKGROUND:**

**3.1** 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 and to permit subdivision (see **attached** Sketch #2) and the 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.

**3.2** Of the dozen lots in the Oakalla Development Plan area, development applications have now been made for all the sites. Five projects are complete, four are under construction and one is in the rezoning process, with the two remaining sites appearing as rezoning applications on this agenda (Rezoning Reference #41/95). Of the three social housing projects, two are under construction and a third, Rezoning Reference #9/95, received Second Reading on 1995 June 05.

**4.0 GENERAL COMMENTS:**

**4.1 Tree Preservation**

The site has a cluster of mature conifers in the centre of the southern portion of the site. A tree survey indicates that they are largely in good condition. As called for in the Oakalla Development Plan, the retention of these trees will be pursued to the maximum degree possible.



#### **4.2 Landscape Buffer**

Natural treed buffer landscaping needs to be provided along the western edge of this site adjacent to the future realigned Royal Oak Avenue. A fill and cut slope easement for the Royal Oak Avenue Road improvement project also exists along the west frontage.

#### **4.3 Topographic Preservation**

Since the site has a significant grade drop towards the northern edge, a detailed topographical survey and proposed grading plan showing existing and finished grades are required to assist with the proper internal driveway circulation and site layout and the preservation of natural grade.

#### **4.4 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 into the overall Oakalla drainage ponds in the park below the residential areas. Parts of the site have been filled during the previous use.

A system, including chemical treatment, will be designed to the standards required by the Environmental Health Department.

#### **4.5 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.

#### **4.6 Site 21 Landfill**

A former Oaklands landfill site, Site 21, located off this lot but to the east in Deer Lake Park, has been the subject of discussions with the B.C. Buildings Corporation. As authorized by Council on 1995 August 14, staff will pursue 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 full completion of this agreement will be necessary prior to the Final Adoption of this rezoning application.

**4.7 Access**

Access to the site is precluded from Royal Oak Avenue and is to be taken from Oakmount Crescent. Given the division of the site by the pedestrian walkway, separate entrances to the two sectors of the site are desirable to preclude vehicular traffic crossing the walkway. No security gates will be permitted at the access driveways off Oakmount Crescent.

**4.8 Adjacent Parklands**

This site abuts the Linear Park and a temporary chain link fence will be required along this park boundary with bonding to protect the park area during construction. Protective fencing will also be required along the boundary of the covenanted landscape area.

**4.9 Public Walkways**

Suitable connections to the traversing walkway and abutting linear parkway should be made and appropriate landscape co-ordination pursued. Edge conditions to the walkways, including fencing, should be done in a sensitive manner providing a pleasant and safe walking environment and the benefits of casual surveillance from adjoining dwellings.

**4.10 Development Plan**

The plan for this site will need to reflect the requirements of the Oakalla Development Plan, including those regarding the provision of terraced housing in line with existing grades.

The designated minimum setbacks for this site include a 35 foot setback from the new Royal Oak right-of-way, a 25 foot set back from Oakmount Crescent and the Linear Parkway and a 20 foot set back from the walkway easement traversing the site.

The designated density of the site is 6.5 units per acre, the lowest in the Oaklands, with a maximum of 41 units and a maximum Floor Area Ratio of 0.35. The maximum site coverage is 20% based on a site with a significant covenanted open space interface of 3.08 acres within which patios will be permitted. The maximum height is 2 1/2 storeys, except for a defined strip of the first hundred feet from Royal Oak Avenue where the maximum visual height from the street is two storeys. Care will also have to be taken in ensuring building designs work with the slope of the land.

At least 30% of the parking spaces provided is to be under unit or underground. The visitor parking is to have unobstructed access in accordance with Bylaw requirements.

**4.11 Communal Facilities**

Given the desired family orientation and the site's relative isolation from community facilities, the provision of some communal facilities such as a tot-lot/play area is desirable.

**4.12 Servicing Agreement**

The site has been primarily serviced as a condition of the subdivision arising out of Rezoning Reference #100/89. The Director Engineering will be requested to prepare an estimate for any additional services necessary to serve the site.

**4.13 Easements and Rights-of-Way**

Any necessary easements or rights-of-way will be provided as part of this rezoning.

**4.14 No Age Restrictions**

This project will be family oriented and there will be no age restrictions. A commitment to this effect will be requested as a prerequisite condition.

**4.15 Relationship to the Scheduling of Non-Market Housing**

The Oakalla Development Plan calls for a 20% component of non-market housing. Two of the three sites allocated for non-market housing, Rezoning Reference #28/93 and Rezoning Reference #33/94, are under construction. It is noted that the 109 non-market housing units currently under construction equates to 20% non-market housing in themselves due to a modest approved increase in the number of units, including seniors' units. Rezoning Application #9/95, the last 20 unit family project on Enclave 1, received Second Reading on 1995 June 05. We have been informed that the property, Enclave 1, is being transferred to the ownership of the Provincial Rental Housing Corporation and that completion of the project is being pursued.

**4.16 Carwash, Garbage and Recycling Facilities**

Provision of a separate covered carwash stall and an adequately sized and sited recycling area with a commitment to implement recycling procedures is required

**4.17 Acoustic Study**

Given the site's proximity to Royal Oak Avenue, an acoustic study is required.

**4.18 Neighbourhood Parkland Acquisition 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.

**4.19 Rezoning Prerequisites**

A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to Council at a future date prior to advancing to a Public Hearing.

**5.0 RECOMMENDATION:**

**5.1 THAT** staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

  
FA:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor  
Director Recreation & Cultural Services  
Chief Environmental Health Officer



August 28, 1995

Planning Division  
Planning and Building Department  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1MZ

**Re: Letter of Intent**  
**Rezoning of Lot 10, Oaklands Site**

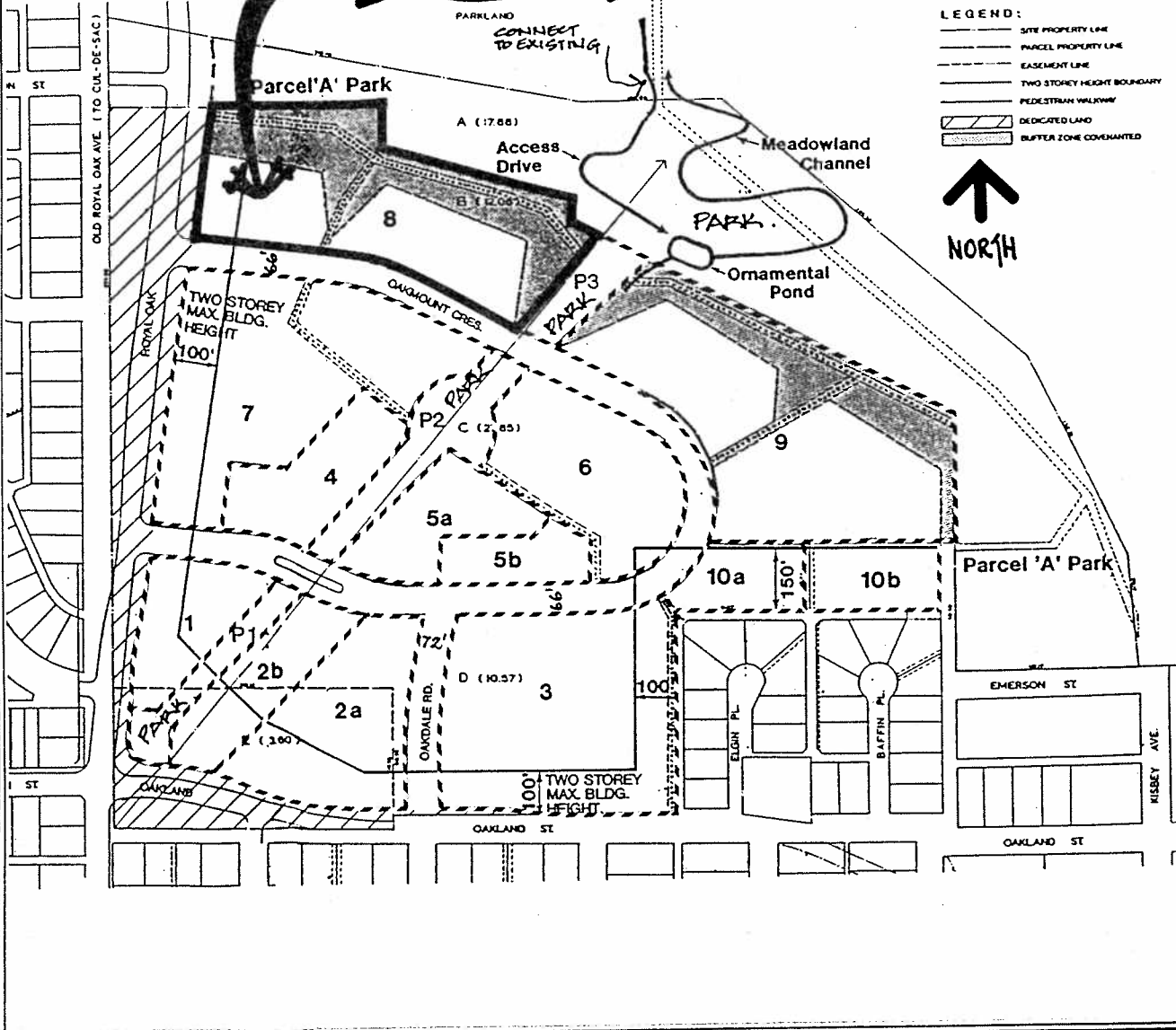
Redekop Properties (Deer Lake) Inc. has made application to rezone Lot 10 in the Oaklands site from C.D. to C.D. - RM1.

We propose to construct 41 townhouse units. The average area per unit will be approximately 2,340 square feet. The units will be 2 and 3 storey structures as necessitated by the sloping terrain of the site. There are no buildings or structures located on the site.

Yours truly,

D. R. Piggott, P. Eng  
Vice President, Construction  
and Project Management

# - DAKALLA DEVELOPMENT PLAN - "SITE DESIGNATION" SUBJECT SITE



Date:  
SEPTEMBER 1995

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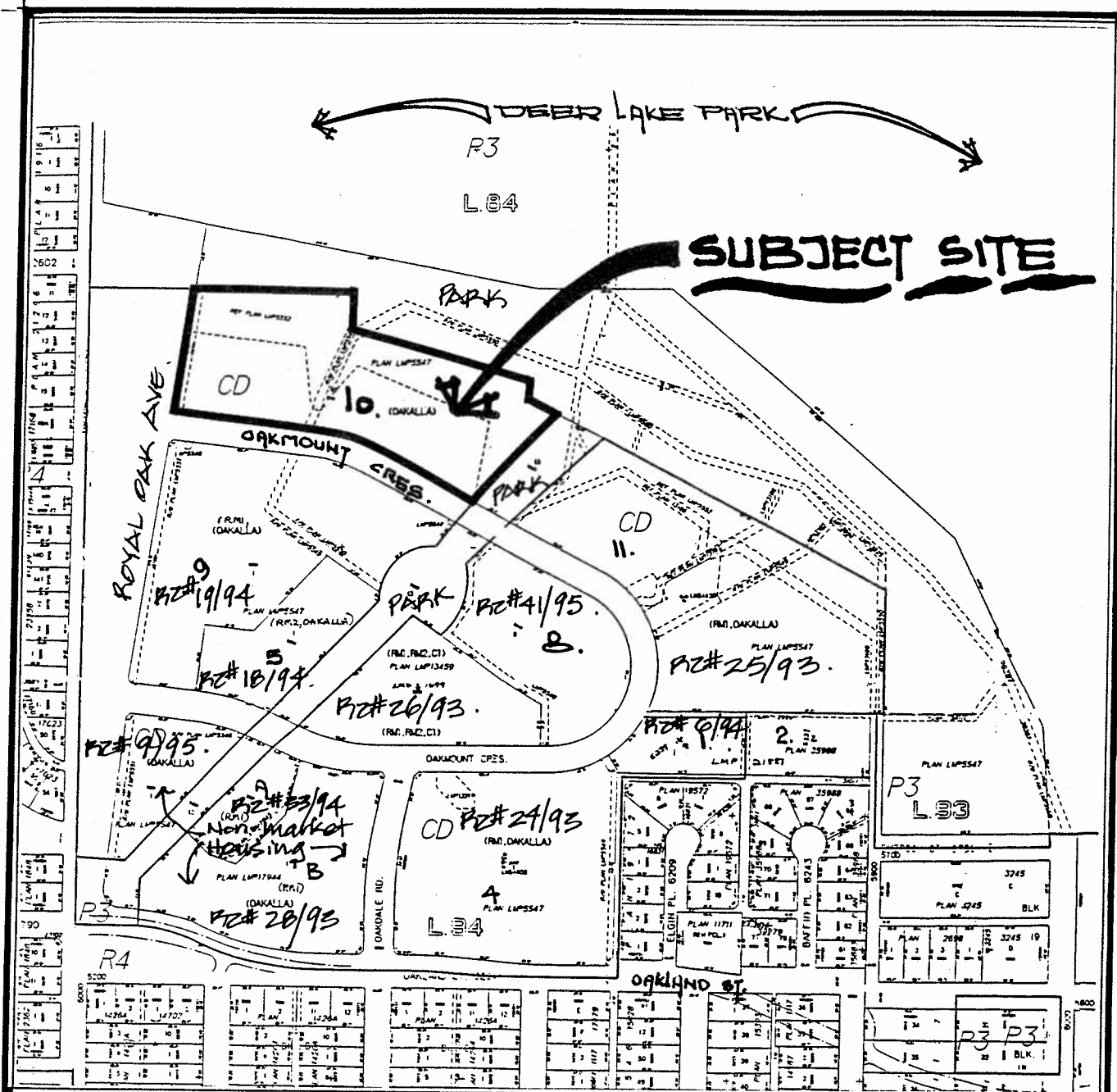
Drawn By:  
J.F.C.



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

REZONING REFERENCE # 34/95


SKETCH #1



Date:  
**SEPTEMBER 1995**

Scale:  
**N.T.S.**

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

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



#  
**REZONING REFERENCE 34/95**  
 "EXISTING SUBDIVISION"  
 SKETCH #2





# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #35/95 1995 September 25

### ITEM #3

#### 1.0 GENERAL INFORMATION:

- 1.1 Applicant: RKTG Associates Ltd.  
202 -1965 West 4th Avenue  
Vancouver, B.C. V6J 1M8
- 1.2 Subject: Application for the rezoning of:  
Ptn. Lot A, D.L. 44, Group 1, NWD Plan 21234
- From:** M2 General Industrial District
- To:** P2 Administration and Assembly District
- 1.3 Address: Ptn. 7220 Winston Street
- 1.4 Location: The subject site is located on the westerly side of a property on the south side of Winston Street, east of Bainbridge Avenue (see **attached** Sketch).
- 1.5 Size: The site is irregular in shape with an approximate area of 135m<sup>2</sup> (1,453 sq.ft.)
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a free-standing antenna.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is on the southwest side of the industrial building on the subject property. A large low scale industrial building at 3676 Bainbridge Avenue and the low density Government Street single-family residential area are to the north, while a one-storey industrial building is to the east. To the south and west of this site lies the B.N.R. railway line and then the Burnaby Lake Regional Park. Vehicular access is available to the site from Winston Street, which is constructed to a final standard, with no sidewalks.

**3.0 GENERAL DISCUSSION:**

- 3.1** The applicant is seeking City approval to construct 2 structures on the subject portion of the property to establish a cellular communication facility at this location. The first is the construction of a 12 ft. by 30 ft. by 13 ft. high cellular equipment building. The second involves the erection of a 100 ft. high free-standing monopole with 12 wand type cellular antenna with structural support arms and one microwave drum.

Rezoning is required as commercial antennae are a permitted principal use only in the P2 Administration and Assembly District. For information, Council previously approved the erection of 100 foot high free-standing monopoles for B.C. Cellular on the Shellburn Refinery site and in the Big Bend, just west of Byrne Road.

- 3.2** B.C. Cellular staff advised that there is a need for cellular antennae in this area between their existing cellular sites at Government Street and Lougheed Highway and just east of Brentwood shopping centre and a site planned for 1996 along Sixteenth Avenue.

When B.C. Cellular first approached this Department regarding the construction of a free-standing monopole at this location, staff expressed some concerns regarding the prominence of this location. B.C. Cellular has indicated that they have made a concerted effort to find a suitable location farther to the east within the Winston Street industrial area. However, they have not been successful in reaching an agreement with any of the industrial land owners. In addition, in attempting to address this Departments' concerns, B.C. Cellular has reduced the height of the monopole from 120 feet to 100 feet.

While this Department appreciates B.C. Cellular's efforts to find a more suitable location to the east and considers their reduction of the height of the monopole to be a positive change, we still have serious concerns with this particular location.

- 3.3** The visibility of a 100 foot high free-standing monopole at this location is of concern for three reasons. The first is the visibility of the monopole from the R1 District zoned Government Street single-family residential area to the north. As the industrial buildings on the south side of Winston Street are generally not more than 2 or 3 storeys in height in this area, the monopole and antenna array at the top could be quite prominent from the residences in this high quality residential area, particular from along Lynndale Crescent.

The second area in which the antenna may present a prominent degree of visibility is from the Burnaby Lake Regional Park and particularly from the area of the Burnaby Lake Pavilion and Rowing Facilities on the south side of the lake. While there are fairly tall deciduous trees along the north side of the lake, it is estimated that the monopole and

antenna array would still be around 30 feet above the top of the highest trees. This is of some concern as the Burnaby Lake Regional Park is meant to provide as naturalistic an environment as possible and the proposed antenna would be the only proximate structure at that level.

The final area of concern is the prominence of this location at the westerly corner of the industrial area, directly in line with the Winston Street road axis. For vehicles going south-east along Winston Street, the monopole is proposed to be located directly along that sight line, before the vehicles turn more directly east. In this regard, this location is considered one of the most visible in the Winston Street industrial area. While not directly on axis from the east, the monopole, due to its proximity to the street, would also be prominently viewed by westbound vehicles on Winston Street.

If a free-standing monopole were to be located within this area, this Department would recommend that it be located where it would maximize the distance from both Burnaby Lake and the single-family residential area to the north. In this case, this location minimizes the distance between the antenna and both other land uses.

- 3.4 In light of the prominence of this location for a free-standing monopole antenna in terms of its potential visibility from the Government Street residential area to the north, Burnaby Lake and the Winston Street road axis from the northwest, the Planning and Building Department cannot support this rezoning application.

Staff have offered to work with the applicant to help to identify a suitable alternative location for the needed link in the communications system network, and would be pleased to do so.

4.0 **RECOMMENDATION:**

- 4.1 **THAT** Council **not** give favourable consideration to this rezoning request but encourage the applicant to renew his efforts to locate a more suitable site in line with this report.

  
BW:gk  
Attach



**RKTG**

**ROBERTSON  
KOLBEINS  
TEEVAN  
GALLAHER  
ASSOCIATES  
LTD**

CONSULTING ENGINEERS

July 21, 1995

City of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M3

Attention: Mr. Don Stenson  
Director of Planning

Dear Sir:

Re: B.C. Tel Mobility Cellular Site at  
7220 Winston Street, Burnaby  
Legal Description: Lot A, D.L. 44,  
Group 1, N.W.D. Plan 21234  
(PID 007-522-363)

The purpose of this letter is to explain the intent of B.C. Cellular's proposal at 7220 Winston Street, Burnaby, B.C.

B.C. Tel Mobility Cellular plans to add on-site a 120-foot high free standing monopole with twelve 4-foot long by 1-foot wand type cellular antenna and one 4-foot microwave drum on the pole. A 12-foot x 30-foot radio equipment building will be included for housing communications equipment.

The purpose of this installation is to provide cellular telephone service to the many customers in the immediate area. B.C. Cellular is a wholly-owned subsidiary of B.C. Telephone and is regulated by the Canadian Radio-television and Telecommunications Commission (copy attached).

If you have further queries, please call the undersigned.

Yours truly,

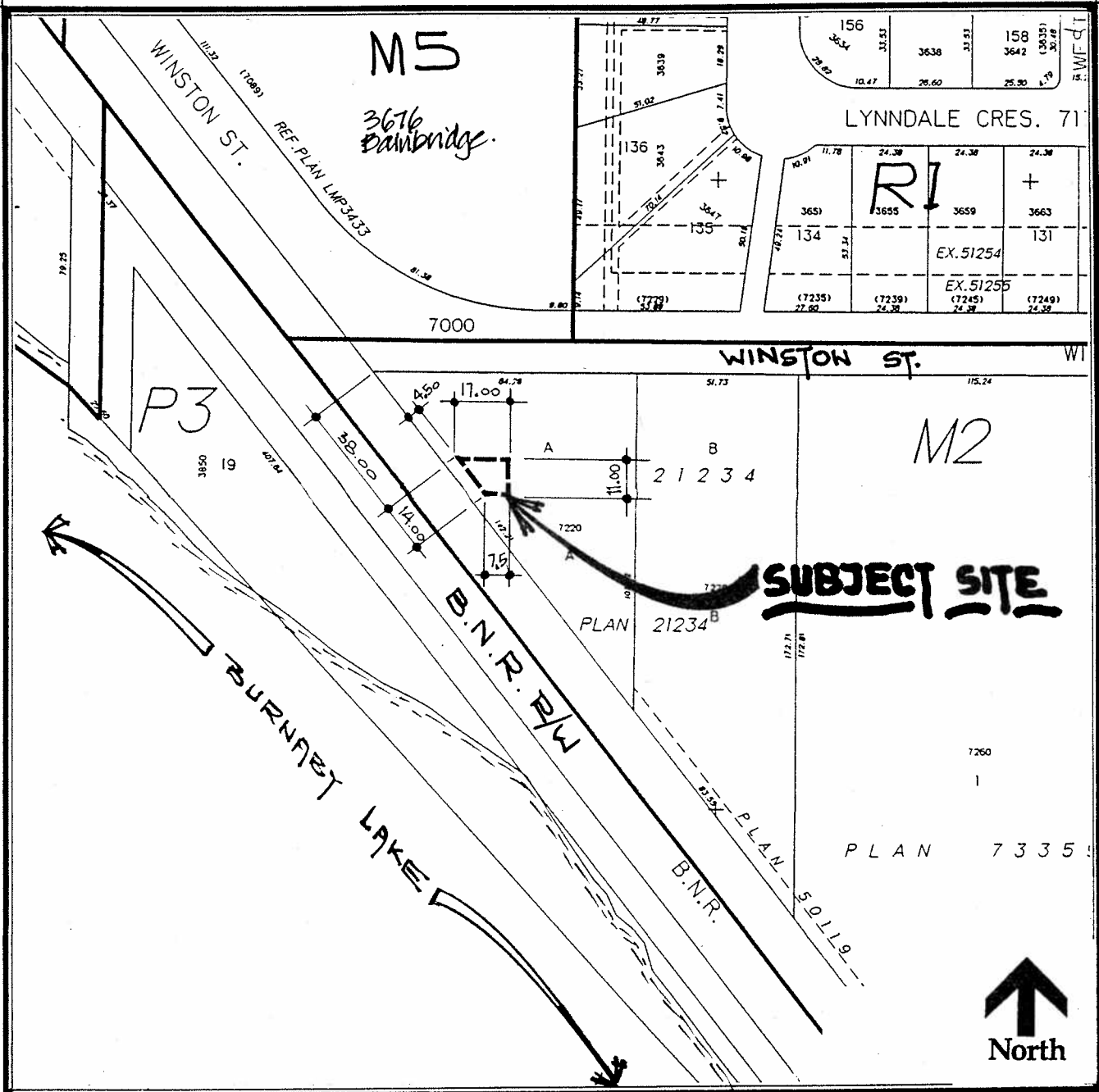
RKTG ASSOCIATES LTD.



R.A. Carter  
Principal

RAC:yd

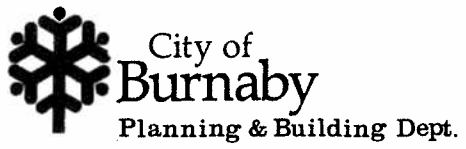
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Date:  
**SEPTEMBER 1995**

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



**REZONING REFERENCE # 35/95**  
**SKETCH #**

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #36/95  
1995 September 25

## ITEM #4

### 1.0 GENERAL INFORMATION:

- 1.1 Applicant: RKTG Associates Ltd.  
202 -1965 West 4th Avenue  
Vancouver, B.C. V6J 1M8
- 1.2 Subject: Application for the rezoning of:  
Ptn. Lot 312, D.L.'s 56 & 57, Group 1, NWD Plan 66423
- From:** M3 Heavy Industrial District
- To:** P2 Administration and Assembly District
- 1.3 Address: Ptn. 2775 Production Way
- 1.4 Location: The subject site is located in the northeast corner of the G.V.R.D. Operations Centre site, which is located on the west side of Production Way between Eastlake Drive and Broadway (see attached Sketch).
- 1.5 Size: The site is triangular in shape with an area of 162m<sup>2</sup> (1,743.8 sq.ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a free-standing antenna.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject property is occupied by the G.V.R.D. Operations Centre, which includes a two-storey industrial building and a storage shed. A newer industrial building is located to the south at a much lower elevation than the subject site, while a steep embankment, a B.C. Hydro right-of-way and the unopened Broadway road allowance are above the site to the north. The land to the west of this property is covered in trees and bush and the

site to the east is occupied by a large industrial building. Vehicular access is available to the site from Production Way, which is constructed to an interim standard.

**3.0 GENERAL INFORMATION:**

- 3.1** The applicant is seeking City approval to construct 2 structures on the subject portion of the property to establish a cellular communication facility at this location. The first is the construction of a 12 ft. by 30 ft. by 13 ft. high cellular equipment building. The second involves the erection of a 70 ft. high free-standing monopole with 12 wand type cellular antenna with structural support arms and one microwave dish.

Rezoning is required as commercial antenna are a permitted principal use only in the P2 Administration and Assembly District. For information, Council previously approved the erection of 100 foot high free-standing monopoles for B.C. Cellular on the Shellburn Refinery site and in the Big Bend, just west of Byrne Road.

- 3.2** B.C. Cellular staff advised this Department that there is a need for cellular antenna in this area between their existing cellular sites at Government Street and Lougheed Highway and the Shellburn Refinery Site and their proposed location at Winston Street and Bainbridge Avenue (Rezoning Reference #35/95, which appears elsewhere on this agenda). As there are no locations on buildings of sufficient height for cellular antenna in this area, B.C. Cellular is proposing the construction of the 70 foot high monopole, with the actual antenna array kept as compact as possible.
- 3.3** This particular site offers some unique attributes in terms of the potential visibility of a monopole. The surrounding area is industrial in character, which is considered more suitable for free-standing cellular antenna on a monopole. The site is also at the base of a steep sloped area to the north, with a heavily treed area at the top of the bank. The height of the proposed monopole would be significantly lower than the embankment and the trees above. While the monopole will still be tall in relation to buildings in the area, the lower height than previous monopoles and the natural backdrop to the north should allow a monopole, if painted green, to blend in with the surrounding area fairly well.
- 3.4.** In light of the 70 foot height of the monopole and the screening by the steep slope and treed area to the north, the Planning and Building Department supports this rezoning request.

**4.0 RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 October 2 and to a Public Hearing on 1995 October 24 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 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.
  - c) The approval of the Ministry of Transportation and Highways to the rezoning application.

  
BW:gk  
Attach

cc: City Clerk



July 21, 1995

City of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M3

RECEIVED  
CITY OF BURNABY  
PLANNING DEPARTMENT  
JUL 21 1995

Attention: Mr. Don Stenson  
Director of Planning

Dear Sir:

Re: B.C. Tel Mobility Cellular Site at  
2775 Production Way, Burnaby  
Legal Description: Lot 312, D.L. 56 and 57  
Group 1, N.W.D. Plan 66423  
(PID 000-593-869)

The purpose of this letter is to explain the intent of B.C. Cellular's proposal at 2775 Production Way, Burnaby, B.C.

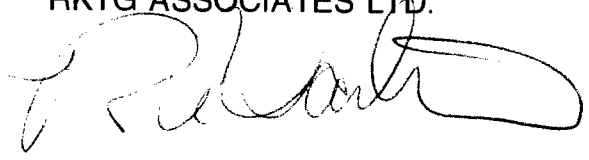
B.C. Tel Mobility Cellular plans to add on-site a 70-foot high free standing monopole with twelve 4-foot long by 1-foot wand type cellular antenna and one 4-foot microwave drum on the pole. A 12-foot x 30-foot radio equipment building will be included for housing communications equipment.

The purpose of this installation is to provide cellular telephone service to the many customers in the immediate area. B.C. Cellular is a wholly-owned subsidiary of B.C. Telephone and is regulated by the Canadian Radio-television and Telecommunications Commission (copy attached).

If you have further queries, please call the undersigned.

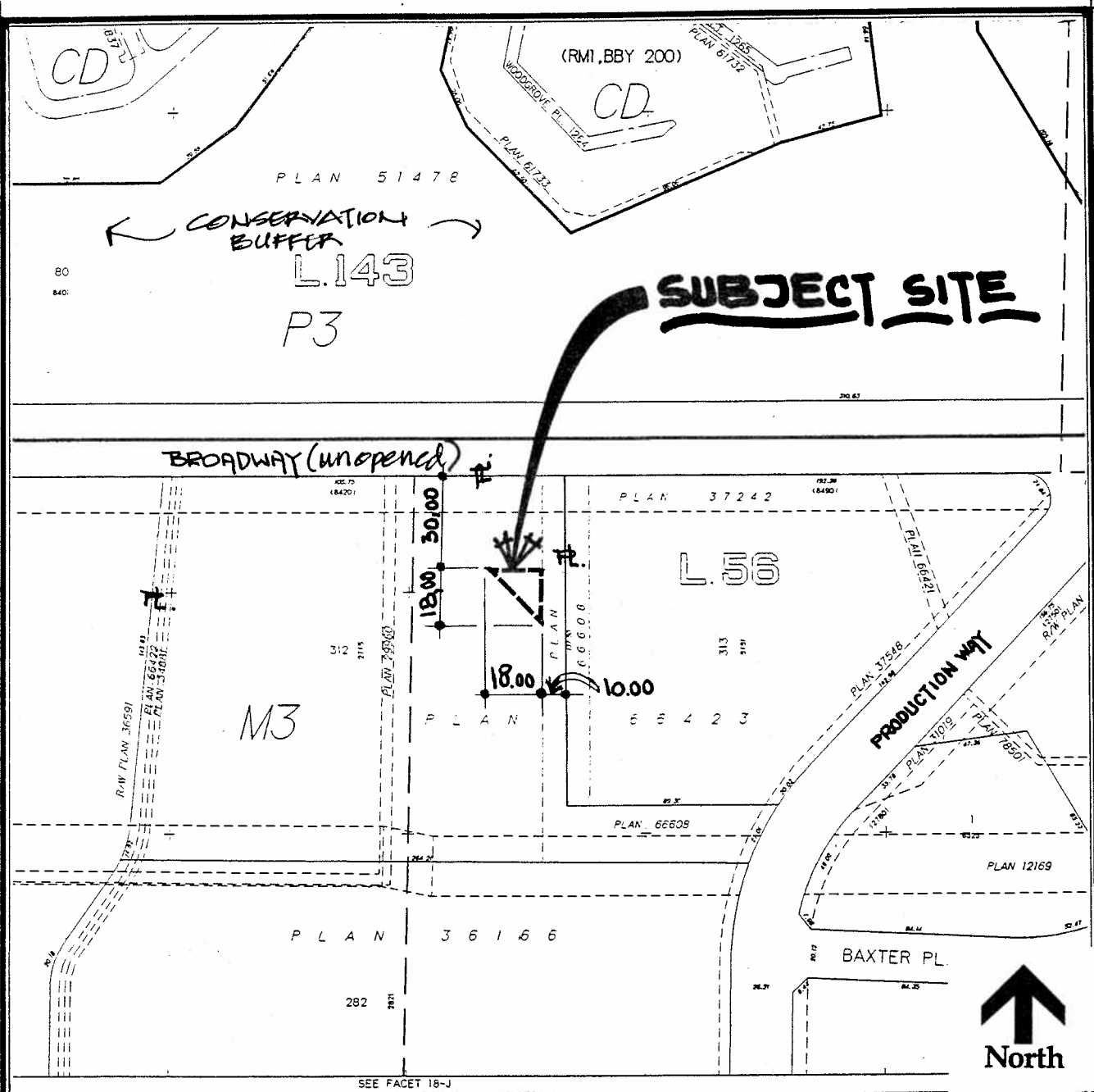
Yours truly,

RKTG ASSOCIATES LTD.



R.A. Carter  
Principal

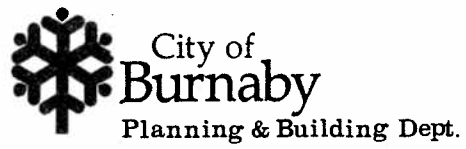
RAC:yd



Date:  
**SEPTEMBER 1995**

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**1:2000**

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



**REZONING REFERENCE # 36/95**  
 SKETCH # 1

CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #37/95  
1995 September 25

ITEM #5

1.0 GENERAL INFORMATION:

- 1.1 Applicant: RKTG Associates Ltd.  
202 -1965 West 4th Avenue  
Vancouver, B.C. V6J 1M8
- 1.2 Subject: Application for the rezoning of:  
Ptn. Block F Except: Firstly Parcel "3" (Ref. Pl. 13504);  
Secondly: Parcel "One" (Ref. Pl. 13238); Thirdly: Part  
25 sq.ft. more or less as shown on Plan with Bylaw  
filed A37751; Fourthly: Part subdivided by Plan 49497,  
D.L.'s 188 & 189, Group 1, NWD Plan 13496
- From: M3 Heavy Industrial District
- To: CD Comprehensive Development District (based  
on P2 Administration and Assembly District and M3  
Heavy Industrial District guidelines)
- 1.3 Address: Ptn. 5287 Penzance Drive
- 1.4 Location: The subject site is located on the north side of Penzance Drive, just  
north of Scenic Highway (see attached Sketch).
- 1.5 Size: The site is square in shape with an area of 929m<sup>2</sup> (10,000 sq.ft.)
- 1.6 Services: The Director Engineering will be requested to provide all relevant  
servicing information.
- 1.7 Rezoning  
Purpose: The purpose of the proposed rezoning bylaw amendment is to  
permit the construction of a free-standing antenna.

**2.0 NEIGHBOURHOOD CHARACTERISTICS:**

2.1 The subject site is currently covered by trees and bush. The site slopes significantly down from Penzance Drive and is located just behind a concrete vault. To the east of the site there is the Chevron Refinery and the north shore across Burrard Inlet. More of the Chevron Refinery site, covered by trees along the ridge of Penzance Drive, is to the west and to the north, with North Vancouver beyond to the north. The land to the south slopes steeply up to Penzance Drive and is covered by trees. Vehicular access is available to the site from Penzance Drive, which is constructed to an interim standard.

**3.0 GENERAL INFORMATION:**

3.1 The applicant is seeking City approval to construct 2 structures on the subject portion of the property to establish a cellular communication facility at this location. The first is the construction of a 12 ft. by 30 ft. by 13 ft. high cellular equipment building. The second involves the erection of a 150 ft. high free-standing steel grid-type structure with 12 wand type cellular antenna with structural support arms and two microwave drums.

Rezoning is required as commercial antennae are a permitted principal use only in the P2 Administration and Assembly District. For information, Council previously approved the erection of 100 foot high free-standing monopoles for B.C. Cellular on the Shellburn Refinery site and in the Big Bend, just west of Byrne Road. These proposed antennae are, however, attached to a 150 foot high grid structure which has a base approximately 13 feet wide, narrowing to 3 feet wide over the top 40 feet.

3.2 B.C. Cellular staff have indicated that there is a need for cellular antennae on this side of Capitol Hill along Burrard Inlet. As there are no locations on buildings of sufficient height for cellular in this area and a monopole cannot be constructed of sufficient height, B.C. Cellular is proposing the construction of a 150 foot high grid-type structure to accommodate the antennae.

3.3 While the height and type of supporting structure for the antenna are more obtrusive than the other antenna proposals presented to Council, this site is quite advantageous in terms of its' isolation, grades in the area and separation from other land uses.

The nearest residences are approximately 220 meters (720 ft.) from the subject site up the embankment from Penzance Drive and generally surrounded by trees.

From this location, it is questionable whether the proposed antenna structure would be visible. The 150 foot high antenna structure may be most visible from the north shore of Burrard Inlet. However, the view would be from a considerable distance, the antenna structure would be in an industrial area and against a green backdrop on the north side of Capitol Hill, which should allow it, if painted green, to blend in well with the surrounding area fairly well.

- 3.4 In light of the slope of the land on both sides of Penzance Drive and the Capitol Hill Conservation Area north of Penzance Drive, the significant distance from the nearest residences and the mature trees surrounding the site, the Planning and Building Department supports the proposed antennae at this location.
- 3.5 For this rezoning, the applicant has applied for rezoning to CD Comprehensive Development District (based on P2 and M3 District guidelines) due to the concerns of the owner of the property (Chevron Canada Ltd.) regarding the loss of the industrial zoning designation for the subject portion of the property. The applicant and owner are aware that if the site is zoned Comprehensive Development District for the antenna structure, that a CD amendment rezoning would be required for any future M3 District development.

The schedule in the Zoning Bylaw for Comprehensive Development, however, lists the uses permitted in Section 700.1 (4) as follows:

- (4) Uses permitted in M1, M2, M3, M5 and M7 Districts, either alone or in combination with uses in P3, P6 or P8 Districts.

Therefore, at this time, rezoning to CD Comprehensive Development District (based on M3 and P2 District guidelines) is not permitted.

- 3.6 On 1995 August 14, Council received a report regarding a number of proposed text amendments, which were generally of a housekeeping nature. This included the addition of a number of zoning Districts and zoning sub-categories for inclusion as permitted uses under CD Comprehensive Development zoning. At that time, Council authorized the City Solicitor to prepare a bylaw amending the Burnaby Zoning Bylaw as outlined in that report.


It is likely that in 1965 the industrial zoning districts were limited in terms of the other zoning Districts with which they could be combined with under Comprehensive Development zoning due to concerns that industrial uses could not be appropriately mixed with many other land uses. However, under contemporary standards and considering that Comprehensive Development zoning allows each development to be reviewed by staff and

Council on a site specific basis and that Comprehensive Development projects are intended to result in an improved relationship between the different components, this notion is no longer considered relevant. While this rezoning application has brought this matter into focus, the mixing of industrial land uses with other land uses is seen to have broader potential application, including the possibility of combining industrial land uses with commercial and residential uses. It is therefore proposed that as part of the Bylaw amendments currently being prepared by the City Solicitor, that the limitation on the zoning districts which may be combined with the M1, M2, M3, M5 or M7 Districts under Comprehensive Development zoning be deleted.

- 3.7 While this Department is supportive of the antenna proposal for the subject site, it is not currently permitted to rezone the site to Comprehensive Development District (based on P2 and M3 District guidelines). If Council supports the proposed text amendment described above, this rezoning application would need to be held in abeyance until the bylaw amending the Zoning Bylaw is given Final Adoption by Council.

4.0 **RECOMMENDATIONS:**

1. **THAT** Council authorize the City Solicitor to prepare a bylaw amending the Zoning Bylaw to delete the limitation on the zoning districts which may be combined with the M1, M2, M3, M5 and M7 Districts under Comprehensive Development zoning.
2. **THAT** Rezoning Reference #37/95 be held in abeyance until Council has given Final Adoption to the necessary Comprehensive Development District (CD) text amendment.

  
BW:gk  
Attach

cc: City Solicitor



September 20, 1995

City of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M3

Attention: Mr. Don Stenson  
Director of Planning

Dear Sir:

Re: B.C. Tel Mobility Cellular Site at  
355 N. Willingdon Avenue, Burnaby  
Legal Description: Remainder of  
Block F, Group 1, N.W.D. Plan 13496  
(PID 005-391-369)

The purpose of this letter is to explain the intent of B.C. Cellular's proposal at 355 North Willingdon Avenue, (Chevron Refinery), Burnaby, B.C.

B.C. Tel Mobility Cellular plans to add on-site a 150-foot high self support tower with twelve 4-foot long by 1-foot wand type cellular antenna and two 4-foot microwave drums on the tower. A 12-foot x 30-foot radio equipment building will be included for housing communications equipment.

The purpose of this installation is to provide cellular telephone service to the many customers in the immediate area. B.C. Cellular is a wholly-owned subsidiary of B.C. Telephone and is regulated by the Canadian Radio-television and Telecommunications Commission (copy attached).

If you have further queries, please call the undersigned.

Yours truly,

RKTG ASSOCIATES LTD.



R.A. Carter  
Principal

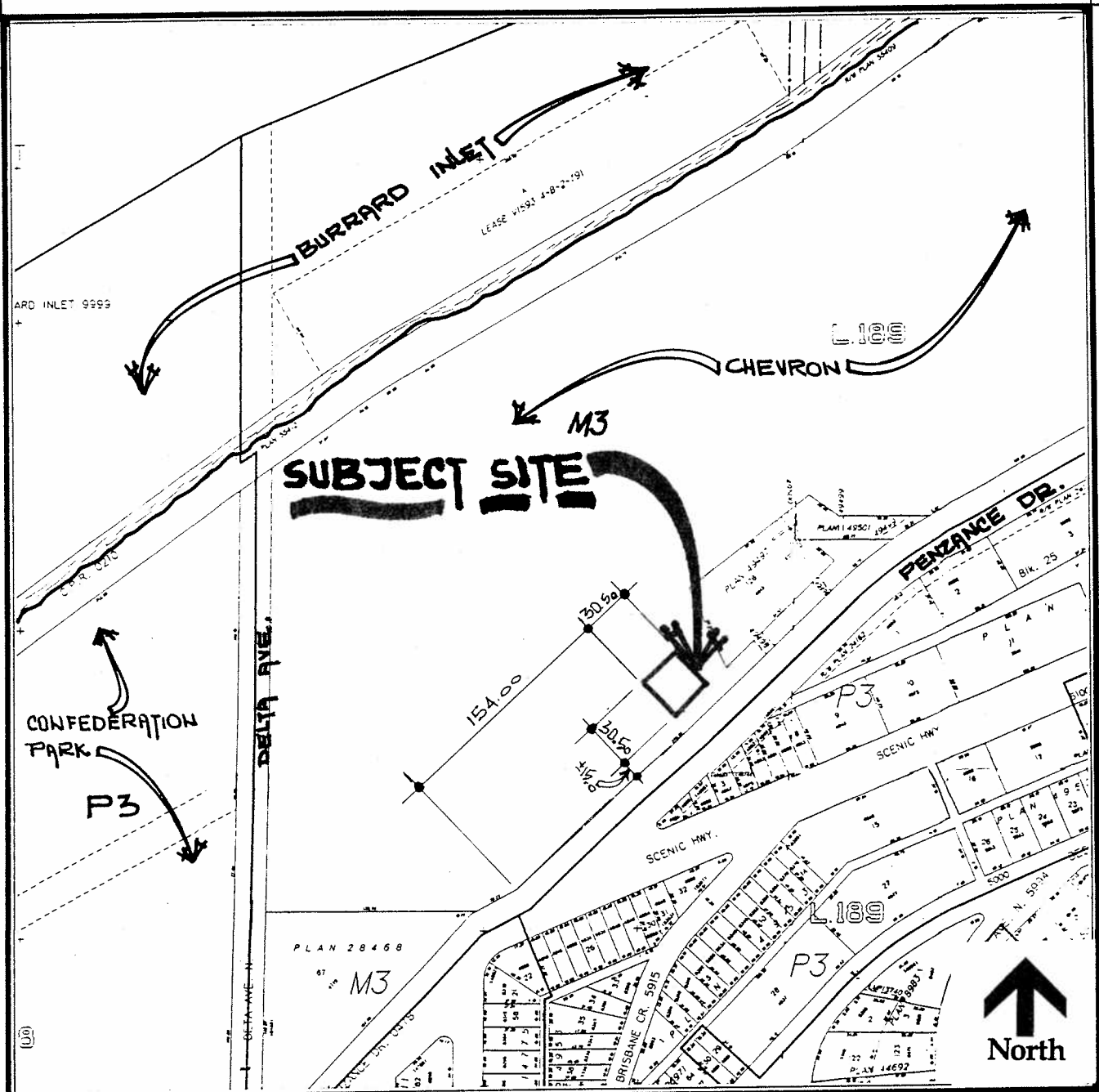
RAC:yd

**RKTG**

ROBERTSON  
KOLBEINS  
TEEVAN  
GALLAHER  
ASSOCIATES  
LTD

CONSULTING ENGINEERS

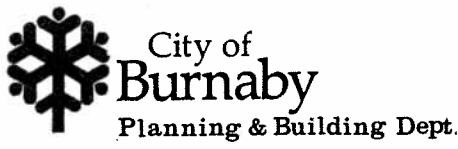
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Date:  
**SEPTEMBER 1995**

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



**REZONING REFERENCE #37/95**

**SKETCH # 1**

PLANNING AND BUILDING  
REZONING REFERENCE #38/95  
1995 September 25

ITEM #6

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Adera Group of Companies  
700 - 1111 Melville Street  
Vancouver, B.C. V6E 3V6
- 1.2 Subject: Application for the rezoning of:  
Lot 2, D.L. 96, Group 1, NWD Plan 20410
- From: Comprehensive Development District (based on the  
RM3 Multiple Family Residential District)
- To: Amended Comprehensive Development District  
(based on the RM3 Multiple Family Residential  
District use and density)
- 1.3 Address: 6588 Southoaks Crescent
- 1.4 Location: The subject site is located on the south side of Southoaks Crescent just south of the recently constructed Kingsway and Southoaks Crescent intersection (see attached location sketches).
- 1.5 Size: The site is irregular in shape with an area of approximately 1.145 hectares (2.8 acres).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a stacked townhousing proposal.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site is currently vacant and relatively flat for the most part. The westerly portion of the site is at a slightly higher elevation with several trees scattered throughout. Vacant lands recently cleared and proposed for multi-family residential development lie to the north across Southoaks Crescent and to the east. A number of industrial facilities and several modest single family homes are located to the west of the site fronting Arbroath and Beresford Streets. A section of the B.C. Parkway comprising a wide

grassed park strip lies to the immediate south of the site beyond which lies Beresford Street with a number of industrial buildings flanking the south side of the street. Access is to be from Southoaks Crescent which has been recently developed to full city standard. Arbroath Street has a cul-de-sac to the west.

**3.0 BACKGROUND INFORMATION:**

- 3.1 The subject site is located within the adopted Edmonds Town Centre West Development Plan, which for the most part encompasses the former 4.6 hectare (11.41 acres) Burnaby South School site.

This site previously formed part of Rezoning Reference #7/93 which received Final Adoption on 1994 December 05. It was rezoned in conformance with the revised Edmonds Town Centre West Development Plan to Comprehensive Development District based on the RM3 and RM5 Multiple-family Residential, P2 Administration and Assembly and P3 Park and Public Use Districts. At that time, major components of the development plan, such as the road network, parkland and development areas, were established and various issues such as site servicing, contamination and remediation, and environmental assessments were pursued. Specific proposals for each site will be pursued through amendment rezoning applications.

- 3.2 On 1995 July 24, Council gave favourable consideration to Rezoning Reference #25/95 which involves a similar medium density multi-family development on the site to the immediate north. A highrise apartment tower with street fronting townhouses has been proposed on the site to the immediate east (Rezoning Reference #27/95), with a similar proposal for sites to the northeast across Southoaks Crescent (Rezoning Reference #28/95).

**4.0 GENERAL COMMENTS:**

- 4.1 The subject site has been designated for medium density, RM3-type residential development. The applicant proposes to develop a three storey strata-titled stacked townhouse development that is considered consistent with the development guidelines for this area.
- 4.2 A number of trees are located within the westerly portion of the site. A tree survey is being conducted and retention measures pursued to ensure that the appropriate trees are preserved and incorporated into the landscape plan for the development.

- 4.3 All vehicular access to the site will be from the newly constructed Southoaks Crescent located adjacent to the site. A public walkway linking the Southoaks Crescent cul-de-sac with the Arbroath cul-de-sac has been constructed adjacent to the north property line of the subject site.
- 4.4 Appropriate buffer landscaping and fencing will be required adjacent to the west property line and the Arbroath Street cul-de-sac.
- 4.5 In order to provide appropriate public pedestrian access and circulation in this emerging residential area, it will be necessary to provide a 10 ft. wide easement adjacent to the east property line of the site within which the developer will construct a suitable public walkway and lighting to link Southoaks Crescent with the B.C. Parkway located to the south. The adjacent development to the east is providing a 5 foot easement to accommodate this walkway.
- 4.6 Given the site's proximity to Kingsway, a suitable noise study will be necessary to ensure that the development complies with the Council adopted sound criteria.
- 4.7 The Neighbourhood Parkland Acquisition Charge is applicable to this development.
- 4.8 In our primary town centres, developers are encouraged to voluntarily include 5% of the proposed residential units to be adaptable to meet the needs of persons with disabilities in private multiple family developments. This matter is being pursued with the applicant.
- 4.9 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.
- 5.0 **RECOMMENDATIONS:**
- 5.1 **THAT** staff be authorized to work with the applicant towards the preparation of a suitable plan of development in line with this report for presentation to a Public Hearing.

  
PS:gk  
Attach





Adera Development Corporation  
Adera Projects Ltd.  
Adera Equities Inc.  
Adera Realty Corp.

August 31, 1995

CITY OF BURNABY  
Planning Department  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

Attention: Planning Department

Dear Sir/Madam:

Re: 6588 Southoaks Crescent

Adera Equities Inc. intends to build approximately 140 home on this site, within Comprehensive Development guidelines based on RM3 Multiple Family Residential zoning.

The site is currently vacant.

Sincerely,

ADERA EQUITIES INC.

Bill McGuinness  
Development Manager

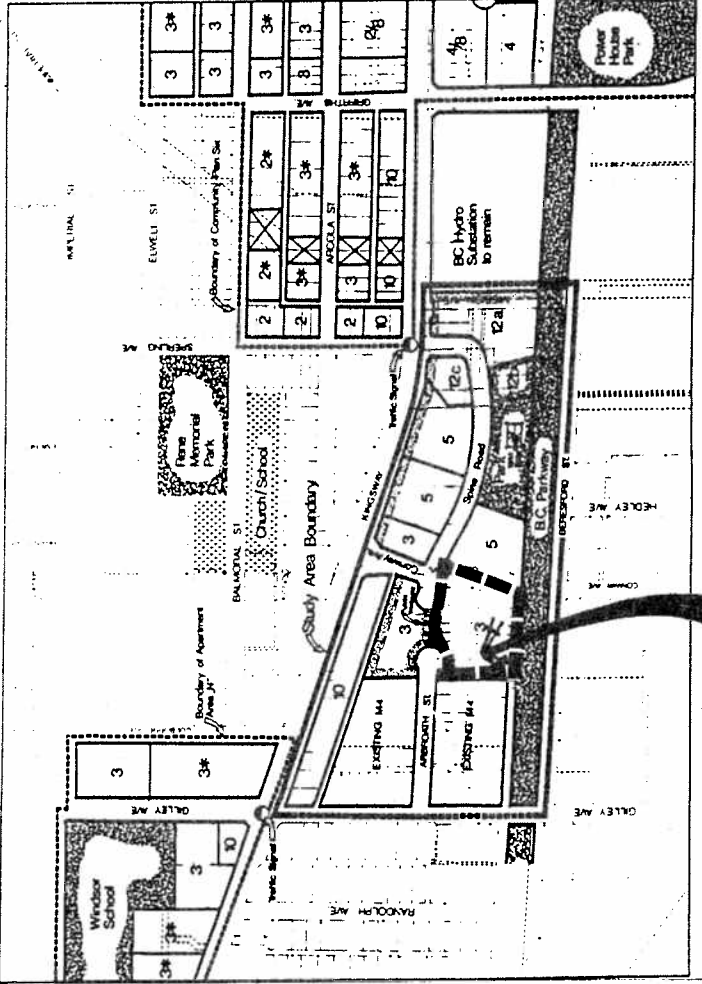
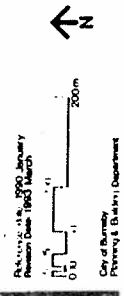
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tohoplan

**Edmonds Town Centre West**  
(Expansion of Community Plan Six)  
**Development Plan**

- Legend:**
- 3.0 (RM3) - Multiple Family Residential (see use map)
  - 5.0 (RM5) - Multiple Family Residential (see use map)
  - 8.0 (C2) - Commercial
  - 10.0 (C4) - Commercial
  - 12a.0 - National Nikkei Heritage Centre and Health Care Facility
  - 12b.0 - Nikkei Park
  - 12c.0 - Senior Citizens
- THESE DEVELOPMENT PLAN SITES ARE GENERALLY INTENDED TO COMPREHENSIVE DEVELOPMENT DISTRICTS AND ARE NOT TO BE OBTAINED ZONING DESIGNATION AS OUTLINED.
- Park, School, Trail
  - Landscaped Buffer
  - Developed

Note: LEGEND CORRESPONDS TO NUMBERS OF COMMUNITY PLAN SIX.

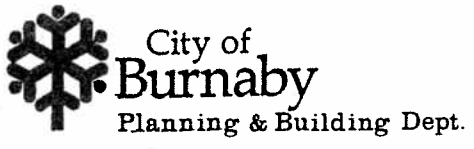


**SUBJECT SITE**

Date:  
**SEPTEMBER 1995**

Scale:  
**N.T.S.**

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



**REZONING REFERENCE #38/95**

**SKETCH #1**







CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #39/95  
1995 SEPTEMBER 25

ITEM #7

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Polygon Development 63 Limited  
1800 Spyglass Place  
Vancouver, B.C. V5Z 4K8  
(Attention: John O'Donnell)
- 1.2 Subject: Application for the rezoning of:  
Lot 8, D.L.'s 84 & 89, Group 1, NWD Plan LMP5547
- From:** CD Comprehensive Development District (based on  
RM3 Multiple Family Residential District and the  
Oakalla Development Plan guidelines)
- To:** Amended CD Comprehensive Development District  
(based on RM3 Multiple Family Residential District  
and the Oakalla Development Plan guidelines)
- 1.3 Address: 5240 Oakmount Crescent
- 1.4 Location: The subject site is located east of Royal Oak Avenue inside the  
Oakmount loop road towards the eastern part of the Oaklands  
development site. (Refer to attached Sketches #1 and #2)
- 1.5 Size: The site is 1.25 ha (3.1 acres) in area. The site is irregular in  
shape with a long curved frontage along Oakmount Crescent.
- 1.6 Services: The Director Engineering will be requested to provide all relevant  
servicing information.
- 1.7 Rezoning  
Purpose: The purpose of the proposed rezoning bylaw amendment is to  
permit construction of a townhousing project.

**2.0 NEIGHBOURHOOD CHARACTERISTICS:**

The subject site is one of the two remaining uncommitted sites on the former Oakalla lands property. The site is noted as Enclave 6, lot 8. It is situated inside the east end curve of Oakmount Crescent which loops through the overall site. The site slopes moderately to the north west and there are two groups of large trees and several large isolated trees on the site.

The site has a pedestrian walkway along its southwestern edge which runs from the high point of the site on Oakmount across the slope west to the neighbourhood playground and the linear park to the west of the site which runs through the Oaklands community to Deer Lake Park.

Roadway abuts nearly three quarters of the perimeter of the site. The lots surrounding this site have been developed.

**3.0 BACKGROUND:**

3.1 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 and 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.

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

**4.0 GENERAL COMMENTS:**

**4.1 Tree Retention:**

The site has two significant clusters of trees as well as several significant isolated trees on other portions of the site. As called for in the Oakalla Development Plan the retention of these trees will be pursued to the maximum degree possible. A tree survey will be necessary.

**4.2 Topography:**

A detailed topographic survey is required. Portions of the natural grades on the site have previously been altered and the eastern portion of the site may need to be regraded to accommodate driveways and site layout.

**4.3 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.

**4.4 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.

**4.5 Site 21 Landfill:**

Off this lot but to the east in Deer Lake Park, a former landfill site, Site 21, has been under discussion with the B.C. Buildings Corporation. As authorized by Council on 1995 August 14, staff will pursue 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 full completion of this agreement will be necessary prior to Final Adoption of this rezoning application.

**4.6 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.

**4.7 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 during construction.

**4.8 Development Plan:**

The plan for the site will need to reflect the requirements of the Oakalla Development Plan including those regarding the provision of terraced housing within existing grades.

Setbacks of 25 feet from the property lines to the building face will be required, except along the south side walkway easement where a setback of 20 feet to the easement is required.

The designated density of this site is 13.0 units per acre with a maximum total of 40 units and a maximum FAR of 0.5. The maximum site coverage is 30% with a maximum height of three stories. At least 60% of the parking spaces provided is to be under unit or underground.

**4.9 Communal Facilities:**

Given the desired family orientation and relative isolation from community facilities, the provision of some communal facilities such as a tot-lot/play area is desirable.

**4.10 Servicing Agreement:**

The site has been primarily serviced as a condition of the subdivision arising out of Rezoning Reference #100/89. The Director Engineering will be requested to prepare an estimate for any additional services necessary to serve the site.

**4.11 Easements and Rights-of-way**

Any necessary easements or rights-of-way will be provided as part of this rezoning.

**4.12 No Age Restrictions:**

This project will be family-oriented and there will be no age restrictions. A commitment to this effect will be requested as a prerequisite condition.

**4.13 Relationship to the scheduling of Non-Market Housing:**

The Oakalla Development Plan calls for a 20% component of non-market housing. Two of the three sites allocated for non-market housing, Rezoning Reference #28/93 and Rezoning Reference #33/94, are under construction. It is noted that the 109 non-market

housing units currently under construction equates to 20% non-market housing in themselves due to a modest approved increase in units, including seniors units. Rezoning Application #9/95, the last 20 unit family project on Enclave 1 was given Second Reading on 1995 June 05. We have been informed that the property, Enclave 1, is being transferred to the ownership of the Provincial Rental Housing Corporation and that completion of the project is being pursued.

**4.13 Carwash, Garbage and Recycling Facilities:**

Provision of a separate covered carwash stall and an adequately sized and sited recycling area with a commitment to implement recycling procedures is required.

**4.14 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.

**4.15 Rezoning Prerequisites**

A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to Council at a future date prior to advancing to a Public Hearing.

**5.0 RECOMMENDATION:**

**5.1 THAT** staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

  
BR:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor  
Director Recreation & Cultural Services  
Chief Environmental Health Officer







August 31, 1995

DELIVERED BY HAND

City of Burnaby  
4949 Canada Way  
Burnaby, B.C. V5G 1M2

Attention: Council

Dear Sirs:

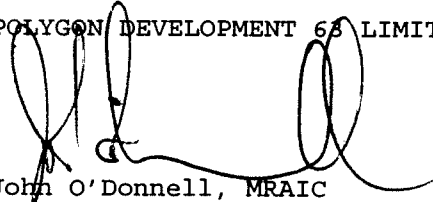
RE: Oakalla Lands - Lot 8, Burnaby  
Lot 8, District Lots 84 and 94, Group 1, N.W.D., Plan LMP5547

Please be advised that Polygon Development 63 Limited intends to proceed with the construction of a 40 townhouse project immediately upon the completion of the proposed Rezoning and issuance of Building Permits.

According to Bylaw 9422 the proposed Rezoning is required as an amendment to accommodate the specific architectural plan of development. The basic development parameters are set by the existing CD Zone. The site is currently vacant. All previous prison buildings have been removed.

Yours truly,

POLYGON DEVELOPMENT 63 LIMITED

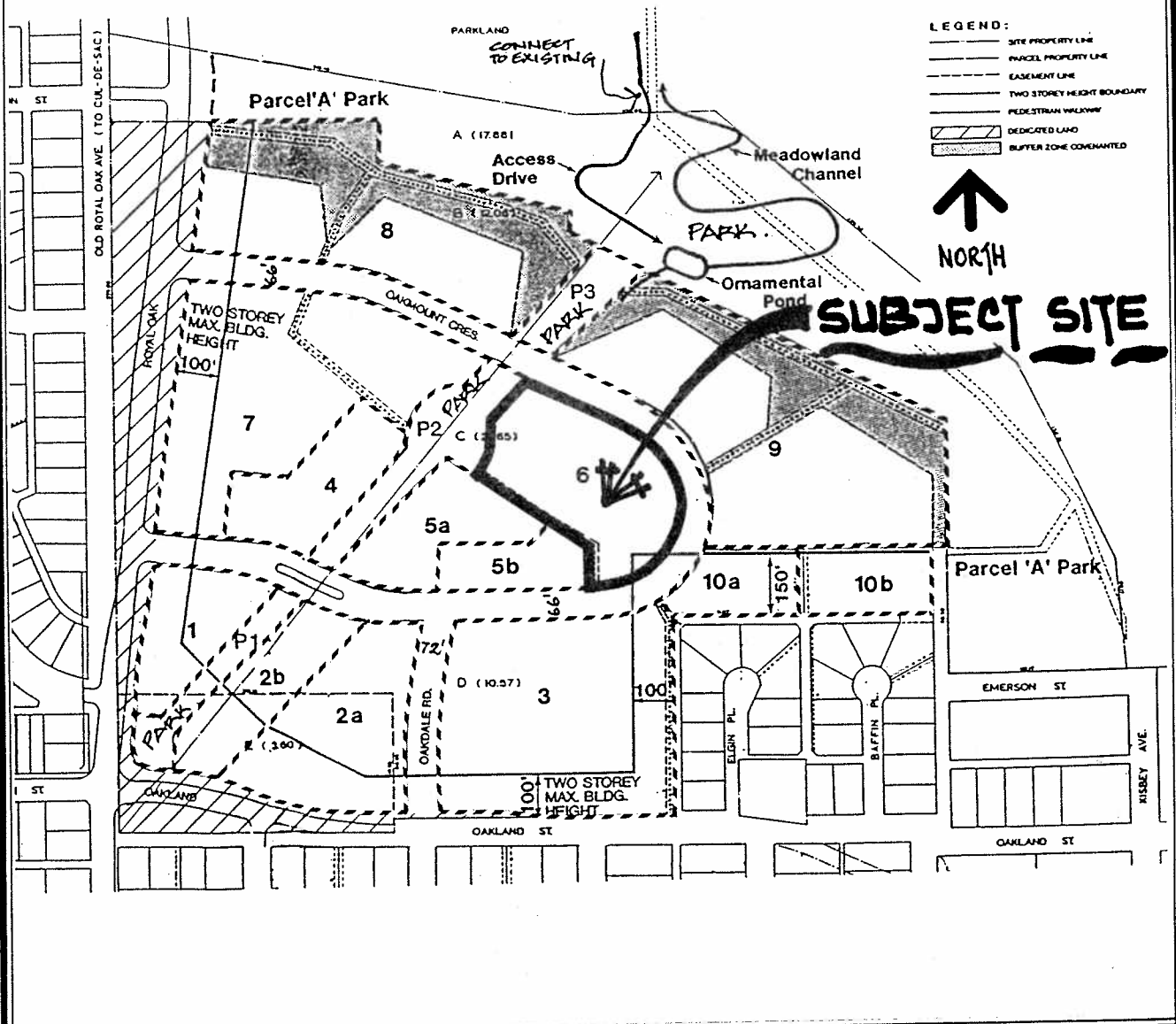


John O'Donnell, MRAIC  
Vice President Development

JOD/jmk

Attachments

# OAKALLA DEVELOPMENT PLAN "SITE DESIGNATION"



- LEGEND:**
- SITE PROPERTY LINE
  - PARCEL PROPERTY LINE
  - - - EASEMENT LINE
  - - - TWO STOREY HEIGHT BOUNDARY
  - - - PEDESTRIAN WALKWAY
  - ▨ DEDICATED LAND
  - ▩ BUFFER ZONE COVENANTED



**SUBJECT SITE**

Date:  
SEPTEMBER 1995

Scale:  
N.T.S.

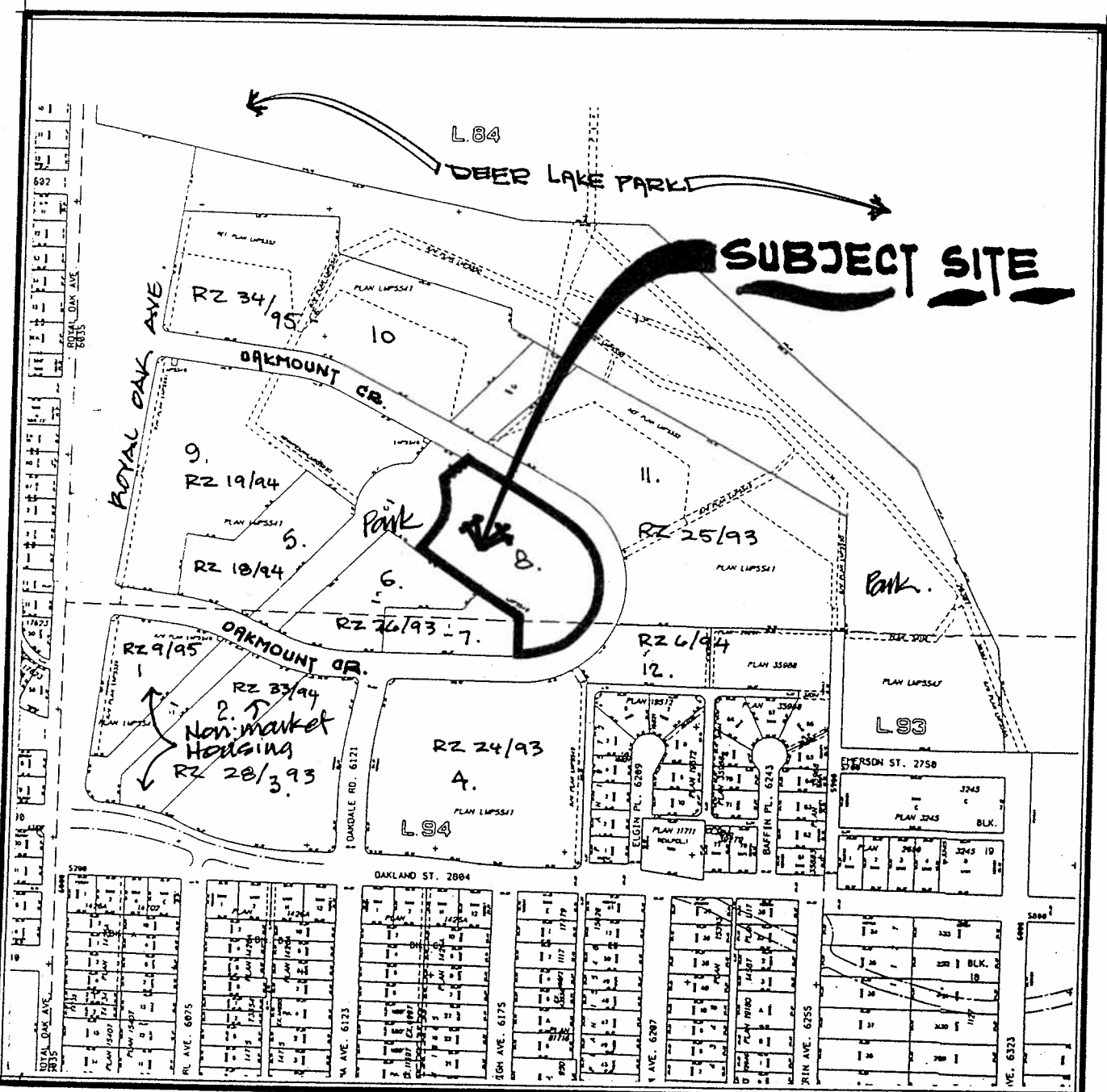
Drawn By:  
J.P.C.



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

**REZONING REFERENCE #39/95**

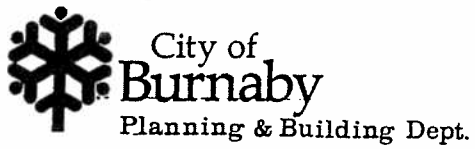
SKETCH # 1



Date:  
**SEPTEMBER 1995**

Scale:  
**N.T.S.**

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



**REZONING REFERENCE #39/95**  
**"EXISTING SUBDIVISION"**

**SKETCH #2**

