

TO: CITY MANAGER 1995 AUGUST 9

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #27/95**
High Rise Apartment Tower with Street-fronting
Townhouses
ADDRESS: 6622 Southoaks Crescent

LEGAL: Lot 3, D.L. 96, Plan LMP 20410

FROM: CD Comprehensive Development District (based on Multiple-Family Residential District RM5)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple-Family Residential District Use and Density and the Edmonds Town Centre West Development Plan as guidelines and in accordance with the development plan entitled "Southoaks Residential Development" prepared by Lawrence Doyle Architect Inc.) (see **attached** Sketches)

APPLICANT: Lawrence Doyle Architect Inc.
200 - 1450 Creekside Drive
Vancouver, B.C. V6J 5B3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 September 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 September 12 and to a Public Hearing on 1995 September 26 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.

- 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 granting of any necessary easements or covenants.
- d) The installation of chain link fencing adjacent to Burnaby South Memorial Park prior to start of construction to prevent damage to the park.
- e) Compliance with the Council adopted sound criteria.
- f) 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.
- g) The deposit of the applicable per unit Parkland Acquisition Charge.
- h) The design and provision of units adaptable to persons with disabilities as outlined in Section 3.8 of this report.
- i) The granting of a 215 Covenant restricting enclosure of balconies.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a high-rise apartment tower with street-fronting townhouses.

2.0 BACKGROUND

2.1 The Edmonds Town Centre West Development Plan designates this site for high-rise residential development based on the RM5 District guidelines.

- 2.2 This site previously formed part of Rezoning Reference #7/93 which received Final Adoption on 1994 December 05. This rezoning largely encompassed the former Burnaby South School site. It was rezoned in conformance with the 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 need to be pursued through amendment rezoning applications.
- 2.3 On 1995 July 24, 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 The development shows a high-rise apartment tower with five street-fronting townhouses using CD Comprehensive Development District zoning in accordance with the RM5 density and use. All parking except for 7 visitor spaces is to be underground and accessed from Southoaks Crescent.
- 3.2 The Director Engineering has indicated that the site is fully serviced. The replacement of any damaged street trees and upgrading of boulevard grassing would be pursued as necessary.
- 3.3 Any necessary easements or rights-of-way will be provided as part of this rezoning. A 5 foot walkway easement is required along the west property line, with the construction of the walkway and lighting within a future 10 ft. wide easement on the property to the west being the responsibility of the adjacent developer.
- 3.4 The Parks Department requires protective chainlink fencing along common property lines between significant development sites and parksites.
- 3.5 Given the site's proximity to Kingsway, a suitable sound study is required.

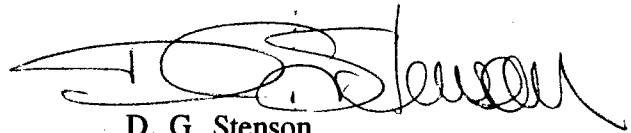
- 3.6 The development plan indicates provision of an adequately sized and sited garbage and recycling area and of a separate carwash stall.
- 3.7 A per unit Parkland Acquisition Charge applies to this project.
- 3.8 The applicant has agreed to provide 3 units adaptable to persons with disabilities on the ground floor of the apartment tower which amounts to 2.9% of the total units. The provision of special hardware and cabinet work is subject to the sale or lease of the unit to a person with a disability.
- 3.9 At the time of Preliminary Plan Approval, the applicant will be required to provide an engineered design for a suitable sediment control system.

4.0 DEVELOPMENT PROPOSAL

- 4.1 **Gross/Net Site Area:** 0.521 ha (56,080 sq.ft.)
- Site Coverage:** 16.1%
(approximately)
- 4.2 **Floor Area Provided:** 11,461.322m (123,376 sq.ft.)
- Floor Area Ratio Provided:** 2.2
- 4.3 **Height:** 2 storey townhouses
17 storey apartment tower
- 4.4 **Unit Mix:** 6 apartments 1 bedroom @ 70.64m² - 72.02m²
(760 - 775 sq.ft.)
60 apartments 2 bedroom @ 79.24m² - 94.45m²
(853 - 1,017 sq.ft.)
34 apartments 3 bedroom @ 101.82m² - 130.06m²
(1,096 - 1,400 sq.ft.)
3 townhouses 2 bedroom @ 102.19m² (1,100 sq.ft.)
2 townhouses 3 bedroom @ 127.83m² (1,376 sq.ft.)
105 TOTAL

4.5	<u>Parking Required & Provided:</u>	100 units @ 1.6 = 160 spaces
		5 units @ 1.75 = 9 spaces
		<u>1 Carwash stall</u> 1
		TOTAL 170 spaces (of which 27 spaces are visitor parking)

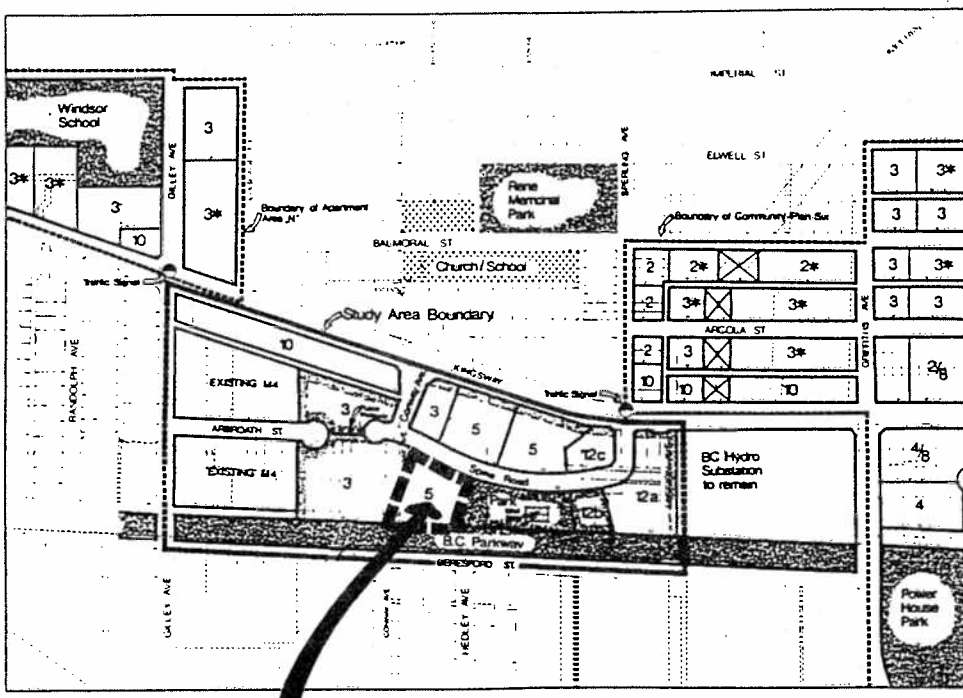
4.6 **Communal Facilities:** Ground Floor Recreation Room with kitchen facilities; exercise room; cellar bike storage



D. G. Stenson
Director Planning and Building

FA:gk
Attach

cc: City Clerk
Director Engineering
Chief Environmental Health Officer



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

- Legend:**
- 3.0 (RM3) - Multiple Family Residential (50 UPH MAX.)
 - 5.0 (RM5) - Multiple Family Residential (100 UPH MAX.)
 - 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 TO BE ZONED TO COMPREHENSIVE DEVELOPMENT DISTRICT (CDD) UTILIZING THE OUTLINED ZONING DESIGNATION AS GUIDELINES.

- Park, School, Trail
- Landscaped Buffer
- Developed

NOTE: LEGEND CORRESPONDS TO NUMBERS OF COMMUNITY PLAN SIX.

Revised: 1990 January
 Revision Date: 1993 March
 0 10 200 m
 City of Burnaby
 Planning & Building Department

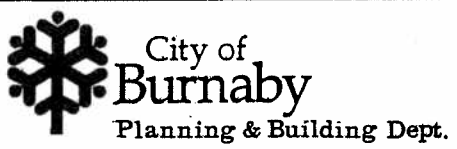
SUBJECT SITE



Date:
 July 1995

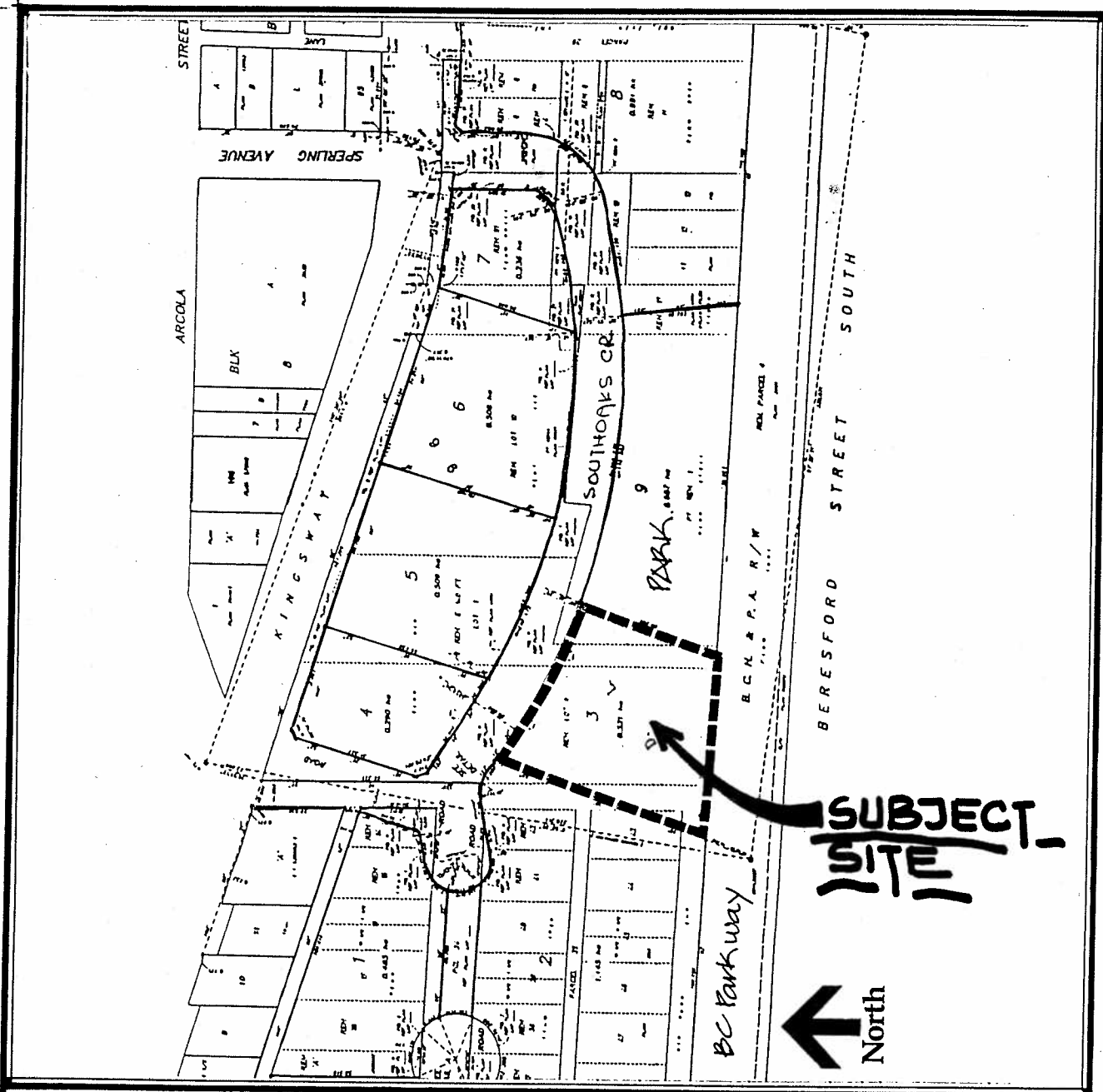
Scale:
 N.T.S.

Drawn By:
 J.P.C.



REZONING REFERENCE # 27/95


SKETCH #1



Date:
July 1995

Scale:
N.T.S.

Drawn By:
J.P.C.

 City of
Burnaby
Planning & Building Dept.

REZONING REFERENCE * 27/95

SKETCH # 2

276

179

