

ITEM	02
MANAGER'S REPORT #	07
COUNCIL MEETING	96/03/04

TO: CITY MANAGER 1996 FEBRUARY 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #34/95
(Previous Rezoning Reference #100/89)
Family Oriented Townhouse Development

ADDRESS: 5201 OAKMOUNT CRESCENT

LEGAL: LOT 10, D.L. 84, GROUP 1, NWD PLAN LMP5547

FROM: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan)

TO: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District use and density and the Oakalla Development Plan as guidelines and in accordance with the development plan entitled "41 Townhouses" prepared by Morton Associates)

APPLICANT: Redekop Properties (Deer Lake) Inc.
3360 - 650 West Georgia Street
Vancouver, B.C. V6B 4N7
(Attn: Dan Piggot)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1996 March 26.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 March 11 and to a Public Hearing on 1996 March 26 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The granting of any necessary easements or covenants.
- e) The replacement of identified existing trees with 16 large specimen deciduous and coniferous trees being planted prior to the release of any occupancy permits, submission of a written undertaking to comply with the arborist's recommendations for specimen tree selection, transportation and maintenance, including the transplanting of trees to occur at the optimum time for the trees, after completion of construction, and deposit of sufficient monies to cover the full cost of new replacement trees of equal size should the initial ones fail, to be released two full growing seasons after time of planting. These trees are to be protected by a 215 Covenant.
- f) The replacement of dead trees in the existing Covenant area to the satisfaction of the Landscape Inspector.
- g) 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 provision.
- h) The submission of an undertaking that the subject condominium project will not have a bylaw restriction pertaining to age.
- i) Compliance with the Council adopted sound criteria.
- j) 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.

- k) 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.
- l) The provision of unobstructed access to visitor parking in accordance with the Bylaw.
- m) 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 works.
- n) The submission of the applicant's schedule for strata title phasing and construction of the subject proposal.
- o) The payment of a refundable damage deposit for the pedestrian walkway traversing the site, the adjacent park area and related landscaping.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 41 unit townhouse development.

2.0 BACKGROUND

- 2.1 The Oakalla Development Plan was adopted by Council in 1991 to redevelop the former Oakalla lands for housing and parkland. 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 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 required to be made for the development of specific projects on specific sites.

- 2.2 This rezoning application is part of the third and last phase of development in the Oakalla Development Plan. Of the dozen lots in it, development applications have now been made for all the sites. Six projects are complete, three are under construction and three in the rezoning process. Of the three social housing projects, one is occupied, one is under construction and the third, Rezoning Reference #9/95, received Second Reading on 1995 June 5.
- 2.3 On 1995 September 25, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.
- 2.4 The issue of whether to preserve the existing mature trees on site or to replace them was the subject of an information report to Council on 1994 December 04. Council chose the replacement option and asked for a further report on the timing of tree planting and issuance of occupancy permits.
- 2.6 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

3.1 Phased Strata:

The applicant proposes to develop a two-storey phased strata-titled townhouse development that is considered consistent with the development guidelines for this area. The two phases are divided by public pedestrian walkway that crosses the site in the centre. The scale of development in the two phases is virtually identical in terms of density and site coverage, with the first phase, which contains the covered carwash space, being slightly over the maximum coverage. However, if development proceeds as anticipated, the entire site will finally be slightly under the maximum coverage.

3.2 Accesses:

All vehicular access to the site is to be taken from Oakmount Crescent. No security gates will be permitted at the access driveway off Oakmount Crescent.

3.3 Tree Preservation:

As directed by Council, the existing mature trees on the site are to be replaced with eight mature conifers and eight mature deciduous trees of at least 9m in height. The existing trees are not to be removed until after Final Adoption. These trees are to be planted

prior to the release of any occupancy permits. The applicant is responsible for the submission of a written undertaking to comply with the arborist's recommendations for specimen tree selection, transportation and maintenance, including the transplanting of the trees to occur at the optimum time for the trees after completion of construction. The applicant is also responsible for the deposit of sufficient monies to cover the full cost of replacement trees of equal size should the initial ones fail, to be released two full growing seasons after the time of planting and for the granting of a 215 Covenant for protection of these trees.

3.4 Landscape Buffer:

Natural treed buffer landscaping and a fence 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.

3.5 Pedestrian Walkway and Park to East:

A public pedestrian walkway crosses the site in the centre. The linear parkway abuts the site to the east. Chain link fencing will be required along the park boundary for protection.

3.6 Silt Control:

Environmental Health Services has indicated that the control of silt from excavation during construction needs to 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.

3.7 Soil and Water Quality Issues:

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

3.8 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.

3.9 No Age Restrictions:

The applicant has indicated that this project will be family-oriented and there will be no age restrictions.

3.10 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.

3.11 Acoustic Study:

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

3.12 Neighbourhood Parkland Acquisition Charge:

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

4.0 Development Statistics:

4.1 Overall Development

The proposed development comprises clusters of two to four unit buildings with attached parking accessed from a single point without gates on Oakmount Crescent.

Net Site Area: - 2.54 ha (6.27 acres)

Site Coverage: (Permitted and Provided): - 20.0%

Maximum Floor Area Ratio:

Permitted: - 0.35 (95,694 sq. ft.)
Provided - 0.34 (93,113 sq. ft.)

Unit Mix:

41 - 3 bedroom units @ 174.6 - 269.1m² (1,879 - 2,897 sq.ft.)

Unit Density: - 6.5 Units/acre

- Building Height: - 2 storeys plus cellar
- Parking Required: - 72 spaces + 1 carwash
- Parking Provided: - 82 @ 2/unit
 11 visitor
1 carwash
 94 spaces
- Communal Facilities: - A tot lot
- Exterior Materials: - Cedar shakes, wood siding and aluminium garage doors.

4.2 Phase I Statistics

- Net Site Area: - 978ha (105,223 sq.ft.)
- Floor Area: - 3,184m² (34,271 sq.ft.)
- Floor Area Ratio:
 - Permitted: - 0.35
 - Provided: - 0.33
- Site Coverage: Permitted: - 20%
- Provided: - 20%
- Unit Mix: - 16 units
- Parking Required: - 28 spaces + 1 car wash
- Parking Provided: - 38 spaces + 1 car wash

4.3 Phase II Statistics:

- Net Site Area: - 1.562 ha (168,189 sq.ft.)
- Floor Area: - 5,469m² (58,866 sq.ft.)
- Floor Area Ratio: - 0.35
- Site Coverage: Permitted: - 20%
- Provided: - 19.35%
- Unit Mix: - 25 units

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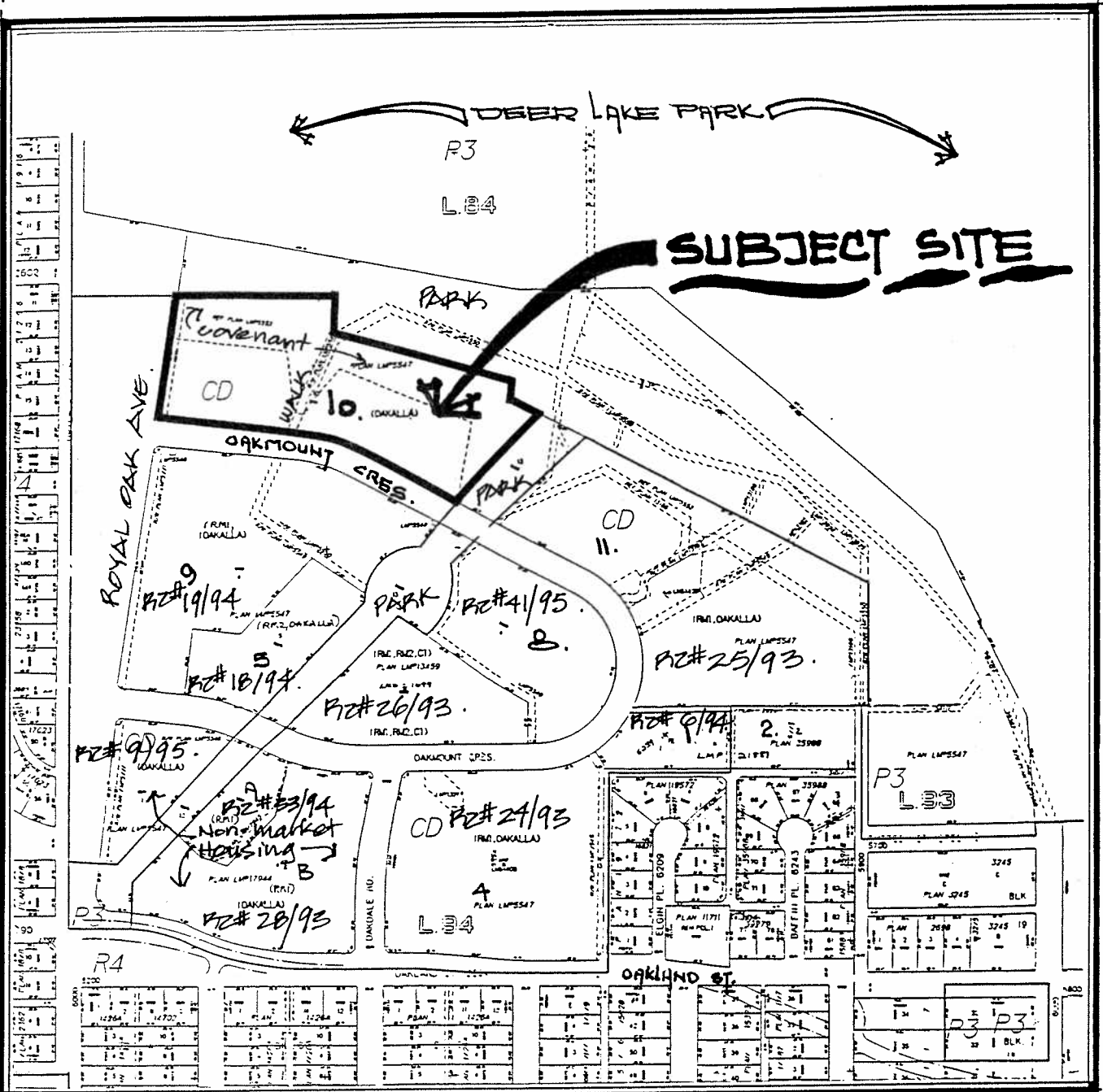
Parking Required: - 44 spaces
Parking Provided: - 55 spaces



D. G. Stenson
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
Director Recreation and Cultural Services
City Solicitor
City Clerk
Chief Environmental Health Officer
Chief Building Inspector



Date:
SEPTEMBER 1995

Scale:
N.T.S.

Drawn By:
J.T.C.



City of
Burnaby
 Planning & Building Dept.



REZONING REFERENCE 34/95
 "EXISTING SUBDIVISION"
 SKETCH

