

Item	19
Manager's Report No.	09
Council Meeting	97/03/24

**TO:** CITY MANAGER

1997 MARCH 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE # 62/96  
**PROPOSED 74 UNIT TOWNHOUSE DEVELOPMENT  
 CARIBOO HEIGHTS**

**ADDRESS:** 7488 MULBERRY PLACE

**LEGAL:** LOT 1, D.L. 13, GROUP 1, NWD PLAN LMP 26747

**FROM:** CD Comprehensive Development District (based on the Cariboo Heights Community Plan guidelines)

**TO:** Amended CD Comprehensive Development District (based on the RM1 Multiple Family Residential District and the Cariboo Heights Community Plan guidelines, and in accordance with the development plan entitled "74 Unit Townhouse Development, 7488 Mulberry Place, Burnaby, B.C." for Onni Developments)

**APPLICANT:** L.O. Lund and Associates  
 201- 135 East 15th Street  
 North Vancouver, B.C. V7L 2P7

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1997 April 22.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1997 April 07 and to a Public Hearing on 1997 April 22 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 granting of any necessary easements and covenants.
- d) The provision of a public pedestrian walkway easement from Mulberry Place north to the B.C. Hydro Right-of-Way path and the construction of a walk to the approval of the Director Engineering.
- e) The retention of existing vegetation around the perimeter of the site, and the submission of a written undertaking to ensure that all site areas identified for preservation of vegetation are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of vegetation, as well as the supplemental and restorative planting, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- f) The granting of a Section 215 Covenant to protect the landscape buffer being preserved around the perimeter of the site.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) Compliance with the Council adopted sound criteria.
- i) The provision of a covered car wash stall and an adequately sized and screened garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions and also to provide a letter of commitment to place a sign in the car wash area.
- j) The submission of a suitable engineered design for an approved on-site sediment control program.
- k) The deposit of the applicable GVS & DD Sewerage Charge.

## REPORT

### 1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 74 unit townhouse complex.

### 2.0 BACKGROUND:

- 2.1 On 1997 February 03, 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.
- 2.2 The site is located in the western portion of the Cariboo Heights Community Plan area which is being redeveloped for townhouses, similar to those proposed in this rezoning (Refer to **attached** Sketches #1 and #2). The site to the west at the end of Mulberry Place is developed by the Lions Club as non-profit housing with 65 townhouse units (Rezoning Reference #57/89). Across Mulberry Place to the west there is a 50 unit townhouse development that was completed in 1995 (Rezoning Reference #97/89). Across Sixteenth Avenue to the south is a 61 unit townhouse development completed in 1996 (Rezoning Reference #54/94). Abutting the site to the east near Cariboo Road there is a treed conservation reserve/park. Along the north side of the site there is a B.C. Hydro transmission line and beyond, another future townhouse site which has some existing single family dwellings. The site slopes down moderately to the northwest and is presently treed with mixed deciduous trees. There are no improvements on the site except for an abandoned roadway which lies near the east end of the site.
- 2.3 This parcel of land was owned by the City and was sold through a public bid process which closed on 1996 December 10. On 1996 December 16 Council approved the bid from this developer for purchase of this site.
- 2.4 The proposed development of 74 townhouse units on this site is consistent with the land use designated in the Cariboo Heights Community Plan which was adopted by Council in 1991. The development site is marked as "7b" on the plan. The site was originally proposed to be two sites (7bi and 7bii). However, these two sites were put together for marketing reasons as reported on 1996 October 23 to provide a slightly higher unit count to encourage smaller, less expensive housing units.

**3.0 GENERAL COMMENTS:**

- 3.1 The Director Engineering will be requested to provide an estimate for all services necessary to serve the site. The works will include but not necessarily be limited to boulevard treatment and the provision of a walkway to connect Mulberry Place to the trail to the north which runs along the B.C. Hydro right-of way.
- 3.2 Any necessary easements and/or covenants will be provided.
- 3.3 An area of approximately 35 to 50 ft. in width is to be preserved as a greenbelt buffer setback area around the perimeter of the lot and the north, east and south sides will be protected by a covenant. It is anticipated that the taller cottonwood or unstable trees within this buffer zone may need to be removed. This work will need to be supervised by an arborist and a replacement tree and native shrub planting plan will be provided to restore the tree cover in this area.
- 3.4 The Parks and Recreation Department has requested that during construction, a six foot chain-link fence be installed along the east property line of the site to protect the adjacent conservation reserve.
- 3.5 Provision of an appropriate sized and sited garbage and recycling area, along with a car wash stall, will be provided. A sign is to be provided in the car wash area noting that this site drains to Burnaby Lake via Buena Vista Creek and will request that residents use the designated car wash area which drains to the sanitary sewer system.
- 3.6 The Ministry of Transportation and Highways' approval for this rezoning application is required.
- 3.7 Neighbourhood Parkland Acquisition charges are not required for this development since the area's parkland was established as part of the Cariboo Heights Community Plan.
- 3.8 The GVS & DD Development Cost charge for the regional sewer system is payable for the development.

**4.0 DEVELOPMENT PROPOSAL:**

- 4.1 Site Area: - 2.49 ha (6.15 acres) (268,012 sq.ft.)  
Site Coverage: Permitted: - 26%  
Proposed: - 26%

4.2 Floor Area Ratio permitted: - 0.36 (96,484 sq.ft.)  
Floor Area Ratio provided: - 0.36 (96,484 sq.ft.)

4.3 Height: - two storeys above basements or cellars

4.4 Unit Mix:

38	3 bedroom + family room	1,348 sq.ft.
9	3 bedroom + family room	1,342 sq.ft.
23	3 bedroom	1,223 sq.ft.
1	3 bedroom	1,236 sq.ft.
1	3 bedroom	1,234 sq.ft.
<u>2</u>	3 bedroom	1,220 sq.ft.
<b>74</b>	<b>Total Units</b>	

4.5 Unit Density - 12 units per acre

4.4 Parking: Required: 1.75 x 74 = 130 spaces

Resident: Provided: 2 spaces/unit - 148 spaces

Visitor required and provided:

0.25 spaces/unit - 18 spaces

Car Wash Space required/provided - 1 space

Total Spaces Provided: - 166 spaces

4.5 Communal Facilities: - A children's play area with a sitting/social area is provided

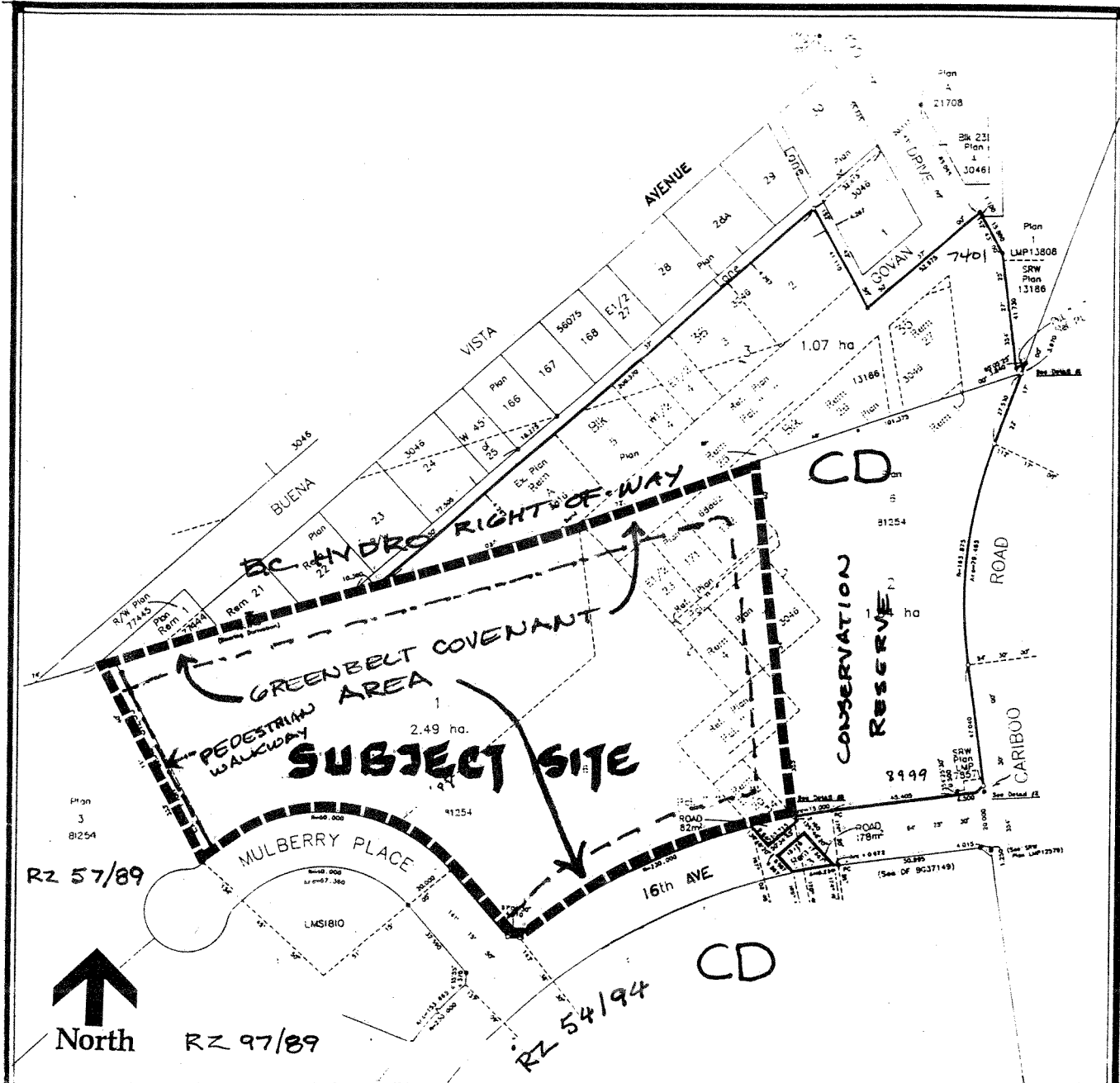


D.G. Stenson, Director  
Planning and Building

BR:gk

Attach


cc: City Clerk  
Director Engineering  
Director Recreation and Cultural Services



Date:  
**JANUARY 1997**

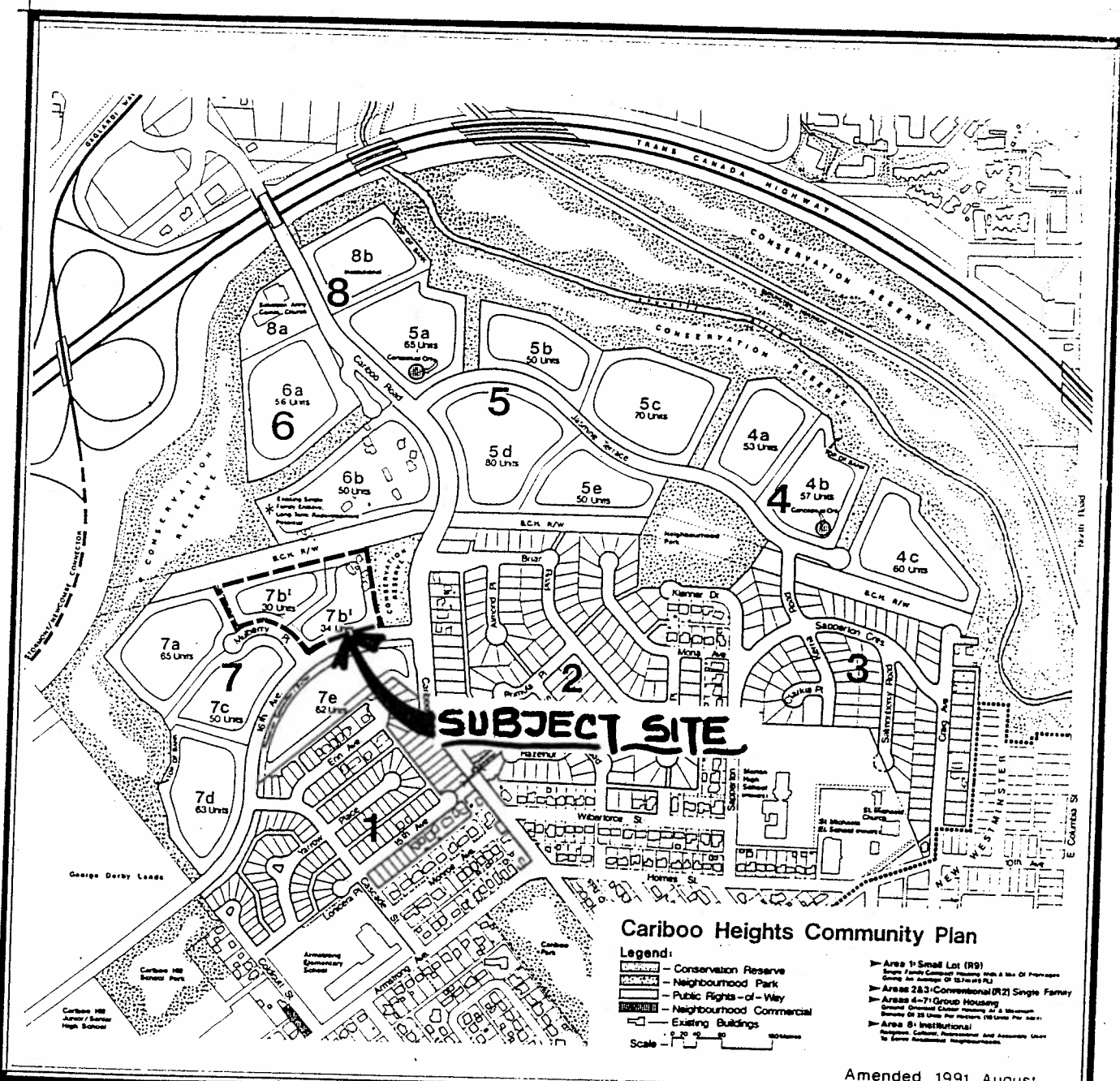
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Drawn By:  
**J.P.C.**

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

**REZONING REFERENCE # 62/96**


**SKETCH # 2**



Date:  
**JANUARY 1997**

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

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

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



**REZONING REFERENCE # 62/96**

**SKETCH # 1**

