

TO: CITY MANAGER

1998 January 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #66/97

ADDRESS: 8701 - 16th AVENUE

LEGAL: Lot 1, D.L. 13, Group 1, NWD Plan 81254

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON THE CARIBOO HEIGHTS COMMUNITY
PLAN)

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM1 MULTIPLE FAMILY
RESIDENTIAL DENSITY AND THE CARIBOO
HEIGHTS COMMUNITY PLAN GUIDELINES, AND
IN ACCORDANCE WITH THE DEVELOPMENT
PLAN ENTITLED "70 UNIT HOUSING PROJECT 8701
- 16TH AVENUE" PREPARED BY KEN BURROUGHS,
ARCHITECT)

APPLICANT: Ken Burroughs, Architect
#206 - 2780 Granville Street
Vancouver, B.C. V6H 3J3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1998 February 17.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 February 02, and to a Public Hearing on 1998 February 17 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 and covenants.
- e) The approval of the Ministry of Transportation and Highways to this rezoning.
- f) The provision of a public pedestrian walkway easement from 16th Avenue along Coldicutt Ravine and the construction of a pathway to the approval of the Director Parks, Recreation and Cultural Services.
- g) Compliance with the Council adopted sound criteria.
- h) The provision of two covered car wash stalls and an adequately sized and screened garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- i) The deposit of the applicable GVS&DD sewerage charge.
- j) The granting of a 219 covenant to protect the landscaped buffer zone/the natural treed area/the significant existing trees being preserved on the site, with fencing during construction and the deposit of sufficient monies to ensure the protection of the existing trees being preserved, to be refunded one year after release of occupancy permits, upon satisfactory inspections.
- k) The submission of a suitable engineered design for an approved on-site sediment control program.
- l) The provision of a letter from the developer agreeing to include an on-site sign and strata bylaw provision requiring that vehicles be washed only in the specified car wash bays.

REPORT

1.0 Rezoning Purpose:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 70 unit townhouse development.

2.0 Background:

This City site was approved for sale to Redekop Properties following a bid process which was concluded on 1997 October 27. Council, on 1997 November 17, 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.

3.0 General Comments:

3.1 Development Guidelines:

The proposed development of 70 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 "7d" on the plan.

The adopted development guidelines for the site provide for a maximum 70 units (density of 11.1 units per acre), a maximum Floor Area Ratio of 0.36 and a maximum site coverage of 26% of the lot. The maximum permitted height is 2-1/2 storeys. Treed buffer areas of a 30 foot width are to be provided around the full perimeter of the lot. The total setback is approximately 50 feet. A minimum of 1.75 parking spaces per unit is to be provided.

3.2 Servicing Requirements:

This site has been serviced by the City prior to it being offered for sale. The developer wishes to relocate an existing informal pedestrian path which runs along the edge of the site approximately 50 feet from the bank of Coldicutt Ravine. The Director Engineering will review the adequacy of existing servicing.

3.3 Easements and Covenants:

An easement will be required for a pedestrian pathway which is to be reconstructed by the developer on the west side of the site. The natural treed buffer area which is 30 feet wide and runs all around the perimeter of the site will be maintained and planted with new trees where hazardous trees need to be removed and the area will be protected by covenant. A

driveway and a drainage line will need to traverse the buffer area.

3.4 Development Cost Charges:

The GVS&DD Development Cost charge for the regional sewer system will be payable for the development.

The 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.

3.5 Acoustical Study:

The Director Engineering (Environmental Services) has advised that a 24 hour acoustical study is necessary due to traffic noise from 16th Avenue.

3.6 Coldicutt Ravine:

The Parks and Recreation Department has requested that a construction fence be erected along the 30 foot buffer zone on the Coldicutt Ravine side of the site. The Department will also be required to approve the alignment of the relocated pedestrian path in this area.

3.7 Sediment Control/ water run-off:

The Engineering Environmental Services Division has indicated that an engineered sediment control system is required during construction.

The development plan illustrates two covered car wash spaces are to be provided. The developer will be requested to provide a letter stating that the strata rules will include the requirement to wash vehicles only in the provided car wash bays to protect Coldicutt Creek and the Burnaby Lake system. A sign in the car wash bays noting this rule and the reasons is also to be provided by the developer.

3.8 Trees on the site:

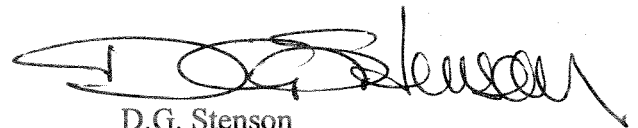
This site is presently well treed and a detailed tree survey has been completed. It will be possible to preserve many trees around the perimeter of the site. Where it is necessary to remove trees from the 30 foot buffer area, the developer will be required to provide additional infill planting. In the centre of the site it will not be feasible to preserve existing trees which would become unstable due to wind exposure.

3.9 Recycling and Garbage handling:

A centralized recycling and garbage handling area will be provided and a letter committing to implement a recycling program will be required from the developer.

4.0 Development Proposal:

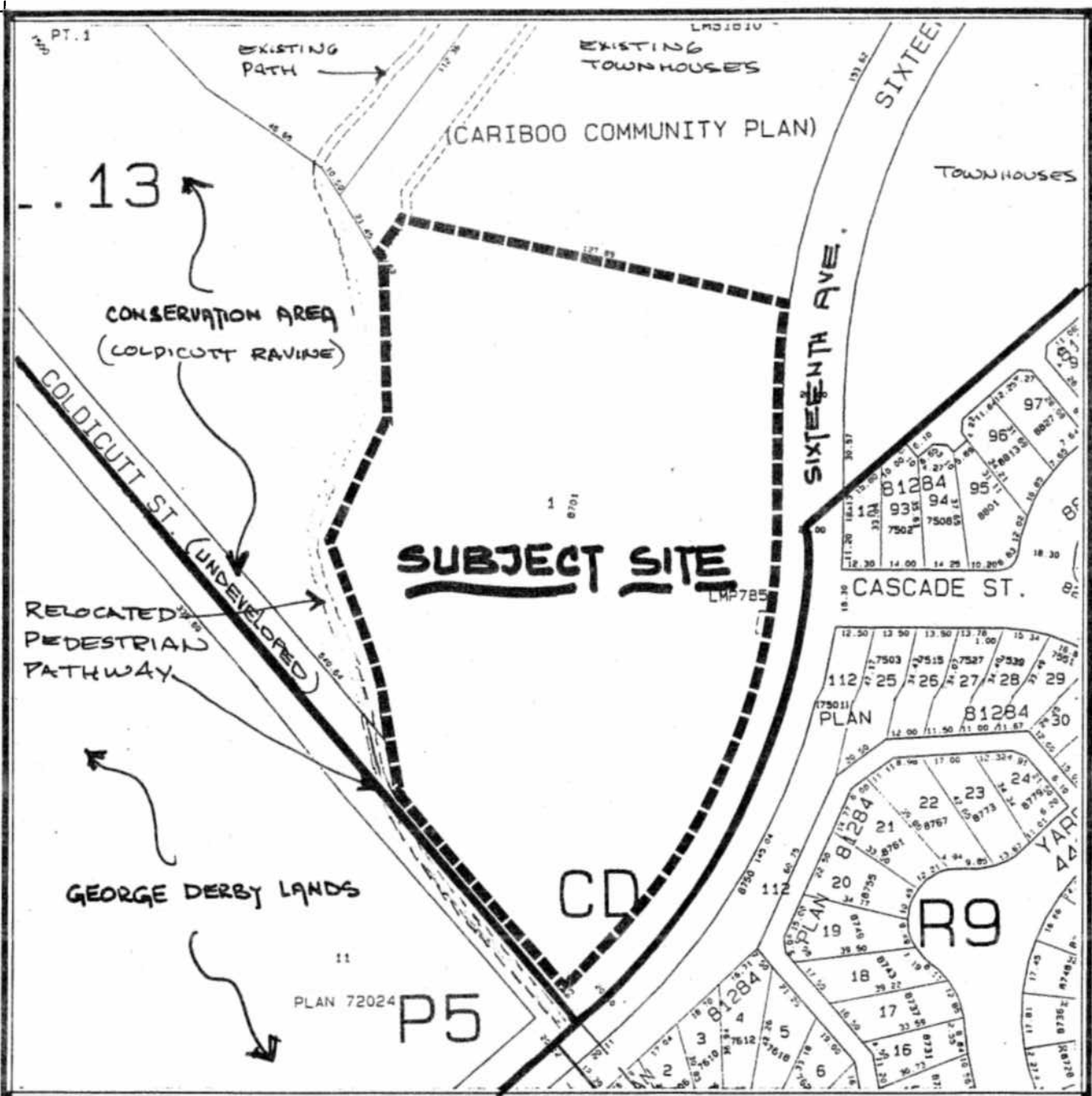
- 4.1 Gross /net site area: 2.55ha. (6.3 Acres)
Site coverage permitted: 26%
Provided: 25.3%
- 4.2 Floor Area ratio permitted: 0.36
Provided: 0.36
Actual total floor area: 98,866 sq. ft. (70 units)
Height: Two storeys above a cellar
- 4.3 Unit Mix:
Units are all three bedroom over a cellar.
The unit sizes range from 1,375 sq. ft. to 1,550 sq. ft.
There is a total of 70 units.
- 4.4 Parking required @ 1.75 spaces/unit 123 spaces plus two car wash
Provided: 140 (two per unit for residents), 18 for visitors
and two carwash spaces. The total parking is
158 spaces.



D.G. Stenson
Director Planning and Building

BR:hr
Att.


cc: City Clerk
City Solicitor
Director Parks, Recreation and Cultural Services
Director Engineering




Date:
OCTOBER 1997

Scale:
1:2000

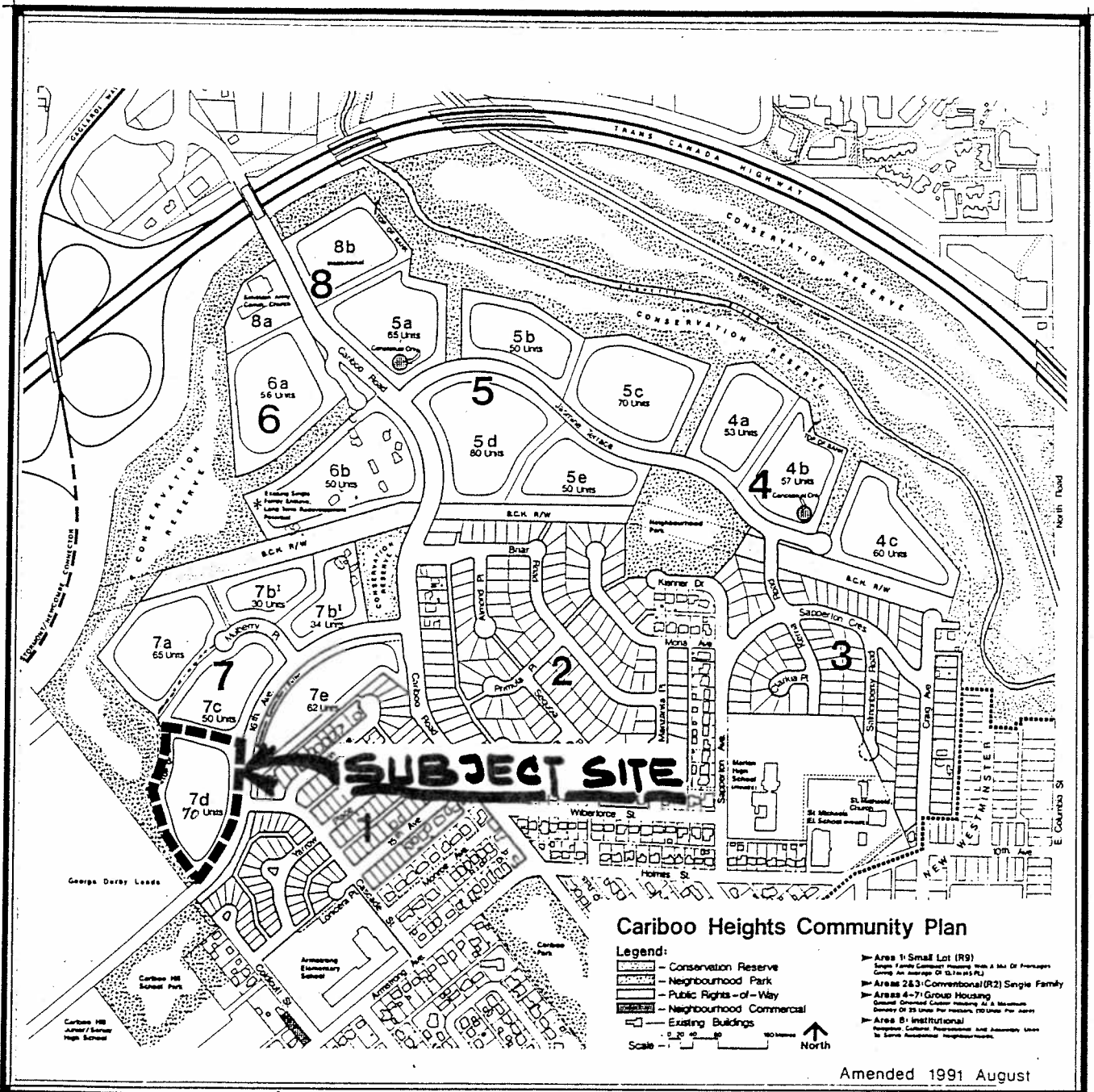
Drawn By:


City of Burnaby
 Planning & Building Dept.


North

REZONING REFERENCE ***66/97**


SKETCH #1.



Date:
OCTOBER 1997

Scale:
N.T.S.

Drawn By:
J.P.C.

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

REZONING REFERENCE # 66/97

128
SKETCH # 2.

