

TO: CITY MANAGER 1999 September 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #21/97
24-Storey Apartment Tower with Townhouses

ADDRESS: 4132, 4150 & 4196 HALIFAX STREET (see *attached* Sketches 1 & 2)

LEGAL: Lot 1 Except: Part on Plan 25896, D.L. 119, Group 1, NWD PL 7204, LOT 4, D.L. 119, Group 1, NWD Plan 22322, LOT C Except: Parcel "One" (Exp. Plan 12576), D.L. 119, Group 1, NWD Plan 3363

FROM: M1 Manufacturing District and C4 Service Commercial District

TO: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and the Brentwood Town Centre Development Plan Guidelines and in accordance with the development plan entitled "Halifax Tower" prepared by Dikeakos & Cotter Architects)

APPLICANT: Harbour Homes
301-3701 Hastings Street
Burnaby, B.C., V5C 2H6
(Attn: Des Bosa)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 1999 October 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 04 and to a Public Hearing on 1999 October 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.

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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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of resultant debris prior to Third Reading.
- e) The consolidation of the net project site into one legal parcel.
- f) The dedication of any rights-of-way deemed requisite.
- g) The undergrounding of existing overhead wiring abutting the site.
- h) The retention of identified existing trees and vegetation on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees 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 identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- i) Compliance with the Council adopted sound criteria.
- j) The provision of facilities for cyclists in accordance with Section 4.5 of this report.
- k) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- l) The deposit of the applicable per unit Parkland Acquisition Charge of \$1,436 per unit if a Building Permit for the subject development is obtained on or before 1999 December 31. If a Building Permit for the subject development is obtained after 1999 December 31 the applicable per unit Parkland Acquisition Charge will be \$3.55 per square foot of gross floor area.

- m) The deposit of the applicable GVS & DD sewerage charge (Vancouver Sewerage Area) of \$590 per unit for apartments and \$826 per unit for townhouses.
- n) The design and provision of units adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person).
- o) The granting of a Section 219 Covenant restricting enclosures of balconies.
- p) The submission of an environmental Site Profile and resolution of any arising requirements.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed bylaw amendment is to permit the development of a 24-storey apartment tower and townhouses with underground parking.

2.0 BACKGROUND

The Brentwood Town Centre Plan, adopted by Council on 1996 June 10, designates this site for high density separated residential development. Such residential sites are separated from the residentially designated areas to the east by strong, newer service commercial and industrial office developments on both sides of the Lougheed Highway. These sites are designated for residential development as a result of their attractiveness for early development. To mitigate the impact of the continuing industrial and service commercial context of the area generous natural landscape buffering will be encouraged.

The subject application has previously gone to a Public Hearing on 1997 November 25. The previous development plan had shown the site to be developed with two apartment towers; one 16 storeys and one 19 storeys. Since this time the applicant has revised the development plan to include one larger tower at 24 storeys with townhouse units along the Halifax Street frontage and the eastern edge of the site. This development plan is viewed as appropriate for the site given the similar development recently completed to the east near Willingdon Avenue at 4425 Halifax Street (Rezoning Reference #52/96). The provision of street-fronting townhouses on this site will continue the establishment of the pedestrian-oriented 2-3 storey street wall in this north-western portion of the Brentwood Town Centre.

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3.0 GENERAL COMMENTS

- 3.1 The proposed development provides for a 24-storey residential tower towards the south-western portion of the site with 2-storey townhouses fronting Halifax Street and in the south-east corner of the site. All parking is to be provided underground for the tower and townhouses with a small amount of surface visitor parking. The density of the project is the RM5 maximum of 2.2 F.A.R. based on the net site area. The intent of the proposed plan meets that of the adopted Brentwood Town Centre Development Plan in use, density and scale of development.
- 3.2 The City Engineer will assess the need for any further services to the site, including, but not necessarily limited to sewer upgrading, road upgrading, separated sidewalks and street trees.
- 3.3 Dedication required for this site include a 10.06 metre wide strip along Halifax Street for road widening and boulevard enhancements.
- 3.4 Due to the site having many existing significant trees and landscape features a tree survey indicating their locations and health was provided. Trees on the site which are to be retained are indicated on the development plans.
- 3.5 Vehicular access to the site will be from two points on Halifax Street. The access at the western end of the site will lead to a small number of surface visitor parking spots and the underground parkade for the tower. The access in the middle of the site will lead to a turnaround in front of the main entrance to the tower and access to the underground parkade for the townhouses.
- 3.6 Given the site's proximity to the Lougheed Highway, a sound study will be required showing that the development meets Council-adopted noise criteria.
- 3.7 No gates are shown nor will be permitted on the driveways into the development.
- 3.8 A Section 219 covenant to ensure the retention of open balconies is to be provided.
- 3.9 Given the past use of the subject site, the applicant will be required to submit an environmental site profile and any fulfill any site remediation requirements that result.
- 3.10 Council adopted an increase for the Parkland Acquisition Charge on 1998 October 19. If a building permit is obtained for the subject development by 1999 December 31 the old rate of \$1,436 per unit would apply. If a Building Permit is obtained for the subject application after 2000 January 1 the new Parkland Acquisition Charge of \$3.55 per square foot of gross floor area would apply. The GVS & DD Sewerage Development Cost Charge of \$826 per townhouse unit and \$590 per apartment unit also applies to this development.
- 3.11 The applicant has agreed to provide two units on the ground floor of the tower adaptable to the

needs of persons with physical disabilities. The provision of special hardware and cabinet work is subject to the sale or lease of the units to a person with a physical disability.

3.12 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area	-	9,587.8 m ² /103,205 sq.ft.
Net Site Area	-	8,337 m ² /89,741 sq.ft.
Site Coverage		
Permitted	-	30%
Provided	-	22.7%

4.2 Density

FAR Permitted & Provided	-	2.2 - 18,228 m ² /196,209 sq.ft. (subject to detailed survey)
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4.3 Height

Apartment Tower	-	24 storeys / 79.4m / 260.5 ft.
Townhouses	-	2 storeys / 9.8m / 32 ft.

4.4 Unit Mix

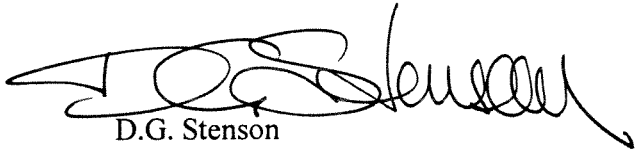
	<u>Unit Type</u>	<u>Unit Size</u>
Tower:		
	28 - 1 Bedroom	- 695 sq.ft.
	40 - 1 Bedroom + Den	- 815 - 840 sq.ft.
	77 - 2 Bedroom	- 940 - 1,130 sq.ft.
	22 - 2 Bedroom + Den	- 1,047 - 1,180 sq.ft.
	<u>4 - 3 Bedroom</u>	- 1,340 sq.ft.
Subtotal:	171 units	
Townhouses:		
	8 - 2 Bedroom	- 1,260 sq.ft.
	<u>4 - 2 Bedroom + Den</u>	- 1,380 sq.ft.
Subtotal:	12 units	

TOTAL: 183 UNITS

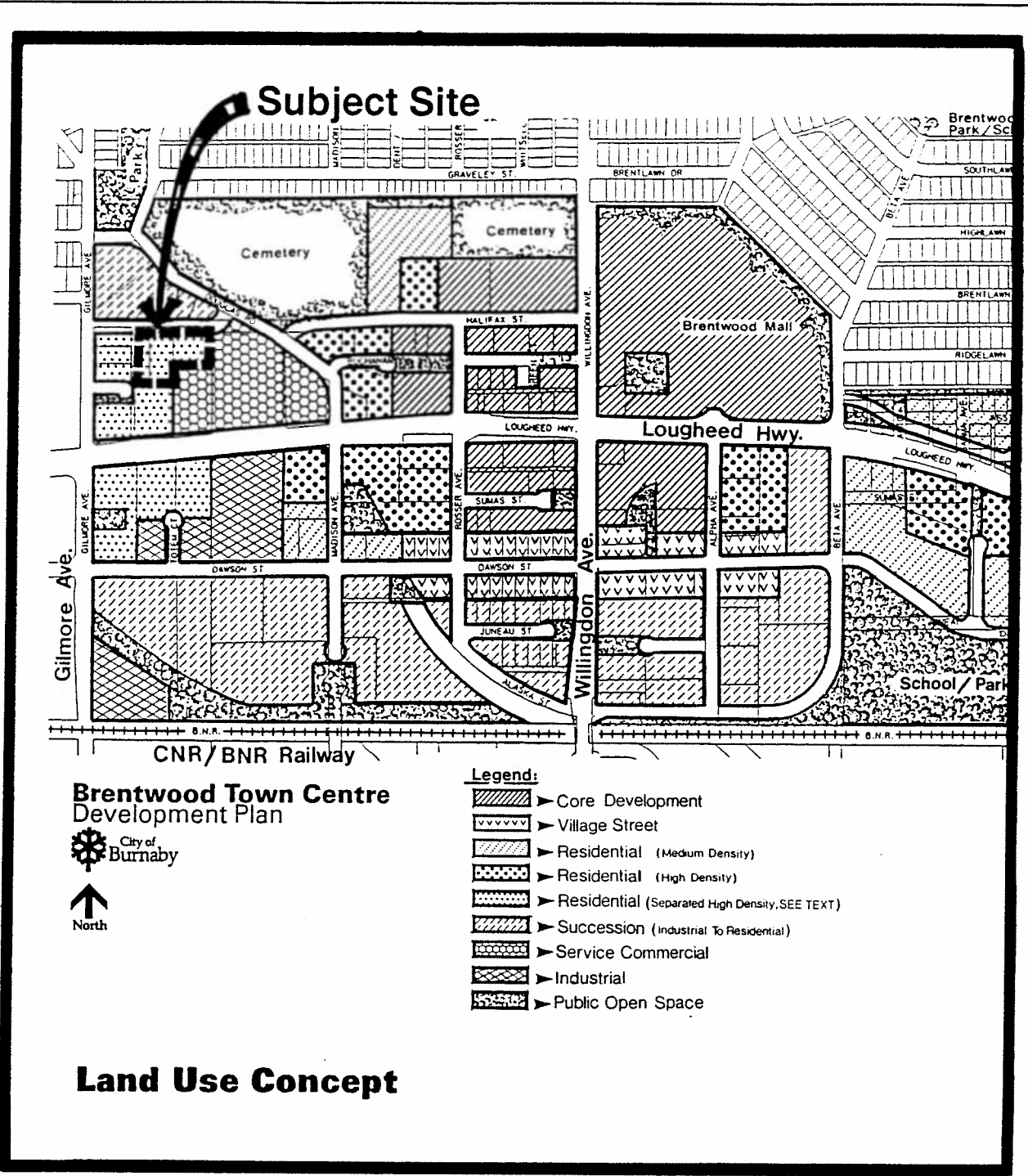
4.5 Parking

Vehicle Parking			
Tower Required & Provided	-	171 units @ 1.6 stalls =	274
		<u>Car Wash Stalls</u> =	<u>2</u>
		Subtotal	276
Townhouses Required & Provided	-	12 units @ 1.75 stalls =	21
		TOTAL:	297
Bicycle Parking Required & Provided			
Secure Resident Parking	-	183 stalls	
Visitor (Rack) Parking	-	37 stalls	

4.6 Communal Facilities - The tower has communal lounge, fitness and hobby areas, as well the grounds have a common children's play area and garden plots.


D.G. Stenson
Director Planning and Building

PSF:ds
Attach
cc: City Clerk
Director Engineering

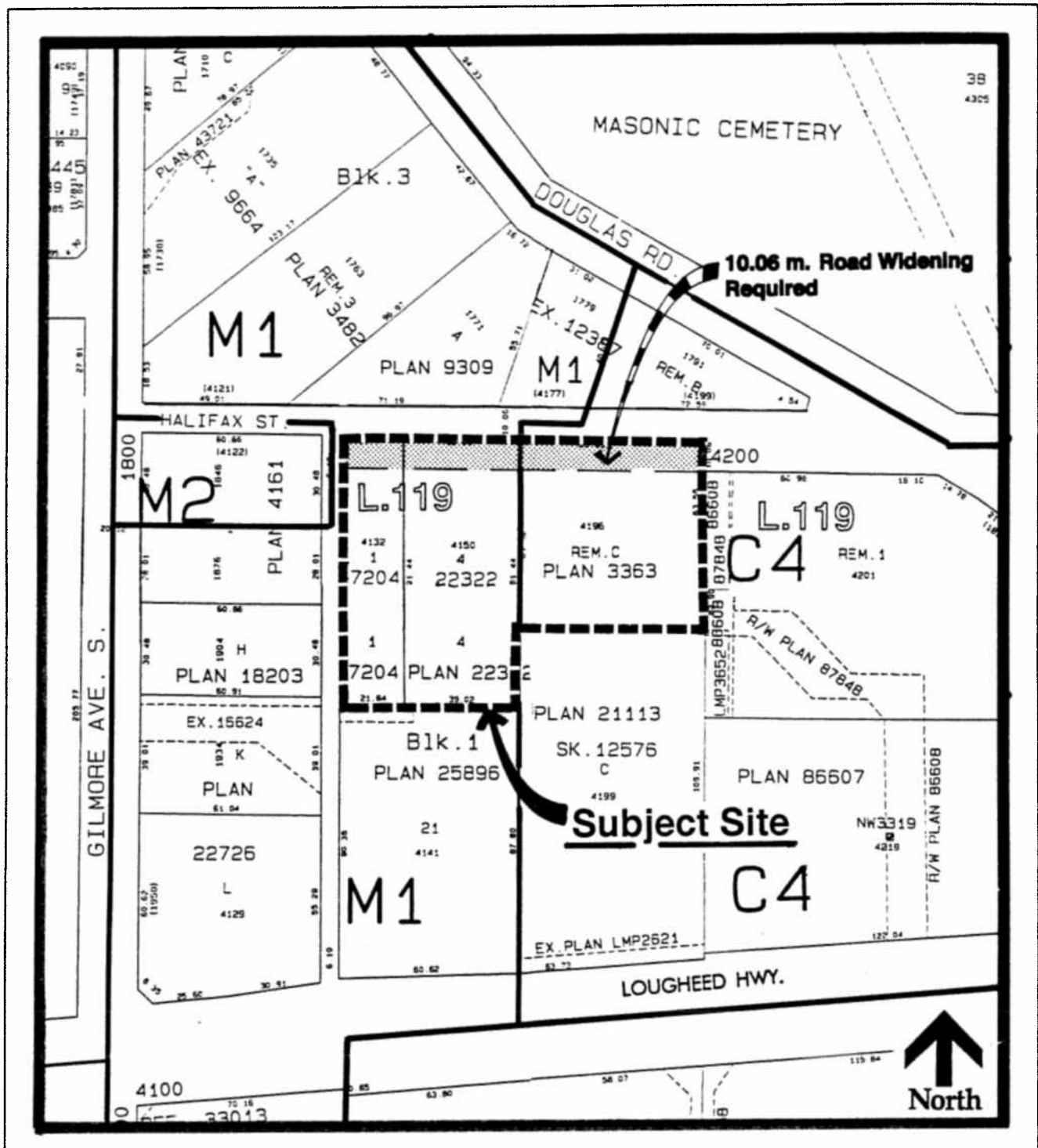



Planning And Building Department

Scale: 1 = 2000
 Drawn By: J.P.C.
 Date: Sept. 1999

REZONING REFERENCE #21/97

Sketch # 1



 City of Burnaby		Planning And Building Department	
Scale: 1 = 2000		REZONING REFERENCE #21/97	
Drawn By: J.P.C.			
Date: Sept. 1999			
		Sketch # 2	