
TO: CITY MANAGER 2013 October 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-49
Townhousing
Canada Way and Claude Avenue Area Plan (Rayside)

ADDRESS: 5092, 5108, 5120 5132, 5146, 5168, 5180, 5192 Canada Way, 4981, 4991 Claude Avenue (see *attached* Sketches #1 and #2)

LEGAL: See *attached* Schedule A

FROM: R4 Residential District and C2 Community Commercial District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Canada Way and Claude Avenue Area Plan guidelines and in accordance with the development plan entitled “Royal Deer Lake Residences” prepared by GBL Architects Inc.).

APPLICANT: GBL Architects Inc.
140 - 2034 West 11th Avenue
Vancouver, BC V6J 2C9
(Attention Paul Goodwin)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 November 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 November 04 and to a Public Hearing on 2013 November 26 at 7:00 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 including, a 4% Engineering Inspection Fee, 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

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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 removal of all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The dedication of any rights-of-way deemed requisite.
- f. The consolidation of the net project site into two legal parcels.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i. Compliance with the Council-adopted sound criteria.
- j. The granting of Section 219 Covenants including:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - protecting the streamside protection and enhancement areas (SPEA);
 - providing that all disabled parking is to remain as common property; and,
 - to ensure compliance with the accepted acoustical evaluation.
- k. Compliance with the guidelines for underground parking for visitors.
- l. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- m. The review of a detailed Sediment Control System by the Director Engineering.

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- n. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- o. The review of on-site residential loading facilities by the Director Engineering.
- p. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- q. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- r. The deposit of the applicable Parkland Acquisition Charge.
- s. The deposit of the applicable GVS & DD Sewerage Charge.
- t. The deposit of the applicable School Site Acquisition Charge.
- u. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 132 unit townhouse development with under-building and underground parking.

2.0 BACKGROUND

2.1 Council, on 2004 January 23 adopted a community plan amendment to establish specific townhouse development guidelines for the subject site and the surrounding properties in line with the RM2 District as a guideline.

2.2 Council, on 2007 November 26, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to

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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.

2.3 Since the initial report, the property has transacted a number of times, with applicants unable to achieve a plan of development suitable for presentation to a Public Hearing. The current applicant has achieved a suitable plan consistent with the townhouse development guidelines established in 2004.

2.4 The subject site is located within the Council adopted Sperling and Claude Avenue Area Plan, formerly part of the broader Canada Way / Burriss Street / Trans Canada Highway / Sperling-Freeway Interchange Area Plan. The subject site encompasses ten (10) lots between Canada Way and Claude Avenue just east of Sperling Avenue.

Directly to the northeast are six large single-family lots identified for consolidation and redevelopment in line with the RM2 District as a guideline. This future assembly includes the realignment of Claude Avenue and the improvement of Deer Lake Brook Tributary #1 and its riparian setback/conservation area. To the north across Claude Avenue is a public open space/conservation area with the Trans Canada Highway beyond. Directly to the east is a single-family enclave developed under the adopted plan. To the south across Canada Way is a mix of single-family dwellings and commercial uses. Directly to the west are two large single family lots identified for consolidation and redevelopment in line with RM2 District as a guideline.

The development being pursued is for a 132 unit townhouse development with under-building and underground parking to a maximum density of 0.9 F.A.R., utilizing the CD Comprehensive Development District (with the RM2 District as a guideline) in line with the adopted Canada Way and Claude Avenue Area Plan.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The development proposal is for a 132 unit townhouse development with under-building and underground parking. Vehicular access is restricted to the Claude Avenue. The maximum density of the project under the RM2 District guidelines is 0.9 F.A.R. with full underground parking. As noted, parking is provided underground and under-building. Full underground parking is not able to be feasibly achieved given the high water table and poor soil conditions within the northern portion of the development site. The proposed parking provision is, however, considered suitable to support the full 0.9 F.A.R. density.

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The subject proposal consists of sixteen individual townhouse buildings separated from each other by landscaped courtyards, pedestrian walkways and driveways. A mix of unit forms and types have been pursued for the site to both react to the varying topography and market conditions within the area, resulting in a diverse townhouse community unique to Burnaby. Of the proposed 132 units, 67 units are planned as three storey three bedroom units, including individual two-car garages integrated within the ground level. This concept responds to the poor soil conditions and high water table on the northern portion of the site and provides a desirable self contained townhouse form. The remaining 65 units are terraced up the slope towards Canada Way, developed upon and around a structured underground parking garage. These units are planned as both three bedroom and three bedroom and den back to back units, within three full levels of living space. Every unit has access to a private ground floor patio area, upper level decks and common green areas throughout the site, including a large children's play area. In order to engage with bounding streets, units fronting Canada Way have individual access to the City sidewalk, creating a landscaped row house concept to soften Canada Way and connect the development to the broader community, with a further pedestrian access to the lane east of the site.

- 3.2 The ten individual lots comprising the development site will be consolidated and re-subdivided into the net development site and a City lot comprising the landscaped riparian setback from Deer Lake Brook. In future, with the development of the properties to the west, a portion of 4951 Claude Avenue will also be dedicated for park and riparian setback purposes to complete the Deer Lake Brook Park and Conservation area lands. Given the area of the proposed park dedication required from the site in relation to its net area, it is proposed that the development density associated with this park portion, equal to 186.73 m² (2,010 sq.ft.) be contributed to the net development site.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
 - the construction of Claude Avenue, with concrete curb and gutter and separated sidewalks on the south side, complete with boulevard grass, street trees and street lighting across the development frontage;
 - the construction of Canada Way to its final standard, with relocated concrete curb and gutter and separated sidewalks on the north side, complete with boulevard grass, street trees and street lighting across the development frontage; and,
 - environmental enhancement of a portion of Deer Lake Brook Tributary 1.

Subject to the completion of a detailed civil design for road work, a road dedication of up to 5.2m (17ft.) may be required across the south property line for a cut/fill slope and provision of separated sidewalks on Canada Way.

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- 3.4 Any necessary easements, Section 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking is to remain as common property;
 - Section 219 Covenant to ensure the provision and ongoing maintenance of on-site stormwater best management practices;
 - Section 219 Covenant for the retention of identified existing trees within riparian setback areas on site;
 - Section 219 Covenant to ensure compliance with the accepted acoustical evaluation;
 - Section 219 Covenant and Statutory right-of-way for the protection and ongoing maintenance of the Deer Lake Brook - Tributary I Streamside Protection and Enhancement Area (SPEA);
 - Statutory right-of-way for sanitary sewer between Canada Way and Claude Avenue; and,
 - Easement for vehicular access in favour of 4951 Claude Avenue and 5070 Canada Way.
- 3.5 In light of the proximity to Canada Way and the Trans Canada Highway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.6 Provision of an adequately sized and sited garbage recycling area, as well, separate car wash stalls are required.
- 3.7 A very large portion of the site will be excavated for development. As such, an arbourist's report, tree survey and nesting raptors survey will be required prior to Final Adoption. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development.
- 3.8 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Claude Avenue and Canada Way across the development frontage.
- 3.9 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.10 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

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- 3.11 Given the poor condition of existing soils there is a need to preload and excavate existing peat soils. To support the site preparation and construction process, in order to protect the nearby Deer Lake Brook and Deer Lake Brook Tributary I a detailed construction management plan will be required for the site.
- 3.12 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the development
- 3.13 Development Cost Charges:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
 - b) School Site Acquisition Charge of \$800.00 per unit
 - c) GVS&DD Sewerage Charge of \$1,515.00 per townhouse unit

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Site Area:	-	18,499.97 m ²	(199,132 sq.ft.)
Road Dedication Area:	-	877.01 m ²	(9,440 sq.ft.)
<u>Park Dedication Area (Density Transfer):</u>	-	<u>186.73 m²</u>	<u>(2,010 sq.ft.)</u>
Net Site Area:		17,436.23 m ²	(187,682 sq.ft.)
Net Site Area for Calculation of Density:	-	17,622.96 m ²	(189,692 sq.ft.)

4.2 Density

F.A.R. Permitted and Provided	-	0.9 F.A.R.
Floor Area (G.F.A.) Permitted	-	15,860.68 m ² (170,723 sq.ft.)
Floor Area (G.F.A.) Provided	-	15,754.87 m ² (169,584 sq.ft.)

Site Coverage - 35%

4.3 Height - 3 storeys

4.4 Unit Mix

42 three-bedroom townhouses	-	118.73 – 119.01 m ²	(1,278 – 1,281 sq.ft.)
30 three-bedroom rowhouses	-	115.20 – 116.78 m ²	(1,240 – 1,257 sq.ft.)
59 three-bedroom + den townhouses	-	117.33 – 120.87 m ²	(1,263 – 1,301 sq.ft.)
<u>1 four-bedroom townhouse</u>	-	<u>155.89 m²</u>	<u>(1,678 sq.ft.)</u>

Total 132 Units

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4.5 <u>Parking:</u>	<u>Required</u>	<u>Provided</u>
Vehicle Parking:		
Required Resident Parking 1.5/ unit (Tandem @ 1.5 for 2 tandem)	-	198 spaces
		202 spaces (76 tandem = 57)
Required Visitor Parking 0.25/unit	-	33 spaces
Covered Car Wash Stalls Provided	-	2
Bicycle Parking:		
Secure Residential @ 1 /unit	-	132 lockers
	-	84 in lockers 48 in garage
Visitors racks @ 0.2 spaces/unit	-	26 in racks
		26 in racks

4.6 Communal Facilities:

Communal facilities include common greenspace courtyards, naturalized riparian planting areas, public seating and pathways, and children’s play area.



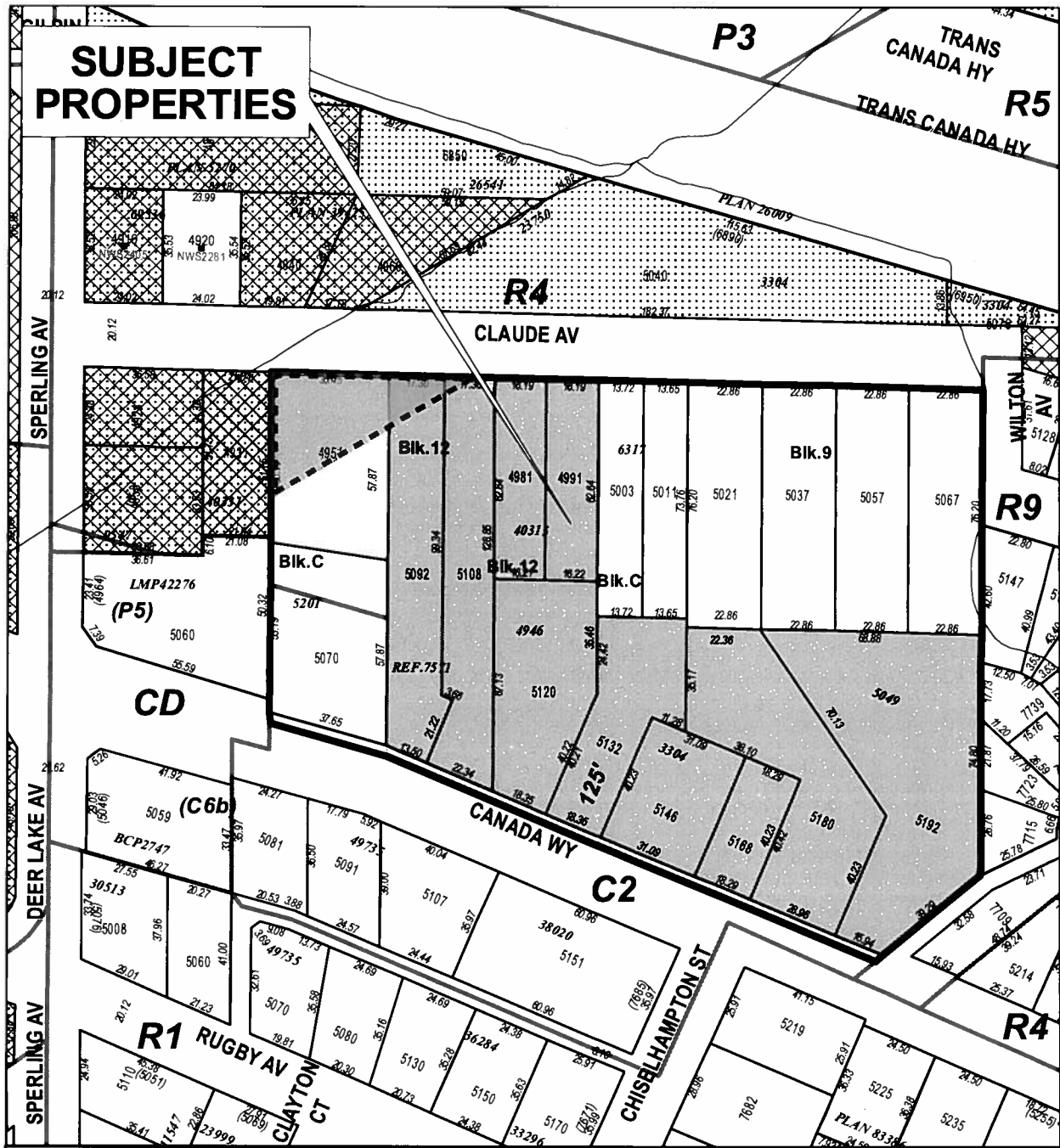
Lou Pelletier, Director
 PLANNING AND BUILDING

JBS:spf
Attachments

cc: Director Engineering
 Director of Parks, Recreation and Cultural Facilities
 City Solicitor
 Acting City Clerk

Schedule A
Rezoning Reference #07-49

- 5092 Canada Way - Lot 1, D.L. 85, Group 1, NWD Plan 7571
- 5108 Canada Way - Lot 2, D.L. 85, Group 1, NWD Plan 7571
- 5120 Canada Way - Lot B Except: the northerly 205.5 ft., D.L. 85, Group 1, NWD Plan 4946
- 5132 Canada Way - Lot 3, D.L. 85, Group 1, NWD Plan 6317
- 5146 Canada Way - Lot 11 Except: Easterly 60 ft. having a frontage of 60 ft. on Douglas Road with a uniform width the full depth of said lot and adjoining Lot 10, NWD Plan 3304
- 5168 Canada Way - The Easterly 60 ft. of Lot 11, D.L. 85, Group 1, having a frontage of 60 ft. on Douglas Road with a uniform width the full depth of said lot and adjoining lot 10, NWD Plan 3304
- 5180 Canada Way - Lot A, D.L. 85, Group 1, NWD Plan 5049
- 5192 Canada Way - Lot B, D.L. 85, Group 1, NWD Plan 5049
- 4981 Claude Avenue - Lot 170, D.L. 85, Group 1, NWD Plan 40315
- 4991 Claude Avenue - Lot 171, D.L. 85, Group 1, NWD Plan 40315



PLANNING & BUILDING DEPARTMENT



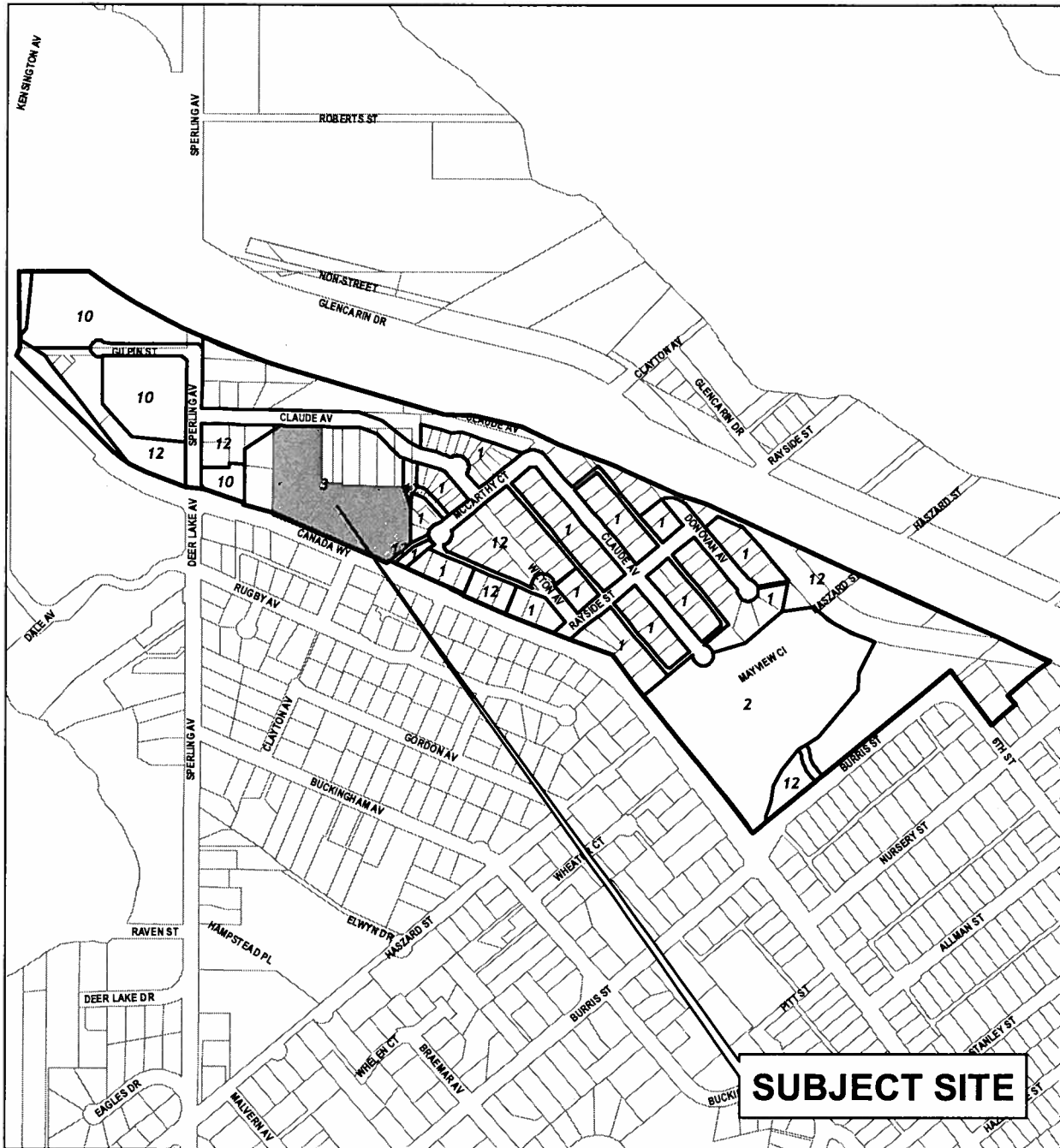
DATE:
OCT 07 2013

SCALE:
1:2,000

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AY

**REZONING REFERENCE #07-49
PORTION OF CANADA WAY - CLAUDE AVENUE AREA PLAN**

- Subject Properties
- City-Owned Property
- Plan Boundary
- To be Dedicated



Rayside



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 3 Medium Density Multiple Family Residential
- 10 Administration and Public Assembly
- 12 Park and Public Use

