

19. Re: Status on Four Provincial Land Assembly Sites

Following is a status from the Director of Planning on Provincial Land Assembly sites in Lake City East and in the Government Street - Keswick Avenue area.

This is for the information of Council.

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PLANNING DEPARTMENT
DECEMBER 5, 1973

SUBJECT: STATUS REPORT - PROVINCIAL LAND ASSEMBLY SITES (4)
A. Sites in Lake City East
- Site 5 (RZ #27/71)
- Site 2 (RZ #12/73)
B. Site at Government Street/Keswick Avenue
- West portion - Low Density Multiple Housing
- East Portion - Medium Density Multiple
Housing (RZ #65/72)

Background

At the request of Mr. G. Chatterton, Director of the B. C. Housing Management Commission, a meeting was arranged on October 31, 1973 at the Municipal Hall with various relevant representatives who would be involved in the subject land assembly which had been acquired by the Province and its development for housing purposes. The purpose of this meeting was to discuss some general aspects of the proposed subject sites at a staff level.

Senior representatives of the following agencies or firms were present:

- a. Provincial Government - Housing
 - b. Central Mortgage and Housing Corporation
 - Regional Office
 - Branch Office
 - c. Greater Vancouver Regional District
 - Housing Department
 - d. Johnston and Associates
 - Management/Planning Consultants
 - e. Burnaby Planning Department.
1. A large sum of funds which had been allocated for housing purposes by CMHC for 1973 had not yet been spent and there was an expressed desire that these funds be designated by December 1, 1973 for the development for housing purposes of the subject sites (approximately 1,000 housing units). In general, approximately 25% of the proposed units would be allocated to Low-Income

families with the intention of integrating these low-income families throughout the projects thereby avoiding any obvious visual difference between the low-income and the typical market-oriented housing. At present, it is suggested that low-income families would be subsidized (rent or ownership).

The Planning Department was repeatedly assured that the quality of development would be equal to or better than that of any private developer and that the quality of units for low-income families would be indistinguishable from the rest of the housing development.

The position of the Planning Department in this matter is that approval of a residential development cannot be specifically given at this early stage, other than outlining for their guidance the Community Plans which have been adopted by Council as a guideline for the development of the subject sites (Community Plan Area 'H' and the Lake City East Community Plan). It is the expressed position of the Planning Department that the relevant Community Plans should be followed and approval of a specific residential project would be subject to the adoption by Council of a rezoning proposal through the usual rezoning process. (Similar relationship of the Municipality to a private developer.)

2. We were informed that Johnston and Associates have been designated as the management/planning coordinator (agent for the owner) of the subject sites and for the necessary rezoning. However, we have since been informed (November 30, 1973) that this firm has been released from the subject housing project.
3. Mr. Williams of the Department of Municipal Affairs in response to an enquiry regarding the taxation of the Provincially owned sites mentioned that through the Municipal Assistance Act, a grant may be appropriate in place of payment of specific Municipal taxes of, say, up to 15 mils. Confirmation and clarification of this situation in writing has been requested of the Province.
4. The Planning Department distributed the attached information (Schedules A and B) to all participants at the meeting. The information outlined the parameters for the reasonable development of the subject site.

Public Release

On November 22, 1973, a public release was made announcing that agreement in principle had been reached between the Federal and Provincial Governments for the development of an experimental housing project in Burnaby.

The release stated that:

The federal-provincial agreement calls for the construction of 1,000 to 1,200 dwelling units with the federal government assuming 75 per cent of the total capital costs which are estimated at \$25,000,000. The remaining 25 per cent would be provided by the Province.

These housing units would be offered for rent or sale and it is anticipated that approximately one-quarter of them would be made available to people in the lower-income groups at preferred rates. The balance of the housing units would be offered to other income groups with payments ranging from a non-profit rate to market rates.

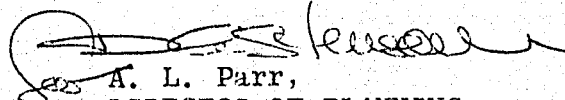
It was noted that administrative details remained to be worked out.

Continuing Process

1. The Engineering Department has provided preliminary estimates for the costs of servicing the subject site.
2. The submission of requisite rezoning forms indicating the initiation of new rezonings for these sites or the continuation of existing rezoning applications is expected in the near future.
3. As yet no specific discussions have taken place on the planning and design of actual residential developments and thus, no mutual agreements have been reached in this area. As outlined in Schedules A and B, the position of the Planning Department with regard to the development of the subject sites has been made clear.

This report is submitted to Council for its information.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


KI:cm

Attached: Schedule A
Schedule B

SITE AT GOVERNMENT STREET AND KESWICK AVENUEA. Community Plan

1. The subject property is outlined in the community plan as two distinct residential projects.
2. The west half of the site (Site A) is designated as a low density multiple family dwelling area at a unit density of 10-12 units per acre. An 8.1 acre net site area is tentatively outlined and the actual net site area would be dependent on an accurate survey plan.
3. The east half of the site (Site B) is designated as a multiple family comprehensive development area at a unit density of 80 units per acre. A 6.2 acre net site area is tentatively outlined and the actual net site area would be dependent on an accurate survey plan.
4. Government Street is to be partially closed as outlined in the attached sketch #1 and the closed portion of road is outlined as a park strip.
5. A new loop road is to be constructed along the southern and western boundary of the subject overall property.

B. Zoning

1. Site A will require rezoning from A2 (Small Holdings) to CD (Comprehensive Development) utilizing the regulations of the RM1 zoning and a unit density of 10-12 units per acre as a guideline.
2. Site B will require rezoning from A2 (Small Holdings) to CD (Comprehensive Development) utilizing the regulations of the RM4 zoning and a unit density of 80 units per acre.
3. Both Site A and Site B will require the submission of a suitable plan of development. Close cooperation with the Planning Department will be required.

C. Background

1. A previous applicant applied for the rezoning (RZ #65/72) of the western portion of the property (Site A).
2. The previous applicant retained a consultant to do preliminary design drawings for the proposed loop road. This preliminary drawing is, in principle, acceptable to the Planning Department.
3. Preliminary servicing estimates have been received from the Engineering Department on most of the required services.

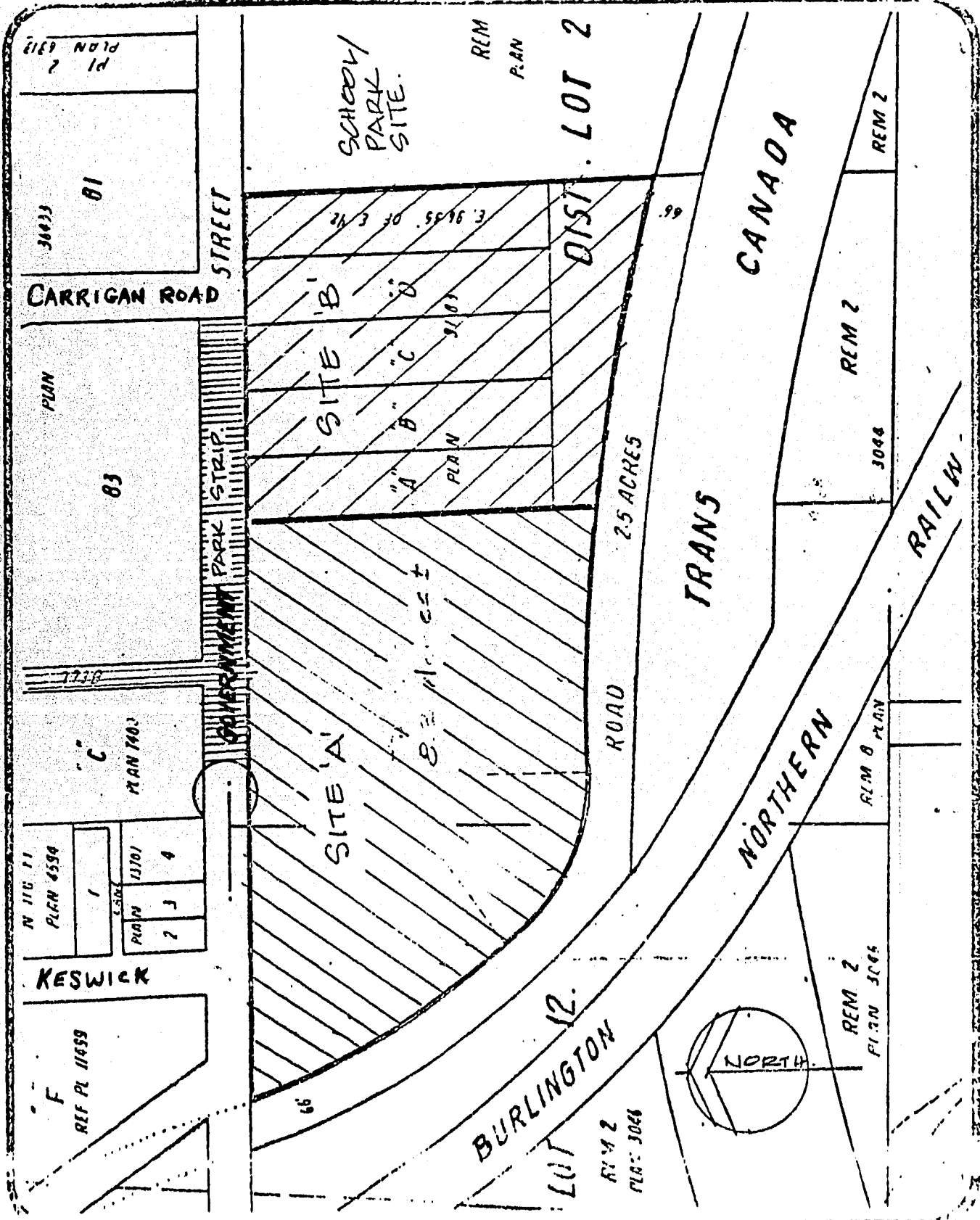
D. Specific Overall Considerations

1. There is a per unit levy of \$200 for all residential development in Community Plan 'H' towards the cost of providing the school/park site (\$150) and the Lougheed Highway pedestrian underpass (\$50).

cont'd...

2. The developer is responsible for the costs of:
 - a) Requisite roads.
 - b) Sanitary sewers.
 - c) Storm sewers.
 - d) Water services.
 - e) Sidewalks.
 - f) Underground wiring.
 - g) Ornamental street lighting.
 - h) All necessary pedestrian walkways.
3. The Province is requested to clarify the tax situation of the subject properties both as a holding proposition and in its final development form.
4. The guidelines of the General Report on Residential Condominiums and Conversions will apply to this project if Strata Titling is contemplated.
5. A significant buffer zone should be provided between the proposed residential buildings and the 401 Highway (see sketch #2). Traffic noise from the 401 Highway is of concern and should be minimized through the actual design of the project.
6. The designated project Architect/Planner should work closely with the Planning Department towards the design of a suitable plan of development.

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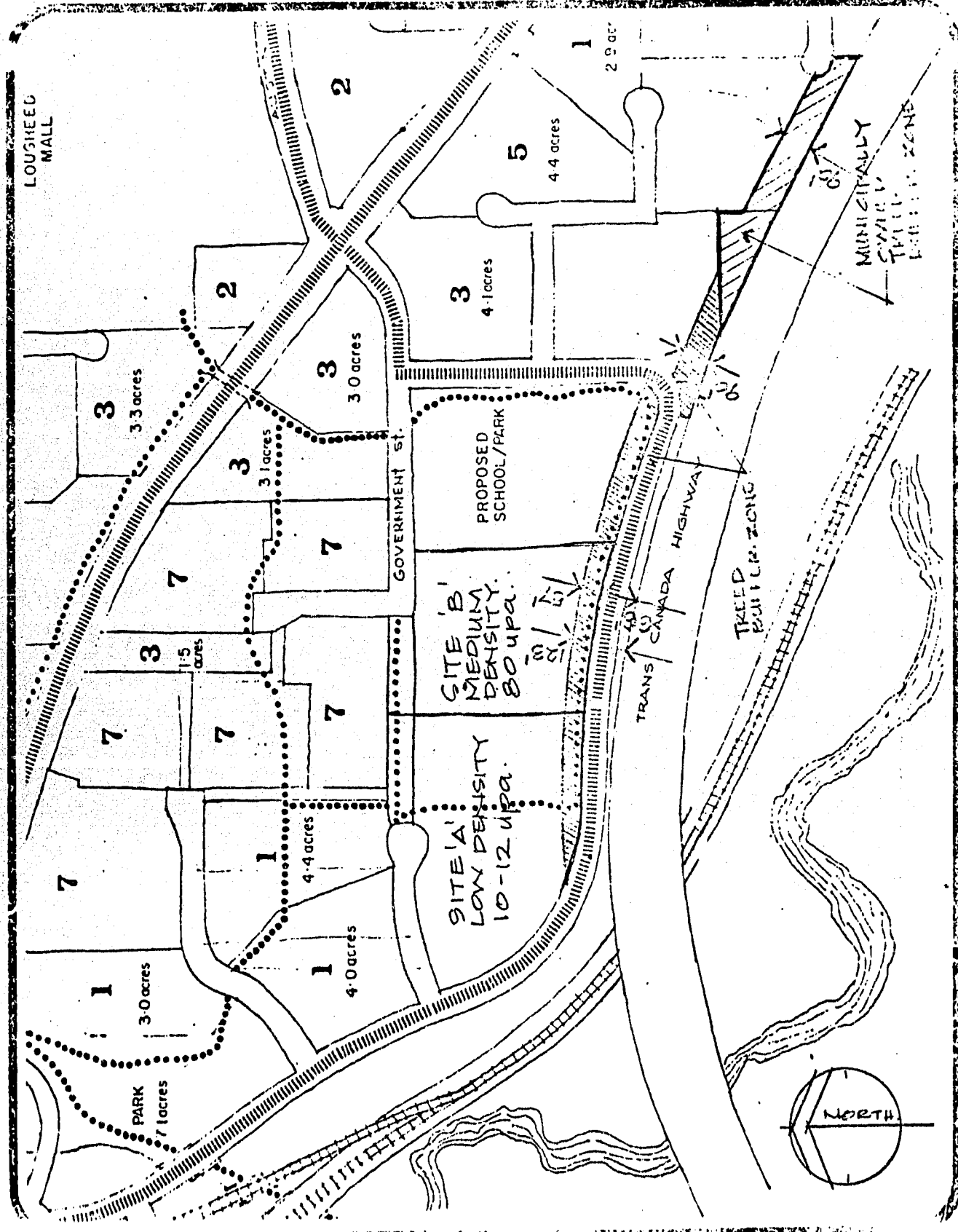


SCALE 1" = 200'
 DRAWN
 DATE OCT/73.

PROVINCIAL LAND ASSEMBLY SITES
 KESWICK / GOVERNMENT.
 SITE 'A' & SITE 'B'

SKETCH #1

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SCALE 1" = 400'
 DRAWN BY
 OCT 1973

MINIMUM TREE BUFFER ZONES
 ADJACENT TO THE 401 HIGHWAY.
 SKETCH # 2

MUNICIPAL PLANNING DEPARTMENT

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

SCHEDULE B

SITE #2 AND SITE #5
LAKE CITY EAST COMMUNITY PLAN

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A. Community Plan

1. The subject properties are designated Site #5 and Site #2 in the Lake City East residential Community Plan. (See Sketch #1 and Sketch #2)
2. The position of the Planning Department is that the statistical outline as shown in the Community Plan should be followed closely with regard to:
 - a) Unit Mix
 - b) Total Units
 - c) Population
 - d) Floor Area Ratio
 - e) Usable Open Space
 - f) Parking
3. Public Open Space to be maintained either by easement or dedication for the use of the community (see Sketch #2). This public open space area may be included in the overall F.A.R. for the development.
 - a) Site # 5 - 4.56 acres (76% U.O.S.)
 - b) Site # 2 - 2.41 acres (76% U.O.S.)
4. Any revision to the Lake City East Community Plan would require the specific approval of Council.

B. Zoning

1. Site #2 will require rezoning from R2 (Residential District) to CD (Comprehensive Development) in accordance with the Lake City East Community Plan.
2. Site #5 will require rezoning from R2 (Residential District) to CD (Comprehensive Development) in accordance with the Lake City East Community Plan.
3. Both Site #2 and Site #5 will require the submission of a suitable plan of development. Close cooperation with the Planning Department will be required.

C. Background

Site #2

1. Site #2 was presented to Council as Rezoning #12/73.
2. After extensive negotiations with the applicant (RZ #12/73), general agreement was reached on a suitable plan of development. This proposal was, then, submitted to Council for consideration.
3. Council on March 26, 1973, granted approval in principle to the rezoning, and authorized the Planning Department to work with the applicant in the development of a suitable proposal.
4. The applicant was in a position to complete the rezoning in an expeditious manner when the subject site was purchased by the Province.

Site #5

1. Site #5 was presented to Council as Rezoning #27/71.
2. An applicant had proceeded to Second Reading of the Rezoning Bylaw but declined to complete the rezoning for reasons of his own.

3. In general, the proposal was composed of three high rise towers (rental, limited dividend, senior citizens) and an accessory commercial component. The large central open space was to be dedicated as a park.

D. Specific Overall Considerations

Site #2 and Site #5

1. It is expected that the Lake City East Community Plan will be closely adhered to.
2. The Public Open Space requirements should be met as mentioned previously.
3. The Province is requested to clarify the tax situation of the subject properties both as a holding proposition and in its final development form.
4. The developer is responsible for any additional costs with regard to these sites for:
 - a) Requisite Roads
 - b) Sanitary Sewers
 - c) Storm Sewers
 - d) Water Services
 - e) Sidewalks
 - f) Underground Wiring
 - g) Ornamental Street Lighting
 - h) Any necessary pedestrian walkways.

For Site #5, at least, much of the servicing has already been completed by the original developer.

5. The guidelines of the General Report on Residential Condominiums and Conversions will apply to this project if Strata Titling is contemplated. (note in particular, parking requirements and minimum unit sizes).
6. The designated project Architect/Planner should work closely with the Planning Department towards the design of a suitable plan of development.
7. Any further subdivision of the subject sites may result in increased servicing costs.
8. The main electrical distribution loop as required by B.C. Hydro is to be continued through the residential community and provided by adjacent development.
9. Underground parking should be provided for high rise or medium density development (Optional for townhouses).
10. No residential buildings and other structures should encroach on an existing easement (Trans-Mountain).

Site #2 (only)

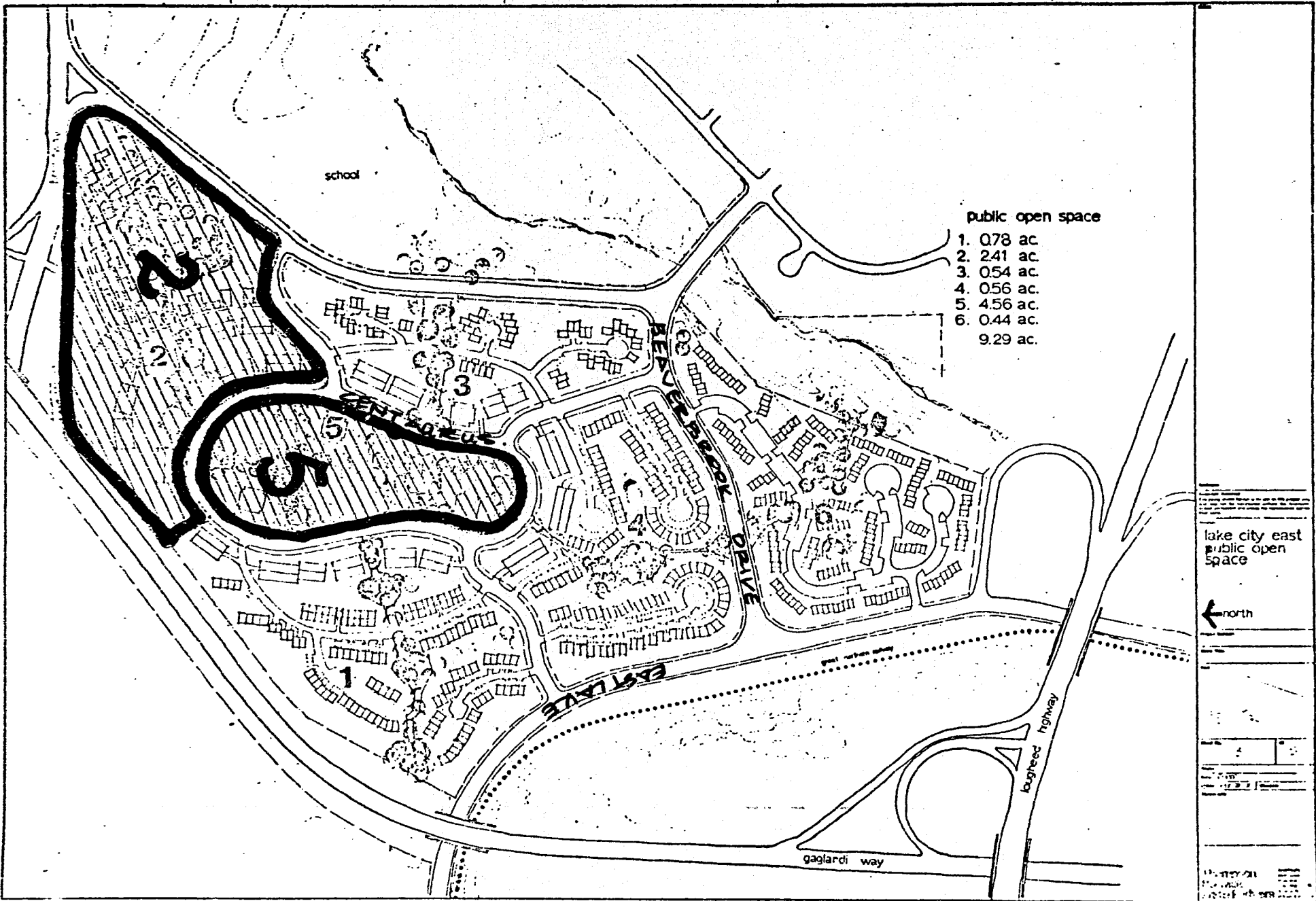
1. Any residential building should be a minimum 90 feet away from the Gaglardi Way right-of-way.
2. With regard to the Maissonette buildings proposed for Site #2, a medium density structure should be contemplated emphasizing individual unit entries and a less intensive scale of development (i.e. unit emphasis) relating to the essentially family oriented townhouse and open space scale of the overall community plans. A conventional three-storey corridor apartment would not be acceptable in this area.
3. It is strongly recommended that the Province give serious consideration to the adoption of the plan of development which has already been granted approval in principle by Council. (See attached Rezoning Report - RZ #12/73, March 26, 1973).

AREA	DESCRIPTION					NO. OF UNITS	TOTAL UNITS	POPULATION		UNITS PER ACRE	PEOPLE PER ACRE	F. A. R.	U. O. S.	PARK
		0	1	2	3									
#1 11.71 ACRES	TOWNHOUSE BACK/BACK UP/DOWN			10	83	93		3.8	353	18.5	61.4	.48	.49	(\$1.50 322
				38		38		3.0	114					
				86		86		3.0	252					
#2 12.39 ACRES	COURT HOUSE TOWNHOUSE MAISONETTE HIGH RISE				10	10		3.8	38	20.0	58.4	.50	.76	(\$1.30))) 438)
				22	10	32		3.8	122					
		35	70	50		120		3.0	360					
		35	35	15		85		2.4	204					
#3 7.56 ACRES	COURT HOUSE MAISONETTE HIGH RISE			22	40	62		3.8	235	27.7	86.9	.47	.63	(\$1.25))) 260)
				27		48		3.8	182					
		40	21	20		100		2.4	240					
#4 10.57 ACRES	TOWNHOUSE BACK/BACK UP/DOWN				126	126		3.8	478	16.0	57.7	.49	.40	(\$1.50 255
				18	8	26		3.0	78					
				14	4	18		3.0	54					
#5 6.53 ACRES	HIGH RISE	85	175	40		300	300	2.4	720	45.9	110.0	.77	.76	(\$1.25 487
#6 10.92 ACRES	TOWNHOUSE				189	189	189	3.8	706	17.0	64.6	.34	.40	(\$1.40 260
TOTAL														
59.68 ACRES		11% 150	26% 348	27% 360	36% 470	1330	1330		4136	20.4	57.0	.50	.55	2022

PUBLIC ROADS 5.30
TOTAL 64.78 ACRES

SKETCH # 1.

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LAKE CITY EAST.
SITE R # 5.
SKETCH # 12.

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PLANNING DEPARTMENT

REZONING REFERENCE #12/73

MARCH 26, 1973

Item #12

SUBJECT:

Application for the rezoning of:

D.L. 56/140, Lot 292, Plan 41353

From: Residential District (R2)

To: Comprehensive Development District (CD)

ADDRESS:

9180 Centaurus Circle

LOCATION:

The site, part of the Lake City East development, is located east of Gaglardi Way, north of Centaurus Circle.

SIZE:

The parcel is irregular in shape and has an approximate area of 516,600 square feet.

MUNICIPAL SERVICES:

The Municipal Services required are presently being determined by the Engineering Department.

APPLICANT'S INTENTION:

The applicant requests rezoning in order to construct a series of townhouses, maisonettes and a highrise, with a total of 213 residential units.

SITE OBSERVATION:

The site is undeveloped and well treed, and is located to the northwest of previous developments in Lake City East. The site slopes to the west, toward Gaglardi Way.

Four of the six areas in the Community Plan have been rezoned for residential use, three of which have been constructed to date.

GENERAL OBSERVATIONS:

This rezoning, part of a previous rezoning application (RZ 57/71) covers Area #2 of the Lake City East (Simon Fraser Hills) residential development. The community plan for the overall development was approved by Council.

According to the approved Community Plan, Area #2 is outlined as follows:

Area = 12.39 acres

Unit Distribution:

Townhouse/Courthouse	42
Maisonette	120
Highrise	85

Total Units	<u>247</u>
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Estimated Population (based on unit types)	586
Bedroom Count	374
Usable Open Space	0.76
Public Open Space	2.41 acres

The applicant has proposed a revised development as follows:

Actual Area = 11.864 acres

Unit Distribution:	
Townhouse	78
Medium density structure	65
Highrise	<u>72</u>
 Total Units	 <u>215</u>

Estimated Population (based on unit types)	555
Bedroom Count	374
Usable Open Space	0.66
Public Open Space	2.2 acres

The applicant has proposed the revised unit distribution due to his desire to increase the number of townhouses which of course occupy more land (i.e., 2-storeys, fenced yards, driveways, parking).

The Planning Department has discussed various statistical distributions with the applicant whose latest proposal appears to be comparable to that outlined for Area #2 in the approved Community Plan.

The actual site area has decreased due to the refinement of road requirements in this area. The total number of units has been reduced; the estimated population is comparable and the bedroom count is identical. The Usable Open Space is still down by about 10% while the Public Open Space is marginally lower. The Public Open Space provided in this area, as outlined in the Community Plan, is for the enjoyment of the whole Lake City East community and not just this specific area.

The applicant's proposal warrants the serious consideration of Council.

Marginal adjustments may be made to the proposed unit distribution and these will be outlined in detail in a subsequent report to Council.

RECOMMENDATION: The Planning Department requests that Council approve in principle the proposed revision to the Community Plan for Area #2 of Lake City East.

Council is also asked to give approval in principle to this rezoning and to authorize the Planning Department to work with the applicant in the development of a suitable proposal. A subsequent report to Council will detail the prerequisites for this rezoning and the final recommended unit distribution.

Al
KI/mp
Attachments