

Re: Proposed Development of a Senior Citizens  
High Rise Housing Development  
Rezoning Reference #20/74

Following is a report from the Director of Planning regarding the proposed subject development.

RECOMMENDATIONS:

THAT Council give final approval for the sale of Site 9 for 110 units at \$2,000 per unit to the Province in accordance with the points outlined in the Director of Planning's report with the understanding that the total price could be adjusted marginally to correspond to a final total units figure; and

THAT Council authorize the expenditure of funds, as provided for in the C.I.P. under the section of Land Assembly and Development, to cover the cost of servicing Site 9; and

THAT Council approve in principle the development of the subject site for senior citizens housing including the access and parking arrangements vis-a-vis the adjacent Public Branch Library as outlined in Section 5.0 and authorize the Planning Department to continue working with the applicant towards the development of a detailed suitable plan of development.

\* \* \* \* \*

PLANNING DEPARTMENT  
REZONING REFERENCE #20/74  
May 2, 1974

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Greater Vancouver Regional District  
Harrison/Kiss, Architects.  
955 Richards St. Vancouver
- 1.2 Subject: Application for the rezoning of:  
Legal Southern portion of Lot 192,  
D. L. 95, Pl 37840  
From: Administration and Assembly District (P2)  
To: Comprehensive Development District (CD)
- 1.3 Address: 7252 Kingsway
- 1.4 Location: The subject site is located south of Kingsway and north of the B. C. Hydro and Power Authority R/W, about 155 feet east of Acorn Avenue. (See sketch #1 & #2)
- 1.5 Size: The site is somewhat irregular with a width of 198.06 feet and a length of approximately 170 feet and an area of 0.77 acres.
- 1.6 Services: Sanitary and Storm Sewers are required. A new easement is required and an existing easement must be retained.
- 1.7 Applicant's Intentions: The applicant requests rezoning to permit the construction of a senior citizens high-rise housing development. (See letter of Intent - ITEM #3)
- 2.0 Site Observations: The site is occupied by a temporary frame building and an asphalted parking area over part of the site. To the north there is the existing Burnaby Public Branch Library. To the east, there is an existing senior citizens high-

rise housing and recreation centre complex of which the subject rezoning project is to be a part. To the south, there is the B. C. Hydro and Power Authority Right-of-Way which is outlined in the adopted Community Plan - Area 'O' as a future park strip. To the west, there are a number of single-family dwellings fronting onto Acorn Avenue. The project will also be in close proximity to the Middlegate Shopping Centre which lies to the north across Kingsway.

3.0 Background: On December 28, 1972, a comprehensive report was presented to Council concerning the provincial land assembly scheme for residential development. At the December 28, 1972 meeting (In Camera), Council took the following action:

- a) Agreed to sell to the Provincial Government, Sites 4, 5, 9 referred to in the (submitted) report for \$144,000, \$47,000, and \$250,000 respectively.
- b) Deleted Sites 6 and 7 referred to in the same report from the list of properties under consideration for sale to the Provincial Government.
- c) Authorized the sale of Site 3 mentioned in the report, to the Provincial Government.

Council also stipulated that all the sales mentioned are subject to:

- i) Approval, by Council, of developments proposed for each site.
- ii) The Municipality retaining the right to buy back, at the purchase price, those sites on which agreement is not reached in regard to their development.

The sale is for fully serviced sites, and the cost of servicing is to be borne by the Municipality.

This report concerns the development of Site - Kingsway/Edmonds for senior citizens housing.

On August 13, 1973 Council received a status report on Sites 3, 4, 8, and 9 of the Provincial Land Assembly Scheme. With regard to Site 9 Council was informed that preliminary servicing estimates were received from the Engineering Department, that the parking situation with regard to the overall Senior Citizens complex and the adjacent Public Branch Library required further consideration, and that the Province was in the process of selecting an architect for the subject project. The Planning

Page three

Department also stated that:

It is expected that an initial rezoning report outlining the major development criteria and finalizing the terms for the transfer of the site (Site 9) to the Province will be presented to Council for approval in the near future.

The Province has selected the architect who also designed the existing adjacent senior citizens high-rise housing and recreation centre complex to carry out the subject project. Contact has also been maintained with the Greater Vancouver Regional District Housing Department and staff of the Burnaby Public Library.

In response to a Council request for information on problems regarding access to and egress from the Kingsway/Edmonds Library, the Planning Department submitted an information report to Council on March 1, 1974. At that time, the Planning Department was requested to consider a number of comments made in Council and to submit a report on the comments and any other pertinent points to Council. This matter is tied closely to the viable development of the subject senior citizens project and is outlined in Section 5.0 of this rezoning report in that context.

The subject site is located within a block of property bounded by Kingsway, B. C. Hydro and Power Authority Right-of-Way and Acorn Avenue designated in the adopted Community Plan Area 'O' for Public Institutional Use. The existing institutional uses within this block include a senior citizens high-rise apartment and major recreation centre, and a public branch library.

The following report represents a summary of the servicing costs, purchase price, and overall development criteria for Site 9 - Kingsway/Edmonds. The purpose of this report is to obtain the final approval of Council to the transfer of Site 9 to the Province at the agreed upon purchase price, according to the points outlined in this report and the introduction of a rezoning application for Site 9.

#### 4.0 Fiscal Arrangements - Servicing Costs and Purchase Price

The following are the Preliminary Cost Estimates of required services, prepared by the Municipal Engineer. The Municipality is responsible for servicing these sites. Further detailed consideration has revealed the need for the following services.

Site 9 - Kingsway/Edmonds

<u>Item</u>	<u>Previous Tentative Cost Estimate</u>	<u>Updated Preliminary Cost Estimate</u>
Roads	-	-
Lanes	-	-
Sanitary Sewers	-	1,800
Storm Sewers	-	13,200
Waterworks	-	-
<b>TOTAL</b>	<b>-</b>	<b>15,000</b>

Source of Servicing Funds

In the Six Year Capital Improvement Program (1974-1979) under the section Land Assembly and Development, \$157,160 has been allocated for 1974 for specifically servicing the remaining Council approved (December 28, 1972) public housing sites. Additional funds for servicing are also available in this account through the crediting of the subject sites (purchase price) to the Tax Sale Moneys Fund.

It is noted that the Municipality will essentially gain from the overall transaction and the servicing costs are recoverable.

For Site 9 - Kingsway/Edmonds, the relevant figures are:

Purchase Price	\$220,000 (depending on Final no. of Units)
Servicing Costs (deducted) (approximate)	\$15,000
Net Return to Municipality	\$205,000

Purchase Price

The Province has deposited \$651,000 in trust with the Municipal Treasurer to cover the cost of purchasing the four sites. \$47,000, the purchase price for Site 8 - Irmin/MacPherson, has been credited to Tax Sale Moneys Fund by the Treasurer to cover the cost of constructing the required services for this site. \$604,000 remains in trust to cover the cost of purchasing Site 3, 4, and 9.

Site 9 was to be sold for \$250,00 (125 units). Due primarily to the reduction of the site from 1.02 acres to 0.77 acre, the applicant has submitted a 110 unit project and proposed that the sale price be revised to \$220,000 @ \$2,000 per unit. This revised price is in line with the original parameters of sale agreement and is acceptable to the Land Agent.

5.0 Parking and Access - Adjacent Public Branch Library

An information report on parking and access to the adjacent Public Branch Library was submitted to Council on March 4, 1974 and Council at that time made a number of comments and requested a further report in clarification of this situation.

5.1 Upon the request of the Planning Department the applicant has submitted the attached two letters in explanation of the parking and access situation with regard to the adjacent Public Branch Library (see Item #1 and #2).

5.2 Upon reexamination of the library parking space situation the Planning Department is of the opinion that the addition of a further 6 parking spaces to the 52 spaces indicated on the preliminary drawings would significantly reduce the amount of landscaping areas provided. Upon an initial examination, it appears that the 52 spaces provided will exceed the minimum Zoning By-law parking requirements for the library. However, the Planning Department advises that further discussions with representatives of the Burnaby Library and the project applicant may be appropriate in order to resolve this situation.

5.3 At the Council meeting of March 4, 1974, it was suggested that the proposed access from the library site west to Acorn be extended to Griffiths Avenue to provide access to the Public Branch Library from this residential sector of Burnaby to the south of the B. C. Hydro and Power Authority Right-of-Way. It was also mentioned that a new access to Griffiths Avenue would affect a park area in the vicinity of Beresford, Griffiths, and Greenford.

The Planning Department has examined this suggestion and would submit the following summary comments. (See Sketch #3).

a) The provision of a vehicular access from the library site west to Acorn Avenue would be a prerequisite to the redevelopment of the area (single-family dwelling lots) between the library site and Acorn Avenue for public institutional use as outlined in the adopted Community Plan Area 'O'. The Engineering Department is about to conduct a traffic check of the Salisbury Avenue/Kingsway intersection in order to ascertain whether a full traffic signal is warranted.

b) The extension of the access (Beresford St.) outlined in the preceding point a) to Griffiths Avenue would not markedly assist in providing improved access to the library from the area of Burnaby south of the B. C. Hydro and Power Authority Right-of-Way. The extension of Beresford east of Greenford to Griffiths would also require the removal of a fine stand of mature coniferous trees (30 - 50 feet high) whose retention was considered a significant factor in the development of the adopted street pattern as outlined in Community Plan Area 'O'.

At present, library patrons from the south can use Griffiths Avenue with right turns at Kingsway and then off Kingsway into the library site, while exiting library patrons residing in south Burnaby can turn right onto Kingsway and then make a right turn off Kingsway onto Edmonds Street.

#### 6.0 Development Comments

1. The site comprises 0.77 acres which is significantly lower than the originally estimated 1.02 acres. This reduction was made to accommodate a larger parking area for the existing Public Branch Library on the adjacent site to the north. The subdivision of the subject site off of the existing Lot 192 would be necessary. To ensure that the proposed subdivision does not create an illegal locked-in lot situation, it would be necessary that the subject senior citizens site be consolidated with the existing adjacent senior citizens site to the east.
2. This project requires rezoning according to the Comprehensive Development District using RM5 zoning as a guideline. The applicant has submitted preliminary drawings outlining a 17 storey - point-block tower containing 110 units (mixture of 1-bedroom, bachelor, and paraplegic units).
3. The applicant intends to provide 42 underground parking spaces and 6 open visitor parking spaces which represents a ratio of 0.436 spaces per unit. The extra parking is provided to respond to a desire for additional parking spaces for the existing adjacent senior citizens apartment. The parking ratio for the overall senior citizens complex would be 1 parking space per 5 units which the Planning Department is willing to support as suitable.
4. An existing Greater Vancouver Water District easement must be maintained.
5. The various senior citizens facilities in this area would be integrated from an architectural, functional, and pedestrian point of view into one overall complex. Some access to the outdoor (ie, balconies) has been recommended on each floor of the proposed high-rise apartment.
6. It is expected that full municipal taxes will be paid on this senior citizens project.
7. This developer will be responsible for the provision of the pedestrian access and landscaping on the affected portion of the library site to the south of the existing library building.

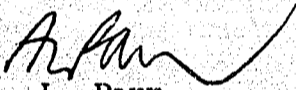


8. A walkway easement would be required.

Recommendation:

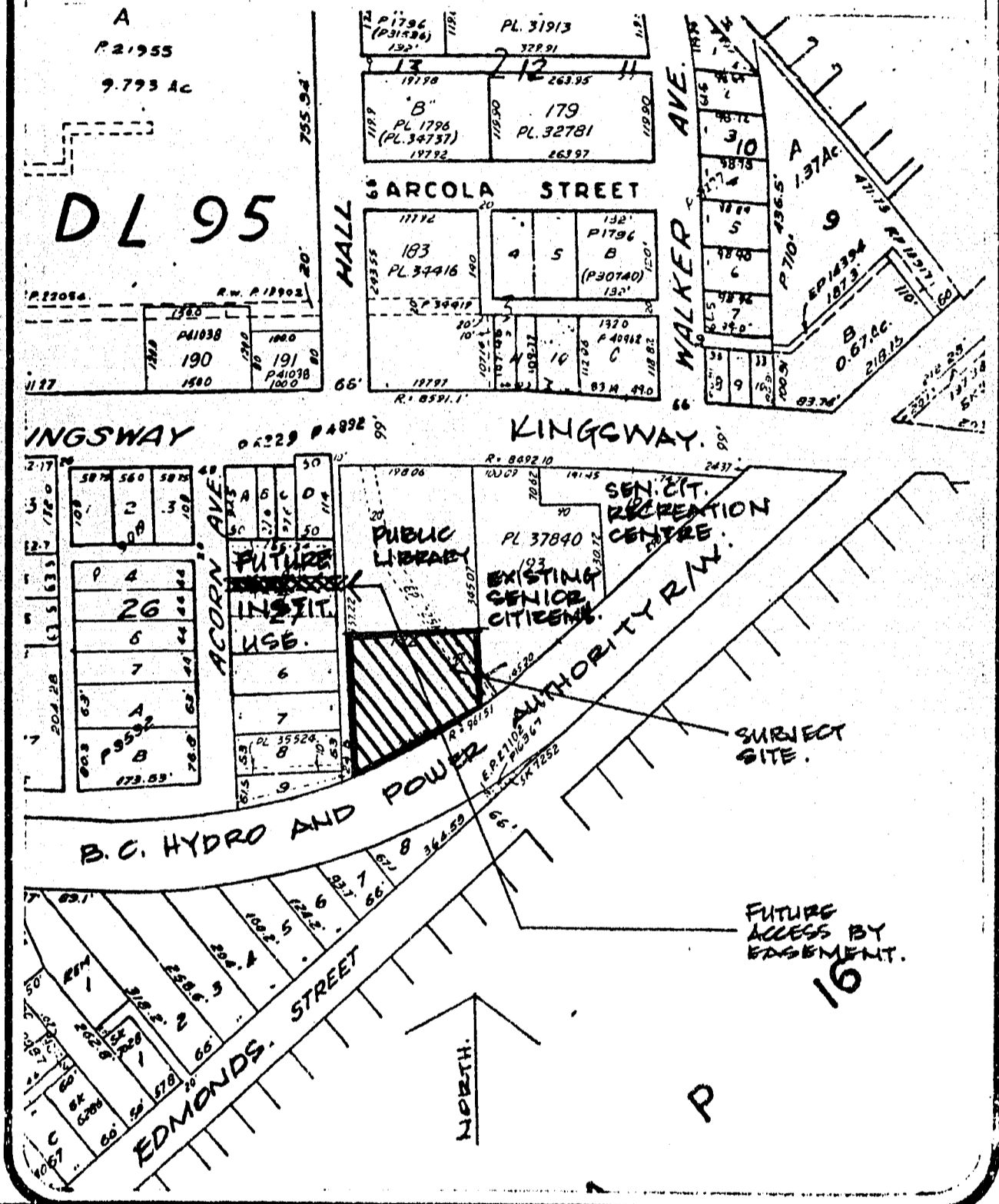
It is recommended that:

- a) Council give final approval for the sale of Site 9 for 110 units @ \$2,000 per unit to the Province in accordance with the points outlined in this report with the understanding that the total price could be adjusted marginally to correspond to a final total units figure.
- b) Council authorize the expenditure of funds, as provided for in the CIP under the section of Land Assembly and Development, to cover the cost of servicing Site 9.
- c) Council approve in principle the development of the subject site for senior citizens housing including the access and parking arrangements vis-a-vis the adjacent Public Branch Library as outlined in Section 5.0 and authorize the Planning Department to continue working with the applicant towards the development of a detailed suitable plan of development. A further report will be presented to Council when all relevant details have been resolved.

  
A. L. Parr,  
DIRECTOR OF PLANNING

KI/fr  
Attachments

ITEM 18  
 MANAGER'S REPORT NO. 35  
 COUNCIL MEETING May 6/74



SCALE	1"=200'
DRAWN	
DATE	APRIL/74.

REZONING REFERENCE.  
 # 20/74.



BURNABY PLANNING DEPARTMENT  
 SKETCH #2.



ITEM 18  
MANAGER'S REPORT NO. 35  
COUNCIL MEETING May 6/74



Greater Vancouver Regional District

2294 WEST TENTH AVENUE VANCOUVER 9, BRITISH COLUMBIA TELEPHONE 731-1155

April 18, 1974

ITEM # 3

Please refer to our file number:

Mr. J.H. Shaw  
Municipal Clerk  
Corporation of Burnaby  
4949 Canada Way  
Burnaby, B.C.

Dear Mr. Shaw:

Enclosed are completed forms #9539 and #6917 pertaining to a rezoning application and authorisation of agents.

As the site is one of the four sold to the Provincial Government for housing, the legal description is necessarily indeterminate, and for the purpose of the application GVRD are shown as owners.

Our plans as developed to date utilise a site of 0.77 acres (33541 square feet). I understand rezoning fees are \$25 for the first 1000 square feet and \$1 per 1000 square feet thereafter. Our cheque for \$58.00 is enclosed.

The requisite sets of plans have been delivered to the Planning Department.

Yours very truly,

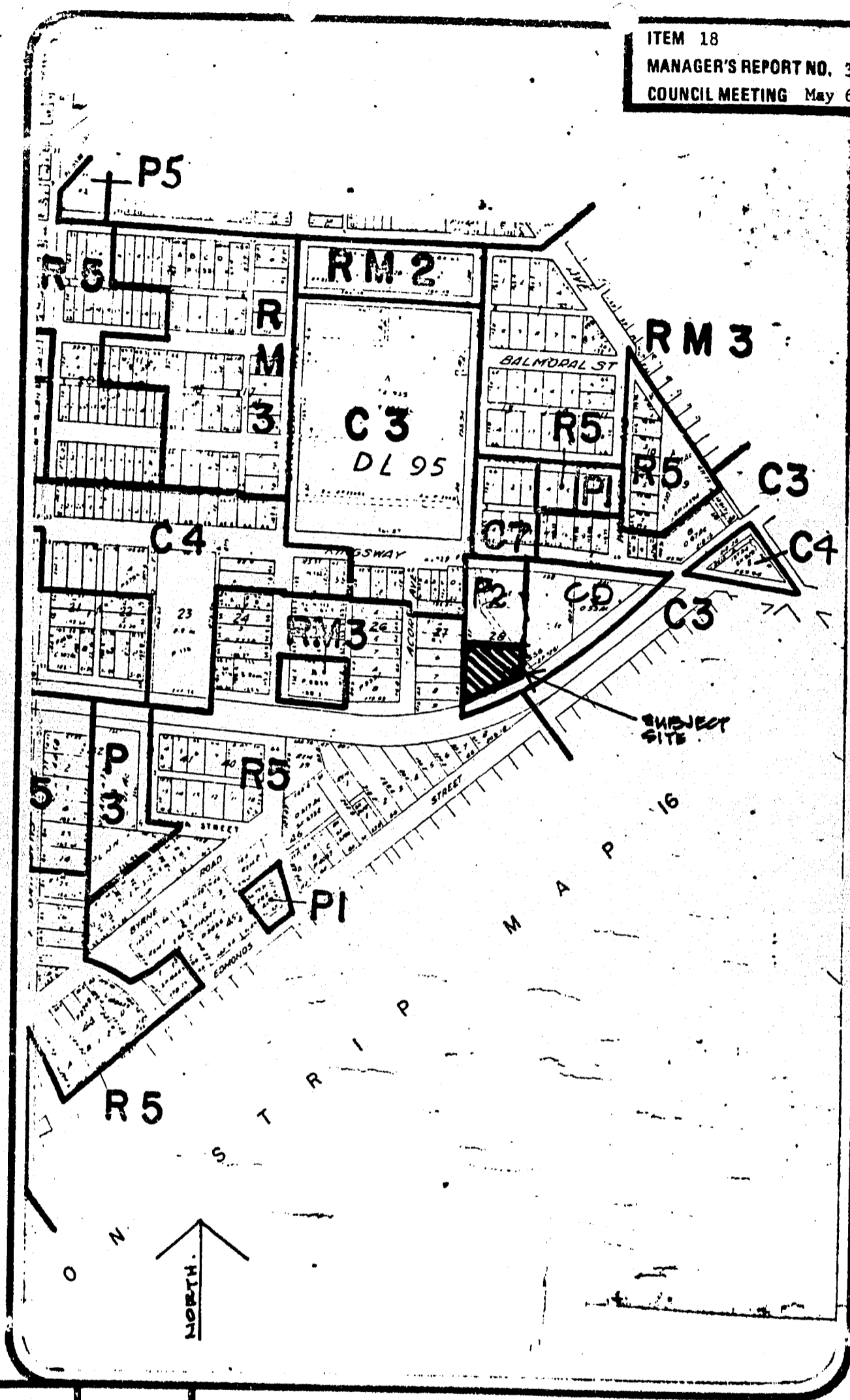
*R.I. Birtwell*

R.I. Birtwell  
Housing Department

RIB:pd

Encls.

ITEM 18  
 MANAGER'S REPORT NO. 35  
 COUNCIL MEETING May 6/74



SCALE	1" = 400'
DRAWN	
DATE	APRIL 1974

REZONING REFERENCE  
 #20/74



BURNABY PLANNING DEPARTMENT  
 SKETCH #1.

ITEM #1

ITEM 18  
MANAGER'S REPORT NO. 35  
COUNCIL MEETING May 6/74



Greater Vancouver Regional District

2294 WEST TENTH AVENUE VANCOUVER 9, BRITISH COLUMBIA TELEPHONE 731-1155

Please refer to our file number:

April 23rd, 1974

Mr. A.L. Parr,  
Director of Planning,  
District of Burnaby,  
4949 Canada Way,  
BURNABY, B. C.

RE: Senior Citizens Residence, Kingsway/Edmonds

Dear Mr. Parr:

Attached is a copy of a letter from Robert Harrison citing some of the reasons for not providing direct access or parking from Edmonds Street for library patrons. In addition to this, I would raise further points.

- (7) The site design has provided for additional library parking by reducing the available site from 1.09 acres to 0.77 acres, with subsequent reductions in units and landscaped open areas.
- (8) The provision of additional parking space for the library on the southern portion of the site is not possible as the available space is fully utilised. Extra parking is being provided to serve the existing developments for senior citizens.
- (9) Access to Edmonds Street is by way of a B.C. Hydro easement which may present legal problems particularly in light of Point 5.

In summary, it does not seem at all reasonable to provide direct access across the site to Edmonds. GVRD, the architects and the Federal-Provincial Partnership have made substantial efforts to accommodate the library and maintain a viable seniors residence site. We feel that the proposed site plan is one that provides a reasonable solution.

I also wish to re-emphasise the point made in my earlier letter, dealing with possible changes to the plans as presented. We, and CMHC, have reviewed the plans in detail and have many detail points (such as kitchen layouts, balconies, stretcher access, paraplegic bathrooms) which are as yet undetermined. These should be resolved within the next two to three weeks, however, in the meantime, the plans may not be sufficiently complete for public hearing purposes. If this latter is the case, would you please schedule the reasoning accordingly.

Yours very truly,

*R. I. Birtwell*

R. I. Birtwell  
Housing Department

Encl.

ITEM # 2.

ITEM 18  
MANAGER'S REPORT NO. 35  
COUNCIL MEETING May 6/74

ROBERT F. HARRISON | ZOLTAN S. KISS ASSOCIATED ARCHITECTS  
955 RICHARDS STREET, VANCOUVER 2, B.C. TEL. 684-1467 AND 682-5871

April 19, 1974

ROUTE

Mr. R.I. Birtwell,  
Housing Department,  
Greater Vancouver Regional District,  
2294 West 10th Avenue,  
Vancouver, B.C. V6K 2H9

Original.....  
Copies.....  
Action Copy.....  
Info. Copy.....

Re: Senior Citizens' High Rise - 110 Suits Kingsway and Edmonds

Dear Sir:

At our meeting on April 18th with Mr. Parr, he requested a letter outlining some of the difficulties that would be encountered should a road be constructed connecting Kingsway and Edmonds Street through the site of the Library and the proposed Senior Citizens' High Rise.

1. The G.V.R.D. has a 20' easement running north and south passing within 20' of the north-east corner of the Senior Citizens' Apartment which limits any road access across to the north-east section of the property.
2. There is a 12'0" drop in grade from the Library site to the lower access road to the parking for the proposed apartment. To make a reasonable gradient the road would have to start dropping well into the Library site eliminating some parking and the landscaping shown on the Library site.
3. Having a traffic route from the Library site crossing local traffic into the parking area would be creating the possibility of accidents at this point.
4. The lobby floor of the proposed Senior Citizens' Apartment is practically the same elevation as the existing high rise and a few feet lower than the Recreation Centre lobby. This allows senior citizens a pedestrian path without steps and without having to cross any roadways to either building.
5. A road access from Kingsway to Edmonds will encourage local traffic to use this access rather than waiting for the traffic light at the corner of Kingsway and Edmonds thus encouraging more traffic than only those using the Library.
6. To construct a road cutting this site would be difficult and expensive. Still worse, to introduce automobile traffic across a pedestrian right-of-way, which is used primarily by people who are not as alert and whose faculties of sight and hearing are poor, is disastrous.

Yours truly,

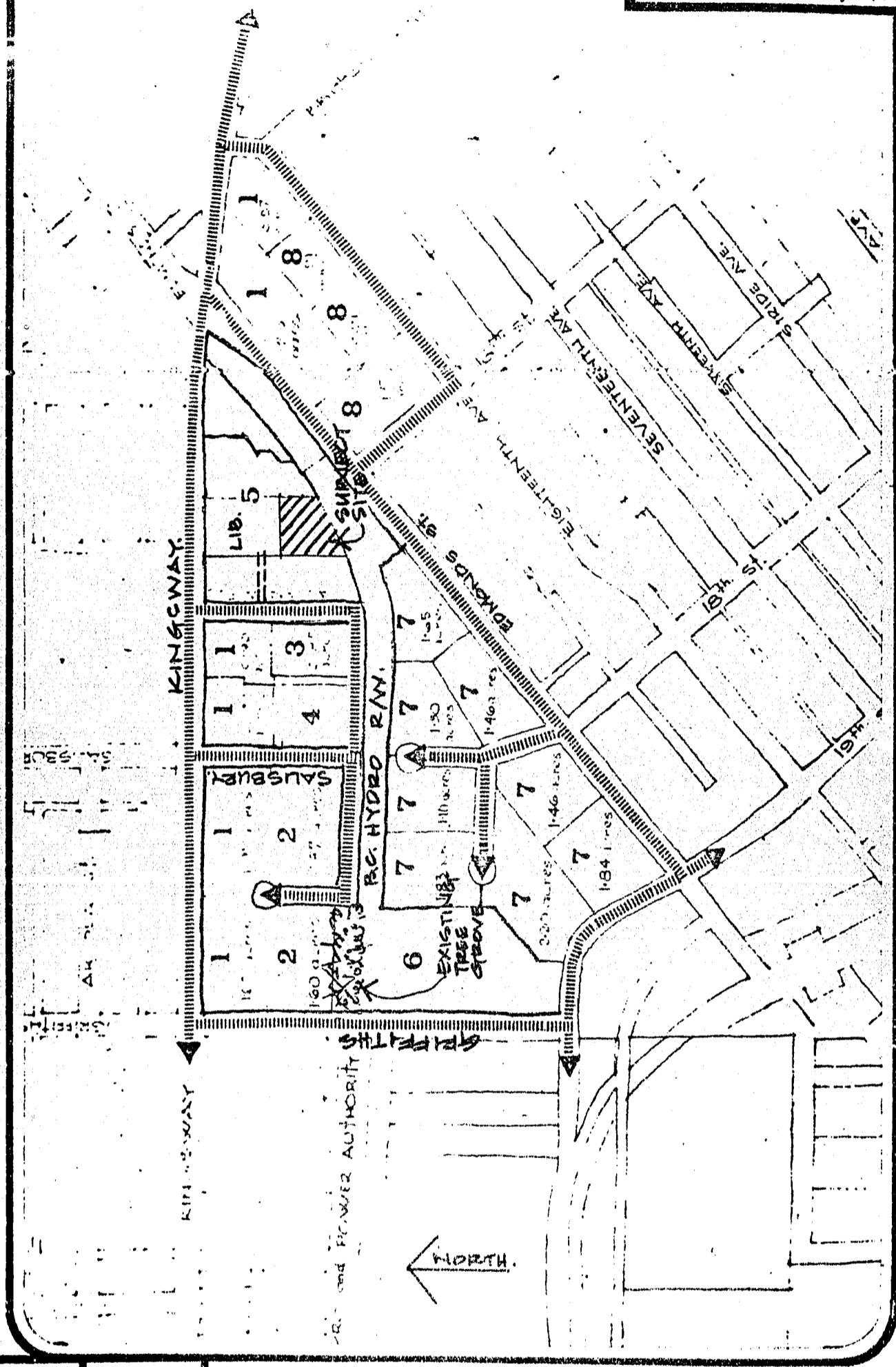
ROBERT F. HARRISON/ZOLTAN S. KISS, ASSOCIATED ARCHITECTS

Robert F. Harrison

RFH/ph



ITEM 18  
 MANAGER'S REPORT NO. 35  
 COUNCIL MEETING May 6/74



SCALE	1" = 400'
DRAWN	
DATE	APRIL/74.

COMMUNITY PLAN AREA '01



BURNABY PLANNING DEPARTMENT  
 SKETCH #3.