

ITEM 5
MANAGER'S REPORT NO. 37
COUNCIL MEETING May 20/75

Re: Proposed Group Housing Development
D.L. 92, Lot V, Plan 13612
6540 Oakland Street
Rezoning Reference #2/75
(Item 19, Report No. 84, December 16, 1974)

On December 16, 1974, Council adopted the following recommendation in connection with a report on the subject proposed development:

"THAT Council authorize the Planning Department to continue to work with the applicant towards the development of a suitable proposal in conformance with the R8-Group Housing District on the understanding that a further and more detailed report which will initiate a rezoning will be submitted at a later date."

Following is a further report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the Planning Director's recommendation be adopted.

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PLANNING DEPARTMENT
MAY 14, 1975
REZONING REFERENCE #2/75

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Barclay McLeod, Architect
5765 Seaview Place
West Vancouver, B.C.
- 1.2 Subject: Application for the rezoning of:
D.L. 92, Lot V, Plan 13612
From: Residential District (R4)
To: Comprehensive Development District (CD)
- 1.3 Address: 6540 Oakland Street
- 1.4 Location: The subject site is located at the southeast corner of Gilley Avenue and Oakland Street right-of-way.
- 1.5 Size: The subject site has a gross area of 8.79 acres with 973.85 ft. frontage on Gilley Avenue and 614.14 ft. frontage on the Oakland Street right-of-way.
- 1.6 Services: Municipal services are available but presently inadequate for the proposed use.
- 1.7 Applicant's Intentions: The applicant requests rezoning in order to provide group housing designed primarily for the accommodation of families with children.

2.0 SHORT DESCRIPTION OF THE PROJECT:

This project as proposed consists of 79 units of group housing on a net site area of 7.84 acres.

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3.0 BACKGROUND:

The initial report submitted to Council on December 16, 1974 outlined the intent of the R8 Group Housing District and, specifically, the advantages and concerns in applying this zoning to the subject site. Briefly, the cited advantages were: (a) a highly efficient use of the land is achieved while, at the same time, maintaining suitable communal open spaces, private open spaces, and appropriate landscaped building setbacks from surrounding streets and development, and (b) provides an alternative form of family housing in response to the current rising housing demand. The area of concern related to the introduction of an enclave of a differing building type such as group housing into an essentially single-family area. This concern can be resolved through careful attention to edge conditions, the maintenance of a building scale compatible with the surrounding single-family dwellings and the siting of dwelling groups so as to avoid uninterrupted walls of building facing single family dwellings.

Council on December 16, 1974 received the report of the Planning Department and authorized the Planning Department to continue to work with the applicant towards the development of a suitable proposal in conformance with the R8 Group Housing District with the understanding that a further and more detailed report which would initiate a rezoning would be submitted at a later date.

Upon further consideration by the Planning Department, it was deemed desirable to recommend the rezoning of the subject property to Comprehensive Development District (CD) using Residential District (R8) as a guideline rather than rezoning to Residential District (R8). This decision was reached since the acceptability of the proposal is particularly dependent upon the formulation of a suitable plan of development. The arrangement of the units, landscaping, building form and scale, etc. are crucial to the success of the development both in terms of livability within the development and compatibility with the surroundings.

4.0 GENERAL COMMENTS:

- 4.1 Dedications are required which total 0.95 acres for road widening along Gilley Avenue and Oakland Street, the provision of a cul-de-sac on Lakeview Avenue and for sewer rights-of-way at the southern tip of the property. The dedication along Oakland shown in the initial report to Council was 16 ft. This has been altered to 16' at the eastern property line tapering to 0' at the western property line in order to conform to a logical road layout and provide suitable road-bed conditions. These dedications result in a net site area of 7.84 acres (see sketch attached).
- 4.2 A four foot easement is required for fire truck access along the lane to the south east of the subject property in order to bring it up to the required minimum fire truck access width of 24'.
- 4.3 Gilley Street is to be upgraded to the Municipal standard with a road width of 36 ft., a separated sidewalk on the east side, boulevard trees, underground wiring, and street lighting. Oakland is to remain undeveloped at this time; all accesses being off Gilley and Lakeview. Lakeview Street cul-de-sac is to be developed to a minimum standard to provide access pending development of the adjacent site to the east.
- 4.4 A levy of \$475 per unit is to be deposited to assist in the acquisition of necessary neighbourhood park space.

- 4.5 All hydrants as required by the Fire Department are to be provided by the development. All required hydrants and hydrant water lines located within the site are to be protected by easements.
- 4.6 The Municipal Engineer has been requested to provide an estimate of cost to service the subject site.
- 4.7 The proposed development is convenient to the following community facilities:
- (a) Brantford School is within 1/2 mile.
 - (b) Brantford Park, Kisbey Park and the future Deer Lake Park area (Oakalla) are located within 1/2 mile.
 - (c) A convenience store is within 1/2 mile.
- 4.8 All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- 4.9 The subject site is presently undeveloped with little tree cover (some scrub alder to the northeast). The land slopes gently to the north, dropping off rather steeply at the northern property line affording a view of Deer Lake.

5.0 PROPOSED DEVELOPMENT:

The proposed group housing development consists of seventy-nine two-storey units all with ground access and unfinished basements. The major exterior materials would be stained cedar siding and roofs. The central area of the project would be landscaped with planting materials and two man-made ponds. The southern tip of the site would not be built upon but densely planted.

- 5.1 Site Area: 7.84 acres (net)
Allowable Site Coverage: 40%
Provided Site Coverage: 19.5%
- 5.2 Provided Floor Area Ratio: 0.36
- 5.3 Unit Mix:
- | | | |
|--------------------------------|---|----------|
| 2-Bedroom @ 1,152 sq. ft./unit | - | 10 units |
| 3-Bedroom @ 1,440 sq. ft./unit | - | 30 units |
| 3-Bedroom @ 1,522 sq. ft./unit | - | 29 units |
| 4-Bedroom @ 1,795 sq. ft./unit | - | 10 units |
| Total | | 79 units |
- Required Unit Density: 10.1 units/acre
Provided Unit Density: 10.1 units/acre

5.3 Parking:

Required Parking Ratio: 1.7 spaces/unit
Provided Parking Ratio: 1.96 spaces/unit

Consisting of Resident Parking: 1.43 spaces/unit
Visitor Parking: 0.55 spaces/unit

(All resident parking contained in covered carports)


5.5 Communal Facilities:

- recreation building: indoor swimming pool, sauna, change rooms, showers, lockers, patio, sundeck, tot play area.
- tennis court
- equipped play areas
- passive recreation areas

6.0 RECOMMENDATION:

It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on June 17, 1975 and that the following be established as prerequisites to the completion of the rezoning:

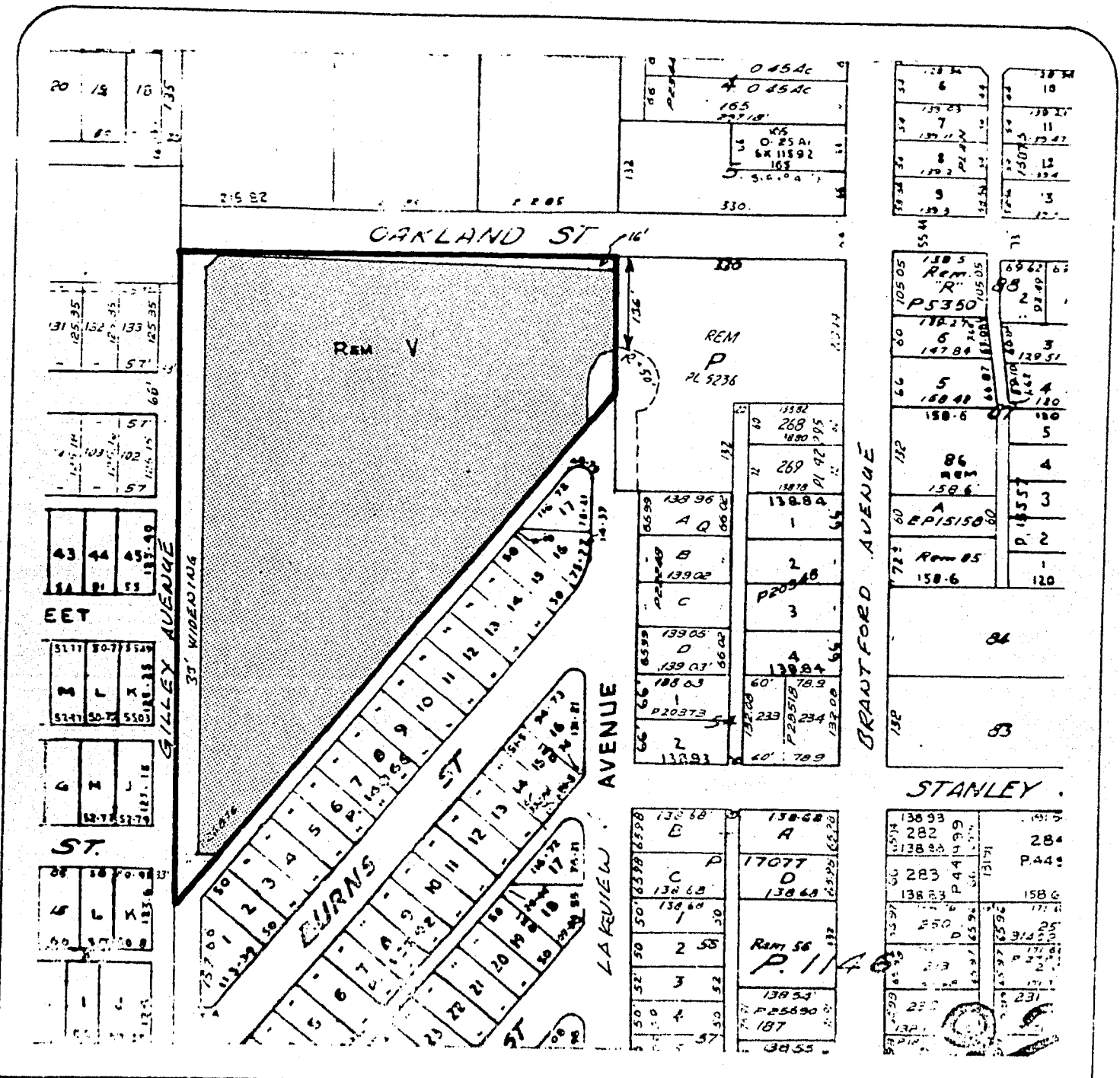
- (a) The submission of a suitable plan of development.
- (b) The granting of any necessary easements.
- (c) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
- (d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development.
- (e) The dedication of any rights-of-way deemed requisite.
- (f) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- (g) The deposit of a levy of \$475 per unit to go towards the acquisition of neighbourhood parks.


A. L. Parr,
DIRECTOR OF PLANNING.

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CBR:cm
Attach.

c.c. Municipal Clerk

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Date
MAY 75

Scale
1" = 200'

Drawn By
GBR

Burnaby Planning Department

REZONING # 2/75

