

Re: Rezoning Reference #1/75
Proposed Conversion of the Casa Loma Apartment/Motel to
Senior Citizens Housing
6077 Kingsway

Following is a report from the Director of Planning regarding Rezoning Reference #1/75.

RECOMMENDATIONS:

1. THAT Council give first and second readings to the amended CD Bylaw; and
2. THAT the following be established as prerequisites:
 - a) The submission of a complete and detailed suitable plan of development incorporating the detailed requirements which have been set out by the Planning Department.
 - b) All electrical and telephone services to be placed underground throughout the development.
 - c) The applicant to confirm in writing his understanding that the project be subject to full Municipal taxation.
 - d) Submission of a letter of undertaking from Dunhill that all necessary work required to convert the project to Senior Citizens Housing be completed within nine (9) months of Final Adoption of this CD Bylaw amendment.

PLANNING DEPARTMENT
MAY 1, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #1/75
FROM CD TO AMENDED CD
PROPOSED CONVERSION OF CASA LOMA APARTMENT/MOTEL TO
SENIOR CITIZENS HOUSING - 6077 KINGSWAY
D.L. 97, Lot 3 Expl. Plan 6177 and Exc. Parcel 'C',
Ref. Plan 10610 and Ex. Pt. on Plan with Bylaw 30078, Pl.824

1.0 BACKGROUND

- 1.1 On January 20, 1975 Council received a First Report on the subject rezoning (see attachment A) which recommended forwarding the application to a Public Hearing and establishment of the following prerequisites:
 - 1.1.1 The submission of a suitable plan of development to reflect the design criteria outlined in the First Report.
 - 1.1.2 The applicant to confirm in writing that the project be subject to full Municipal taxation.
- 1.2 The applicant, Mr. Virani with the involvement of the Dunhill Development Corporation (representing the Provincial Government) proposes to convert all of the existing Casa Loma Motel-Apartment project (existing CD zoning under RZ #25/71) to Senior Citizens Housing.
- 1.3 On February 25, 1975 the subject rezoning was advanced to a Public Hearing and on March 3, 1975 the project was presented to Council for First and Second Reading but was tabled to await the applicant's preparation and presentation of a suitable plan of development.
- 1.4 On the basis of the First Report this Department has examined the project and detailed changes to the existing buildings necessary to render them suitable for Senior Citizens' Housing. These details were communicated to the applicant by a letter dated February 28, 1975 (see attachment B)

and it was stated that the amendments would form part of a suitable plan of development for the amended CD plan. In summary the following would be included:

- 1.4.1 The inclusion of suitable lounge rooms and an activities room in the basement.
- 1.4.2 Modifications to suites to accommodate use by senior citizens.
- 1.4.3 Provision of additional usable outdoor landscaped areas, increased planting and the use of ramps instead of stairways.

2.0 APPLICANTS RESPONSE

On April 10, 1975 Mr. Paulus, President of the Dunhill Development Corporation, working with the applicant presented to this Department a letter (see attachment C) acknowledging and agreeing to the detailed requirements set out in the February 28, 1975 letter from the Planning Department. At the same time Dunhill has presented the requisite development plans showing the amendments in a suitable form, but requiring minor adjustments to the landscape plan and exterior building finish.


3.0 CONCLUSION:

- 3.1 The applicant, working with Dunhill Developments, has agreed in writing to the Planning Department requirements for amendments to the CD Plan and has submitted suitable plans showing the necessary changes and scope of work.
- 3.2 It is now appropriate for Council to decide whether it wishes to proceed with this Bylaw and the proposed amendments to Senior Citizens Housing for this site on the basis of 3.1 above. If this is the case, this Department would advise that Council adopt the recommendations set out under (4.0).

4.0 RECOMMENDATIONS:

It is recommended that Council give First and Second reading to this amended CD Bylaw and that the following be established as prerequisites:

- 4.1 The submission of a complete and detailed suitable plan of development incorporating the detailed requirements which have been set out by the Planning Department.
- 4.2 All electrical and telephone services to be placed underground throughout the development.
- 4.3 The applicant to confirm in writing his understanding that the project be subject to full Municipal taxation.
- 4.4 Submission of a letter of undertaking from Dunhill that all necessary work required to convert the project to Senior Citizens Housing be completed within nine (9) months of Final Adoption of this CD Bylaw amendment.


 A. L. Parr,
 DIRECTOR OF PLANNING.

SJB:cm

Attach.

ATTACHMENT 'A'

ITEM 15
MANAGER'S REPORT NO. 33
COUNCIL MEETING May 5/75

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
REZONING REFERENCE #1/75
JANUARY 20, 1975

Item #5

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Amir K. Virani
4600 Capilano Road
North Vancouver, B.C.
- 1.2 Subject: Application for the rezoning of:

D.L. 97, Lot 3, Expl. Plan 6177 and Exc.
Parcel "C", Ref. Plan 10610 and Ex. Pt. on
Plan with Bylaw 30078, Plan 824

From: Comprehensive Development District (CD)
To: Amendment to Existing Comprehensive
Development District (CD)
- 1.3 Address: 6077 Kingsway
- 1.4 Location: The subject property is located at the north-
east corner of Waltham Avenue and Kingsway
(see attached sketches 1 and 2).
- 1.5 Size: The subject property has a frontage on Kingsway
of 261 feet, a flanking frontage on Waltham of
312 feet and a frontage on Imperial Street of
240 feet. The area is approximately 88,000
square feet.
- 1.6 Services: All Municipal services are available and
adequate for the proposed use.
- 1.7 Applicant's
Intentions: The applicant proposes to convert the existing
32 motel units and 93 apartment units presently
under construction to senior citizen's rental
accommodation.

2.0 SITE OBSERVATIONS:

The site is presently occupied by the Casa Loma Motel fronting Kingsway with an adjoining apartment development approximately 80% completed. The site is bounded on the east by the Windsor Elementary School and a commercial establishment, and on the south by a number of service commercial establishments fronting Kingsway. A restaurant and vacant property soon to be developed commercially lie to the west with an automobile dealership beyond. To the north exist a number of single family residences along Imperial Street.

3.0 GENERAL OBSERVATIONS:

The applicant, with the involvement of Dunhill Development Corp., proposes to convert the existing motel and partially constructed apartment units to Senior Citizen accommodation. Historically speaking, Council will recall Rezoning Reference #25/71 where the applicant proposed to develop multiple family apartment accommodation integrated with commercial motel accommodation at the south end along the Kingsway frontage in a comprehensive CD development. The rezoning received Final Adoption on September 11, 1972. Subsequently, the same applicant requested

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that the apartment units be strata titled and sold as one and two bedroom condominiums on the open market. However, the applicant experienced difficulty in financial arrangements, which required the request be withdrawn.

The subject site was designated in the 1969 Apartment Study as being suitable for medium density apartment development. Although the developer originally intended apartment development as the primary use, Council determined to approve this use only upon the introduction of a commercial element which was to be integrated into the development along Kingsway. Since the subject development once again proposes to develop residential accommodation only, the criteria set forth in the Area Study appear to be complied with.

The subject development raises a number of questions regarding desirable locations for Senior Citizens housing. More specifically, nearness to suitable open space and/or park facilities, proximity to commercial centres for convenient shopping, etc., and easy access to public transit, appear to be the contributing factors to a successful senior citizens housing site. In this case, these three factors are reasonably tangible. Although major shopping facilities are not directly adjacent to the proposed site, they are located within easy access via public transit. Public transit is well situated to the site, along Kingsway. Although park facilities are not ideally suitable they are acceptable in this situation. Council will recall that a number of alternative upgrading schemes have been proposed for the Windsor School site which will improve the present open space/park facilities in the area.

Questions regarding this specific type of senior citizens accommodation must also be considered. In this respect, who will live in this accommodation and will it satisfy the needs of these people? Apparently, one and two bedroom units for senior citizens is rather unique in the Province of B.C. It is felt however, that this development will offer an effective alternative for the variety of lifestyles and demands of senior citizens. Although average senior citizen accommodation is somewhat smaller than the proposed units, the applicant feels that these larger units will satisfy the requirements of a number of senior citizen situations. Elderly couples who are socially active, as well as some with teenage children may require larger units with two bedrooms.

The specific design of this development should well reflect the nature of its use. The overall development should be finished to meet high quality design standards for all internal and external features. The Planning Department favourably approves of the applicant's proposal to replace the planned swimming pool with a landscaped courtyard. This courtyard facility should be appropriately constructed to meet the intensity and type of use. The portion of the development fronting Kingsway should be completely landscaped with a strong tree buffer to reduce the noise and dust from Kingsway traffic. In reference to internal requirements, development design should incorporate numerous social facilities such as lounges and other recreational spaces which are common features of senior citizen accommodation.

In reference to Municipal tax subsidization, Council will recall that they recently directed that full Municipal taxes would be applied to all senior citizens accommodation.

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R.Z. #1/75
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4.0 CONCLUSIONS:

The intended development will provide a viable asset to the senior citizens community and will comply with the guidelines set forth in the Community Plan for the area.

5.0 RECOMMENDATIONS:

It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared as outlined and that the rezoning be advanced to a Public Hearing on February 18, 1975. It is further recommended that the following be established as prerequisites to the rezoning:

- 1) The submission of a suitable plan of development to reflect the design criteria mentioned above.
- 2) The applicant confirm in writing his understanding that the project be subject to full Municipal taxation.

PDS:cm

Attach.

ATTACHMENT 'B'

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PLANNING DEPARTMENT

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February 23, 1975

Mr. Amir K. Virani,
4600 Capilano Road,
North Vancouver, B.C.

Dear Mr. Virani:

Re: Rezoning Reference #1/75
Casa Loma Apartment/Motel
Conversion to Senior Citizens Housing
6077 Kingsway

This correspondence is further to the letter from the Municipal Clerk dated January 23, 1975 (see attached) which specified the prerequisites to the captioned rezoning bylaw. A suitable plan of development which will form part of the amended Comprehensive Development bylaw, will have to be submitted to the Municipality before the bylaw can be finalized. These plans will detail the changes to the existing Casa Loma Apartment/Motel project necessary to render it acceptable for the proposed change of use of this development to Senior Citizens apartments.

The following criteria will serve as further clarification to the provisions and recommendations adopted by Council on January 20, 1975 in the attached Manager's Report as a basis for suitable amended Comprehensive Development plans:

INDOOR FACILITIES:

- (1) One large lounge/meeting room located on ground floor fronting the interior courtyard preferably with south or west exposure and glass sliding doors and direct access to grade.
- (2) One activities/crafts room located either on ground floor or in the basement.
- (3) One smaller lounge room on each of the second and third floors, centrally located.
- (4) Increase doorway widths and modify internal rooms such as bathrooms and kitchens to accommodate wheelchairs in those areas to be used by less mobile senior citizens.
- (5) Double glazing to all suites on the Kingsway frontage (agreed to at the February 25, 1975 Public Hearing).

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Feb. 28/75

- (6) All interior facilities including storage door widths and hand-rails to conform with the applicable sections of the CMHC and National Building Code requirements for Senior Citizens Housing.

OUTDOOR FACILITIES:

- (1) Alter the swimming pool and central court area to incorporate a landscaped shallow pool; substantially increase planting and lawn areas by covering the existing concrete basement structure; provide shade trees, shrubs and flower beds; provide a suitable number of benches; outdoor lighting, outdoor games such as shuffleboard and the removal of fences.
- (2) All outdoor landscaped areas including the central court should incorporate paved pathways with shallow ramps rather than stairs to accommodate changes of level.
- (3) The installation of suitable landscaped berms on the Kingsway frontage with additional mature evergreen screen planting to reduce noise and assure privacy. Reduce the size of existing driveway and vehicular drop-off to provide for extra landscaping on the Kingsway frontage and remove the existing Casa Loma Motel sign.
- (4) A general increase in the numbers and size of trees and shrubs to be planted in landscaped areas throughout the development.

As mentioned above, this information will serve as the basis for a suitable plan of development which must be submitted to the Planning Department for approval before this Bylaw can be finally adopted. The amended CD plans must include the following:

- (a) A site plan or plans showing the location of all existing buildings, structures and the changes to be made to these elements and detail the extent of landscaped areas and paved surfaces. Show finished grade levels throughout the site and their relationship to the buildings on the site and the elevations of adjoining properties.
- (b) A landscape plan reflecting the details in (a) and specifying the location, size, species and number of all new and existing trees, shrubs and ground cover. Further, the landscape plan should detail extent of lawn cover and indicate finished paved surfaces and topographical features such as berms, banks, walls and benches.
- (c) A cross-section through the whole site showing buildings and structures, landscaped areas, soil cover, and floor and ground elevations.
- (d) Floor plans showing all amendments to the existing plans.

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- (e) Elevations necessary to show any amendments to the exterior of the buildings.

Should you require further clarification and assistance in order to fulfill the rezoning prerequisites please contact Mr. S. J. Brady of this department who will be pleased to work with you during the preparation of the zoning bylaw amendment plans.

Yours truly,


A. L. Parr,
DIRECTOR OF PLANNING.

SJB:cm
Attach.

c.c. Mr. W. K. Paulus, President,
Dunhill Development Corporation Ltd.,
1233 East Fifteenth Street,
North Vancouver, B.C.

c.c. Chief Building Inspector

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ATTACHMENT 'C'

123 East Fifteenth Street
North Vancouver, B.C. V7L 2P7
(604) 984-0311

dunhill

Dunhill Development Corporation Ltd.

April 10th, 1975.

The Corporation of the Township of Burnaby,
Burnaby Municipal Hall,
4949 Canada Way,
Burnaby, B.C.

Attention: Mr. A. L. Parr
Director of Planning

Reference: Casa Loma Apartment Hotel -
Conversion to Senior Citizens Housing

Dear Sirs,

As a consequence of our meeting on March 20th, 1975, we have taken the following action on the points discussed:

Indoor Facilities:

1. We have designed a suitable lounge/meeting room within the interior courtyard, conforming to the specifications discussed and with covered access to the entrances (2). (Plans attached).
2. We have designated an activities/crafts room of suitable dimension in the basement parking area. This area will consume four parking stalls. Further, we propose the elimination of two additional parking stalls to facilitate parking in adjacent stalls, which fact we feel will be appreciated by older drivers. Both of these changes are outlined in red on the attached drawing. We feel that the loss of these six parking slots will be inconsequential. It has been clearly established that the ratio of car ownership amongst Senior Citizens is for less than that for family units. In any case, the slots could be reconverted to their original use at any time.

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Corp. of the Township of Burnaby
Continued:

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3. A small lounge area has been planned on the second floor of the wing facing Kingsway (former motel wing). This area is outlined in red on the attached drawing.
4. This letter will confirm our intent that the building will be occupied only by ambulatory persons. B.C. Housing Management Commission will be responsible for internal modifications should the situation change in the future.
5. We reiterate that double glazing of all windows in units facing Kingsway will be carried out.
6. Central Mortgage & Housing Corporation will exercise control over their own requirements with regard to Senior Citizens Housing, as previously determined.

Outdoor Facilities:

1. A coloured plan of the site showing the proposed changes, amenities and landscaping is attached. All items, except the shallow pool, have been incorporated within the plan. Grades are indicated.
2. The plan referred to in (1) shows the pathways and ramps.
3. Also indicated on the plan of item (1). The motel sign will be removed. Berming is indicated by grades shown only.
4. Also indicated on the plan of item (1).
5. All required plans are attached.

We trust that you will now be in a position to submit the By-law amendment to Council for passage to third reading. If there are any questions on any item herein please contact Mr. W. T. Kennedy at 980-5031. We will provide an estimate of the cost of additional work in advance of submission for final reading.

Yours very truly,

DUNHILL DEVELOPMENT CORPORATION LTD.

W. K. Paulus
President.

cc: Mayor T. W. Constable
Municipal Manager
Mr. G. M. Begg
Mr. M. L. Hardisty

WKP/mm. Encl: