

RE: LETTER FROM THE ROYAL CANADIAN LEGION, SOUTH BURNABY BRANCH, NO.83  
 5289 GRIMMER STREET, BURNABY, B.C., V5H 2H3  
 REZONING REFERENCE #64/81  
 SENIOR CITIZENS COOPERATIVE APARTMENT

The following report from the Director of Planning is in response to a letter from the Royal Canadian Legion which appears on this week's agenda.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1981 JUNE 24  
 FROM: DIRECTOR OF PLANNING  
 SUBJECT: REZONING REFERENCE #64/81  
 FROM: RESIDENTIAL DISTRICT R5  
 TO: COMPREHENSIVE DEVELOPMENT DISTRICT CD  
 BASED UPON THE RM5 GUIDELINES

SENIOR CITIZENS CO-OPERATIVE APARTMENT

RECOMMENDATIONS:

- 1) THAT Council approve the sale of Municipal property for inclusion in the development site as discussed in section 3.5 of this report, contingent upon the granting by Council of First and Second Reading of the subject rezoning bylaw and subject to the submission of a further report outlining a recommended purchase price.
- 2) THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 July 13 and to a Public Hearing on 1981 July 27 at 18:30 h, 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 deposit of sufficient monies 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 and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The placement underground of existing overhead wiring abutting the site.
- i) The retention of as many existing trees as possible on the perimeter of the site.
- j) The payment of a parkland acquisition levy which is applicable to this development at the time of final adoption of the rezoning bylaw will be required.
- k) Receipt of a letter of agreement from the owners of the project consenting to the future closure of Wilson Avenue.

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#### REPORT

##### 1.0 BACKGROUND:

The subject project is a proposed continuing senior citizens cooperative housing development which is to be financed by Canada Mortgage and Housing Corporation and co-developed by the South Burnaby Branch of the Canadian Legion and the Operating Engineers' Welfare and Pension Plan. One parcel of land on the site is presently owned by the Municipality. Until such time as the site can be consolidated into one parcel it is not possible for the co-operative to arrange the land lease with the pension funds and is being required to hold the individual parcels at considerable cost. The Planning Department is endeavouring to assist the situation to bring this project forward for Public Hearing to accommodate the co-operative's timetable. Architectural drawings essentially suitable for presentation to a Public Hearing have been received.

The applicant has submitted to Council an item of correspondence requesting relaxation of various development requirements. The Planning Department has treated this project the same as any other apartment rezoning application and has indicated for this proposal the standard requirements and procedures applicable to such developments.

##### 2.0 GENERAL INFORMATION:

2.1 Applicant: Mr. W.G. McKinnon, President  
I.C.C. Consultants  
7682 Stanley Crescent,  
Burnaby, B.C. V5E 1W1

2.2 Subject: Application for the rezoning of:

Lot 7 W<sub>2</sub>, Lot 8 W<sub>2</sub>, Lot 9 W<sub>2</sub>, Lot 10 W<sub>2</sub>, Lot 11 E<sub>2</sub>  
and Lot 12 E<sub>2</sub>, Blk. 34, D.L. 151/3, Pl. 1992; Pcl  
"A" of Lot 7, Lot B of 8, Lot 9 E<sub>2</sub>, Lot 10 E<sub>2</sub>,  
Lot 11 W<sub>2</sub> & Lot 12 W<sub>2</sub>, Blk. 34, D.L. 151, Pl. 1992

From: R5 Residential District  
To: CD Comprehensive Development District  
utilizing the RM5 District as a guideline

Address: 6222, 6236, 6250, 6264 and 6292 Wilson Ave.  
and 6225, 6241, 6255, 6275, 6291, 6305  
Kathleen Avenue

2.3 Location: The site of this rezoning is immediately east of Central Park at Patterson Avenue and Mayberry Street. The site is bounded by Wilson Avenue on the north-west, Kathleen Avenue on the south-east, Mayberry Street on the south-west. The property line on the north-east is situated six lots in from Mayberry Street.

2.4 Size: Gross Site: 6,664 m<sup>2</sup> (71,705 sq.ft.)  
Dedications: 738 m<sup>2</sup> (7,940 sq.ft.)  
Net Site: 5,926 m<sup>2</sup> (63,764 sq.ft.)

2.5 Services: The Municipal Engineer is presently assessing the adequacy of services to the site.

2.6 Intent of the Bylaw: The intent of the proposed bylaw is to permit the development of a Senior Citizen's High-Rise Non-Profit Housing Co-Operative.

### 3.0 GENERAL COMMENTS:

#### 3.1 Existing Plans and Policies (refer to attached sketch #1):

The subject rezoning is situated on Site Three of Community Plan Two and is situated on the easterly corner of Patterson Avenue and Mayberry Street. This site is designated as Comprehensive Development site based upon the RM5, high density residential zone guidelines with a unit density of 100 units per acre. As the intention of the proposal is to provide senior citizen's accommodation which is usually by definition of smaller unit size than typical apartments, the unit density limitation is considered to not apply. However, the minimum suite size for standard rental apartments will be achieved in this development.

#### 3.2 Servicing Requirements:

The applicant will be required to complete the services to the site including the completion of the Mayberry Street frontage of the site to the full road standards (including separated sidewalks, ornamental lighting and street trees). A servicing agreement will be required for the completion of the services to the site.

#### 3.3 Dedications:

A 10 m (33 foot) wide by 73 m (240 foot) long road dedication (approximately 736 m<sup>2</sup> or 7,920 sq. ft.) along Mayberry Street is required to bring Mayberry up to the required 20 m (66 ft.) wide standard.

#### 3.4 Required Easements:

Any necessary services or other easements required on the site will be provided by the developer.

3.5 Sale of Municipal Property: (refer to Sketch #2)  
(LOT 7 W $\frac{1}{2}$  - 6222 Wilson - 5,935 sq.ft.)

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One parcel of land included in the development site is owned by the Municipality. Authority is being requested from Council for the Municipal Solicitor to negotiate the sale of land to the developer in order to expedite the consolidation of the parcel as requested by the developer. A further report will be submitted to Council for its consideration outlining a recommended negotiated price.

3.6 Development Cost Charges:

The applicant will be required to pay the parkland acquisition levy which is applicable to this development at the time of Final Adoption of the rezoning bylaw. The levy amount may be altered upon consideration by Council of a report currently under preparation which reviews the applicable levies. If Council adopts a new levy amount prior to Final Adoption of the bylaw associated with this development, it is proposed that the new amount would be applicable. The funds from developments in this area will be utilized for acquiring land for the park proposed in the Community Plan which is situated on Willingdon Avenue, approximately 85 meters from the subject rezoning.

3.7 Project Tenure:

As a continuing co-operative, each member resident, in effect rents their unit from the Co-Operative Society. The development is not to be Strata Titled.

3.8 Relationship of Building Form to Surrounding Area:

The proposed 23 storey tower is of a similar scale to the three existing towers (13, 15 & 17 storeys) which are built on the development site to the south of the subject site (R.Z. 13/74) Site 7 and the proposed towers which will be on Site 6 to the east (R.Z. 110/80). The sites to the north (#1, #2) are presently developed with single and two family homes but is also designated for high density apartments. The site would have the amenity of views across Patterson Ave. to Central Park and on the east would be proximate to a proposed neighbourhood park providing some localized public open space within a high density apartment environment. This site will also be situated in proximity to the proposed A.L.R.T. line. In terms of community amenities, the Parks and Recreation Department Senior Citizens Recreation Facility is situated at Bonsor Park, which is approximately 1 kilometer to the east of the site.

3.9 Noise Protection:

The Environmental Health Department is assessing the site to determine whether a noise study is required to be conducted on this site.

3.10 Traffic Access to the Site:

The site will obtain vehicle access only from Mayberry Street which connects to Patterson Avenue and Willingdon Avenue. Traffic generated by the development therefore will have very direct access to nearby collector streets.

In the future Wilson Avenue will be closed for through traffic to accommodate a park/pedestrian stop as shown on the Community Plan. The developer will be requested to consent to the future closure of Wilson Avenue as part of this rezoning.

#### 4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site	6,664 m <sup>2</sup>	(71,705 sq. ft.)
Required Dedication (Mayberry St.)	738 m <sup>2</sup>	( 7,941 sq. ft.)
Net Site	5,926 m <sup>2</sup>	(63,764 sq. ft.)
Allowable Site Coverage	30 %	= 1,778 m <sup>2</sup>
Provided Site Coverage	10.8%	= 641 m <sup>2</sup>
4.2 Floor Area Ratio allowed	= 2.2	(13,037 m <sup>2</sup> )
Provided Floor Area Residential	= 2.2	(13,022 m <sup>2</sup> )
Height	23 storeys	

#### 4.3 Unit Mix

1 Bedroom	57 m <sup>2</sup> / unit	=	2 units
1 Bedroom	56.4 m <sup>2</sup> / unit	=	44 units
1 Bedroom	61 m <sup>2</sup> / unit	=	44 units
1 Bedroom	56 m <sup>2</sup> / unit	=	44 units

TOTAL = 134

Minimum permitted size for 1 Bedroom Unit = 56 m<sup>2</sup>

2 Bedroom	86.75m <sup>2</sup> / unit	=	1 unit
2 Bedroom	71.9 m <sup>2</sup> / unit	=	44 units
2 Bedroom	75 m <sup>2</sup> / unit	=	2 units

TOTAL = 47

Minimum permitted size for 2 Bedroom Unit = 70 m<sup>2</sup>

Mix Ratio: 74 %	1 Bedroom	(134 units)
26 %	2 Bedroom	( 47 units)

100 % 181 units

Unit Density =  $\frac{\text{Total Units}}{\text{Net Site Area}}$  = 272 units/hectare  
 = 124 units/acre

#### 4.4 Total Parking Ratio required: 1.5 spaces/unit

Provided parking includes	1.3	spaces/unit for resident	279 spaces total
	.2	spaces/unit for visitors	
	.04	spaces/unit for residents recreation vehicles	

Underground	266	spaces	95.4 %
On Grade, Visitors, open, (as required .07 spaces/unit	13	spaces	4.8 %
TOTAL PARKING	279	spaces	

#### 4.5 Communal Facilities:

A meeting lounge is to be provided.

#### 4.6 Exterior Materials and Finish:

Exposed aggregate stucco.  
 Sock rubbed retarded concrete.  
 Light sandblasted concrete on retaining walls.

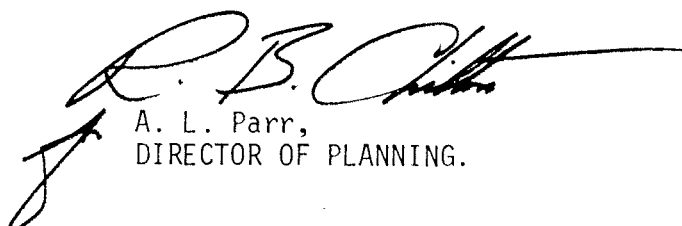
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5.0 SUMMARY:

A development proposal with a substantially complete design has been submitted for consideration. The developer has requested that the project be advanced in order for them to obtain early C.M.H.C. financing for this non-profit housing project.

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The Planning Department supports this application which is consistent with the community Plan for this area.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

BR/mdw

attachments

C.C.      Municipal Engineer  
         Parks & Recreation Administrator  
         Municipal Solicitor  
         Municipal Clerk

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# OPERATING ENGINEERS' WELFARE & PENSION PLANS

Room 402 - 4333 Ledger Avenue, Burnaby, B.C. V5G 4G9

Phone 291-8831, Long Distance in B.C. Toll Free 112-800-663-9524

June 9, 1981

I.C.C. Consultants Ltd.,  
7682 Stanley Crescent,  
BURNABY, British Columbia,  
V5E 1W1

Attention: Wm. G. McKinnon,  
President

Dear Sirs:

RE: Proposal to Lease -- Trustee of the  
Operating Engineers' Pension Plan to  
Post 83 Co-Operative Association

Pursuant to our conversation of this morning, please accept this letter as confirmation of the intention already expressed in writing to Post 83 Co-Operative Association, of the Trustees of the Operating Engineers' Pension Plan, to lease the recently acquired property to the Co-Operative Association for the purpose of a senior citizens' hi-rise development.

Yours truly,

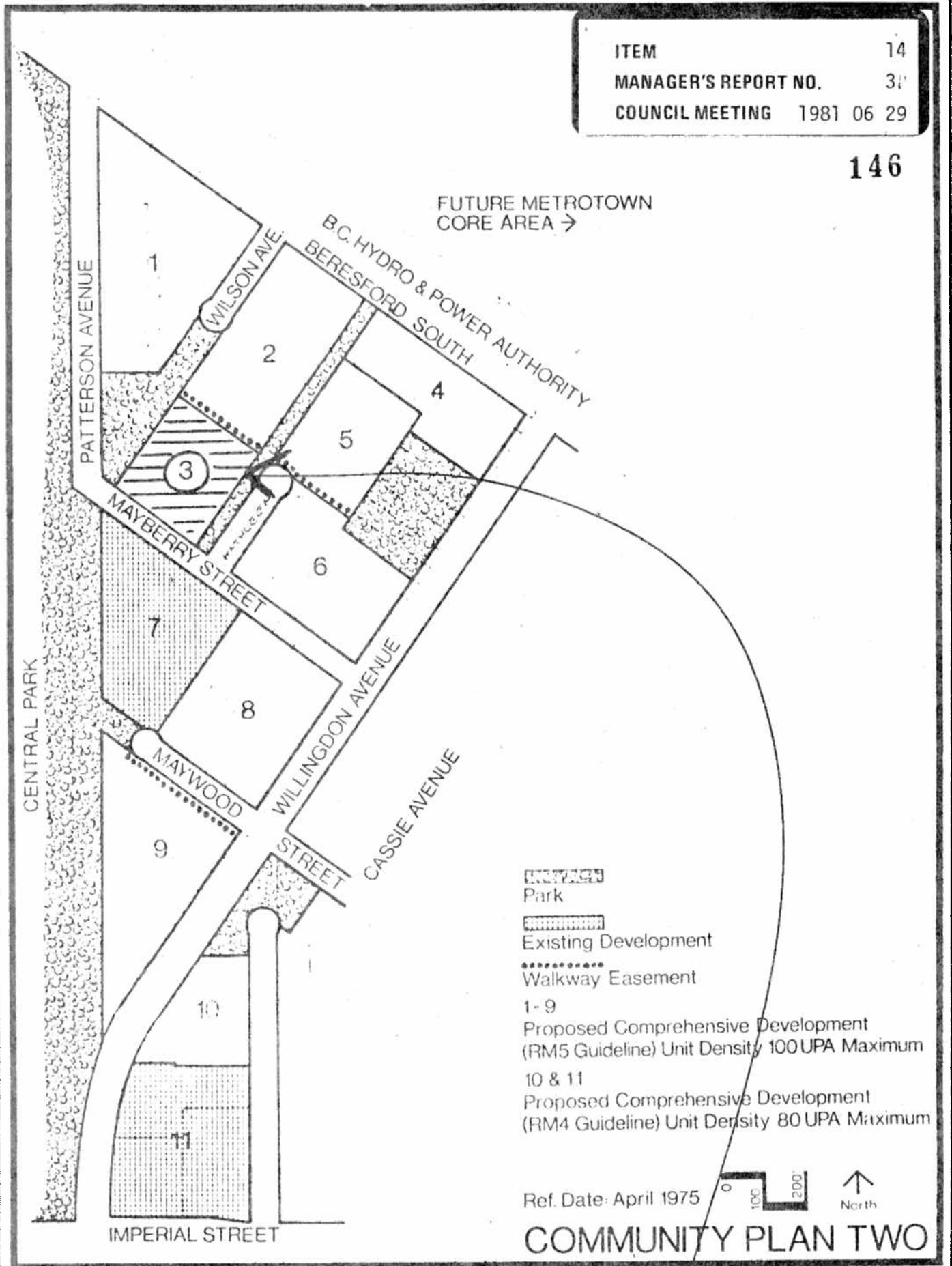
OPERATING ENGINEERS' PENSION PLAN,

F.G. RANDALL,  
Chairman of the Board

FGR:dr  
oteu #15  
cc: H.W. Brooker

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Date

1981 JUNE



Burnaby Planning Department

Scale

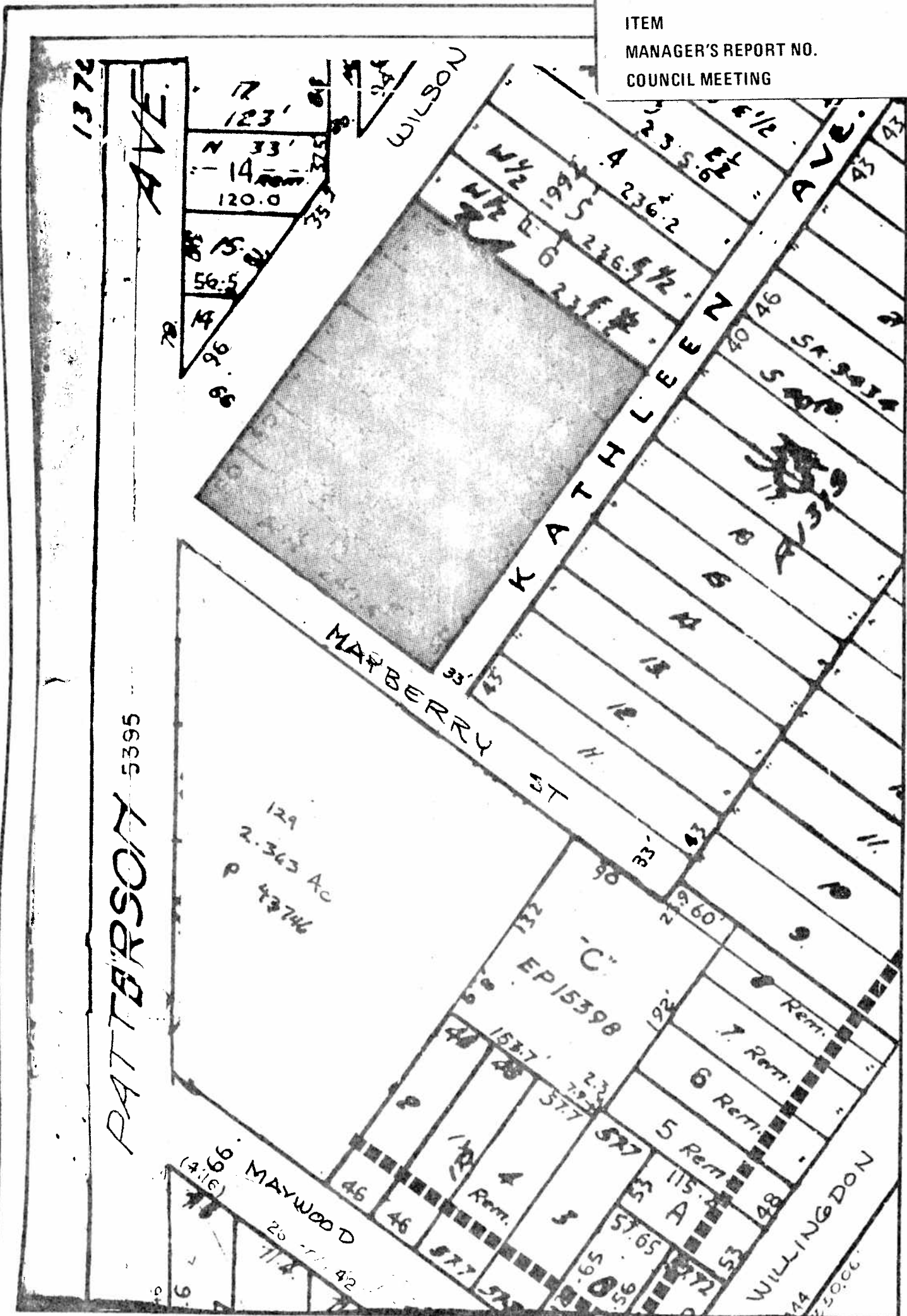
Drawn By

REZONING #64/81 SITE

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Date  
1981 JUNE

Scale  
1:100

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Drawn By



**Burnaby Planning Department**

REZONING # 64/81 SUBJECT SITE 147

LOT 7 BLOCK 34 IS MUNICIPAL-OWNED

SKETCH # 2

