

ITEM 6
MANAGER'S REPORT NO. 13
COUNCIL MEETING 90/02/19

RE: REZONING REFERENCE NO. 65/89
1800 and 1812 DUTHIE AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1990 FEBRUARY 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #65/89

LOT 1 EXC. FIRSTLY: THE NORTH 33 FT.,
SECONDLY: PART SUBDIVIDED BY PL. 49674,
D.L. 136, PL. 6173; LOT 265, D.L. 136,
PL. 49674;

1800 AND 1812 DUTHIE AVENUE
(SEE ATTACHED SKETCHES #1 AND #2)

FROM: P5 COMMUNITY INSTITUTIONAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON P5 COMMUNITY INSTITUTIONAL
DISTRICT USE AND DENSITY)

PURPOSE: To seek Council authorization to forward this application to
a Public Hearing on 1990 March 20.

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RECOMMENDATION:

- 1) THAT a rezoning bylaw be prepared and advanced to First Reading on 1990 February 26 and to a Public Hearing on 1990 March 20 at 7:30 p.m., 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 to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - 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.

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- d) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite. **115**

- g) The retention of as many natural trees as possible on the site.
- h) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- j) The registration of a Restrictive Covenant ensuring that the demolition of the existing Swedish Canadian Rest Home will take place within one year of occupancy permits being issued for the proposed buildings A and B.

SUMMARY:

The applicant has submitted a plan of development which is suitable for presentation to a Public Hearing.

R E P O R T

1.0 GENERAL INFORMATION:

1.1 APPLICANT:

Beaconcare Management Inc. &
Professional Management Consultants Limited
#2001 - 1176 West Georgia
Vancouver, B.C.
V6E 4B9

1.2 REZONING PURPOSE:

The purpose of the proposed bylaw is to permit the development of an institutional senior citizens' housing project/care facility on the site.

2.0 BACKGROUND INFORMATION:

2.1 On 1989 September 25, Council received a report from the Planning and Building Inspection Department concerning the rezoning of the subject site to CD Comprehensive Development District (based on P5 District use and density) to accommodate the development of an institutional seniors' care facility on the site. At that time, Council authorized this Department to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing, on the understanding that a more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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2.2 The subject site is immediately south of Community Plan Area 7 and is located within Apartment Study Area "E" and is designated as Institutional area (refer to attached Sketch #2).

3.0 GENERAL DISCUSSION:

3.1 The subject site is proposed to be rezoned:

FROM: P5 Community Institutional District

TO: CD Comprehensive Development District
(based on P5 Community Institutional District use and density)

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site, which will include, but not necessarily be limited to the provision of street lights on Duthie Avenue, wheelchair ramps adjacent the site and a shelter for the existing bus stop abutting the site.

3.3 A Neighbourhood Parkland Acquisition Charge of \$698.50 per unit is applicable to this development.

3.4 The existing improvements on the subject site include the Swedish Canadian Rest Home and the Swedish Canadian Manor. As part of this rezoning, the Swedish Canadian Rest Home, which includes 77 personal care beds and eight independent units, will be demolished and the occupants will be relocated. The applicant is requesting to be permitted to demolish the Swedish Canadian Rest Home after the proposed buildings A and B are constructed, the existing building M is renovated into a care facility and the residents are relocated. In order to avoid displacement of the current residents of the existing Swedish Canadian Manor and the Swedish Canadian Rest Home, and to accommodate the rehabilitation and conversion of the Swedish Canadian Manor into a care facility, it would be necessary to permit the Swedish Canadian Rest Home to be demolished after Buildings A and B are ready for occupancy and the Swedish Canadian Manor is rehabilitated, as the number of units in the existing buildings (132) exceeds the units proposed for buildings A and B (125). The applicant has indicated that it may take only 6 - 9 months from the time occupancy permits are issued for Buildings A and B to be in a position to demolish the existing Rest Home, however, a period of one year is more realistic if a legal commitment is to be made regarding the demolition of the Rest Home.

In order to facilitate this and to ensure compliance with the maximum permitted density and the adopted Comprehensive Development plans for the site, it is recommended that a Restrictive Covenant be registered at the Land Title Office ensuring demolition of the existing Swedish Canadian Rest Home within one year of occupancy permits being issued for buildings A and B on the site.

Refer to attached Sketch #3 for the overall development proposal and attached Sketch #4 for the existing development on the site on the site.

4.0 DEVELOPMENT PROPOSAL:

4.1 A development proposal has been received which is considered suitable for presentation to a Public Hearing. The development proposal includes the development of three new institutional buildings and the renovation of a portion of an existing building, which will serve as an amenity/recreation centre for the complex. The rehabilitation of the existing Swedish Canadian Manor (Building M) will be limited to internal renovations and will not alter the number of units, the floor area or the building exteriors. This development will proceed in phases, with the following construction staging proposed by the applicant:

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BUILDING USE/UNITS CONSTRUCTION DATES **117**

Phase I	A	86 seniors' housing units	October 1990 - July 1991
Phase II	B	39 seniors' housing units	September 1990 - July 1991
Phase III	M	Rehabilitation of existing 63 units into a care facility	September 1991 - March 1992
Phase IV		Demolition of existing Swedish Canadian Rest Home, except portion that will constitute Building D	March 1992
Phase V	C & D	27 seniors' housing units and amenity/recreation building	April 1992 - November 1992

4.2 The plan of development indicates the development of three-storey structures on the site. This building height is considered supportable as it allows the development to relate well to the existing adjacent multiple-family residential developments, which are largely three-storeys in height and the usable open space and amenity areas are shown to be developed in a positive manner.

4.3 Site Area: 197,570 sq. ft. (4.5 acres)

Lot Coverage Permitted: 40%

Lot Coverage Shown: 30.4%

4.4 Floor Area: 159,016

Floor Area Ratio: 0.80

Unit Density: 47 units per acre

4.5 Unit Mix:

EXISTING BUILDING M (TO REMAIN)

- 40 - bachelor units (360 sq. ft. in size)
- 21 - one bedroom units (437 sq. ft. - 512 sq. ft. in size)
- 2 - one bedroom handicapped units (477 sq. ft. - 511 sq. ft. in size)

TOTAL 63 UNITS

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BUILDING "A"

- 84 - one bedroom units
(495 sq. ft. - 560 sq. ft. in size)
- 2 - one bedroom handicapped units
(560 sq. ft. in size)

TOTAL 86 UNITS

BUILDING "B"

- 29 - one bedroom units
(700 sq. ft. - 850 sq. ft. in size)
- 10 - two bedroom units
(1,000 sq. ft. in size)

TOTAL 39 UNITS

BUILDING "C"

- 23 - one bedroom units
(700 sq. ft. - 850 sq. ft. in size)
- 4 - two bedroom units
(1,000 sq. ft. in size)

TOTAL 27 UNITS

TOTAL UNIT MIX

- 40 - bachelor units
- 157 - one bedroom units
- 14 - two bedroom units
- 4 - one bedroom handicapped units

TOTAL 215 - UNITS

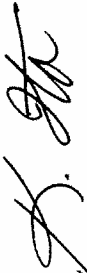
- 4.6 Building Height: Three storeys plus underground parking
- 4.7 Required and Provided Parking: 154 spaces (including 43 visitor spaces)
- 4.8 Communal Facilities: Lounge areas and multi-purpose rooms in Buildings "A" and "B, auditorium and two activity rooms in Building "D".
- 4.9 Exterior Materials: Asphalt shingles, vinyl siding, stucco, wood siding and brick veneer.

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4.10 Garbage
Collection and
Recycling
Facilities:

The plan of development includes adequate
garbage collection and recycling areas in
each building.

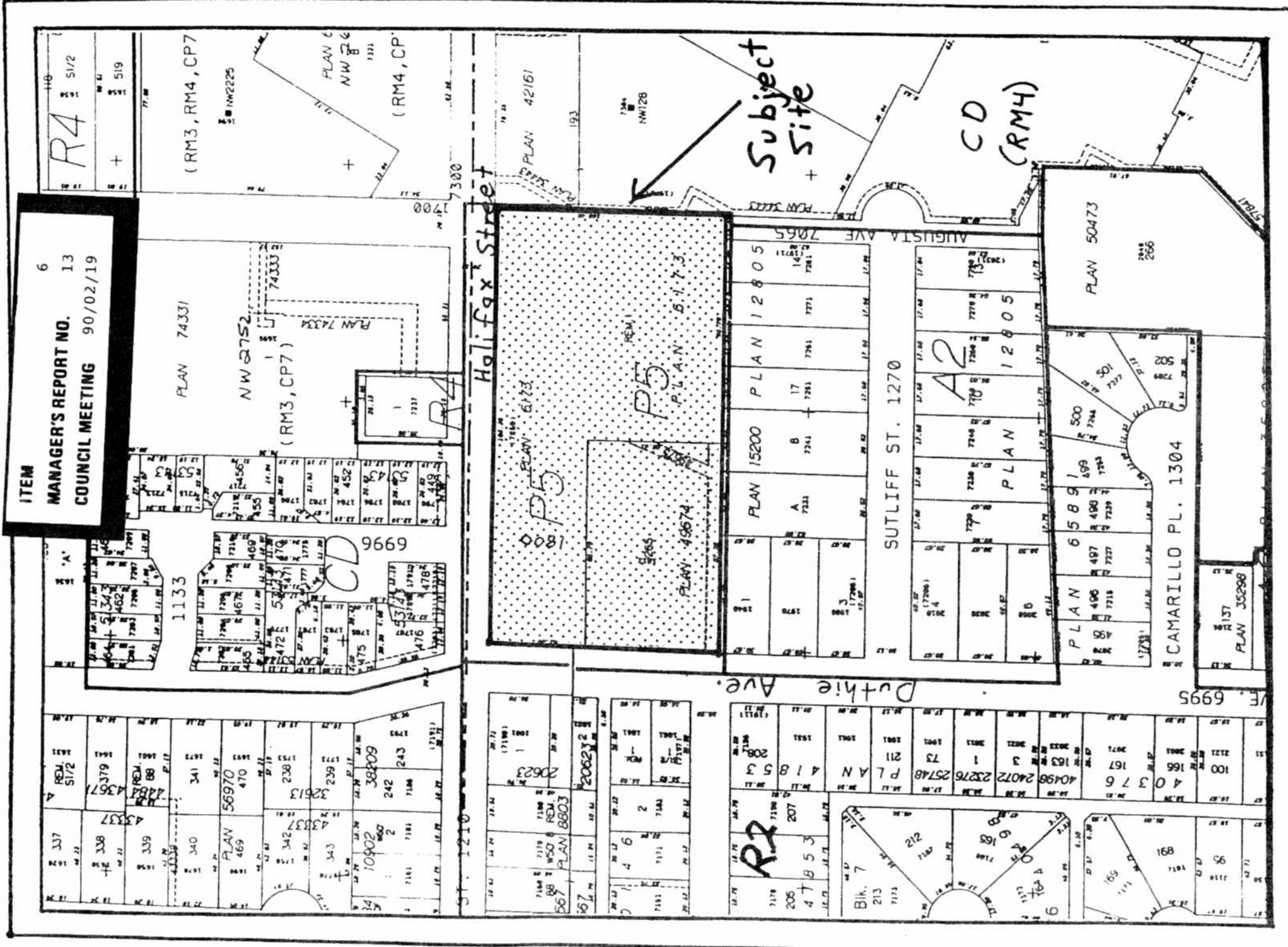
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A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BW:ap

Attachments

cc: Municipal Clerk
Fire Chief
Director Engineering
Chief Public Health Inspector



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BURNABY
 Planning &
 Building Inspection
 Department

Date
 1990 Feb.

Scale
 1:2000

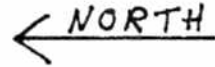
Drawn By



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Rezoning Reference #65/89

Sketch #1



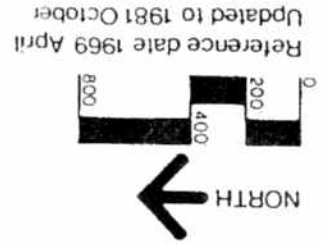
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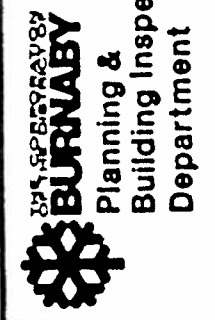
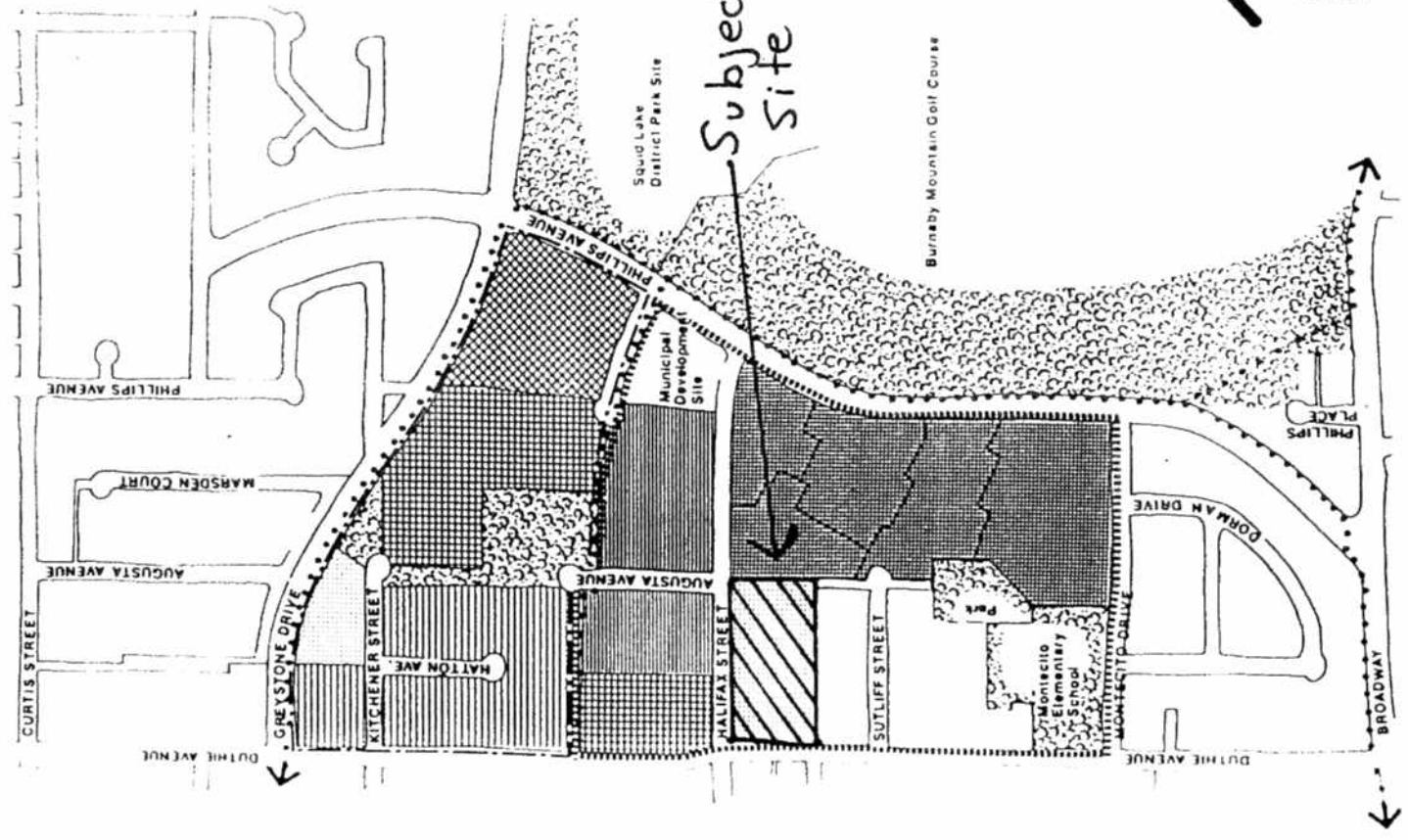
APARTMENT STUDY AREA E Drawing Number 5

- Proposed high density apartment area (RM4 type)
- Commercial centre
- Institutional area
- Future apartment expansion area
- Trail system

- Proposed low density apartment area
- Existing low density apartment area
- Proposed medium density apartment area
- Existing medium density apartment area
- First priority area



NOTE: See adopted Community Plan 7 for land use refinements since 1969. This Apartment Study Area proposed for review (see Residential Growth Management Study adopted 1981 June 22)



Date 1990 Feb.

Scale N.T.S.

Drawn By

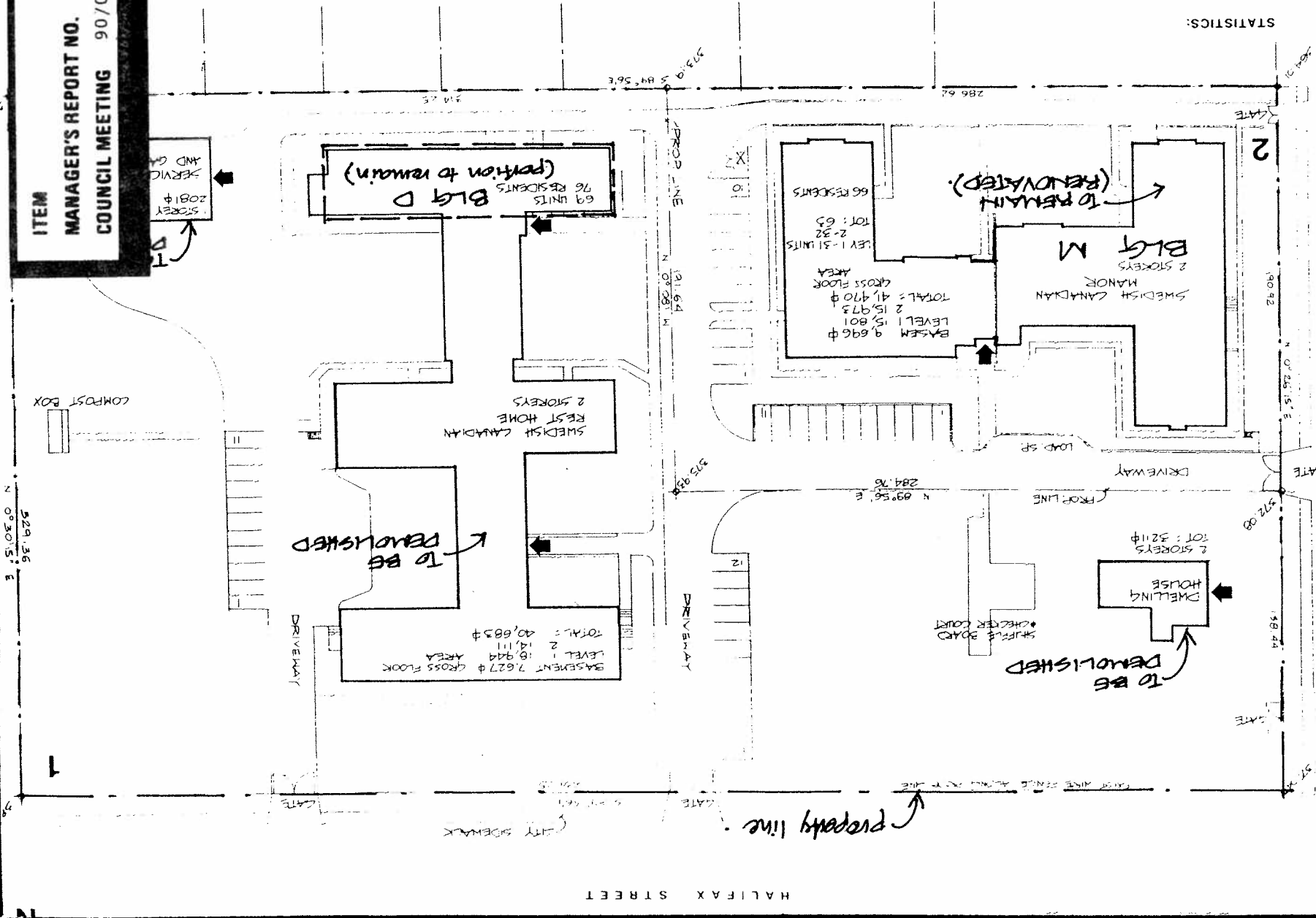


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Sketch #2

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STATISTICS:
 LOT 1: 2000 SQ FT (28.57) *
 * RES. ZONING: PS - COMMUNITY INSTITUTIONAL DISTRICT
 SE: REST HOME & SENIORS CITIZENS HOUSING
 NEAR: SWEDISH CANADIAN REST HOME

← NORTH



Date 1990 Feb

Planning & Building Inspection Department

Scale N.T.S.

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Drawn By

Existing Development On Site

Sketch #