

ITEM	15
MANAGER'S REPORT NO.	3
COUNCIL MEETING	91/01/21

TO: MUNICIPAL MANAGER DATE: 1991 JANUARY 16

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #18/90

ADDRESS: 4213 Norfolk Street
 LEGAL: Lot H, D.L. 69, Plan 23990

FROM: R5 Residential District

TO: CD Comprehensive Development District
 (Based on P5 Community Institution District and the Community Plan 8 Community Plan as guidelines, and in accordance with the development plan entitled "Norfolk Street Senior's Housing" prepared by Gomberoff Policzer Architects)(Attached Sketches 1 and 2)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1991 February 19.

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RECOMMENDATIONS:

1. THAT the introduction of a Highway Exchange Bylaw, be authorized according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1991 January 28, and to a Public Hearing on 1991 February 19 at 7:30 p.m.
3. 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.
 - d) The consolidation of the net project site into one legal parcel.

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- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) Compliance with the Council adopted sound criteria.
- i) A letter from the architect confirming that the design will comply with CMHC standards for the design of senior's housing.
- j) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- k) 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.
- l) Completion of the Highway Exchange Bylaw.
- m) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- n) Determination that the project is a government sponsored senior's housing project.

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 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 30 unit government sponsored seniors apartment building.

2.0 BACKGROUND

- 2.1 Council on 1990 May 28 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.2 The site is presently vacant. The Carleton Avenue road right-of-way which lies on the west side is undeveloped except for a lane which serves the existing single and two-family houses to the west, which face Dominion Street. This lane will be relocated to the west 20 feet of the road allowance and the balance of the Carleton Avenue right-of-way will be closed. There is an existing cul-de-sac on Norfolk Street at the south-west corner of the site.

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To the south across the unbuilt portion of Norfolk Street lie several vacant municipally-owned lots and beyond that, there are several houses that front on Canada Way. The lands to the north and east of the site across the Gilmore Diversion contain a mix of M1 and M5 Zone Light Industrial uses. There is a senior citizens' care facility to the south-west of the site, Carleton Lodge. The site slopes to the north-east and is presently covered with alder and cotton-wood trees. The Gilmore Diversion is designated in the Burnaby Conceptual Transportation Plan as a secondary arterial street as it connects south through to Discovery Park and north across the Freeway to Gilmore Avenue.

2.3 This site falls within the Community Plan Eight study area (refer to attached Sketch #2). This site is part of one proposed for institutional development under the P5 Zone Community Institutional guidelines. In terms of land use, this proposal is consistent with the Plan. However, in terms of the lot assembly, the site is smaller than that called for in the plan inasmuch as the Plan envisions the incorporation of the lots to the south of Norfolk Street through to Canada Way in a land assembly. The applicant has indicated a desire to acquire redundant portions of Carleton Avenue to incorporate an expanded site, and it is acknowledged that under CD zoning, an opportunity is afforded for the applicant to demonstrate in a suitable plan of development that the intent of the P5 District can be satisfied, albeit on a smaller site. With reference to the balance of the lands designated for institutional development, to the south between Norfolk and Canada Way, it is considered that a site remains which upon consolidation would be adequate in size for separate development for other P5 uses in the future.

3.0 GENERAL COMMENTS

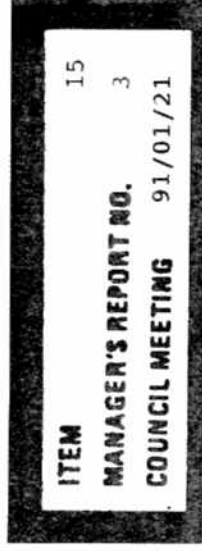
3.1 DEVELOPMENT PHASING IN THIS AREA:

It is to be noted that this portion of the Community Plan Area Eight east of Broadview Park is viewed as a future expansion area to be considered for redevelopment when the Smith Avenue area to the west is over one-half redeveloped. (Refer 81 05 31 Community Plan 8 report).

This subject site is, however, vacant and is somewhat isolated from the existing developed single and two-family neighbourhood to the west of Carleton Avenue. Consideration of redevelopment on this site is not seen as a precedent for the redevelopment of the area with existing homes.

3.2 ROAD WIDENING AND HIGHWAY EXCHANGE:

The developer is requesting that portions of the unbuilt Carleton Avenue road right-of-way be closed and incorporated into this development site. Staff have indicated that a road widening of approximately 14 feet is required along this portion of the Gilmore Diversion, thus an exchange of land is considered appropriate, with compensation due to the Municipality for any excess of road allowance being sold to the applicant, based on fair market value. Details of the highway exchange proposal would be the subject of a separate future report to Council.



3.3 SERVICING REQUIREMENTS:

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the construction of a new 20 ft. lane to provide access to Dominion Street and the construction of necessary related streetworks.

3.4 EASEMENTS:

Any necessary easements are to be provided.

3.5 DEVELOPMENT COST CHARGES:

The neighbourhood parkland acquisition charges for senior's housing are applicable to this site.

3.7 SENIORS HOUSING/INSTITUTIONAL ZONING:

In order to satisfy the use of P5 zoning, it will be necessary for the developer to provide the necessary assurances in the form of the non-profit seniors housing society constitutional documents along with a registered covenant and demonstration of government funding.

3.8 VEHICLE ACCESS:

Vehicular access to the underground parking is to be provided from Dominion Street, west of the corner of Gilmore Diversion.

3.9 NOISE STUDY:

The Health Department has requested a noise study for this site.

3.10 LIGHTING FOR SENIORS:

The submission of an exterior lighting plan that meets the standards adopted by Council for seniors housing projects will be required.

3.11 MINISTRY OF TRANSPORTATION AND HIGHWAYS:

The approval of the Ministry to the rezoning is necessary.

3.12 RECYCLING PROVISIONS:

A recycling and garbage handling area in the underground parking will be provided.

3.13 CAR WASH FACILITY:

A covered car wash area is to be provided which drains to the sanitary sewer system.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site: Approximately 3110 m² (33,488 sq. ft.)
Site Coverage: Approximately 28% (excluding courtyard)

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4.2 Floor Area proposed: 2365 m² (25,459 sq. ft.)
Floor Area ratio permitted: 0.80
proposed: 0.80

Height: Three floors

4.3 Unit Mix: All units are one bedroom and vary in size from 590 sq. ft. to 685 sq. ft. as per the B. C. Housing standards for seniors housing.

Total unit count: 30 units

Unit density: 39 units per acre

4.4 Parking: Parking required: 0.6 spaces/unit = 18 spaces
provided: 1.5 spaces/unit = 45 spaces

All parking is underground.

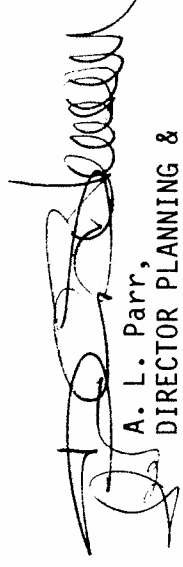
4.5 Communal Facilities: Facilities include an exercise room, a community room with kitchen and laundry.

4.6 Exterior Materials and Finishes: Stucco, wood trim and metal roofing are proposed for the building finishes.

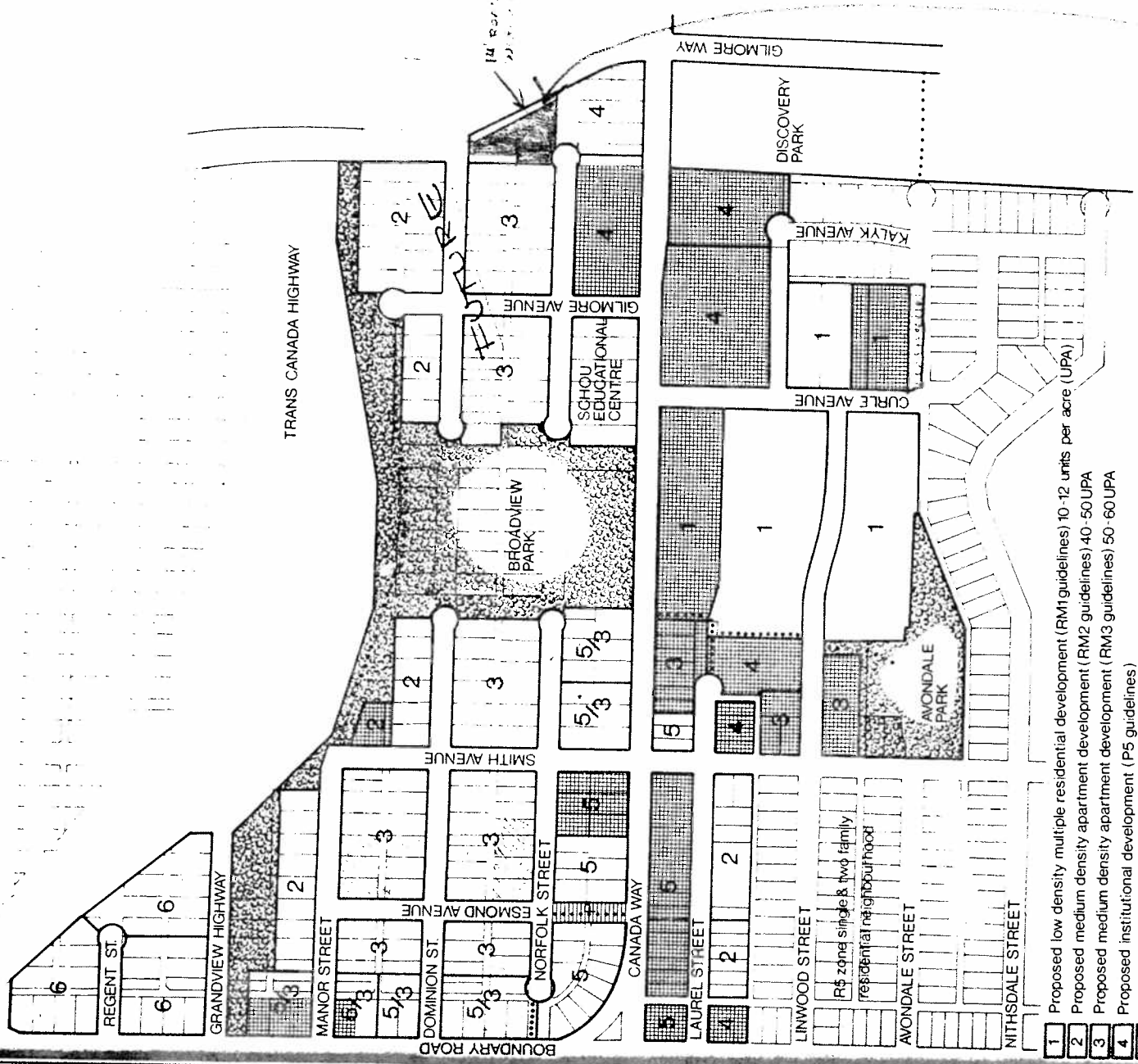
AP
BR/ds

Attachments

cc: Director Engineering
Municipal Clerk
Municipal Solicitor


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Updated to 1985 March
 Reference date 1971 June

COMMUNITY PLAN EIGHT

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Date:
 1990 MAY

Scale:
 1:1000

Drawn By:
 [Signature]

THE CORPORATION OF
BURNABY
 Planning &
 Building Inspection
 Department

R2 10/90 LOCATION 150

