



TO: MUNICIPAL MANAGER 1991 January 16

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #16/88

ADDRESS: 4025, 4093 and a Portion of 4151 Norland Avenue
LEGAL: Parcel 2 (Explanatory Plan 9543)
Parcel "D" (Reference Plan 4691) and
Pc1. "E" (Reference Plan 7107), Blk.
11, D.L. 79, Plan 536; Lot 61,
D.L.'s 79 & 80, Plan 73491

FROM: R4 Residential District and P5
Community Institutional District

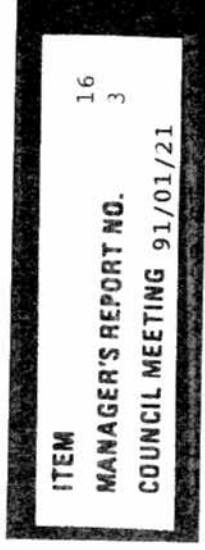
TO: CD Comprehensive Development District
(Based on P5 Community Institutional
Zoning District Use and Density and The
Central Administrative Area Development
Plan/Community Plan Guidelines, and
in Accordance with the Development Plan
Entitled "Carl Mortensen Manor"
Prepared by Scott Gordon Architect)

(Attached Sketches 1 and 2)

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

RECOMMENDATIONS:

1. THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.5 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 granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) The retention of as many existing mature trees as possible on the site.
- g) The submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.
- i) Compliance with the Council adopted sound criteria.
- j) The submission of an exterior lighting plan which meets the standards for seniors housing complexes as adopted by Council.
- k) The submission of a letter from the architect confirming that the building design is in accordance with C.M.H.C. standards for housing the elderly.
- l) The provision of an adequately sized and screened garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- m) Completion of the Highway Exchange Bylaw.
- n) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge at the rate applicable to Seniors Housing.
- o) Determination that the project is a government sponsored seniors' housing project.
- p) Detailing of units adaptable to the disabled.

SUMMARY:

The applicant has now submitted a plan of development 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 development of a 45 unit government sponsored apartment building for seniors.

2.0 BACKGROUND:

2.1 Council on 1988 March 21 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 This site lies within the Central Administrative Area Development Plan that designates the area bounded by Canada Way, Douglas Road, Sprott Street and Norland Avenue as an Institutional District for uses such as seniors housing and care facilities, children's facilities, churches and similar uses permitted under the P5 Community Institutional District guidelines.

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2.3 The site is presently developed with older houses. The area proposed for rezoning at this time comprises the northeast corner of the Dania Society property. The site has existing seniors' apartments to the south and southwest. There are existing single and two family residences to the north and east. The Danish Church lies to the west of the site. The land slopes gently down to Norland Avenue. There is a mix of open space and mature trees on the site.

3.0 GENERAL COMMENTS:

- 3.1 The applicant is requesting rezoning in order to permit the development of additional self-contained apartments for senior citizens to complement the existing Care Home and self-contained accommodation on the Dania site. The development guidelines provide for a 0.8 Floor Area Ratio and a three-storey maximum building height as outlined in the Central Administrative Area Plan.
- 3.2 The applicant has indicated that they are in the process of applying for Federal/Provincial funding to assist with the development of the site. Confirmation of this funding will be requested to meet the requirements for the P5 Institutional zoning.
- 3.3 Development Cost Charges for the Parkland Acquisition Levy will be applicable at the rate for seniors housing, and it will be necessary to provide confirmation that the use will remain seniors rental housing.
- 3.4 Parking ratios for other government-sponsored self-contained seniors projects have been provided at a ratio of 0.6 stalls per unit and this would be considered adequate for this project. Vehicular access to the site is preferred from Kincaid/Ledger or via existing driveways to Norland.
- 3.5 It is necessary to dedicate and construct a new roadway along the north edge of this site to provide an east-west connection between Kincaid Avenue to the Ledger/Norland intersection in conjunction with this rezoning. The portion of the Dania Society lot required is 46 feet in width. The balance of 20 feet to create a standard 66 foot right of way will need to be dedicated from a Municipal owned lot to the north. The Municipal lot currently holds a rental house which, depending upon survey, may need to be demolished to make way for this roadway.
- The road dedication can be partially exchanged for small Kincaid Court cul-de-sac which lies unconstructed at the west end of the site.
- In the past there were extensive discussions and an agreement was reached between the Dania Society and Municipal representatives to have the Society dedicate 33 feet for the road, have the Municipality buy 13 feet from the Society and have Burnaby provide the last 20 feet required for the road right-of-way. The road construction costs were then to be shared equally between the Society and the Municipality as the abutting land owner.
- A further report on these matters will be brought forward as the project proceeds.
- 3.6 The Ministry of Transportation and Highways approval to the rezoning is required.



- 3.7 An acoustical study will be required to ensure that the building design provides for traffic noise protection. The Health Department has requested that the building be designed to meet C.M.H.C. standards for seniors housing.
- 3.8 An exterior lighting plan which meets the standards for seniors housing complexes will be necessary.
- 3.9 Any required easements are to be provided.
- 3.10 A recycling and garbage handling area on surface is to be provided.
- 3.11 A carwash area draining to the sanitary sewer will be required on site.
- 3.12 A tree survey for the perimeter of the site to note preservation areas is to be undertaken.

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4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross Site Area: Approx. 7,715 m² 83,000 sq. ft.
Net Site Area: Approx. 6,950 m² 74,800 sq. ft.
Site Coverage: estimated 25%
Height: Three storeys at highest point.
- 4.2 Floor Area Ratio permitted: 0.80
Floor Area Ratio provided: 0.80
Unit Density: 28.5 units/acre
Unit Mix:
- 4.3 All units are 1 bedroom and range in size from 549 sq. ft. to 636 sq. ft. Total unit count is 49 units.
- 4.4 Disabled units: 25 of the 49 are handicapped accessible units.
Parking:
- 4.5 Surface parking is provided.
Required: 0.6 spaces unit = 30 stalls
Provided: 0.8 spaces unit = 39 stalls
- including 5 handicapped stalls plus a car wash stall (total 40).
Communal Facilities:
Facilities include an office, a lounge, workshop, multi-purpose room, laundry, kitchen, and two guest rooms with no kitchen facilities and several storage areas. An exterior sitting area and garden for use by the residents is also proposed.
- 4.6 Exterior Materials and Finishes:
Materials proposed include acrylic stucco, wood window trim and fascias and asphalt shingles.

ALP
BR:hr
Atts.

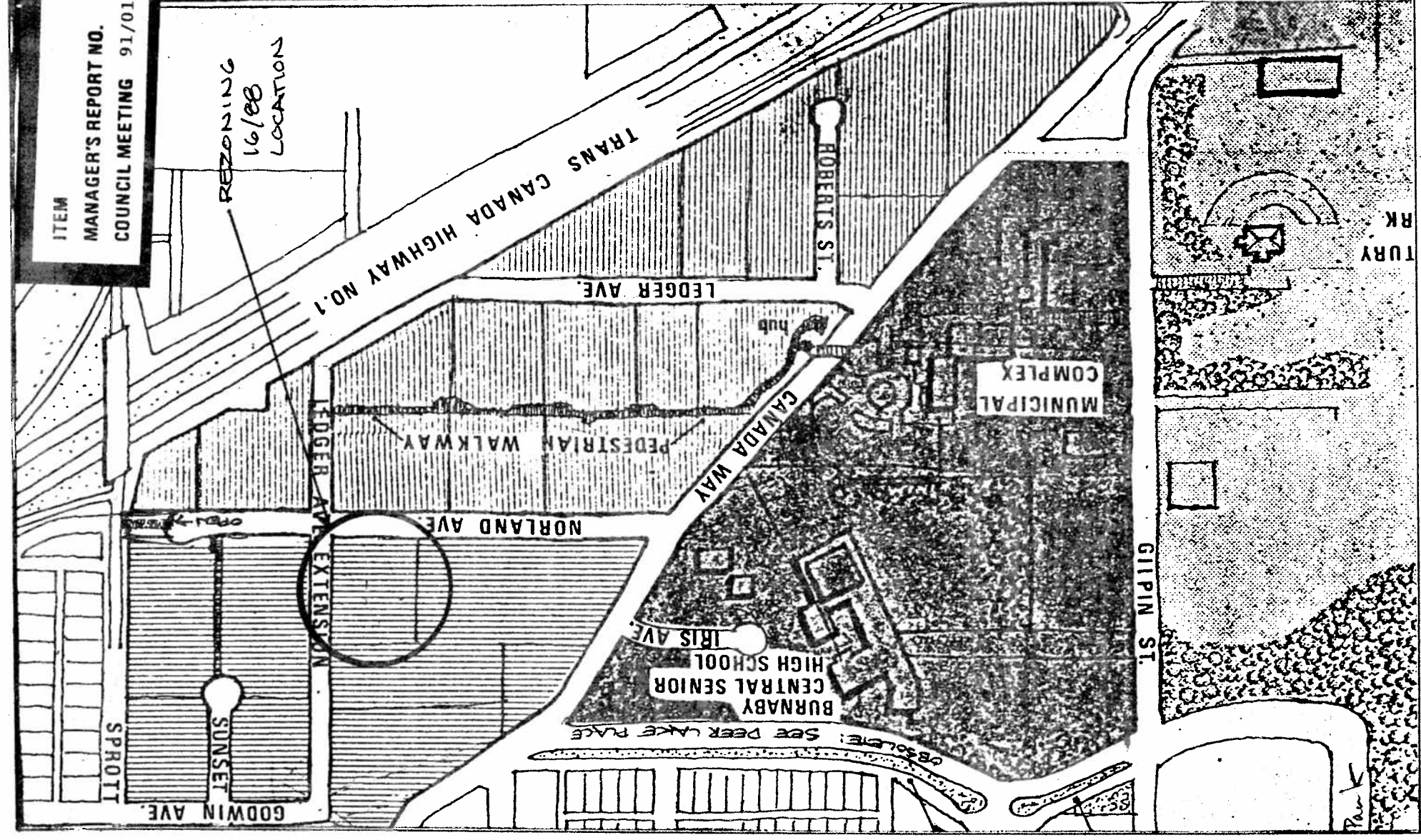
cc: Director Engineering
Municipal Clerk
Municipal Solicitor

A. L. Park
A. L. Park
DIRECTOR PLANNING &
BUILDING INSPECTION

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DEVELOPMENT PLAN CONCEPT

1974



PROPOSED LAND USE

	Office - Administrative
	Community Institutional
	Public
	Parkland

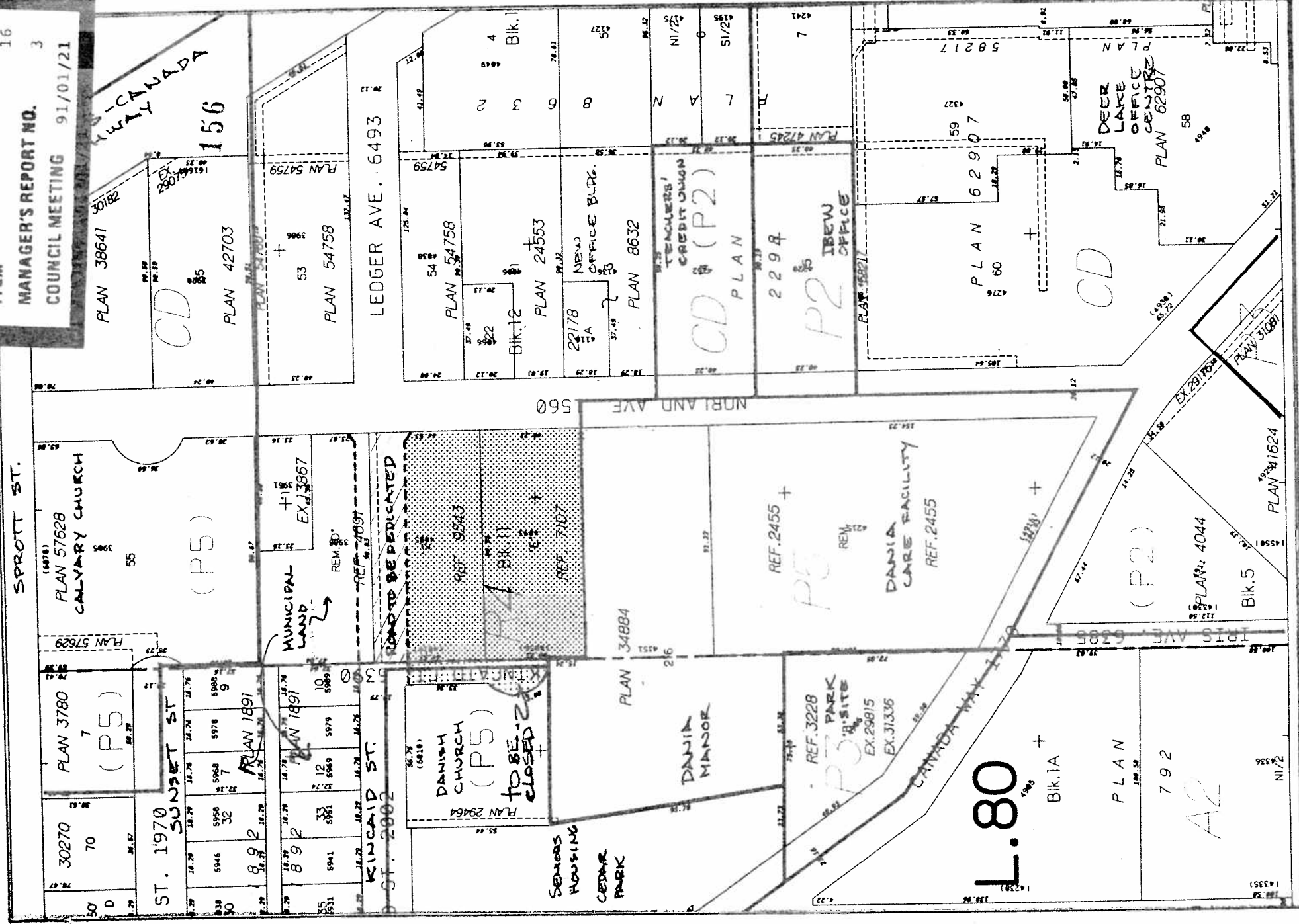


Date: 1974
 Scale: N.T.S.
 Drawn By:



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 CENTRAL ADMINISTRATIVE AREA CONCEPT
 RZ 16/88 LOCATION
 SKETCH 1

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Date: 1908 MARCH

Scale: 1:2000

Drawn By:

REZONING REF # 16/08 DANIA SOCIETY

RZ SITE

SKETCH # 2