

TO: MUNICIPAL MANAGER 1990 January 16  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #58/90

ADDRESS: 5160 RIDGELAWN DRIVE  
LEGAL: Lot 41, D.L. 125, Plan 33705

FROM: R2 Residential District

TO: CD Comprehensive Development District  
(based on the RM1 and P5 Zoning District  
uses and density and in accordance with the  
Development Plan 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.

RECOMMENDATIONS:

1. 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.
2. 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 undergrounding of existing overhead wiring abutting the site.
  - g) The provision of a public pedestrian walkway easement from Springer to Bellwood and the construction of a concrete walk and lighting to the approval of the Director Engineering.
  - h) The retention of as many existing mature trees as possible on the site.

ITEM	17
MANAGER'S REPORT NO.	3
COUNCIL MEETING	91/01/21

- i) 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.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.
- k) Compliance with the Council adopted sound criteria.
- l) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- m) 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.
- n) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- o) Submission of a letter from the architects confirming that the design complies with CMHC standards for the design of seniors' housing.
- p) Determination that the project is a government sponsored seniors' housing project.
- q) Detailing of units adaptable to the disabled.

158

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 construction of an apartment building with 32 units for seniors and 39 family oriented townhouse units plus a daycare facility.

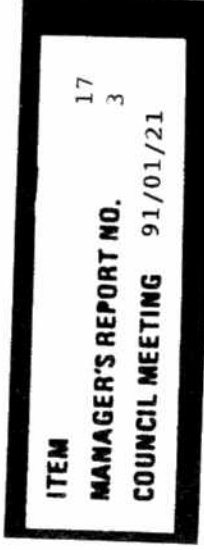
2.0 BACKGROUND:

2.1 Previous Report:

Council on 1990 November 26 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 will be submitted at a later date.

2.2 Existing Community Plan:

This site falls within the Brentwood Community Plan Nine area and is designated in the plan as a high rise residential site for development under the RM4 zone guidelines. The site is owned by the Municipality and has been vacant for some time.



The density of development proposed is much less than the original high-rise residential development proposed on this site in the past. The CD zoning will be based upon the P5 (Community Institutional) for the seniors' three-storey component and RM1 (Multiple Family Residential) for the family oriented townhouse portion of the development. A daycare facility is included in the plan.

2.3 Property Lease Process:

This property was identified as a potential non-profit housing site and was the subject of a public Call for Proposals in February 1990, which resulted in the selection by Council on 1990 April 30 of the Affordable Housing Advisory Association as the sponsoring agency to pursue a proposal for development of the site for assisted housing on the basis of a prepaid leasehold interest. Funds for projects of this type are provided by the British Columbia Housing Management Commission on a competitive basis.

The project is being submitted for the 1991 Spring Proposal Call to the Province. Upon receipt of project funding the lease would be prepared and rezoning process would be completed.

2.4 Public Information Process:

The applicant has indicated that they have presented the preliminary concept plans for the project to the neighbouring residents in the area of the site. Information brochures were distributed in the area and meetings with interested groups were held in 1990 December.

3.0 GENERAL COMMENTS:

3.1 Vehicle Access:

Two driveway access points to the property are provided from Bellwood Avenue. One provides access to several surface parking spaces for visitors and services the seniors building. A second access point from Bellwood to the south provides access to the main underground parking lot.

The architect and the developer have had considerable discussion with staff and residents of the area about whether the access to the main underground lot is provided from Bellwood or from the east side off Springer Avenue. The architect has prepared sketches that illustrate each situation. The plans which are being recommended as part of the suitable plan of development reflect the staff recommendation from the traffic engineering point of view which is to have the access to this site from Bellwood on the west side which is less busy than Springer Avenue and would produce less opportunity for traffic turning conflicts. The use of Bellwood would also permit the full retention of the treed buffer zone along Springer Avenue. Ridgelawn Drive is not considered an access point option as it is at the top end of the site and would require a longer more costly driveway which would have a higher impact on the trees on the perimeter of the site.

3.2 Tree Preservation:

This site is covered with mixed mature deciduous growth along with several conifers in the northwest portion of the site. The steep slope, the grading and clearing necessary will result in the preservation of the trees and undergrowth around the perimeter of the site as a buffer zone. These areas will be preserved with snow fencing during construction and vary in width from approximately 8 to 15 meters (26 to 50 feet).



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 following: the construction of Springer to an 11 m finished standard with street lighting; the provision of standard curb returns and wheelchair ramps at the northeast and northwest corners of the site; and a concrete walkway with lighting along the south end of the site to connect Bellwood and Springer Avenues.

160

3.4 Easements:

Any necessary easements for services and for the 3.0 m east-west pedestrian walkway are to be provided.

3.5 Development Cost Charges:

The neighbourhood parkland acquisition charges are applicable to this site. The seniors units are calculated at 50% of the full applicable levy.

3.6 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 that the project will remain non-profit senior housing along with necessary covenants and demonstration of government funding.

3.7 Noise Study:

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

3.8 Lighting For Seniors:

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

3.9 Ministry of Transportation and Highways:

The approval of the Ministry to the rezoning is necessary.

3.10 Recycling Provisions:

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

3.11 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 10,330 m <sup>2</sup> (111,208 sq. ft.)
	Site Coverage:	Approximately 23 %
4.2	Floor Area Gross:	5,960 m <sup>2</sup> (64,160 sq. ft.)
	Floor Area Ratio provided:	0.6

Height:

The seniors' apartment has four occupied levels.  
The lower levels are cut into the hillside.

ITEM	17
MANAGER'S REPORT NO.	3
COUNCIL MEETING	91/01/21

4.3 Unit Mix

a) Seniors' Apartment: All units are 1 bedroom and vary in size from 580 to 715 sq. ft.  
Total Seniors' Apartments: 32 units.

b) Townhouses:

Two Bedroom ( 880 to 910 sq. ft.)	13 units
Three Bedroom (1,100 to 1,280 sq.ft.)	15 units
Four Bedroom (1,250 to 1,470 sq.ft.)	9 units
Handicapped ( 945 sq. ft.)	<u>2 units</u>
Total Family Townhouses:	<u>39 units</u>
Project Total:	<u>71 units</u>
	=====

4.4 Parking:

Required Seniors 0.6 for 32 units = 20.0  
Required Townhouses (subsidized) 1.5 for 39 units = 59.0  
Required Total Spaces = 79.0

Provided:

Seniors underground	20 spaces
Townhouse underground	43 spaces
Townhouse handicap carport	2 spaces
Visitors surface	13 spaces
Total Spaces	<u>79 spaces</u>

4.5 Communal Facilities:

Facilities include a daycare and playground, and a laundry for the seniors.

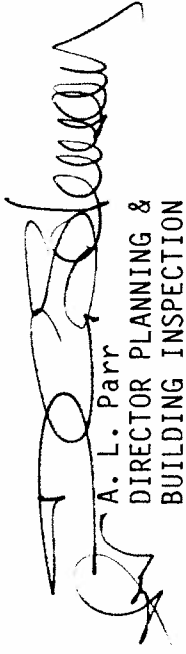
4.6 Exterior Materials:

Materials proposed include stucco, wood trim and fascias with duroid roofs.

*ALP*  
BR:hr

Atts.

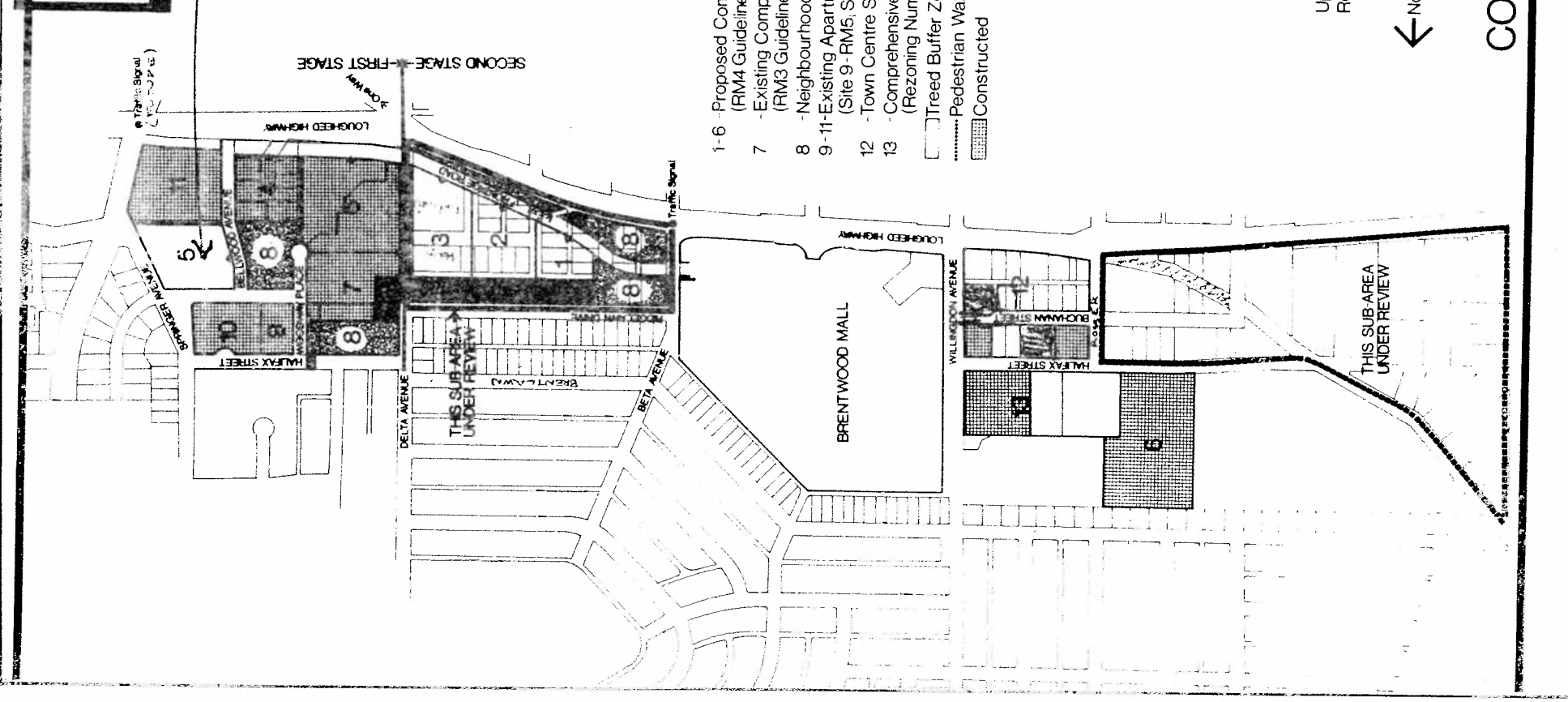
cc: Director Engineering  
Municipal Clerk  
Municipal Solicitor

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

ITEM 17  
 MANAGER'S REPORT NO. 3  
 COUNCIL MEETING 91/01/21

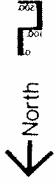
REZONING  
 REF. 58/90  
 LOCATION

162



- 1-6 - Proposed Comprehensive Development Sites (RM4 Guideline) Unit Density - 80 UPA Maximum
  - 7 - Existing Comprehensive Development Site (RM3 Guideline) Unit Density - 50 UPA Maximum
  - 8 - Neighbourhood Parks
  - 9-11 - Existing Apartment Development (Site 9 - RM5, Site 10 - RM3, Site 11 - RM4)
  - 12 - Town Centre Study
  - 13 - Comprehensive Development (P2, P6 & RM5 Guideline) (Rezoning Number 35/82)
- Tree Buffer Zone Protected by Easement
  - ▨ Pedestrian Walkway
  - ▩ Constructed

Updated to 1985 March  
 Reference date 1975 October



COMMUNITY PLAN NINE

41



**BURNABY**  
 Planning &  
 Building Inspection  
 Department

Date:  
 1990 NOV

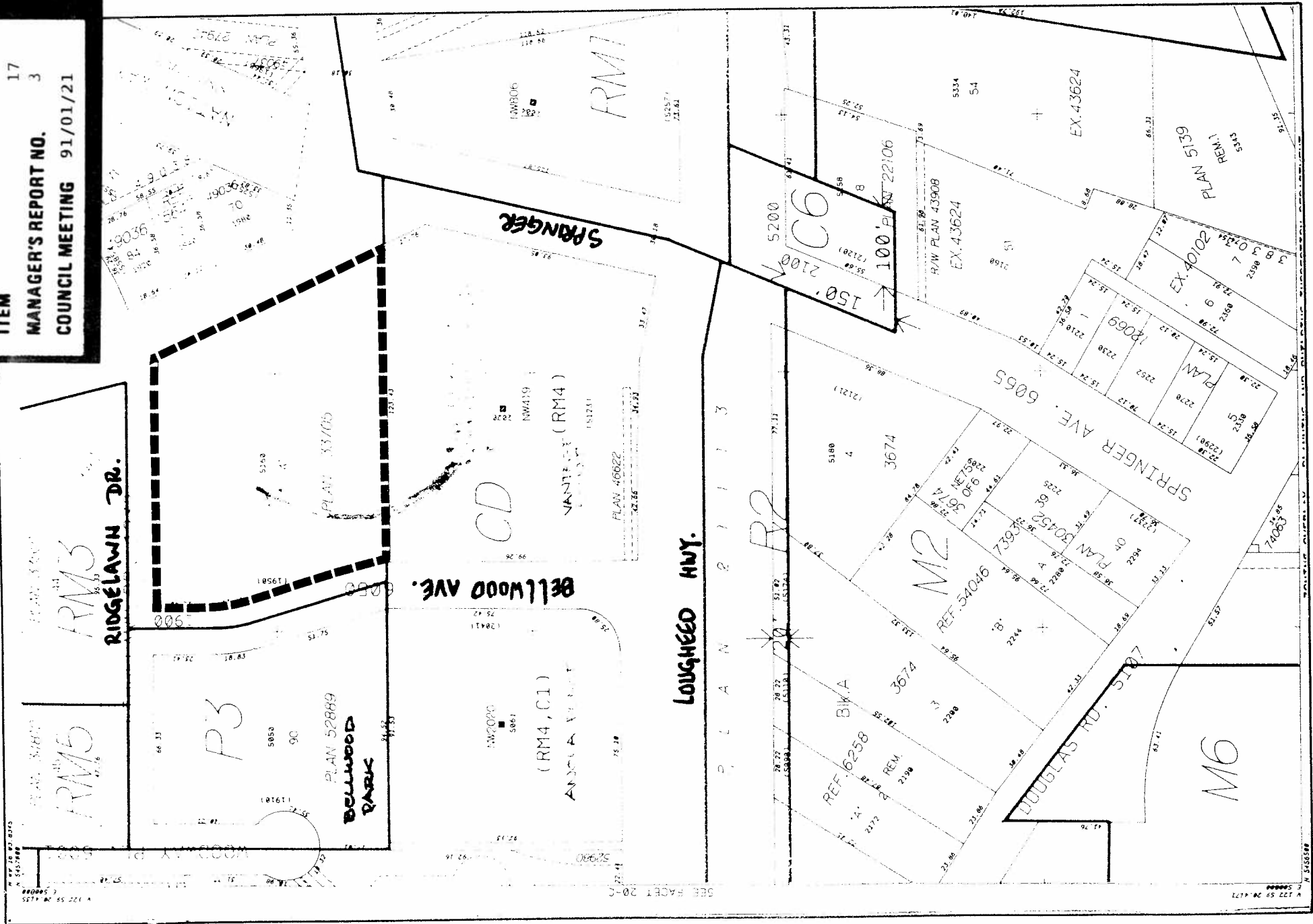
Scale:

Drawn By:

RZ. 58/90 PROPOSED SOCIAL  
 HOUSING SITE

SKETCH 1

ITEM 17  
 MANAGER'S REPORT NO. 3  
 COUNCIL MEETING 91/01/21



North



THE CORPORATION OF  
**BURNABY**  
 Planning &  
 Building Inspection  
 Department

R.Z. # 98/90

163

Date:  
 NOVEMBER 1990

Scale:  
 1:2000

Drawn By:  
 J.P.C.

SKESJON # 2

