

ITEM	29
MANAGER'S REPORT NO.	64
COUNCIL MEETING	93/11/01

TO: CITY MANAGER 1993 OCTOBER 27
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE #28/93**
(X-REF. REZONING #100/89)

NON-MARKET HOUSING TOWNHOUSE/APARTMENT
DEVELOPMENT ON THE OAKALLA LANDS

ADDRESS: 5281 AND 5271 OAKMOUNT CRESCENT

LEGAL: LOTS 2 AND 3, D.L. 94, GROUP 1, N.W.D. PLAN LMP5547

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON RM1 MULTIPLE FAMILY
RESIDENTIAL DISTRICT AND OAKALLA DEVELOPMENT
PLAN AS GUIDELINES, AND IN ACCORDANCE WITH
THE DRAWINGS ENTITLED "OAKLANDS HOUSING CO-
OPERATIVE" PREPARED BY HUGHES BALDWIN
ARCHITECTS)
(SEE ATTACHED SKETCHES #1 AND #2)

APPLICANT: ACCESS BUILDING ASSOCIATION
2ND FLOOR, 45 EAST 6TH AVENUE
VANCOUVER, B.C. V5T 1J3
ATTENTION: DOUG ROBINSON

PURPOSE: To request Council authorization to forward this application to a Public Hearing on 1993 November 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 November 16 and to a Public Hearing on 1993 November 30 at 7:30 p.m.

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2. **THAT** Council amend the Oakalla Development Plan (August 1991) to accommodate an increase in the number of units permitted on sites 2a and 2b from 88 to 109 on the understanding that the overall density and site coverage of development would remain unchanged.

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 City 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 reconfiguration of the net project site into two legal parcels to accommodate the development phasing.

 - e) The granting of any necessary easements.

 - f) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by chain link fencing or other approved physical containment during the whole course of site preparation and construction work, and deposit of sufficient monies to guarantee the protection of identified existing vegetation to be preserved.

 - g) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.

- h) The granting of a 215 Covenant restricting enclosure of balconies regarding the apartment component.
- i) Compliance with the Council-adopted sound criteria.
- j) The submission of a suitable engineered design for an approved on-site sediment control program.
- k) An undertaking to retain if necessary, a qualified consultant to identify, assess, segregate, and sample for analysis, any material found and/or excavation water suspected of questionable quality during excavation and construction.
- l) Confirmation of the arrangements to provide a 73 unit mixed income non-profit housing co-operative including 44 units of core-needy housing and 29 units of family housing for which BCBC is providing a bridging financial subsidy.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a 73 unit townhouse and low-rise apartment social housing development as well as establish guidelines for a 36-unit seniors low-rise apartment as a future phase..

2.0 BACKGROUND

- 2.1 The subject site is located within the Oakalla Development Plan, which was adopted by Council in 1991 to redevelop the former Oakalla lands for housing and parkland (see attached Sketch #2). An overall rezoning (Rezoning Reference #100/89) was pursued to bring the existing zoning into conformance with the adopted Development Plan and to permit subdivision (see attached Sketch #3) and servicing of the site in line with the Plan. Rezoning Reference #100/89 was given Final Adoption on 1992 August 24. Individual amendment rezoning applications are required to be made for the development of specific projects on specific sites. The subject application is one of four rezoning applications being pursued as part of the first phase of development.

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2.2 On 1993 May 17, Council received an initial report on the rezoning application and authorized staff to work with the applicant.

2.3 The subject site is comprised of two of the three social housing enclaves that were designated in the Oakalla Development Plan. In the Plan Enclave 2a is designated for non-market townhouse development while Enclave 2b is designated for non-market low-rise apartments. Enclave 1 adjacent Royal Oak Avenue, will be the subject of a future development application for non-market housing.

Sites 2a and 2b are being reconfigured to form a site of 15,587 m² (3.8 acres) for a 73 unit townhouse/apartment project while a smaller site of 3,683 m² (0.91 acres) is being created to the west adjacent the park strip to accommodate a phase two 36 unit seniors apartment. The total unit count proposed is 109 units.

3.0 GENERAL COMMENTS

3.1 The two lots are to be consolidated and resubdivided to create a 73 unit co-operative development with 56 townhouses and 17 apartment units and a second smaller site which is intended to accommodate a phase two 36 unit seniors co-operative apartment.

3.2 At present the Oakalla Development Plan provides for 88 units of social housing to be constructed on Sites 2a and 2b. The development proposal submitted provides for 73 units of co-operative housing plus 36 units of non-profit equity housing for a preliminary total of 109 units (56 townhouse units and 53 apartment units). The floor area and building footprint (site coverage) is not proposed to exceed the limits outlined in the adopted Plan. This adjusted unit count had been explained in a previous report considered by the Housing Committee and concurred in by Council at its meeting of 1993 May 10. The current proposal indicates a minor change from the 75 units noted in the previous report to 73 units of co-operative housing. It is therefore proposed to amend the plan to accommodate the increase in the number of units on the site from 88 to 109 units (21 units).

3.3 In terms of building height the development on this site will observe the two-storey height limitation as viewed from the Oakland Avenue frontage. The maximum height of any building within the site is three stories.

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- 3.4 In conformance with the adopted Development Plan. The lease of the lands from B.C.B.C. to the housing co-operative will assist in ensuring that the units remain affordable. The 73 units proposed comprise 29 units of core-needy family housing, 15 units of core-needy seniors housing and 29 units of cooperative family units. The 44 core-needy units will be subsidized through the Federal-Provincial Non-profit Program. For these last 29 units, BCBC is proposing to provide a financial subsidy to bridge the gap between the economic rent for these units and the market rent. BCBC is proposing the subsidy for seven years, by which time it is assumed the gap will be eliminated. The 58 family housing units are to be integrated such that there is no intention to differentiate the core-needy from the other units. This proposal is consistent with the report on this site submitted to the Housing Committee on 1993 May 10. The terms of the final agreements confirming the arrangements will be required prior to Final Adoption.
- 3.5 Vehicle access to the site will be from Oakdale Road on the east side of the development site and from Oakmount Crescent on the north side of the site.
- 3.6 Any further necessary easements or rights-of-way will be provided as part of this rezoning.
- 3.7 Any additional servicing requirements will be requested by the Director Engineering.
- 3.8 Due to neighbourhood park provision related to the overall rezoning and subdivision of the Oakalla lands, no Neighbourhood Parkland Acquisition Charge is applicable to the subject development.
- 3.9 Given the site's proximity to Oakland Street, an acoustical study will be required to ensure compliance with the Council-adopted noise criteria.
- 3.10 This site is not one with major groupings of trees or specimen trees according to information provided by the tree survey. Several larger trees at the southwest corner of the site as well as a few other trees scattered through the site are desirable to retain.
- 3.11 Remediation applicable to this site has been completed to date, however, the Chief Environmental Health Officer has advised that, during excavation or construction, it may be necessary to retain a qualified consultant to identify, assess, segregate, and sample for analysis, any material found and/or excavation water suspected of questionable quality.

Note: The total floor area proposed is lower than that permitted in the plan as the size of the proposed apartment site (2b) which has a permitted density of 0.8 F.A.R. was reduced in area. This adjustment therefore results in a lower overall density.

Height: The townhouse units will be two storeys over a basement.

The apartment buildings will be two and three storeys above underground parking.

4.3 Unit Breakdown:

a) 73 unit family/mixed project:

Family Townhouses: (50% core-needy housing)

- 16 - 2 bedroom @ 88 m² (947 sq.ft.) excluding basements
- 8 - 3 bedroom @ 107.9 m² (1,161 sq.ft.)
- 24 - 3 bedroom @ 109.5 m² (1,178 sq.ft.)
- 2 - 3 bedroom @ 133.5 m² (1,437 sq.ft.)
- 6 - 4 bedroom @ 136.0 m² (1,464 sq.ft.)

56 Subtotal (Townhouses)

Apartments: (Seniors primarily)

- 10 - 1 bedroom @ 50.1 m² (539 sq.ft.)
- 5 - 1 bedroom H/C @ 54.6 m² (588 sq.ft.)
- 2 - 2 bedroom family @ 77.3 m² (832 sq.ft.)

17 Subtotal (Apartments)

Phase Two:

b) 36 unit Seniors project - Guidelines:

- 12 - 1 bedroom
- 8 - 1 bedroom and den
- 16 - 2 bedroom

36 Apartment Units

Total unit count including Phase Two: 109 units.

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4.4 Parking:
73 Unit Co-operative

Required:	a) Family Townhousing 1.5 x 58 units	87 spaces
	b) Seniors 1.0 x 15 units	<u>51</u> spaces
	Required Total:	102 spaces
	Provided	103 spaces

Underground: 18 spaces

Surface: 29 spaces

Under Unit: 24 spaces

Covered Surface: 32 spaces

—
103 Total (Including 1 car wash space)

Phase Two
36 Unit Seniors Apartment

Parking to meet established requirements in conjunction with a future rezoning application.

4.5 Communal Facilities

- a) The 73 unit co-operative site will have a common building of 102 m² plus outdoor play space.
- b) The Phase II seniors building will indicate the proposed communal facilities in conjunction with a future rezoning application.

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4.6 Materials and finishes:

Materials include wood trim around aluminum windows, stucco and cedar shingle roofing.



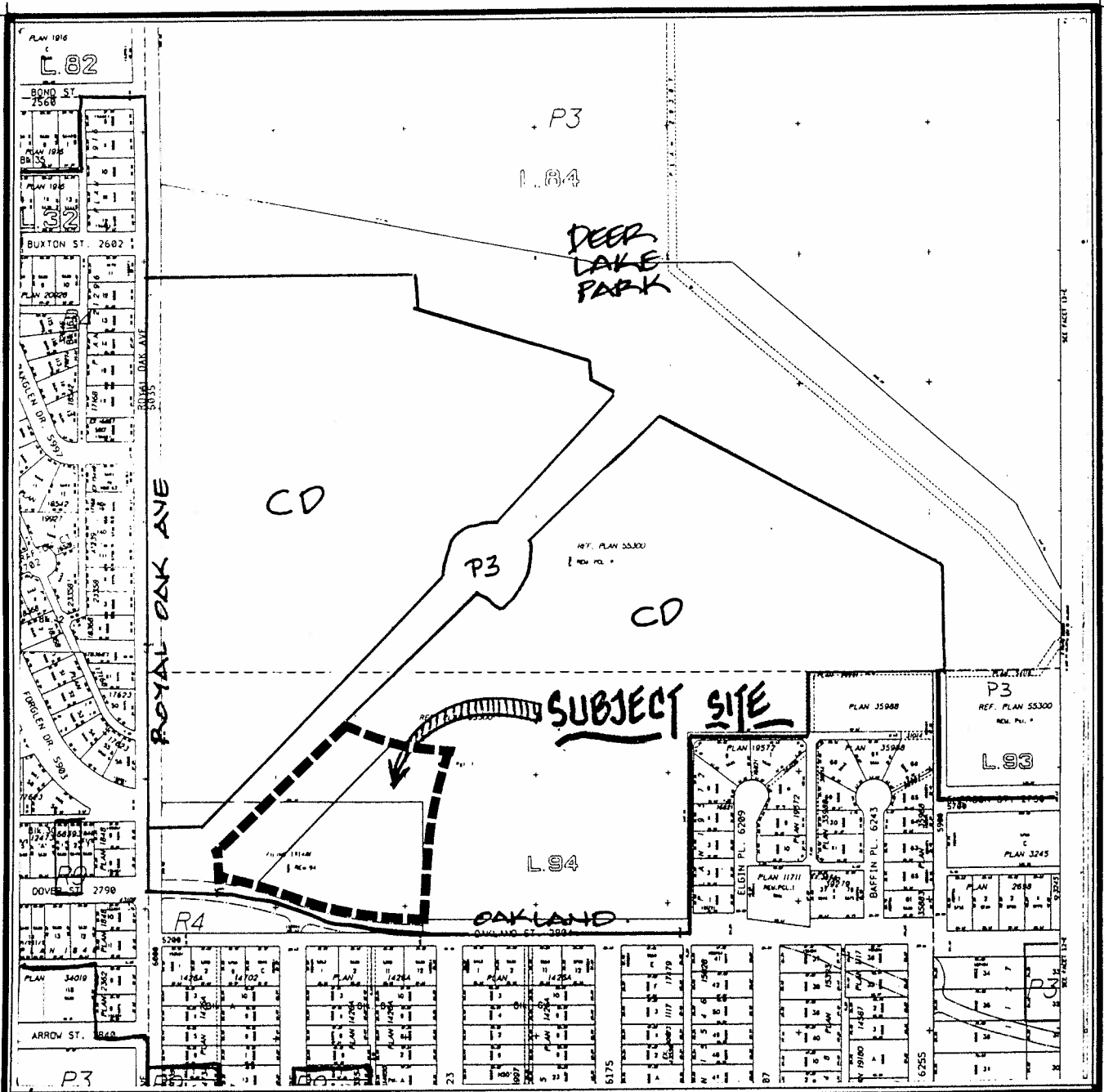
D.G. Stenson, Director
Planning and Building

BR/ds

Attached sketches

cc: Director Engineering
City Clerk
Director Administration and Community Services
Director Recreation and Cultural Services

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Date:
 MAY 1993

Scale:
 N.T.S.

Drawn By:
 J.P.C.



City of
 Burnaby
 Planning & Building Dept.

REZONING REFERENCE #28/93
 (EXISTING ZONING DESIGNATION)

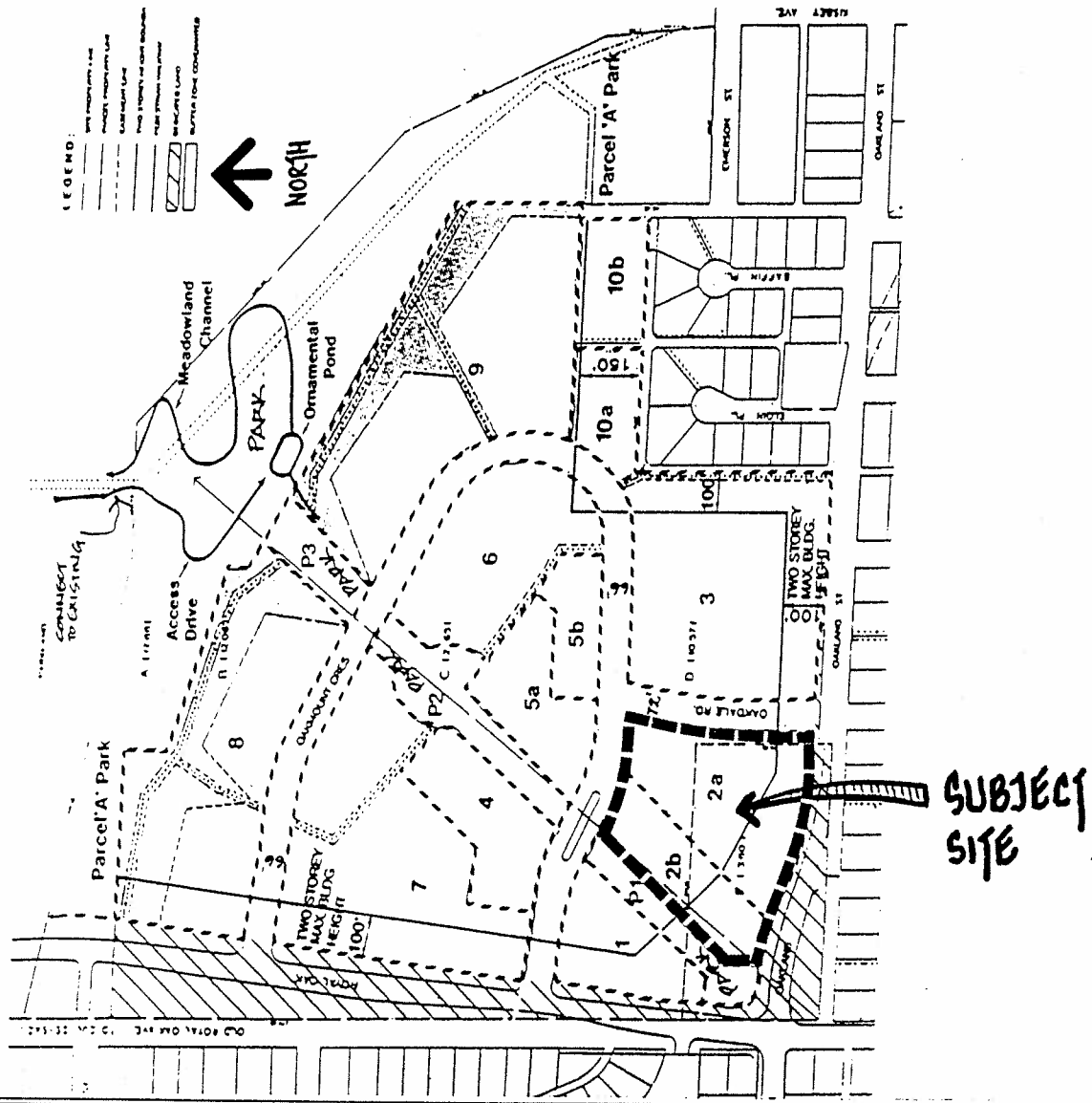


North

SKETCH # 1

OAKALLA DEVELOPMENT PLAN

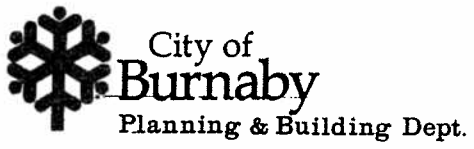
Site Designations



Date:
MAY 1993

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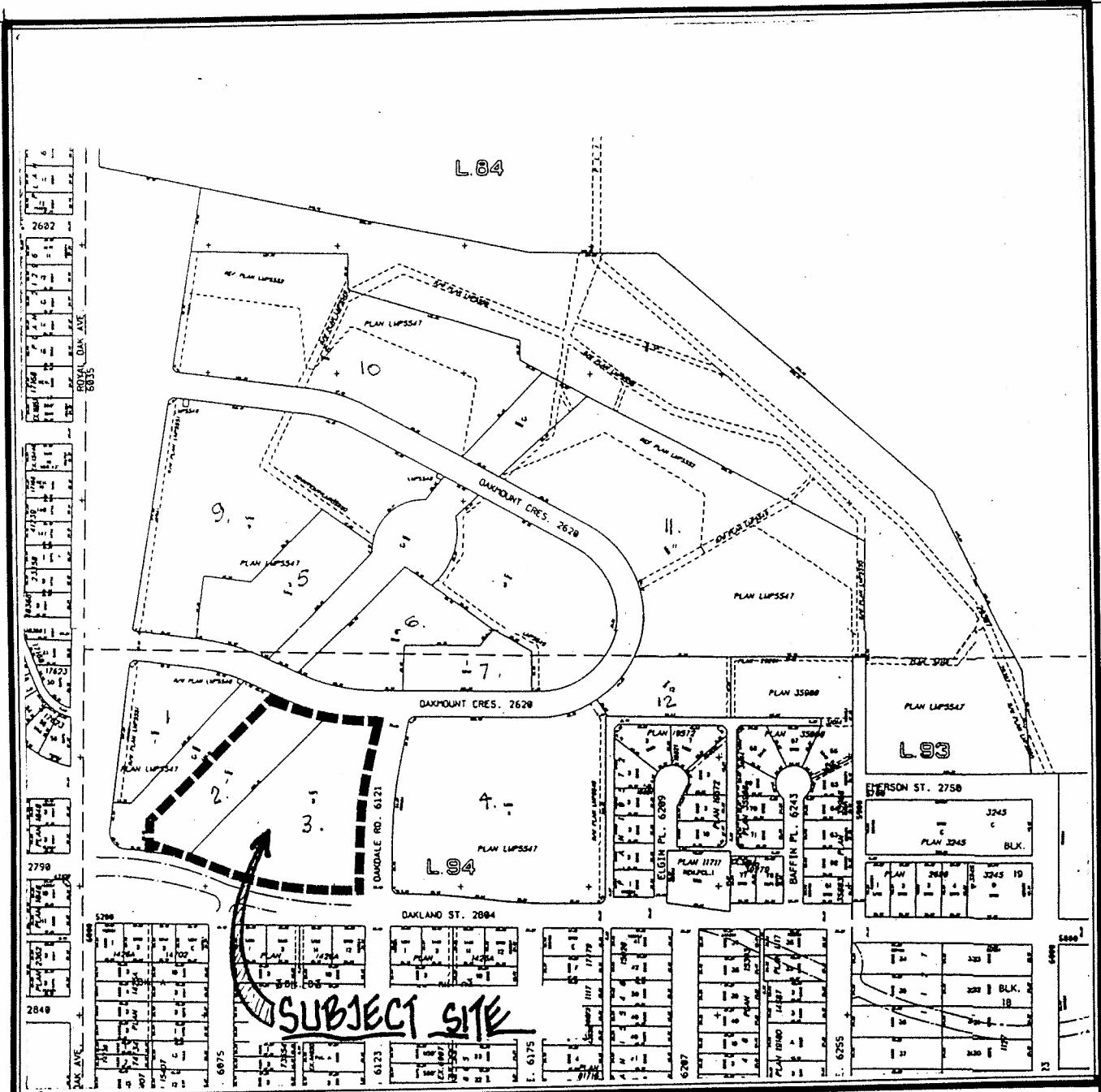
Drawn By:
J.P.C.



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SKETCH # 2

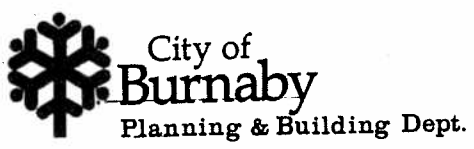
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REZONING REFERENCE #28/93
(EXISTING SUBDIVISION PLAN)

SKETCH #3