

TO: CITY MANAGER 1994 DECEMBER 14

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #33/94
(x-ref. Rezoning Reference #28/93)

**PROPOSED 36 UNIT SENIORS APARTMENT EQUITY
COOPERATIVE ON OAKLANDS SITE**

ADDRESS: 5281 OAKMOUNT CRESCENT (SEE ATTACHED SKETCHES #1 AND #2)

LEGAL: PTN. LOT 2, D.L. 94, GROUP 1, N.W.D. PLAN LMP5547

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON THE OAKALLA DEVELOPMENT
PLAN, AND IN ACCORDANCE WITH THE DEVELOPMENT
PLAN ENTITLED "THE OAKLANDS - 36 UNIT SENIORS'
APARTMENT COOPERATIVE, BURNABY B.C." PREPARED
BY GOMBEROFF-POLICZER ARCHITECTS)

APPLICANT: PROGRESSIVE HOMES LTD.
12540 BRIDGEPORT ROAD
RICHMOND, B.C. V6V 1J5

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 January 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 January 09, and to a Public Hearing on 1995 January 24 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.

| | |
|----------------------|----------|
| ITEM | 17 |
| MANAGER'S REPORT NO. | 71 |
| COUNCIL MEETING | 94/12/19 |

- 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 granting of any necessary easements.
- d) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- e) The provision of a covered car wash stall and 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.
- f) The granting of a 215 Covenant restricting enclosure of balconies.
- g) The submission of a suitable engineered design for an approved on-site sediment control program including chemical treatment and the deposit of sufficient bonding to guarantee these provisions.
- h) An undertaking to retain if necessary, a qualified consultant to identify, assess, segregate and sample for analyses, any material found and/or excavation water suspected of questionable quality during excavation and construction.
- i) The completion of a housing agreement to confirm the on-going non-market nature of the 36 units on this site.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a proposed 36 unit seniors apartment equity cooperative.

2.0 BACKGROUND:

Council on 1994 May 16 received the report of the Planning and Building 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.

This site is the second of the three non-market housing sites on the Oakalla lands. This site was included as a community plan component in the rezoning for the family housing site rezoning (Rezoning Reference #28/93) that is presently under construction along Oakland Street west of Oakdale Avenue. That site (Site 2a) is to contain 17 seniors apartments and 56 townhouse units for families and will be a cooperative. The subject site (Site 2b) (Rezoning Reference #33/94) is to contain 36 seniors apartments in a three storey building. Site 1 located west of the staircase/linear park adjacent Royal Oak Avenue at the top corner of the Oaklands site is to be developed in the future for 20 non-market townhouse units.

The applicant has now submitted a plan of development for the 36 unit seniors equity cooperative apartment which is suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 The Director Engineering will be requested to review the need for any further services necessary to serve this site.
- 3.2 Any necessary easements are to be provided.
- 3.3 A garbage handling and recycling area approximately 8'x9' is to be provided in the underground parking area together with, a letter of commitment from the developer to support the implementation of a recycling program on site.
- 3.4 An exterior lighting plan for the entry areas and the perimeter walkways that meets Burnaby's standards for senior's housing is required.
- 3.5 A carwash stall in the underground parking area connected to the sanitary sewer is to be provided. The size of the space is to be 3.7 meters by 5.5 meters.
- 3.6 The parking standards required for this seniors site is 1.25 spaces per unit including visitor parking. Vehicle access is to be from the north end of the site along Oakmount Avenue.

| | |
|----------------------|----------|
| ITEM | 17 |
| MANAGER'S REPORT NO. | 71 |
| COUNCIL MEETING | 94/12/19 |

- 3.7 The Environmental Health Department has required that during site excavation it may be necessary to retain a consultant to identify, assess, segregate and sample any material or groundwater of questionable quality.
- 3.8 The project is the second social housing development proposed for the Oakalla Lands and is to be a 36 unit seniors equity cooperative apartment building. The Housing Committee has accepted the concept of a price controlled seniors equity cooperative as meeting the requirement for non-market housing for this site. The Housing Committee will be revising the details of the housing agreement which is planned to ensure that the project meets long term social housing criteria.

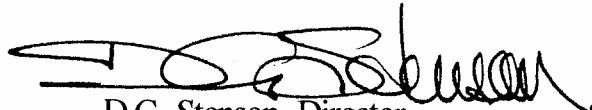
4.0 DEVELOPMENT PROPOSAL:

| | | | |
|-----|--------------------------|-----------------|--|
| 4.1 | <u>Gross Site:</u> | | 3,680 m ² (39,617 sq.ft.) |
| | <u>Net Site:</u> | | 3,680 m ² (39,617 sq.ft.) |
| | <u>Site Coverage:</u> | Permitted | 35% |
| | | Provided | 33% |
| 4.2 | <u>Floor Area:</u> | Permitted | 35,655 ft ² |
| | | Proposed | 35,655 ft ² |
| | <u>Floor Area Ratio:</u> | Permitted | 0.90 |
| | | Proposed | 0.90 |
| | <u>Height:</u> | | Three storeys above underground parking. |
| 4.3 | <u>Unit Mix:</u> | | |
| | 1 bedroom | 9 units | 732 ft ² to 832 ft ² |
| | 1 bedroom (handicapped) | 2 units | 736 ft ² |
| | 2 bedroom | <u>25 units</u> | 860 ft ² to 905 ft ² |
| | Total | 36 units | |
| | <u>Unit Density:</u> | | 39.58 units/acre |

CITY MANAGER
REZONING REFERENCE #33/94
1994 DECEMBER 14 ...PAGE 5

ITEM 17
MANAGER'S REPORT NO. 71
COUNCIL MEETING 94/12/19

- 4.4 Parking Ratio: Required 1.25 spaces/unit = 45 spaces
(including visitor parking)
- Provided Residents: 36 spaces
(All underground) Visitor: 08 spaces -unsecured
Carwash 1 space
- Total** 45 spaces
- 4.5 Communal Facilities: Include a lounge (622 ft.²), outdoor patio and scooter storage.
- 4.6 Exterior Materials: Include wood shingle roof, wood window trim, balconies and fascias with stucco.

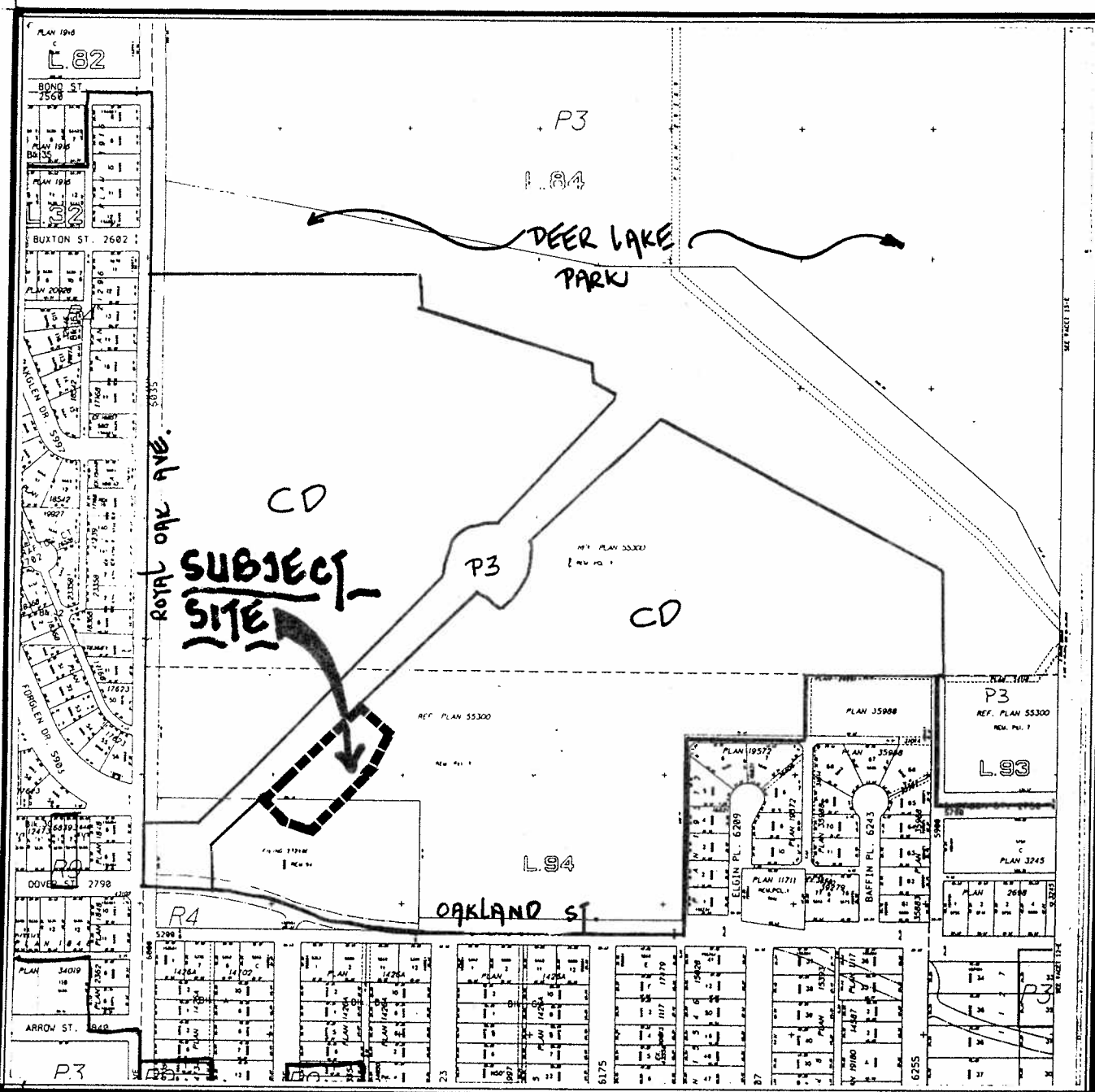


D.G. Stenson, Director
Planning and Building

BR:yg
Attach.

cc: Director Engineering
City Clerk


ITEM 17
 MANAGER'S REPORT NO. 71
 COUNCIL MEETING 94/12/19




Date:
 APRIL 1994

Scale:
 N.F.S.

Drawn By:
 J.P.C.

 City of Burnaby
 Planning & Building Dept.

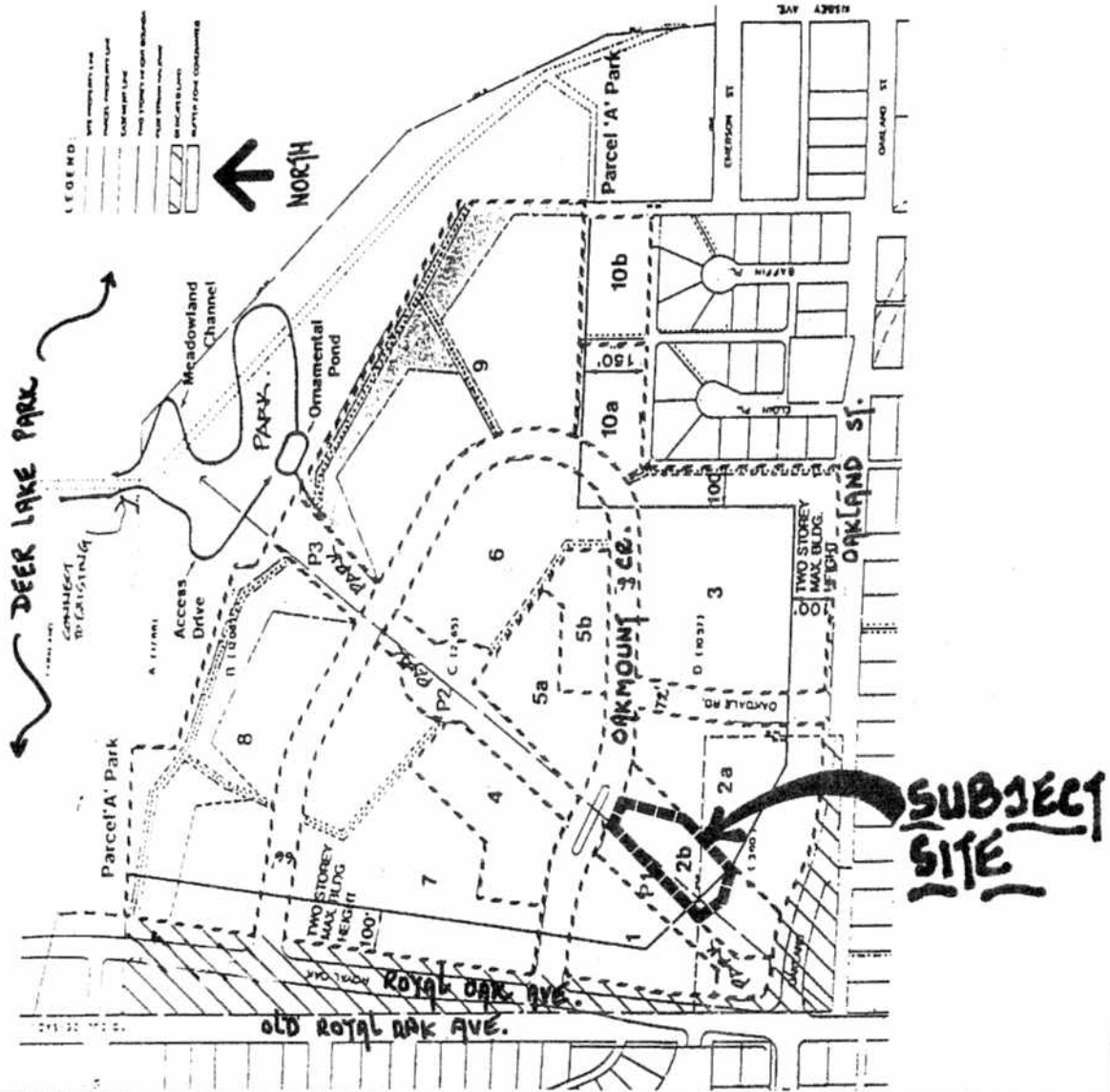
REZONING REFERENCE # 33/94
 (EXISTING ZONING DESIGNATION)


 North

SKETCH #1.

OAKALLA DEVELOPMENT PLAN

Site Designations



Date:
APRIL 1994

Scale:
N.F.S.

Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.

REZONING REFERENCE # 33/94

178

SKETCH # 2.

