

ITEM	11
MANAGER'S REPORT NO.	18
COUNCIL MEETING	94/03/21

TO: CITY MANAGER 1994 MARCH 15
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #4/93

ADDRESS: 6720 AND 6760 CURTIS STREET
(SEE ATTACHED SKETCH #1)

LEGAL: N. 1/2 LOT 10, D.L. 132, GROUP 1, N.W.D.
PLAN 2640;
N. 132.2' OF LOT 343, D.L. 132, GROUP 1,
N.W.D. PLAN 51334

FROM: R4 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON P5 COMMUNITY INSTITUTIONAL
DISTRICT GUIDELINES, AND IN ACCORDANCE
WITH THE DEVELOPMENT PLAN ENTITLED
"ST. MARGARET OF SCOTLAND ABBEYFIELD HOUSE"
PREPARED BY LINDA BAKER ARCHITECT)

APPLICANT: LINDA BAKER, ARCHITECT
405 - 1168 HAMILTON STREET
VANCOUVER, B.C. V6B 2S2

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1994 April 19.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 March 28 and to a Public Hearing on 1994 April 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.

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- 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 consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) 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 ensure the protection of identified vegetation, to be refunded a year after completion of construction.
- h) Compliance with the Council adopted sound criteria.
- i) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- j) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of an "Abbeyfield" senior citizen's residence.

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2.0 BACKGROUND

Council on 1993 March 22 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 will be submitted at a later date. On 1993 June 28 and on 1993 September 22 second reports were prepared, however the applicant requested that the Public Hearings be postponed to permit the society to review the costs involved with the project.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 Project Description

The applicant is proposing a two and a half storey seniors building. The housing will have communal living and dining spaces on the ground floor and will be staffed with live-in housekeepers. There will be 20 bed-sitting rooms, all with private bathrooms, for the seniors and four self-contained one bedroom units for the caretakers. The building is divided into two "Abbeyfield" groups of 10 residents, each of which is self-contained but connected by a common hallway and elevator. The project is to be constructed in two phases. Vehicular access will be from the lane at the east end of this lot. Legal access across a portion of the new lot to be created to the south, fronting on Napier Street will be required. No changes to the existing St. Margaret's Church site which lies immediately to the south are being proposed.

3.2 Servicing Requirements

The Director Engineering will be reviewing the servicing requirements necessary to service the site and will prepare an estimate of costs.

3.3 Dedications

A 2.14m (7.0 ft.) dedication is required along Sperling Avenue, along with a corner truncation at the Sperling Avenue and Curtis Street corner of the site.

3.4 A subdivision to create the subject site and a second R4 zoned lot fronting on Napier Street is being pursued (see attached Sketch #2).

3.5 Easements

Any necessary easements are to be provided.

3.6 Development Cost Charges

Neighbourhood Parkland Acquisition charges of \$698.50 per unit are applicable to this development.

3.7 Tree Survey

A tree survey has been provided and the development plans reflect the preservation of several mature trees on the site. A landscape performance/replacement guarantee deposit (Letter of Credit) based on the value of the existing vegetation is required.

3.8 Recycling Provisions

Provision will be required for garbage and recycling areas along with a letter from the owners committing to the implementation of recycling.

4.0 DEVELOPMENT PROPOSAL

4.1 Net Site: 2,398 m² (25,821 sq.ft.)
(subject to survey)

Site Coverage: Permitted: 40%
Proposed: 25%

4.2 Floor Area:

Phase I (west) 728 m² (7,842 sq.ft.) (incl. elevator and common area)

Phase II (east) 631 m² (6,801 sq.ft.)

Total 1,360 m² (14,643 sq.ft.)

F.A.R.: Permitted 0.80
Proposed 0.65

ITEM 9
 MANAGER'S REPORT NO. 57
 COUNCIL MEETING 93/09/27

ITEM 9
 MANAGER'S REPORT NO. 43
 COUNCIL MEETING 93/06/28


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Date:
 MARCH 1993

Scale:
 1:2000

Drawn By:
 J.P.C.

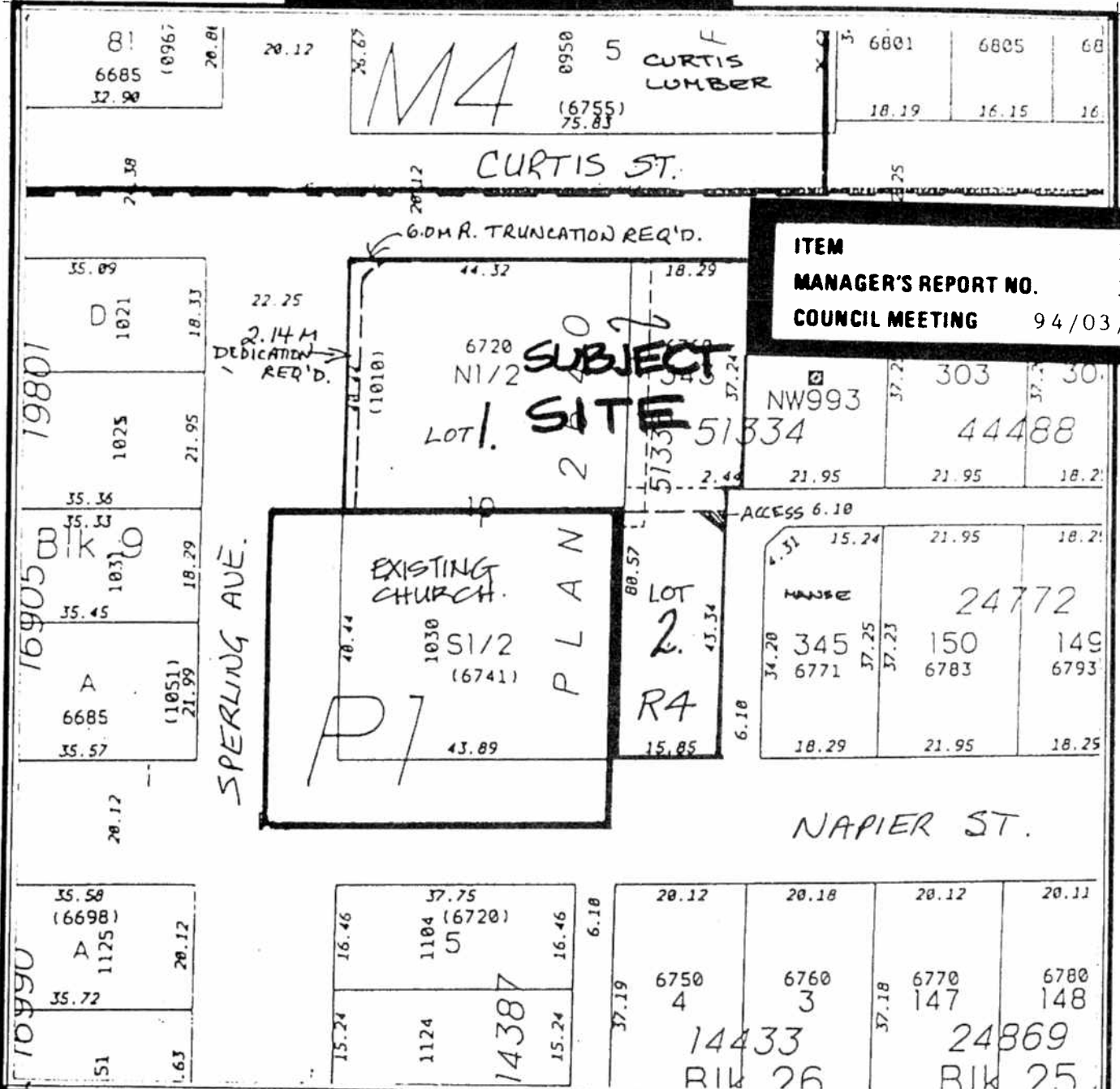
 City of
 Burnaby
 Planning & Building Dept.

REZONING REFERENCE # 4/93

SKETCH # 1


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ITEM 9
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ITEM 11
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Date: 93.JUNE
 Scale: 1:1000
 Drawn By:

 City of Burnaby
 Planning & Building Dept.
 RZ # 4/93
 (S.D.# 31/93)


 SKETCH # 2

