

ITEM	10
MANAGER'S REPORT NO.	8
COUNCIL MEETING	95/02/20

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED CARE FACILITY
 3249 NORTH ROAD, PORTION 3355 NORTH ROAD;
 PORTION 9812 SULLIVAN STREET
 REZONING REFERENCE #61/94

PURPOSE: TO PROVIDE A PROGRESS REPORT REGARDING THE SUBJECT REZONING APPLICATION

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Balfour and Associates, the applicant for the subject rezoning.

REPORT

1.0 INTRODUCTION

On 1994 November 21, Council considered Rezoning Reference #61/94, an application for development of a care facility between Cameron Street and Sullivan Street, fronting on North Road (see **attached** sketches #1 and #2) and authorized staff to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, with the understanding that a Community Plan amendment would be required to accommodate the proposed rezoning. Copies of the report were sent to the most directly affected neighbours to ensure that they were aware of the proposed amendment approach.

The rezoning application was a follow-up to an earlier enquiry by the applicant which was the subject of a staff report on the 1994 August 22 Council agenda. The application responded positively to some of the preliminary staff comments made in that report, notably by extending the site westward to allow future access from the planned cul-de-sac. This had the following advantages:

- a) It allowed the main access to the proposed developments to be from the planned cul-de-sac from Cameron Street (although the interim access was to be from North Road only). This was considered very desirable from the Town Centre community and social planning points of view as well as for traffic and transportation planning reasons.

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- b) It made the proposed care facility part of the community of institutional uses on Cameron Street.
- c) It included a significant portion of land currently designated institutional in the adopted Community Plan for the area (in addition to land currently designated for commercial use).
- d) It made a contribution to the servicing of the institutional area through planned contributions to future construction of the cul-de-sac off Cameron Street.

2.0 CURRENT SITUATION

The applicant has now advised staff that due to funding discussions with the Ministry of Health, they wish to pursue a changed development proposal as described below.

- a) The site size would be reduced so that it no longer extends to the planned cul-de-sac.
- b) The density of the development would increase from the previously proposed Floor Area Ratio of 1.1 to a Floor Area Ratio of 1.3.
- c) The proposed development would now be an 84 to 96 bed congregate care rental tenure facility rather than the previously proposed 140 bed multi-level care facility which was intended to replace the existing 37 bed Deer Lake Hospital in South Burnaby.

The applicant has also indicated a possible future Stage II development of a multi-level care facility on an as yet undetermined site to the west. The current proposal does not, however, include this site and development.

3.0 DISCUSSION

Staff consider that the applicant's new development proposal is significantly different from the rezoning application described in our previous report as submitted to Council and circulated to affected neighbours. Based on our preliminary review of the new proposal, it is considered significantly less supportable for the following reasons:

- a) It relies solely on access from North Road, a primary arterial, which is undesirable for traffic and transportation reasons, as well as from community and social planning points of view.

- b) The proposed facility would not relate or contribute to the community of existing and planned institutional uses on Cameron Street.
- c) The proposed institutional development site consists primarily of land designated commercial in the adopted community plan, so that developing it for institutional use would tend to undermine institutional demand for the more suitable sites which are currently designated institutional.
- d) The previously planned contribution to future construction of the planned cul-de-sac (which is supportive of the adopted community plan) would be avoided if the proposed development site is pulled back from the cul-de-sac and relies solely on North Road access.
- e) The proposed Floor Area Ratio of 1.3 (with both surface and under-building parking) falls within the RM4 high rise apartment density range. This is significantly higher than the previously proposed Floor Area Ratio of 1.1 which with full underground parking is equivalent to RM3 low rise apartment density, and was considered the maximum potentially supportable as a transitional density on the edge of a Town Centre backing onto an established single-family neighbourhood. The result of the higher density and the narrow site configuration with the need to preserve a 15m (50 ft.) wide landscaped buffer along the north edge of the site adjacent to the single family neighbourhood, results in a massive 4-storey slab building with 5-storey elements, which is not considered compatible with adjacent development.

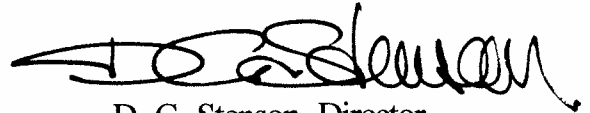
For the reasons outlined above, the applicant's new development proposal is considered much less supportive of the adopted community plan and surrounding neighbourhood than the rezoning application previously reported on, and which forms the basis on which Council authorized staff to work with the applicant, and informed affected neighbours. Unless otherwise directed by Council, therefore, staff intend to advise the applicant that the available options are either:

- a) To continue with the current rezoning application for a site fronting on the planned cul-de-sac under the present terms of reference, possibly with a phased approach to construction; or
- b) To pursue a new rezoning application for a changed development proposal on a smaller site not fronting the cul-de-sac, to be evaluated fully on its own merits, including circulation to the appropriate City departments, and if it is considered favourably by Council, circulation to the affected neighbours, as was done for the previous rezoning application and development proposal.

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It should be stressed that the comments on the applicant's new proposal in this report are preliminary in nature and not comprehensive. If the applicant chooses to pursue a new rezoning application, a full report on it will be submitted in accordance with normal procedures, incorporating comments from other Departments.

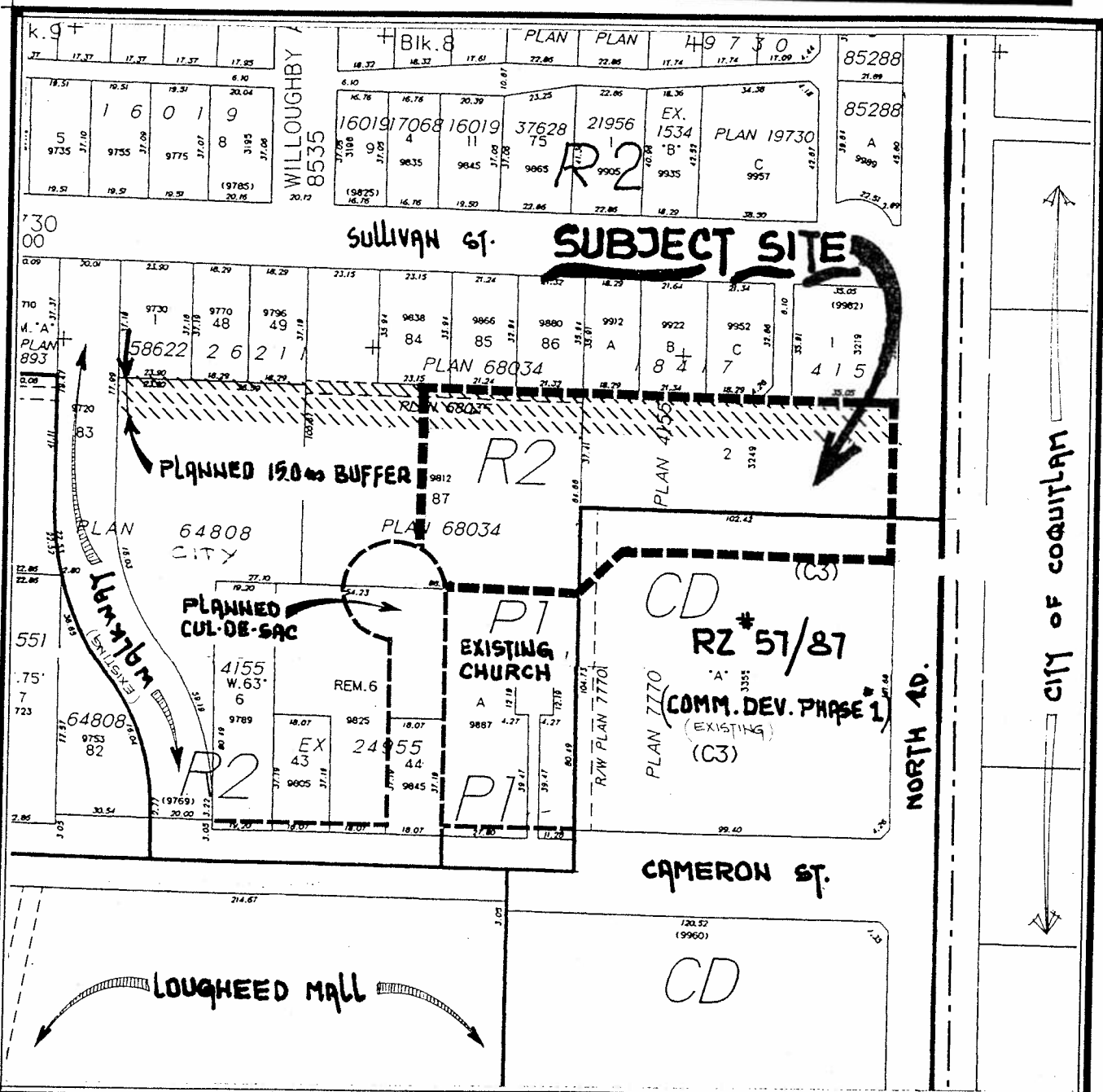


D. G. Stenson, Director
Planning and Building

RR:gk

Attach


cc: Medical Health Officer
Director Engineering



Date:
 NOVEMBER 1994


Scale:
 1:2000

Drawn By:
 J.F.C.

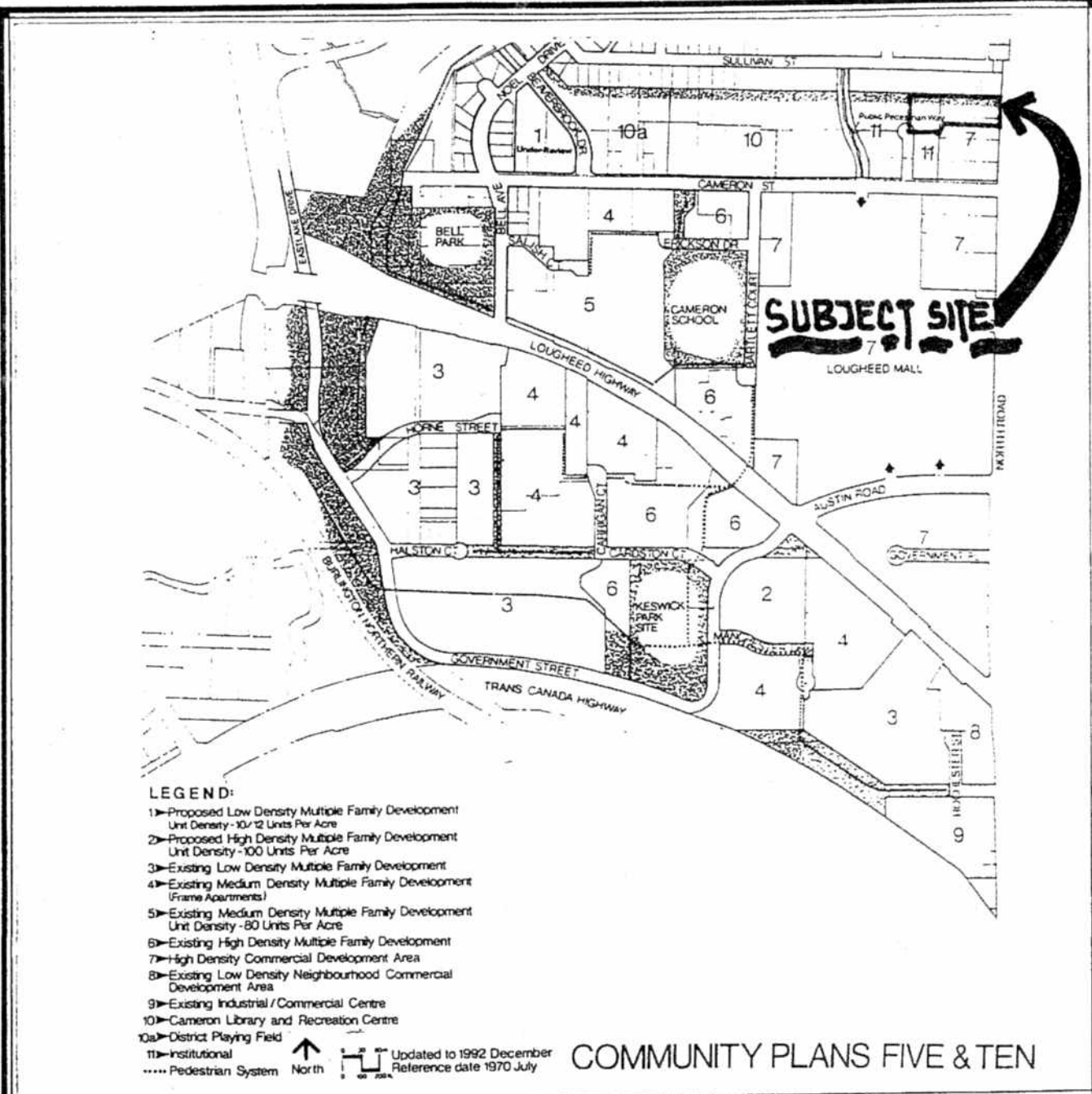

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SKETCH # 1


 North

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- LEGEND:**
- 1 Proposed Low Density Multiple Family Development
Unit Density - 10/12 Units Per Acre
 - 2 Proposed High Density Multiple Family Development
Unit Density - 100 Units Per Acre
 - 3 Existing Low Density Multiple Family Development
 - 4 Existing Medium Density Multiple Family Development
(Frame Apartments)
 - 5 Existing Medium Density Multiple Family Development
Unit Density - 80 Units Per Acre
 - 6 Existing High Density Multiple Family Development
 - 7 High Density Commercial Development Area
 - 8 Existing Low Density Neighbourhood Commercial
Development Area
 - 9 Existing Industrial / Commercial Centre
 - 10 Cameron Library and Recreation Centre
 - 10a District Playing Field
 - 11 Institutional
 - Pedestrian System
- North
 Updated to 1992 December
 Reference date 1970 July

COMMUNITY PLANS FIVE & TEN

Date:
NOVEMBER 1994

Scale:
N.T.S.

Drawn By:
J.P.C.

City of
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 Planning & Building Dept.

REZONING REFERENCE # 61/94

SKETCH # 2