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MANAGER'S REPORT #	20
COUNCIL MEETING	95/04/24

TO: CITY MANAGER 1995 April 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #3/95

MULTI-FAMILY SOCIAL HOUSING PROJECT

ADDRESS: 6066, 6075, 6090 WILSON AVENUE

LEGAL: LOT 1, D.L. 153, PLAN 1214; NORTH 1/2 LOT 2, D.L. 153, PLAN 1214; LOT SOUTH 1/2 OF 2, D.L. 151, PLAN 1214

FROM: R5, RESIDENTIAL DISTRICT

TO: CD, COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT TO ACCOMMODATE THE SPECIFIC PROJECT DENSITY AND USE AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "HERITAGE STATION" PREPARED BY LINDA BAKER ARCHITECT INC.)

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

PURPOSE: TO SEEK COUNCIL AUTHORIZATION TO FORWARD THIS APPLICATION TO A PUBLIC HEARING ON 1995 MAY 16.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1995 May 01, and to a Public Hearing on 1995 May 16 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 submission of an undertaking to remove all existing improvements from the site (with the exception of the heritage house at 6090 Wilson Avenue) within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The satisfaction of all necessary subdivision requirements.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements and covenants.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) 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 existing vegetation, to be refunded a year after completion of construction.
- j) Compliance with the Council adopted sound criteria.

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- k) 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.
- l) The deposit of the applicable per unit Parkland Acquisition Charge.
- m) The submission of a suitable engineered design for an approved on-site sediment control program.
- n) The provision of an agreement to enter into a Designation under the Heritage Conservation Act for the existing house presently at 6090 Wilson Avenue. The house is to be restored as two residential units within the larger development with a registered covenant to this effect.

R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a multi-family non-profit residential project and includes the retention of a heritage house.

2.0 BACKGROUND:

- 2.1 Council on 1995 March 20 received the report of the Planning & Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant towards 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.
- 2.2 The subject site is located within Metrotown, Sub-area 9 which has been designated for medium density multiple family residential development. The applicant has received conditional approval from BCHMC for funding of this project under the Non-Profit Rental Housing Program to construct a non-profit housing co-operative for low and moderate income families.

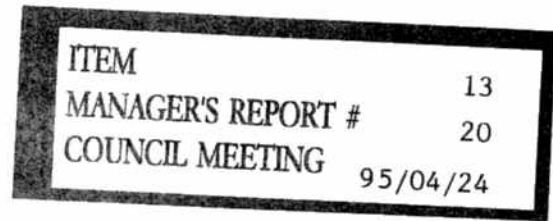
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- 2.3 Council previously approved the acquisition of a portion of the property at 6090 Wilson Avenue located to the immediate south for right-of-way purposes for the future extension of Central Boulevard. The extension of Central Boulevard between Willingdon and Patterson is a component of the overall street network for Metrotown. This acquisition has not yet been completed but is being pursued.
- 2.4 The project includes the preservation of the existing two storey house located at 6090 Wilson Avenue which is identified on the Preliminary List of Heritage Buildings in Burnaby. The building will be repositioned on the site and converted into two dwelling units.

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

3.0 GENERAL COMMENTS:

- 3.1 The development includes a medium density multi-family non-profit residential project. All parking is to be underground and accessed from Wilson Avenue. The project comprises three and four storey buildings as well as a free standing two storey heritage home.
- 3.2 The Heritage House at 6090 Wilson Avenue will be relocated at the southwest corner of the project. The exterior will be restored with a new foundation constructed over an underground parking area. Some adjustments to the minimum setbacks are proposed in order to accommodate a suitable siting of the structure.
- 3.3 The project was proposed to be developed in accordance with the CD, Comprehensive Development District zoning utilizing the RM3 District with its maximum Floor Area Ratio of 1.1 as a general guideline. However, the project density exceeds the RM3 District regulations and as such will utilize the RM4 District density regulations to accommodate the proposed Floor Area Ratio of 1.33. This increase in density will assist in the overall feasibility of the non-profit housing project and particularly towards preserving the heritage house and is, therefore, supported.
- 3.4 The applicant proposes to provide a total of 46 underground parking spaces calculated at 1.21 spaces per unit which is less than the 1.5 spaces per unit bylaw requirement for non-profit housing. One space per unit will apply to the proposed 23 subsidized mixed income units and 1.5 spaces per unit for the proposed 16 market rental units. All visitor parking bylaw requirements will be satisfied.



The applicant has submitted information suggesting that car ownership amongst residents of social housing projects tends to be lower than average which is reflected in the proposed off-street parking provisions. The site is also in close proximity to SkyTrain and the services provided in the Metrotown core. In consideration of these factors, the proposed reduction of off street parking is considered supportable.

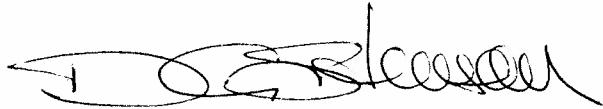
- 3.5 The consolidation of the site into one legal parcel is required.
- 3.6 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the upgrading of the southerly portion of Central Boulevard adjacent to the site to include an appropriate 8 meter pavement width, sidewalk lighting, street trees and boulevard treatment as required.
- 3.7 Based on the tree survey, numerous large trees are to be retained. The key trees are proposed to be protected by covenant.
- 3.8 Any necessary easements or rights-of-way will be provided as part of this rezoning.
- 3.9 A restoration plan for the exterior of the heritage house and a covenant ensuring that the building will be used for two residential units is required. The owner's consent to heritage designation of the property will also be required.
- 3.10 Given the site's proximity to SkyTrain, a suitable sound study will be required.
- 3.11 The development plan indicates provision of an adequately sized and sited garbage and recycling area and of a separate carwash stall.
- 3.12 The developer is to be responsible for the undergrounding of overhead wiring abutting the site along Wilson Avenue.
- 3.13 A Neighbourhood Parkland Acquisition Charge of \$1,397.00 per unit applies to this project.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross/Net Site Area: 2,832 m² (30,479 sq.ft.)
- 4.2 Floor Area Provided: 3,763 m² (40,503 sq.ft.)

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- Floor Area Ratio Provided: 1.33
- 4.3 Height: 2 to 4 storeys (45 ft.)
- 4.4 Unit Mix:
- | | |
|----------------------------|---|
| 4 - one bedroom units @ | 55.4 m ² - 72.5 m ² (596 sq.ft. - 780 sq.ft.) |
| 23 - two bedroom units @ | 76 m ² - 83.6 m ² (820 sq.ft. - 900 sq.ft.) |
| 10 - three bedroom units @ | 85 m ² - 115 m ² (914 sq.ft. - 1240 sq.ft.) |
| 2 - four bedroom units @ | 136 m ² (1463 sq.ft.) |
- Total: 39 units
- 4.5 Parking Required and Provided:
- | | |
|------------------------------|--------------------------------|
| 47 (of which 10 are visitor) | 16 units @ 1.5 spaces per unit |
| | 23 units @ 1 space per unit |
| <u>1 car wash stall</u> | |
| 48 Total | |
- 4.6 Communal Facilities: Communal outdoor play area with basketball court and play equipment, amenity room and storage lockers.

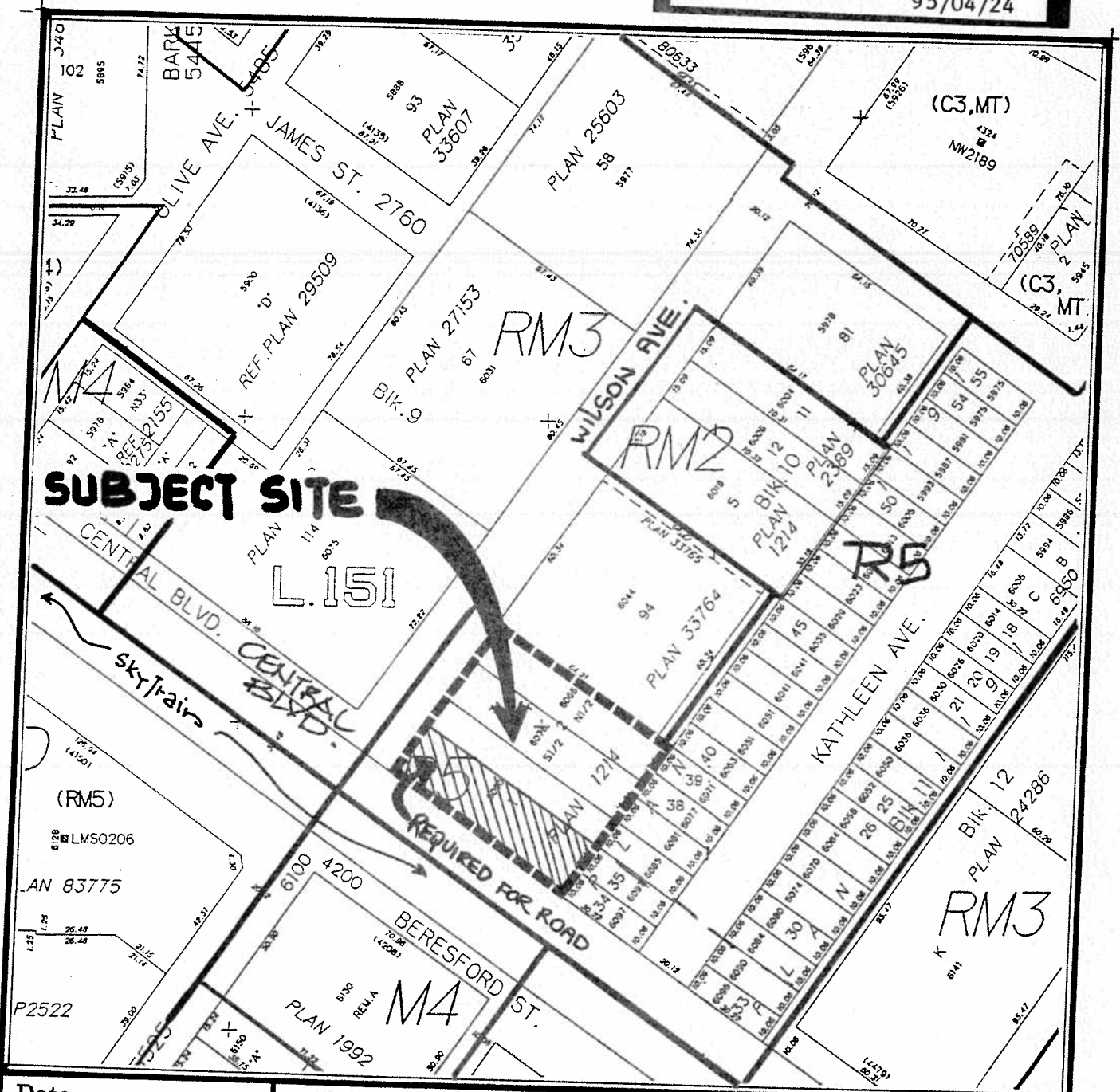


D. G. Stenson,
Director Planning and Building

PS/ds

cc: City Clerk
Director Engineering
Chief Environmental Health Officer

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Date:
 MARCH 1995

Scale:
 1:2000

Drawn By:
 J.P.C.



City of
 Burnaby
 Planning & Building Dept.

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REZONING REFERENCE # 3/95

SKETCH # 1

