

TO: CITY MANAGER 1995 MAY 23

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #10/94
HILLSIDE GARDENS**

ADDRESS: 7434 KINGSWAY

LEGAL: LOT "M", D.L. 30, GROUP 1, NWD PLAN 23904

FROM: RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM3 GUIDELINES WITH A MAXIMUM
FLOOR AREA RATIO OF 0.850 AND IN ACCORDANCE
WITH THE DEVELOPMENT PLAN ENTITLED "HILLSIDE
GARDENS" PREPARED BY EDWARD DE GREY ARCHITECT)

APPLICANT: MICHAEL A. SMITH
2357 RIVERSIDE DRIVE
NORTH VANCOUVER, B.C. V7H 1V8

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 June 20.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.5 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be advanced to First Reading on 1995 June 05 and to a Public Hearing on 1995 June 20 at 7:30 p.m.
3. **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 satisfaction of all necessary subdivision requirements.
- e) The completion of a subdivision creating the net project site as one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) Completion of the Highway Exchange Bylaw.
- i) The deposit of the applicable per unit Parkland Acquisition Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the conversion of existing cellar space to dwelling units.

2.0 BACKGROUND

2.1 The subject site is occupied by a residential complex developed in the early 1960s. It consists of 15 three-storey building blocks, some connected and some free-standing, containing a total of 150 suites. Each building contains four suites on both the top and middle floors, and two units plus common laundry facilities and a storage room on the lower floor. Eleven of the buildings contain two bedroom suites, and four of the buildings contain three bedroom suites. In the case of the four buildings with three bedroom suites, the storage rooms are shown as "Fall-Out Shelters" on the original

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building plans. One of the storage rooms currently contains exercise equipment and is used for recreational purposes. The applicant's proposal is to convert the 15 storage rooms which are cellar areas virtually 100% below grade level, into 11 two bedroom suites and 4 three bedroom suites.

2.2 The subject site is currently zoned RM2 Multiple Family Residential District. The apartment complex was built prior to the current Zoning Bylaw, and as such enjoys legal non-conforming status in terms of present standards, including density, parking, setbacks and possibly other parameters. In terms of density, the existing RM2 zoning permits a maximum FAR of 0.70 if no underground parking is provided. The existing development currently has an FAR of approximately 0.79 (excluding the laundry rooms and storage rooms in accordance with Zoning Bylaw provisions). If the 15 storage rooms were converted to suites they would, however, be included in the calculation of FAR, which would result in an increase to approximately 0.85.

2.3 In early 1994, the Housing Committee considered the proposal from the owner of the Hillside Gardens residential complex to convert 15 cellar storage rooms into dwelling units. The Committee was supportive of the owner's desire to increase the amount of affordable family housing stock, providing that the livability of the proposed new units could be assured, and recommended "that Council support in principle, the concept of converting surplus space at Hillside Garden Apartments to no more than 15 suites subject to the completion of the rezoning of site". Council adopted this recommendation on 1994 February 07.

A rezoning application was subsequently made, and on 1995 March 21, Council authorized staff to work with the applicant towards the preparation of a suitable plan of development for the conversion of cellar storage rooms to apartment units for review by the Housing Committee prior to submission of a report recommending forwarding to a Public Hearing.

The plan of development submitted by the applicant's architect was reviewed by the Housing Committee on 1995 May 16, at which time it endorsed submission of a report to Council recommending advancement of the subject rezoning to a Public Hearing.

3.0 **GENERAL COMMENTS:**

3.1 The proposed rezoning of the site is to the CD Comprehensive Development District based on RM3 guidelines, in order to raise the potential permitted density to a maximum FAR of 0.90 in the absence of underground parking, and to allow relaxation of parking requirements. This rezoning is also required to allow the provision of dwelling units in cellars, which is otherwise not permitted by the Zoning Bylaw.

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- 3.2 The applicant's architect has now submitted a plan of development for the proposed conversions, which appears to go as far as is feasible to meet livability and daylighting concerns for the proposed cellar dwelling units.
- 3.3 Each new suite will be provided with windows 1.1m (3.5 ft.) high with widths for each room similar to those of the existing suites above. As these windows need to extend below the grade elevation, terraced, landscaped window wells are provided for each suite. It is recognized, however, that daylight access is restricted in the case of one window for each unit, located below the balcony of the unit above. It is also recognized that the new apartments cannot be provided with outdoor living space (patios or balconies).
- 3.4 A CPTED (Crime Prevention Through Environmental Design) review of the proposed new units and window wells was conducted by consultants. The resultant recommendations were incorporated into the plan of development.
- 3.5 A road widening dedication is required along Kingsway to accommodate future road widening and separated sidewalk provision. Dedications are also required to complete the cul-de-sac bulb for Eighteenth Avenue and to accommodate a sidewalk along Seventeenth Avenue east of the property. Sylvan Drive to the rear of the property is partially encroached upon by the subject development's existing parking, and is intended to be closed in the future with a public walkway provided. A portion of the right-of-way is to be closed for incorporation with the site at this time, while remaining partially open to provide access to the existing driveway serving 7407 17th Avenue. A Highway Exchange Bylaw is recommended to achieve the necessary road dedications and closures, which it is intended to equalize so that there is no change to the net site area.
- 3.6 The submitted plan of development incorporates a number of changes to driveways and parking. These result in improved fire access and increased parking, and respond to the required road dedications and road closures noted above.
- 3.7 Under the current Zoning Bylaw requirements, the existing 150 unit development would require 240 parking spaces. With the proposed 15 additional units, the requirements would increase to 264 parking spaces. The development currently has 96 parking spaces, which the proposed site layout would increase to 111 spaces. The owner has stated that his tenants do not have a high rate of car ownership.
- 3.8 The Director Engineering has been requested to prepare an estimate for all services necessary to accommodate the proposed rezoning, which will include but not necessarily be limited to:
 - construction of the 18th Avenue cul-de-sac bulb with lighting and sidewalk;

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- pavement changes and construction of a concrete walkway with lighting related to the partial closure of Sylvan Drive;
- watermain on 18th Avenue and under the walkway.

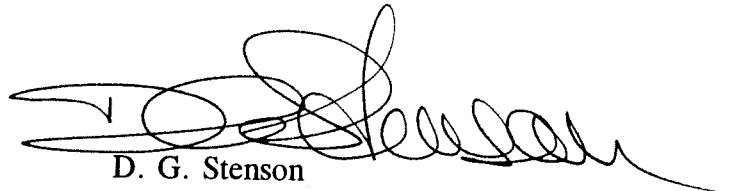
3.9 Full upgrading of Kingsway and the 17th Avenue cul-de-sac and the undergrounding of existing overhead wiring adjacent to the site is not considered an appropriate requirement in conjunction with the current rezoning proposal, but would be required when the site is redeveloped in the future.

3.10 A Parkland Acquisition Charge applies to the fifteen new units being created.

4.0 **DEVELOPMENT STATISTICS:**

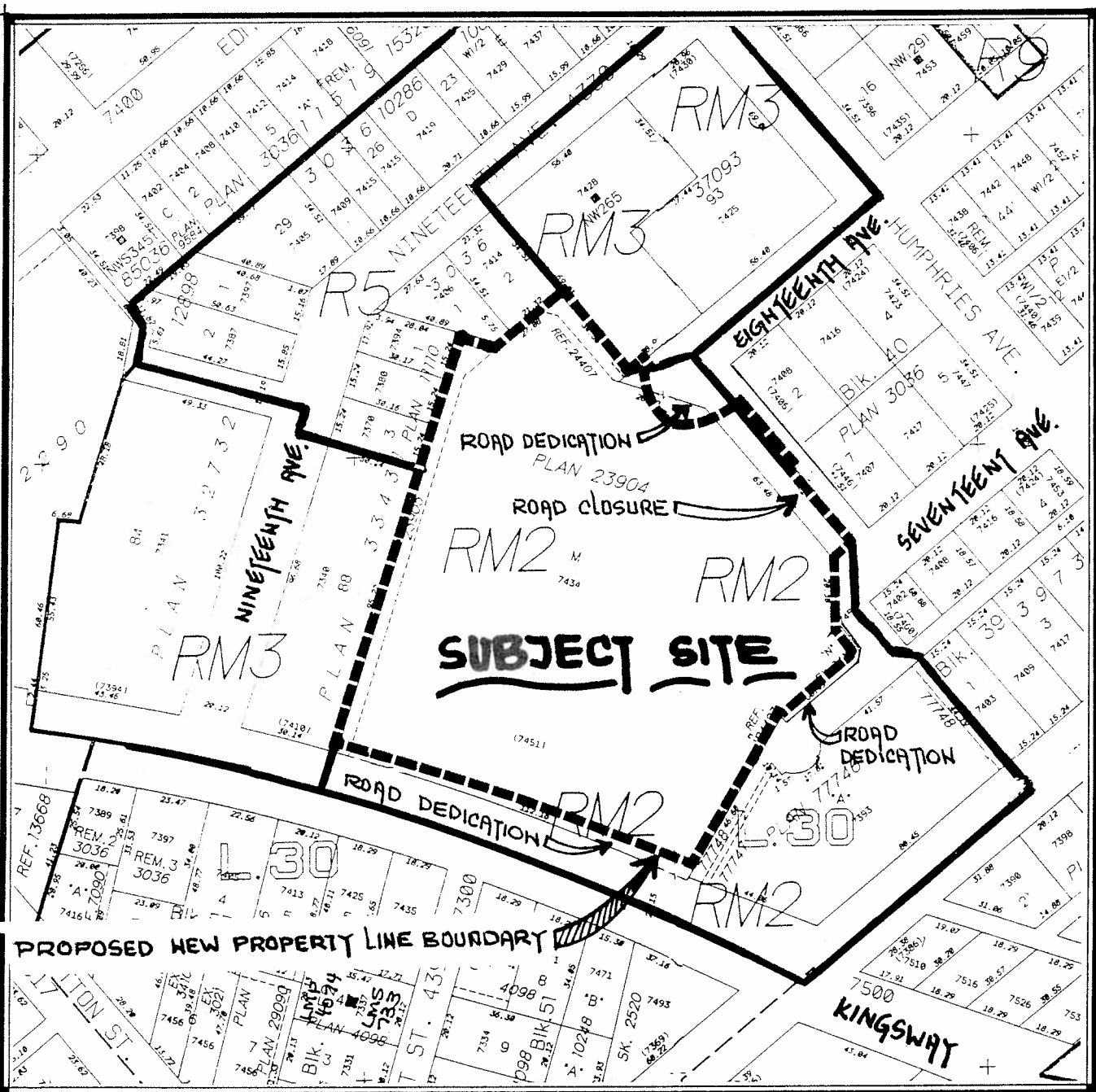
The development statistics resulting from the proposed conversions are shown below, with the existing statistics shown in brackets.

- 4.1 **Net Site Area:** 204,145 sq.ft. (unchanged as road dedication and closure areas will be equal)
- 4.2 **Site Coverage:** 31 percent (unchanged)
- 4.3 **Gross Floor Area:** 173,524 sq.ft. (160,317 sq.ft.)
- 4.4 **Floor Area Ratio:** 0.850 (0.785)
- 4.5 **Unit Mix:**
 121 (110) 2 bedrooms @ 809 sq.ft.
 44 (40) 3 bedrooms @ 1,076 sq.ft.
165 (150) units total
- 4.6 **Required Parking:** 264 (240) spaces
- 4.7 **Provided Parking:** 111 (96) spaces



D. G. Stenson
 Director Planning and Building

RR:gk
 cc: Director Engineering
 City Clerk
 City Solicitor
 Officer i/c R.C.M.P.
 Chief Building Inspector



Date:
 MAY 1995

Scale:
 1:2000

Drawn By:
 J.P.C.



City of
Burnaby
 Planning & Building Dept.



North

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SKETCH # 1