

TO: CITY MANAGER 1996 JUNE 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #54/95
Medium Density Multi-Family Housing Project

ADDRESS: 6677 Southoaks Crescent (Attached Sketches #1 & #2)

LEGAL: Lot 7, D.L. 96, Group 1, NWD, Plan 20410

FROM: CD Comprehensive Development District (based on RM4
Multiple Family Residential District)

TO: CD Comprehensive Development District (based on RM3
Multiple Family Residential District to accommodate the specific
project density and use and in accordance with the Development
Plan entitled "Nikkei Place Sakura-So Seniors Housing"
prepared by Joint Venture Architects Inc.)

APPLICANT: Joint Venture Architects
403 - 515 West 10th Avenue
Vancouver, B.C. V5Z 1K9

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1996 August 27.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 August 12, and to a Public Hearing on 1996 August 27 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.
 - 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 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.
- e) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- f) The granting of a 215 Covenant restricting enclosure of balconies.
- g) The granting of any necessary easements and covenants.
- h) The dedication of any rights-of-way deemed requisite.
- i) Compliance with the Council adopted sound criteria.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of 34 units of non-profit, rental housing for seniors.

2.0 BACKGROUND:

- 2.1 On 1996 January 22, Council 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 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 the adopted Edmonds Town Centre West Development Plan and has been designated for medium density residential development based on the RM4 District guidelines.
- 2.3 This site previously formed part of Rezoning Reference #7/93 which received Final Adoption on 1995 December 05 (see attached Sketch #1). It was rezoned in conformance with the revised Edmonds Town Centre West Development Plan to Comprehensive Development District, based on the RM3, RM4 and RM5 Multi-Family Residential, P2 Administration and Assembly and P3 Park and Public Use Districts. At that time, major components of the development plan, such as the road network, parkland and development areas, were established and various issues such as site servicing, contamination and remediation, and environmental assessments were pursued. Specific proposals for each site are being pursued through amendment rezoning applications.

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

3.0 GENERAL COMMENTS:

- 3.1 The development proposal as submitted represents medium density, RM3 type residential development as the Floor Area Ratio does not exceed 1.1 in accordance with the terms of the report approved by Council on 1996 January 22. The applicant proposes to develop a three-storey, 34 unit non-profit seniors rental apartment development that is considered consistent with the development guidelines for this area.
- 3.2 The proposed 34 seniors rental units will be developed by the Japanese Canadian Society. Under the Homes B.C. program, the housing will be made available to seniors who have low (60% of the units) or moderate incomes (40% of the units). The reduction of the number of seniors housing units from 50 to 34 was the subject of a Housing Committee report approved by Council on 1996 January 08 and has also been approved by the Burnaby School Board. The reduction will not impact the requirement for the associated 75 bed care facility or the cultural centre and gardens component of the Development Plan. The existing covenant designating this site for non-market housing will be retained.
- 3.3 Given the site's proximity to Kingsway, a suitable noise study will be necessary to ensure that the development complies with the Council adopted sound criteria.
- 3.4 The Neighbourhood Parkland Acquisition Charge equal to 50% of the per unit charge for equivalent residential units is applicable for this seniors housing project.

- 3.5 The development plan indicates provision of an adequately sized and sited garbage and recycling area and separate car wash stalls.
- 3.6 The submission of a suitable engineered design for an approved on-site sediment control program will be required as part of the future Preliminary Plan Approval application.
- 3.7 The applicant is proposing to provide a total of 17 underground parking stalls to satisfy the needs of the project residents and visitors. In this regard, the applicant advises that the tenants of the proposed non-profit, rental housing project are seniors with varying income and ages and as a result, will generate an overall low demand for off-street parking. In addition, 20 of the proposed 34 units will be for tenants of Deep Core and Shallow Core needs who, because of their limited income, will not likely own an automobile. The site is also proximate to local public transit along Kingsway adjacent to the site. Thus, the provision of off-street parking proposed by the applicant is considered to be adequate and is supported by staff. However, the applicant will provide assurances that the future tenancy of the building will not require additional off-street parking.
- 3.8 A 35 ft. wide landscape buffer will be required adjacent to the Kingsway frontage of the site. The building setback treatment adjacent to Southoaks Crescent provides for a consistent residential streetscape in this development area compatible with the design of street fronting townhouses for the proposed project located to the immediate west.
- 3.9 All vehicular access to the site will be obtained from Southoaks Crescent.

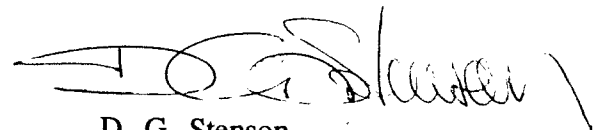
4.0 DEVELOPMENT PROPOSAL:

4.1 Overall Development:

Net Site Area:	-	25,361 sq.ft.
Floor Area Provided:	-	26,657 sq.ft.
Floor Area Ratio Permitted:	-	1.1
Floor Area Permitted	-	27,800 sq.ft.
Unit Mix:	-	34 - 1 bedroom units @ approximately 600 sq.ft./unit (2 units are adaptable to the disabled)

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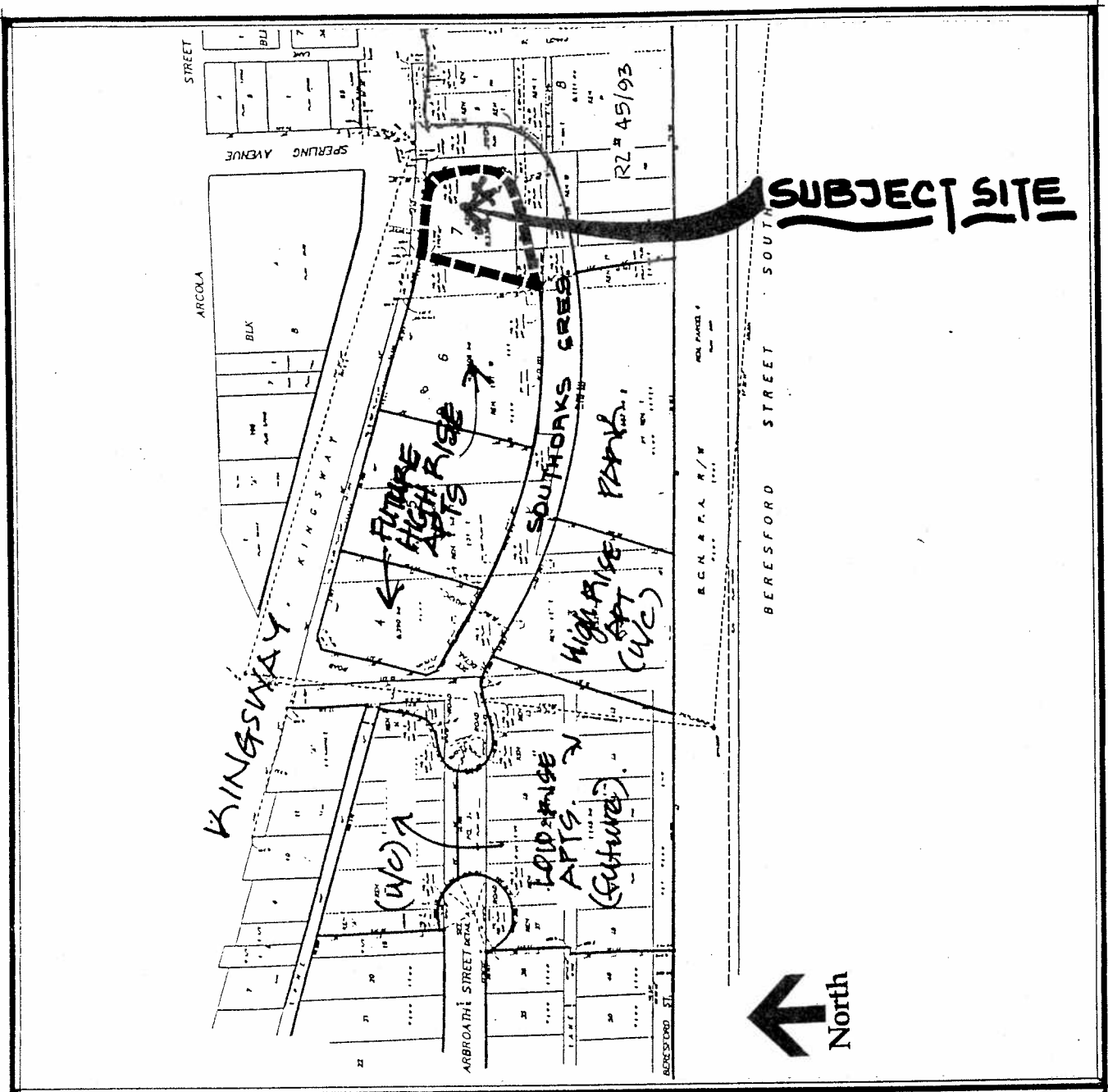
Building Height: - 3 storeys
Parking Provided @ 0.5 space/unit - 17 spaces
(including 7 visitor spaces)
plus 1 car wash stall.



D. G. Stenson
Director Planning and Building

PS:gk
Attach


cc: Director Engineering
Director Recreation and Cultural Services
City Solicitor
City Clerk



Date:
JANUARY 1996

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby
 Planning & Building Dept.

REZONING REFERENCE # 54/95

SKETCH # 1