

1997 FEBRUARY 25

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #1/97
3755 MCGILL STREET
"OVERLYNN MANSION"

Address: 3755 McGill Street

Legal: Lot 45, D.L. 186, Group 1, NWD Plan 4010

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District and R5 Residential District) and in accordance with the Development Plan entitled "Overlynn Mansion" prepared by Dalla-Lana/Griffin Architects

Applicant: Action Line Housing Society
3755 McGill Street
Burnaby, B.C. V5C 1M2

PURPOSE: To obtain authority to advance this application to rezone the "Overlynn Mansion" site at Seton Villa to a Public Hearing on 1997 March 25.

RECOMMENDATIONS:

1. **THAT** a rezoning bylaw be prepared and advanced to First Reading on March 10 and submitted to a Public Hearing on 1997 March 25 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a letter from the Society confirming the proposed property use and confirming that no interior or exterior changes or commercial signs will be required.
 - b) The submission of a suitable comprehensive plan of development which illustrates how the spaces in the building may be utilized.

- c) The provision of a covenant stating that the owners acknowledge that any office uses permitted under the zoning shall be limited to use by non-profit organizations.
3. **THAT** a copy of this report be sent to the Community Heritage Commission.

R E P O R T

1.0 REZONING PURPOSE:

The purpose of this rezoning is to expand the list of permitted uses within the "Overlynn Mansion" historic building.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The "Overlynn Mansion" is sited on a large parcel of property which is slightly larger than one-half block in area (see attached Sketch). The site also accommodates a 19 storey residential seniors tower known as "Seton Villa". The site is located in an established, stable single and two-family neighbourhood. To the east across Esmond Avenue lies Burnaby Heights Park which contains the water reservoir. To the north-east there is an older small low-rise apartment building. The land slopes down moderately to the north-west towards the harbour and there are views toward Vancouver and LynnValley.

3.0 GENERAL COMMENTS

3.1 Existing Development:

The Seton Villa site presently contains a 19 storey tower with seniors' care facilities and self-contained apartments. There is a parking lot, a gymnasium, and along the Esmond Avenue side there is the Overlynn Mansion built in 1910 which is set in a garden area.

3.2 Background Rezoning:

This site was first rezoned in 1970 from low-density residential to Comprehensive Development (based upon the RM4 Multiple-Family Residential District guidelines) to accommodate the high-rise tower and to permit the use of the Overlynn Mansion for staff housing and seniors' activities.

In 1992 the owners, Action Line Housing Society, applied to change the permitted use of the mansion to accommodate a medical treatment facility and offices in conjunction with Children's Hospital. This rezoning was completed in 1992 December. In 1995 August the Mansion and the garden near the building were designated by bylaw as a heritage site.

3.3 Current Situation:

In 1996 October the Children's Hospital treatment facility moved out of the Mansion, leaving only a limited office use on the second floor for the McCreary Centre, a non-profit society serving children. The basement continues to be occupied by the caretaker for the Seton Villa complex.

The house is mostly vacant and Action Line Housing Society has a financial need to rent the space in order to defray the operating and maintenance costs of the Mansion.

3.4 Proposal for the use of the Building:

The Society is requesting that the list of permitted uses in the building under the Comprehensive Development zoning be broadened to facilitate their finding a new tenant to financially support and utilize the building.

Due to the fact that the applicant has stressed the urgency of this request and has a potential tenant in hand this report is being advanced at this time outside the usual application sequence.

The Society is requesting that they be permitted to utilize the uses from the list of P5 Community Institutional District zone. (Refer to Appendix I). They also wish to include office use from the C1 zone to accommodate offices for non-profit groups. The use of a covenant to limit the office use to non-profit organizations is recommended. Residential use under the R5 zoning would also be permitted but is not anticipated to be needed at this time. There would be no changes to Overlynn Mansion and no external commercial signage on the site or on the designated building would be permitted. No new buildings or structures would be permitted on the site.

Currently, the Society is interested in leasing the building to a private school with a projected enrolment in the order of 25 to 30 students. If, in the future, this proposed tenant were to move out, then this subject rezoning application would permit the office uses and a tenant whose use would conform to the list of uses permitted in the P5 zone, to occupy the building without a rezoning amendment. A change of use would necessitate that Preliminary Plan Approval be obtained.

3.5 Parking:

The existing development on this site meets the parking requirements for the existing uses. The new occupants will be requested to make use of the existing on-site parking. It is not considered appropriate to remove some of the original gardens and landscaping which are an integral part of the history of the site for parking. The amount of parking demand would be limited by the size of the Mansion and the general low intensity of the P5 zone uses. It must be recognized that parking requirements for designated heritage buildings

of necessity will be less stringent in order to preserve their settings and to provide an incentive for the re-use of these buildings.

3.6 Development Cost Charges:

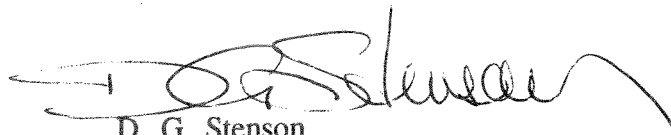
No development cost charges are applicable to this institutional change of use as no construction or addition is to take place.

4.0 USE PROPOSAL:

- 4.1 Gross Site: - 0.7924 ha (1.96 acres)
- Net Site: - 0.7924 ha (1.96 acres)
- 4.2 Overlynn Mansion - Main and
Second Floors: - 754 m² (8,114 sq.ft.)

Note: basement and unused third floor not included. The residential tower and the gymnasium remain unchanged.

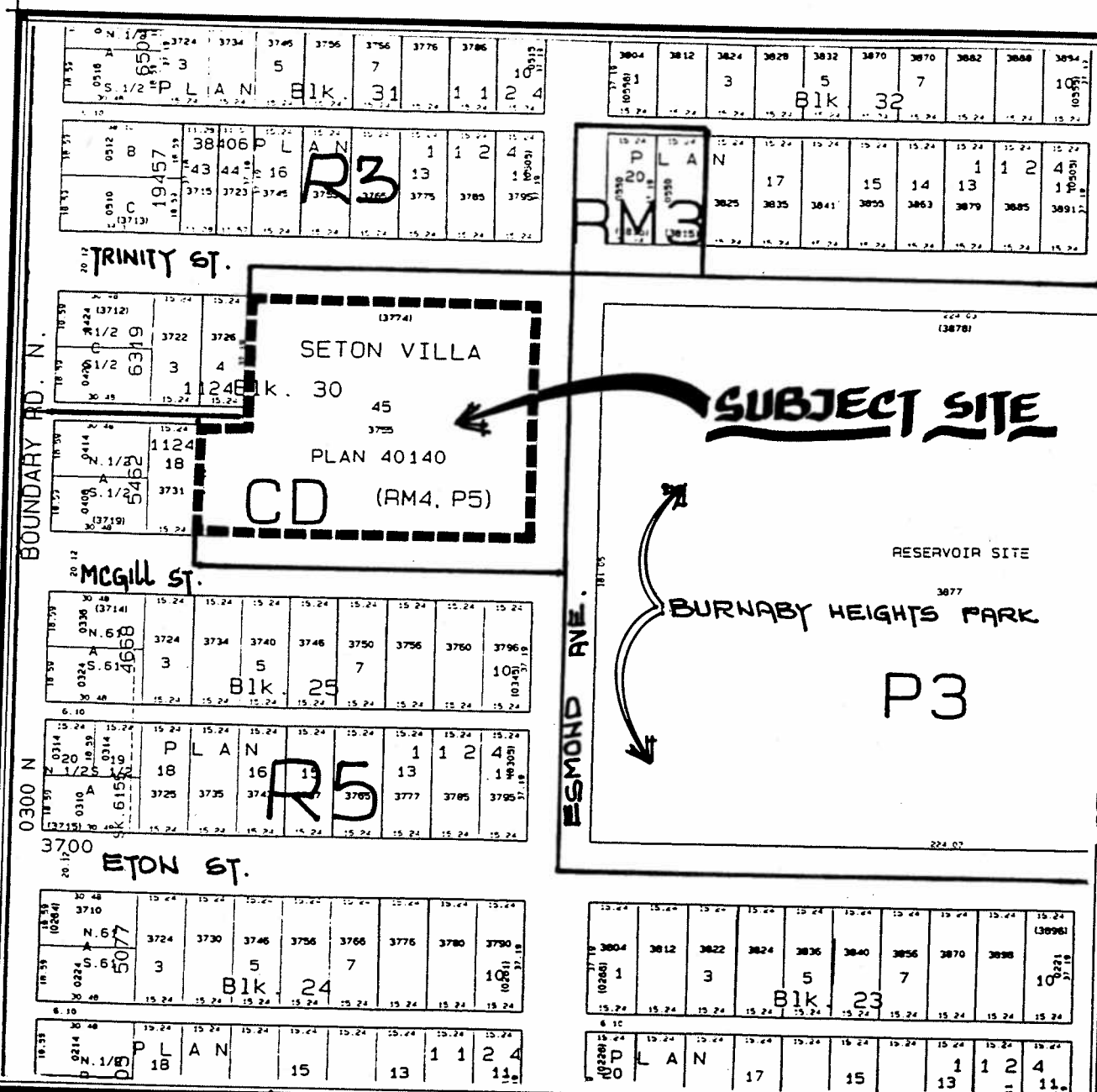
- Overall provided F.A.R (including tower, gym and Mansion) - 1.445 (no change from existing)
- 4.3 Total existing parking Provided (for entire site) - 37 spaces



D. G. Stenson
Director Planning and Building

BR:gk
Attach

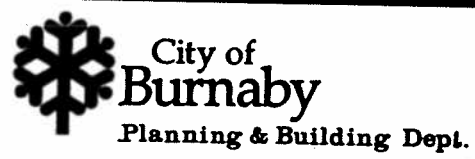
cc: City Clerk
City Solicitor



Date:
FEBRUARY 1997

Scale:
1:2000

Drawn By:
J.P.C.



REZONING REFERENCE # 1/97

SKETCH # 1

APPENDIX 1

505. COMMUNITY INSTITUTIONAL DISTRICT (P5)

This District provides for the accommodation of residentially-oriented institutional uses at a scale designed to serve an area composed of a number of residential neighbourhoods.

(B/L No. 5170-67-06-26)

505.1 Uses Permitted:

- (1) Childrens Institutions.
- (2) Churches.
- (3) Kindergartens and child care facilities. (B/L No. 9395-90-06-18)
- (4) Rest homes and private hospitals.
- (5) Schools, private.
- (6) Senior citizens housing projects, provided that where a project includes dwelling unit accommodation, the following minimum floor areas shall apply:
 - (a) Bachelor Unit - 33 m² (355.22 sq.ft.)
 - (b) 1 Bedroom Unit - 46 m² (495.16 sq.ft.). (B/L No. 5527-69-06-16)
- (7) Dormitory units or groups of dormitory units, provided they are located on the same lot and serve a childrens institution, private hospital, private school, rest home or senior citizens housing project.
- (8) Dwellings or dwelling units, provided they are located on the same lot and serve a private hospital or rest home.
- (9) A dwelling or a dwelling unit for a minister, caretaker or watchman, provided that such dwelling or dwelling unit is located on the same lot as the institution which it serves.
- (9.1) Home occupations other than the operation of a family day care. (B/L No. 10398-96-08-26)
- (10) Accessory buildings and uses.

Date:

97 FEB

Scale:

Drawn By:



City of
Burnaby

Planning & Building Dept

REZONING # 1/97 ZONING BYLAW USES