

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-53 2016 JANUARY 20

ITEM #7

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Colliers International
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
(Attn: Justen Harcourt)
- 1.2 Subject:** Application for the rezoning of:
Lots 1-3, DL 149, Group 1, NWD Plan LMP37050; Lot B, DL 149,
Group 1, NWD Plan 85664
- From:** CD Comprehensive Development District (based on P5 Community
Institutional District)
- To:** Amended CD Comprehensive Development District (based on P5
Community Institutional District and RM3 Multiple Family
Residential District)
- 1.3 Address:** 4341, 4351 Rumble Street, and 7451, 7557 Sussex Avenue
- 1.4 Location:** The subject site is located on Rumble Street, between McKay and
Sussex Avenues (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Rumble Street of
approximately 253.44 m (831.5 ft.), a frontage on McKay Avenue of
approximately 78.64 m (258.0 ft.), a frontage on Sussex Avenue of
approximately 185.41 m (608.3 ft.), and an overall site area of
approximately 27,109 m² (291,808 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
the development of non-market affordable seniors' rental housing.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is the Fair Haven United Church Homes site located on Rumble Street, between McKay and Sussex Avenues and encompasses the four properties at 4341/4351 Rumble and 7451/7557 Sussex Avenue. The property at 4341 Rumble Street is occupied with 9 two-family rental dwellings (16 units), which were constructed in 1956 and are in poor condition. The property at 4351 Rumble Street is improved with a three-storey seniors' rental housing apartment, which was constructed in 1998. The property at 7557 Sussex Avenue is improved with a residential care facility (Fair Haven Residential Care Facility), which was constructed in 1994, as well as accommodates the offices of the BC Conference United Church of Canada. The property at 7451 Sussex Avenue is improved with a residential care facility (St. Michael's Care Centre), which was constructed in 1981.

To the north is David Gray Park. To the east, across Sussex Avenue, is a single- and two-family neighbourhood, which encompasses South Slope Elementary School. To the south, across Rumble Street, and to the west, across McKay Avenue, are single-family neighbourhoods.

3.0 BACKGROUND INFORMATION

The overall subject site is zoned CD Comprehensive Development District, based on the P5 Community Institutional District as a guideline. Under Rezoning Reference #105/88, Council adopted a phased plan of development which encompassed the above noted properties, as well as a detailed first phase of development for the St. Michael's Care Centre at 7451 Sussex Avenue. The second phase of development at 7557 Sussex Avenue, Rezoning Reference #15/91, approved the development of the Fair Haven Residential Care Facility. The third phase of development at 4351 Rumble Street, Rezoning Reference #58/96, approved the seniors' rental housing apartment. It is noted that Rezoning Reference #58/96 also established a density allocation covenant over the development site, which permitted the redistribution of density over the four lots, while maintaining a maximum total 0.8 F.A.R., as permitted under the P5 District for the overall site. A guide plan for the future redevelopment (final phase of development) of the property at 4341 Rumble Street was also established, which provided for a density of approximately 0.36 F.A.R. as part of the final phase of redevelopment, resulting in approximately 2,000 m² (21,528 sq. ft.) of potential gross floor area, resulting in a two-storey townhouse form for the final phase of development.

The Fair Haven United Church Homes Society is seeking to establish the potential for redevelopment of the existing property at 4341 Rumble Street for non-market affordable seniors' housing (final phase of development). The Society is seeking increased density on the property at 4341 Rumble in order to achieve an increased number of non-market affordable units in their proposal, than what is allotted for the final phase of development for the overall Fair Haven United Church Homes site. Based on a review of the land use and density of the subject development site in the context of the overall site and in relation to adjacent developments, the redevelopment of the subject property at 4341 Rumble Street in line with the RM3 Multiple Family Residential District as a guideline with respect to density, which would allow for a

maximum residential density of 1.1 FAR, is considered supportable from a building form perspective. The resulting development form would consist of a three-storey apartment building with underground parking. The P5 District is proposed to be used as a guideline for dwelling unit sizes, given their intended use as seniors' housing. This approach has been applied to several seniors' housing projects in the City, including Dania House and Carleton Gardens.

While the proposed development is limited to the property at 4341 Rumble Street, rezoning of the overall Fair Haven site is required to account for the revised density over the overall site. A discharge of the existing density allocation covenant over the site would also be required.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (based on the P5 Community Institutional District and RM3 District as guidelines) in order to permit the construction of a new non-market affordable seniors' housing development on the property at 4341 Rumble Street.

In accordance with the RM3 District guidelines, the applicant would achieve a maximum residential density of 1.1 FAR.

- 4.2 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to all road improvements across the development site's frontages on Rumble Street, McKay Avenue and Sussex Avenue, and storm, sanitary sewer and water main upgrades as required.
- 4.3 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 4.4 Given the nature of the proposed development as affordable seniors' housing, 100% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.5 The applicant may be eligible for consideration of an allocation of Housing Funds to support servicing costs and permit fees. If a request is advanced by the applicant, a future report will be forwarded to the Planning and Development Committee.
- 4.6 Provision of any statutory rights-of-way, easements and covenants, as deemed requisite.
- 4.7 Submission of a Green Building strategy for the site is requested.
- 4.8 An on-site storm water management system is required.

- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered Sediment Control System is required.
- 4.10 Compliance with the Burnaby Solid Waste and Recycling guidelines is required, including the provision of an appropriately screened garbage handling and recycling holding area. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.11 The provision of an approved on-site residential loading facility is required.
- 4.12 Applicable Development Cost Charges may include:
 - a) Parkland Acquisition Charge
 - b) GVS & DD Sewerage Charge
 - c) School Site Acquisition Charge
- 4.13 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

ZT:tn/spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



January 20, 2016

Planning Department
4949 Canada Way
Burnaby, BC
V5G 1M2

Attention: Zeralynne Te

RE: LETTER OF INTENT (Rezoning 4341 Rumble Street)

Dear Zeralynne,

Further to the City of Burnaby's letter dated November 08, 2015 in response to the development inquiry regarding the property located at 4341 Rumble Street, Burnaby ("subject property"), please accept this Letter of Intent as per the Rezoning Application Procedure and 2015 Schedule requirements for the proposed rezoning of the subject property. On behalf of the property owner, The Fair Haven United Church Homes Society, Colliers International Consulting hereby submits this Letter of Intent to rezone the subject property from CD P5 to an amended form of Comprehensive Development District utilizing the P5 and RM3 Districts. It is the Proponent's objective to retain the intent of the existing land use and zoning districts outlined above, while creating a greater number of purpose built seniors' affordable rental housing units that is in keeping with the community context.

The inclusion of the properties at 4351 Rumble Street, 7557 Sussex Avenue and 7451 Sussex Avenue is an administrative exercise pertaining to the distribution of density over the overall site (rezoning reference #58/96.). No actual development is proposed on these properties at this time. This rezoning is not intended to impact the future development potential of these other properties.

With regard to affordability, the proponent contemplates 90% of the potential units as affordable based on the CMHC Level 1 affordability criteria. This proposal would therefore make significant contributions to local housing objectives, increasing the supply, diversity and security of non-market seniors' rental housing.

This proposal intends to replace the aging cottages in order to better address the critical need for a greater amount of affordable seniors' rental housing. The purpose of The Fair Haven United Church Homes Society is to provide a spectrum of care, support and housing for seniors in need. Their vision is to enrich the lives of the Fair Haven community by providing a safe, secure, respectful, inclusive, and person-centered environment. The priority throughout this process will be to ensure that the tenants of the Burnaby Cottages find a safe and comfortable living environment during the demolition and construction period. Furthermore, we are committed to conducting meaningful community engagement, following the policies as outlined by The City of Burnaby (such as the Tenant Relocation Policy) and the Residential Tenancy Branch.



We trust that you will find the enclosed supporting materials sufficient for review, but should you require further documentation, please do not hesitate to contact us.

Kind regards,

A handwritten signature in black ink, appearing to be "Justen Harcourt", written over a circular scribble.

Justen Harcourt
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A handwritten signature in black ink, appearing to be "Gordon Easton", written in a stylized, cursive script.

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CC:

Ed Kozak, Assistant Director, Current Panning Division
Lou Pelletier, Director, Planning and Building Divisions