

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-01
2016 MARCH 30

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Atira Women's Resource Society
101 East Cordova Street
Vancouver, BC V6A 1K7
(Attn: Janice Abbott)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 132, Group 1, NWD Plan LMP26163
- From:** CD Comprehensive Development District (based on P5 Community Institutional District)
- To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District)
- 1.3 Address:** 1010 Sperling Avenue
- 1.4 Location:** The subject site is located on the southeast corner of Curtis Street and Sperling Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is approximately 2,390 m² (25,726 sq. ft.). The frontage on Curtis Street is approximately 60.38 m (198.1 ft.) and on Sperling Avenue is approximately 40.26 m (132.09 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 conversion of underutilized common space to a two-bedroom suite in an existing supportive housing development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is home to Margaret's Housing for Older Women (Maggie's), a supportive housing development located on the southeast corner of Curtis Street and Sperling Avenue, north of St. Margaret's Anglican Church. The adjacent lot to the east is occupied by a two family dwelling, while there is a mix of single and two family dwellings across Curtis Street to the north and across Sperling Avenue to the west.

3.0 BACKGROUND INFORMATION

- 3.1 On 1995 November 27, Council granted Final Adoption to Rezoning Reference #04/93, which rezoned the subject site from R4 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the development plan entitled “St. Margaret of Scotland Society Abbeyfield House” prepared by Linda Baker Architect). The purpose of the rezoning was to permit the construction of “Abbeyfield House,” a two and a half storey senior citizens’ rest home/residence with 20 bed-sitting rooms, two relief suites, two caretaker suites, and two communal living and dining spaces.
- 3.2 In 2011, Atira Women’s Resource Society, a not-for-profit organization which provides housing and service programs for women who are marginalized, took over the lease of the Abbeyfield House in order to operate Maggie’s, a supportive housing development for women aged 55 and older who face barriers to securing safe and affordable housing. Maggie’s has a total of four staff on-site – two live-in caretakers, a program manager, and a support worker. In addition to providing housing for older women, Maggie’s provides resident support such as the provision of at least one shared meal a day (residents prepare their other meals in the communal kitchen), assistance in cleaning and maintaining their rooms, and referrals to services such as counselling or legal advice. The proposed use of the subject development for supportive housing for older women is consistent with the site’s prevailing CD (P5) District Zoning.

4.0 GENERAL INFORMATION

- 4.1 In order to provide housing for two additional women, the applicant is requesting the site be rezoned to the Amended CD District (utilizing the P5 District guidelines) in order to permit the conversion of one of the two communal living and dining spaces, which was underutilized, into a two-bedroom suite on the main floor. In addition, the applicant is requesting that a former office space and relief suite on the third floor be permitted to be combined to create a one-bedroom suite. No other changes are proposed and sufficient parking spaces are provided.
- 4.2 The Director of Engineering will be requested to provide an estimate for any services necessary to serve this site. Servicing requirements may include, but are not necessarily limited to, new curb ramp and sidewalk improvements at the southeast corner of Sperling Avenue and Curtis Street.
- 4.3 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.4 As there is no increase in gross floor area, a Parkland Acquisition Charge is not applicable to this application. Non-profit housing is exempt from the Burnaby School

Site Acquisition Charge. The applicant may make an application directly to Metro Vancouver for an exemption or reduction to the required GVS & DD Sewerage Cost Charge for non-profit housing.

- 4.5 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 a development proposal to a Public Hearing.

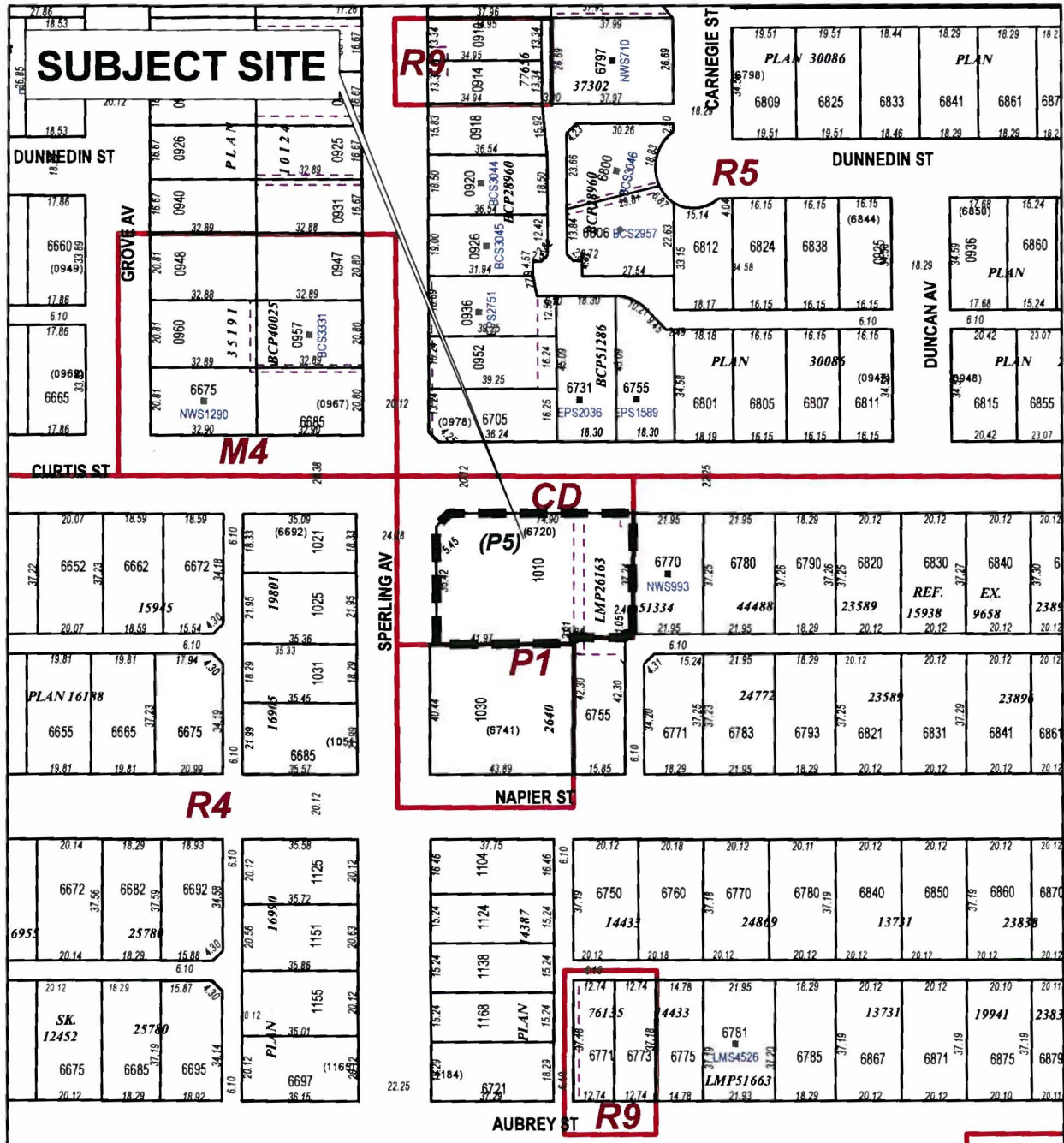
5.0 RECOMMENDATION

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

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 01 2016

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #16-01
1010 SPERLING AVENUE

 Subject Site

Sketch #1

January 18th, 2016

T 604 331 1407
F 604 688 1799
E info@atira.bc.ca

101 East Cordova Street
Vancouver, BC V6A 1K7

Lisa Scott, Community Planner
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC
V5G 1M2

Dear Lisa:

On behalf of Atira Women's Resource Society I am submitting this letter of intent regarding the addition of two rooms at Margaret's Housing for Women who are Older (Maggie's), located at 1010 Sperling Avenue in Burnaby.

As discussed, Maggie's is currently comprised of 20 rooms, three, one-bedroom suites and one studio suite. It also includes two common kitchens, two common living rooms, two common bathrooms, two common laundry rooms and one common lounge, as well as outdoor amenity space. As the second common kitchen, living room and bathroom are significantly underutilized, we intend to convert that space to a two-bedroom suite, with access to the common areas, and to provide two additional rooms/homes to women who are older. This will increase the total number of women living at Maggie's from 24 to 26, including two-live in residential care workers.

We have attached the copy of the Operations Management Plan for additional information.

If you have any questions, I can be reached by email at janice_abbott@atira.bc.ca or by phone at 604.331.1420.

Thank you for your consideration.

Sincerely,
Atira Women's Resource Society


Janice Abbott
Chief Executive Officer

Encl.