

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #16-22  
2016 MAY 25

## ITEM #07

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Field & Marten Associates Inc.  
201A, 15375 102A Avenue  
Surrey, BC V3R 7K1  
(Attn: Milton Koop)
- 1.2 Subject:** Application for the rezoning of:  
Schedule A (*attached*)
- From:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District); CD Comprehensive Development District (based on P5 Community Institutional District); CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District) and R5 Residential District; and CD Comprehensive Development District (based on RM4 Multiple Family Residential District)
- To:** CD Comprehensive Development District (RM4 Multiple Family Residential District and P5 Community Institutional District) and Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District)
- 1.3 Address:** Portion of 7550 Rosewood Street and 7126, 7210, 7216 Mary Avenue
- 1.4 Location:** The subject site is located outside of the Edmonds Town Centre Plan, near the intersection of Edmonds Street and Mary Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is generally rectangular in shape with an area of approximately 17,394.61 m<sup>2</sup> (187,234 sq.ft.) and a frontage on Mary Avenue of 68.91 m (226 ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.

- 1.7 **Rezoning** The purpose of the proposed rezoning bylaw amendment is to permit  
**Purpose:** development of a new seniors complex care facility and a future seniors mid-rise apartment building.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The four subject properties at 7126, 7210, 7216 Mary Avenue and 7550 Rosewood Street, along with the adjacent properties at 7530 Rosewood Street and 7122 Mary Avenue, are owned by the New Vista Society, a non-profit society that operates affordable apartments and townhouses for low-income seniors and low-to moderate income families. The six properties are located just outside of the Edmonds Town Centre Plan, near the intersection of Edmonds Street and Mary Avenue (see Sketch #1 *attached*), and are zoned and improved as follows:

- 7126 Mary Avenue is zoned CD District (based on P5 District guidelines) and includes landscaping and surface parking;
- 7210 Mary Avenue is zoned CD District (based on RM4, P2 guidelines) and R5 District and includes a 14-storey seniors rental apartment building with 174 units and a rooftop antenna installation, landscaped and open space areas, and a wooded area;
- 7216 Mary Avenue is zoned CD District (based on RM4 guidelines) and is improved with a 14-storey seniors rental apartment building with 174 units, landscaping, and surface parking;
- 7550 Rosewood Street is zoned CD District (based on RM3, P5 guidelines) and is improved with a 236-bed seniors residential care facility;
- 7530 Rosewood Street and 7122 Mary Avenue are both zoned CD District (based on P5 guidelines) and each is improved with a seniors low-rise apartment building.

Together, these properties form a seniors “campus of care”. Adjacent uses include Cafferky Park to the northeast; commercial uses fronting Edmonds Street to the southeast; single and two family dwellings to the southwest across Mary Avenue; and single family, two family, and low-rise multiple family dwellings to the northwest across Rosewood Street.

## 3.0 BACKGROUND INFORMATION

- 3.1 7126, 7210, and 7216 Mary Avenue were first rezoned to the CD District in connection with Rezoning Reference #8/70. The rezoning permitted development of the two 14-storey seniors mid-rise apartment buildings that are on site today, and made provision for two future buildings with heights of 11 and 14 storeys and a total of 306 units. The rezoning permitted a total development density of 1.7 FAR, the maximum permitted under RM4 District guidelines.

3.2 7126, 7210, and 7216 Mary Avenue were later subject to Rezoning Reference #00-36, which proposed development of a 150-bed multi-level care facility and a 50-unit assisted living apartment building with underground parking adjacent to the two existing 14-storey buildings on the site. The proposal was to replace the CD zoning approved under Rezoning Reference #8/70, which provided for two additional mid-rise buildings on the site. Rezoning Reference #00-36 also sought reconfiguration of the properties: the two existing apartment buildings would comprise a site with a permitted development density of 2.2 FAR based on CD (RM5) zoning; and the two new buildings would form a separate site with a permitted density of 1.25 FAR, based on CD (RM3) and P5 zoning. The application received Second Reading on 2001 September 10, but was subsequently withdrawn by the applicant.

#### 4.0 GENERAL INFORMATION

4.1 The subject rezoning application includes 7126, 7210, and 7216 Mary Avenue, a small portion of 7550 Rosewood Street, and a small portion of redundant road right-of-way, as illustrated in the *attached* Sketch #1. The New Vista Society is proposing to replace the existing 236-bed residential care facility at 7550 Rosewood Street with a new facility at the northeast corner of 7210 Mary Avenue. The new facility is proposed to have 240 beds, a height of seven storeys, and a gross floor area of approximately 13,006 m<sup>2</sup> (140,000 sq.ft.). Once the new facility is completed, the existing facility at 7550 Rosewood Street would be demolished. The Fraser Health Authority has indicated it supports this redevelopment proposal. The Society has also indicated it would like to develop, in the future, an affordable seniors mid-rise apartment building on the portion of 7210 Mary Avenue that abuts the lane to the north of Edmonds Street. Redevelopment of 7550 Rosewood Street is not contemplated at this time, nor is any change proposed to the two existing low-rise apartment buildings at 7530 Rosewood Street and 7122 Mary Avenue.

4.2 The rezoning proposal is considered supportable as it improves the quality and increases the number of seniors housing units in the community using a “campus of care” model that allows seniors to age in place. It allows the replacement of an aging residential care facility without any disruption in services. It also facilitates the development of an affordable seniors mid-rise building in the future, with the specific type of housing to be tailored to needs at that time (e.g. independent supportive living, assisted living, etc.). Furthermore, it retains the property at 7550 Rosewood Street for future, additional seniors housing development, through a future rezoning process. Staff would work with the applicant to ensure that the replacement residential care facility and the general siting and massing of the future mid-rise apartment building respond appropriately to the other buildings on the New Vista campus and other surrounding development. Landscaping and pedestrians pathways would be carefully designed to enhance opportunities for residents to walk and to recreate on site. Opportunities for potential public pedestrian corridors through the site would also be examined.

- 4.3 To accommodate the development scheme, it is proposed that the subject site be consolidated and re-subdivided into two lots. The portion of the subject site accommodating the replacement residential care facility would form a lot that is zoned to the CD (RM4, P5) District, with a permitted aggregate density of 2.5 FAR. This lot would also include an 89.67 m<sup>2</sup> (965.2 sq.ft.) area of unopened road allowance between 7550 Rosewood Street and 7210 Mary Street that is surplus to City needs and can be closed and sold to the applicant. The balance of the subject site would be zoned to the A.CD (RM5, P2) District, with a permitted density of 2.2 FAR, to accommodate the two existing apartment buildings (including a rooftop antenna installation) and one future apartment building with a gross floor area in the range of 9,290.3 m<sup>2</sup> to 11,148.4 m<sup>2</sup> (100,000 sq.ft. to 120,000 sq.ft.). Development of the future apartment building would require an amendment rezoning application in line with general development parameters to be established through this rezoning process.
- 4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary water, sewer, street, boulevard, and pedestrian / cycle improvements.
- 4.5 Any necessary dedications or statutory rights-of way will be determined by a detailed geometric and noted in a future report to Council.
- 4.6 A Road Closure Bylaw will be required to close an 89.67 m<sup>2</sup> (965.2 sq.ft.) area of unopened road allowance between 7550 Rosewood Street and 7210 Mary Street that is not required for City purposes. The road right-of-way will be sold to the applicant as a condition of rezoning. The Legal and Lands Department will be requested to provide the estimated value of the road closure area and a further report will be submitted to Council for approval.
- 4.7 All necessary easements and covenants are to be provided, including easements for services and access and Section 219 Covenants to restrict the enclosure of balconies, to ensure all disabled parking remains as common property, and to ensure use of the overall site for seniors residential care and seniors rental housing.
- 4.8 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.
- 4.9 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.10 An engineered on-site stormwater management system will be required to the approval of the Director Engineering, as well as the granting of a Section 219 Covenant and deposit of sufficient funds to guarantee its construction, continued operation, and maintenance.

- 4.11 The provision of a covered car wash stall (future mid-rise apartment building only) and adequately sized and appropriately located garbage handling and recycling material holding spaces (both buildings) will be required.
- 4.12 An exterior lighting plan which meets the standards for seniors housing complexes will be required.
- 4.13 The undergrounding of existing overhead wiring on Mary Avenue and the lane to the north of Edmonds Street abutting the site will be sought.
- 4.14 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATION**

- 1. **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*

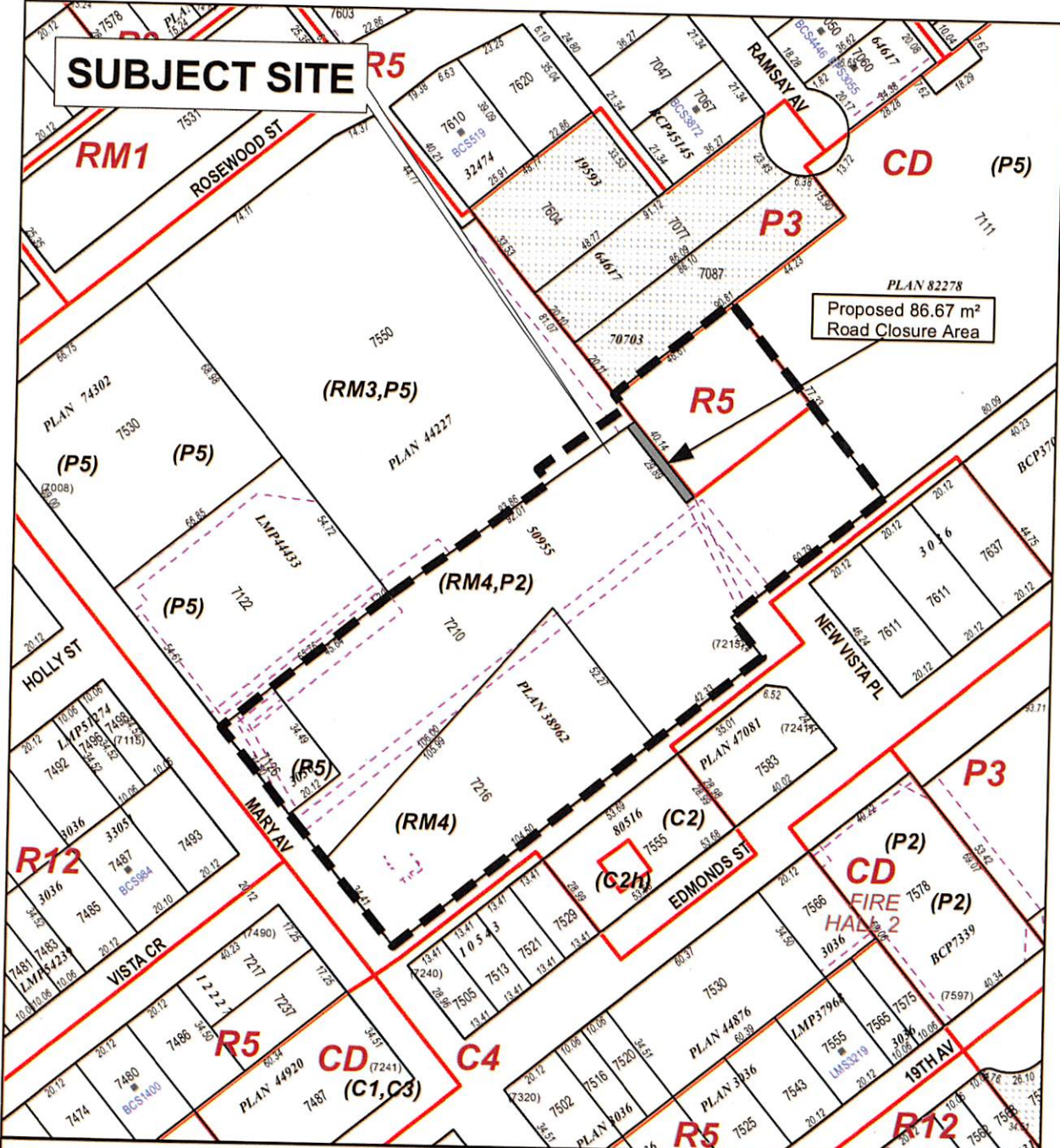
KH:  
*Attachment*

cc: Director Engineering  
City Solicitor  
City Clerk

**SCHEDULE A**  
**REZONING 16-00022**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>Zoning</b>	<b>PID</b>
Ptn 7550 Rosewood	Lot 99, DL 30, Group 1, NWD Plan 44227	CD (RM3, P5)	007-356-854
7126 Mary Avenue	Lot 16, Block 13, DL 30, Group 1, NWD Plan 3036	CD (P5)	002-796-864
7210 Mary Avenue	Lot 102, DL 30, Group 1, NWD Plan 50955	CD (RM4, P2), R5	002-598-728
7216 Mary Avenue	Lot 94, DL 30, Group 1, NWD Plan 38962	CD (RM4)	008-551-138

**SUBJECT SITE**



PLAN 82278  
Proposed 86.67 m²  
Road Closure Area



PLANNING & BUILDING DEPARTMENT




DATE:  
MAY 06 2016

SCALE:  
1:2,000

DRAWN BY:  
AY

**REZONING REFERENCE #16-22**  
**7126, 7210 AND 7216 MARY AVENUE**  
**7550 ROSEWOOD STREET**

 Subject Site



# FIELD & MARTEN

City of Burnaby  
Planning Department  
4949 Canada Way  
Burnaby, BC, Canada

April 22, 2016

## LETTER OF INTENT

RE: Rezoning Application for New Vista Society properties

This application involves four properties that are part of the larger New Vista site at Rosewood Street and Mary Avenue. Note, only a small portion of one parcel is affected. The attached images serve as illustration.

The intention is to construct a new 240 bed, seven storey 140,000 square foot, care facility to replace the existing 236 bed care facility at 7550 Rosewood. The existing facility would continue to operate until completion of the new building, allowing for minimal disruption to the care of residents. Upon completion of this transfer, the old facility will be demolished. Plans are currently being drawn up for the new facility and a building permit application is expected to promptly follow the requisite zoning and development approvals.

The application also contemplates the future development of a residential tower dedicated to affordable seniors housing. This would compliment the two existing towers. These two projects are integral to New Vista Society's long term planning and commitment to providing affordable seniors' housing that meets a range of needs both now and in the future.

### Current Zoning

7550 Rosewood (Portion only)	CD RM3 P5
7126 Mary	CD P5
7210 Mary	CD R5 RM4 P2
7216 Mary	CD RM4

The proposed zoning is to consider the above lands defined by two areas;

1. One area to accommodate the new care facility and be zoned CD RM4 P5.
2. The balance zoned CD RM5 P2 and accommodate the existing towers and a future tower.

Per:

Milton Koop



Field & Marten Assoc. Inc.

email: [Milton@fieldmarten.com](mailto:Milton@fieldmarten.com)