



Item
Meeting 2016 October 24

COUNCIL REPORT

TO: CITY MANAGER 2016 October 19

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-53
Non-Profit Seniors' Rental Housing Development**

ADDRESS: 4341, 4351 Rumble Street and 7451, 7557 Sussex Avenue (Sketch #1 *attached*)

LEGAL: 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 and in accordance with the development plan entitled "Fair Haven United Church Homes – Seniors Affordable Rental Housing" prepared by NSDA Architects)

APPLICANT: Colliers International
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
(Attn: Justen Harcourt)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 November 07, and to a Public Hearing on 2016 November 22 at 7:00 pm.
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, including a 4% Engineering Inspection Fee, 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

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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 submission of an Undertaking to remove all improvements at 4341 Rumble Street prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The granting of any necessary Section 219 Covenants are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant to ensure the provision, operation and continuing operation of stormwater management facilities;
 - Section 219 Covenant (Housing Agreement) to ensure that the use and ownership of the site is for seniors' non-profit housing; and,
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis.
- g. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes.
- h. The deposit of the applicable Parkland Acquisition Charge.
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- j. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- k. The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work.

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- l. The submission of a tenant assistance plan.
- m. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- n. The review of a detailed Sediment Control System by the Director Engineering.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new four-storey, 145 unit, non-profit seniors' housing facility.

2.0 BACKGROUND

2.1 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. This property is proposed for redevelopment. The property at 4351 Rumble Street is improved with a three-storey seniors' rental housing apartment, which was constructed in 1998 and is intended to remain. 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, which are intended to remain. The property at 7451 Sussex Avenue is improved with a residential care facility (St. Michael's Care Centre), which was constructed in 1981, which is intended to remain (see *attached* Sketch #1).

2.2 On 2016 January 20, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in 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.

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

3.0 GENERAL COMMENTS

3.1 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,

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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 density of 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.

- 3.2 The Fair Haven United Church Homes Society is seeking redevelopment of the existing property at 4341 Rumble Street for non-market affordable seniors' housing (final phase of development). The Society is seeking the addition of the RM3 District as a guideline to allow for a maximum density of 1.1 F.A.R. over the four phases in order to increase the number of non-market affordable units from what was originally allotted in 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 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 F.A.R., is considered supportable from a building form perspective. The P5 District is proposed to be used as a guideline for the intended use as seniors' housing. The resulting development form would consist of a building of four-storeys along the Rumble Street frontage, and due to site grades, a three-storey form along the north elevation, fronting David Gray Park.
- 3.3 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. As such, the discharge and replacement of the existing density allocation covenant over the site would also be required.
- 3.4 Vehicular access to the site would be from McKay Avenue.
- 3.5 A tree survey and arborist's report for 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.
- 3.6 As the proposed 145 rental units are non-profit, the development may be eligible for consideration of an allocation of Housing Funds to offset City-related costs associated

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with the development of the seniors housing. If a request is advanced by the applicant, a future report will be forwarded to the Planning and Development Committee.

- 3.7 The Director Engineering will be requested to prepare an estimate for services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to, the construction of a new 1.5m sidewalk along the McKay Avenue frontage adjacent to the proposed.

Rumble Street from McKay Avenue to Royal Oak Avenue, including the frontage adjacent to the site, is to be improved as part of a City Capital Works Project and scheduled to be completed in 2017.

Necessary road dedications include a 1m road dedication along Rumble Street and a 3m x 3m corner truncation at McKay Avenue and Rumble Street.

- 3.8 Any necessary easements, Section 219 Covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant to ensure the provision, operation and continuing operation of stormwater management facilities;
- Section 219 Covenant (Housing Agreement) to ensure that the use and ownership of the site is for seniors' non-profit housing; and,
- Section 219 Covenant ensuring compliance with the submitted acoustical analysis.

- 3.9 Applicable Development Cost Charges are:

- GVS & DD Sewerage Charge of \$1,082.00 per residential unit.
- Parkland Acquisition Charge of \$3.84 per sq.ft. of gross residential floor area.
- School Site Acquisition Charge is exempted as the residential units are non-profit.

- 3.10 The applicant will be seeking a waiver from Metro Vancouver for the GVS & DD Sewerage Development Charge due to the non-profit nature of the development.

- 3.11 An exterior lighting plan suitable for seniors' housing is required in accordance with approved guidelines.

- 3.12 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.

- 3.13 An on-site stormwater management system to the approval of the Director Engineering is required. A Section 219 Covenant and bonding are required to guarantee its provision and continuing operation.

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3.14 The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (4341 Rumble Street)

Gross Site Area:	- 5,849 m ² (62,956 sq.ft.)
Road Dedication Area:	- 90.7 m ² (976 sq.ft.)
Net Site Area:	- 5,758.1 m ² (61,980 sq.ft.) (Subject to detailed survey)

4.2 Density (4341 Rumble Street)

F.A.R. Permitted and Provided	- 1.1 F.A.R.
Gross Floor Area (G.F.A.) Proposed	- 6,112.6 m ² (65,795 sq.ft.)
Adaptable Unit Exemption (20 sq. ft. / unit)	- 268.3 m ² (2,887 sq.ft.)
<u>Site Coverage</u>	- 34.5%

4.3 Density (remainder of overall site)

4351 Rumble Street (Fair Haven Seniors' Apartments)	- 1.07 F.A.R.
7557 Sussex Avenue (Fair Haven Care Facility)	- 0.82 F.A.R.
7451 Sussex Avenue (St. Michael's Care Centre)	- 0.85 F.A.R.

4.4 Height

- 4 storeys (south elevation – Rumble Street),
- 3 storeys (north elevation – David Gray Park)

4.5 Unit Mix

113 studio units:	- 33 – 42.6 m ² (355 – 459 sq.ft.)
<u>32 one-bedroom:</u>	- 46 – 53.5 m ² (495 – 576 sq.ft.)
145 Total Units	

4.6 Parking

Total Parking Required and Provided	- 36
Car Wash Stall	- 1

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Bicycle Parking:

Secure Residential - 45
Visitors - 6

Electric Scooter Parking - 20


Lou Pelletier, Director
PLANNING AND BUILDING

SMN:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

