



Item
Meeting 2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-01

ADDRESS: 1010 Sperling Avenue (see *attached* Sketch #1)

LEGAL: 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, and in accordance with the development plan entitled "Margaret's Housing for Older Women" prepared by Boni Maddison Architects)

APPLICANT: Atira Women's Resource Society
101 East Cordova Street
Vancouver, BC V6A 1K7
(Attn: Janice Abbott)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 February 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 p.m.
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 granting of a Section 219 Covenant to ensure that use of the site is for non-profit housing.
 - c) The deposit of the applicable GVS & DD Sewerage Charge.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the conversion of an underutilized common space to a two-bedroom suite in an existing supportive housing development.

2.0 BACKGROUND

- 2.1 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 (see *attached* Sketch #1). 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. Vehicular access to the subject site is from the lane.
- 2.2 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.
- 2.3 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 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.
- 2.4 On 2016 April 04, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant towards 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.

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

3.0 GENERAL COMMENTS

- 3.1 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 is 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. The remaining administrative and resident communal spaces remain sufficient to serve the development.
- 3.2 No servicing is required in conjunction with this rezoning application.
- 3.3 Any necessary easements, covenants, and statutory rights-of-way for the subject site are to be provided, including, but not necessarily limited to, a Section 219 Covenant to ensure that use of the site is for non-profit housing.
- 3.4 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. A GVS & DD Sewerage Charge of \$1,082.00 per residential unit is applicable; the applicant may make an application directly to Metro Vancouver for an exemption or reduction to the required GVS & DD Sewerage Cost Charge due to the non-profit nature of the development.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area</u> (no change)	2,390 m ² (25,726 sq. ft.).
4.2	<u>Gross Floor Area</u> (no change)	1,308.59 m ² (14,085.5sq. ft.).
4.3	<u>Density</u> (no change)	0.55 FAR
4.4	<u>Height</u> (no change)	2 and 1/2 storeys
4.5	<u>Unit Mix</u>	20 bedsitting rooms 1 studio 3 one bedroom units <u>1 two bedroom unit</u>
	<u>Total Beds</u>	26 beds

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4.6	<u>Parking</u> (no change)	<u>Required</u>	<u>Provided</u>
	Parking	6 spaces	7 spaces


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

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