

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #16-58  
2017 May 24

### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Boni Maddison Architects  
3725 West Broadway  
Vancouver, BC V6R 2C1  
(Attn: Anthony Boni)
- 1.2 Subject:** Application for the rezoning of:  
Lot 133, DL 74, Group 1, NWD Plan 39624
- From:** P5 Community Institutional District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines)
- 1.3 Address:** 3755 Banff Avenue
- 1.4 Location:** The subject site is located on Banff Avenue between Woodsworth Street and Canada Way (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 42.63 m (140 ft.), a depth of 102.69 m (337 ft.), and a total area of approximately 4,377.67 m<sup>2</sup> (47,121 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 zoning bylaw amendment is to redevelop a portion of the site with new child care and non-market rental housing uses.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is a City-owned property that is leased to the Burnaby Association for Community Inclusion (BACI), a non-profit organization that supports people with developmental disabilities. The site is located on Banff Avenue between Canada Way and Woodsworth Street (see *attached* Sketch #1). It is currently improved with three low rise

buildings – one constructed in 1973 and two constructed in 1991, with various renovations performed over the years. To the north across Woodsworth Street and to the south across Canada Way are single family dwellings zoned R3 Residential District. Immediately to the west is the Canada Way Education Centre. Abutting the property to the east is an undeveloped City-owned property that is split zoned P2 Administration and Assembly District and R3 Residential District. A pathway is situated along the west property line of this undeveloped property, providing pedestrian access from Canada Way to Woodsworth Street and the single-family neighbourhood to the north. Vehicular access to the subject site is from Woodsworth Street.

### 3.0 BACKGROUND INFORMATION

The subject site is located in the Douglas-Gilpin neighbourhood within the southwest quadrant of the City and is designated for institutional use in the Official Community Plan (OCP). The property is currently leased to BACI, with 17 years remaining on a 60 year lease. The site is improved with three buildings:

- **Variety Hotelier House Children's Centre.** This 559.7 m<sup>2</sup> (6,025 sq.ft.) building is located on the northern portion of the site and was constructed in 1973. Originally used for residential units, it was repurposed in 1991 as a licenced child care centre. The centre currently provides 36 child care spaces for children under the age of five. The building also contains one residential unit used for respite care.
- **Filby Court Housing Development.** This two-storey, 748 m<sup>2</sup> (8,053 sq.ft.) apartment building is located at the southwest corner of the site. It provides nine units of affordable rental housing (six one-bedroom units and three two-bedroom units) for 12 residents with development disabilities who live independently. This building was constructed in 1991 along with the Amenity Building described below.
- **Amenity Building.** A 72.8 m<sup>2</sup> (784 sq.ft.) amenity building is located at the centre of the site and is used by residents and neighbours.

### 4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines) in order to redevelop a portion of the site. The existing child care building, which has reached the end of its economic life, is proposed to be demolished and replaced with a new, two-storey building that would support a replacement child care centre for up to 36 children and nine units of non-market rental housing. A new two-storey non-market rental building, containing six units of rental housing, is also proposed at the southeast corner of the property. The existing Filby Court Housing Development and Amenity Building would be retained. In total the site would support 24 units of non-market rental housing. Vehicular access to the site will continue to be from Woodsworth Avenue.

- 4.2 The development proposal requires rezoning the subject property to the CD Comprehensive Development District, based on the P5 Community Institutional District and the RM3 Multiple Family Residential Family District. The P5 District reflects the institutional nature of both the child care facility and the specialized housing on the site, while the RM3 District is included because the specialized housing on site is primarily intended for individuals who live independently, without support (whereas the P5 Districts only permits housing with support). Given both the child care and specialized housing uses are institutional in nature, located on publically owned land, and operated by a well-established, non-profit organization, the proposed use of the site is considered to be consistent with the OCP designation for the site. Overall, the rezoning proposal is considered supportable, as it allows replacement of an aging child care facility and achieves new non-market rental housing units to support Burnaby residents with development disabilities, and is in line with established directions within the City's Social Sustainability Strategy.
- 4.3 To support this redevelopment proposal, Council has indicated its support-in-principal for the allocation of \$1.6 million of Community Benefit Bonus Housing Funds to subsidize land costs related to a new long-term lease as well as city related fees. This support-in-principle is subject to rezoning approval and BACI securing final funding approval from BC Housing. A future report detailing the City subsidy, as well as lease terms, will be advanced to Council as the project progresses.
- 4.4 The Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation (CCLR) of the Community Care and Assisted Living Act. The applicant will be required to provide preliminary comments from the Fraser Health Authority indicating approval in principle of the proposed replacement child care facility.
- 4.5 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.
- 4.6 Any necessary dedications or statutory rights-of way will be determined by a detailed geometric and noted in a future report to Council.
- 4.7 Due to the site's proximity to Canada Way, an acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.
- 4.8 All necessary easements and covenants are to be provided, including a Section 219 Covenant restricting the enclosure of balconies.
- 4.9 A tree survey will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit.

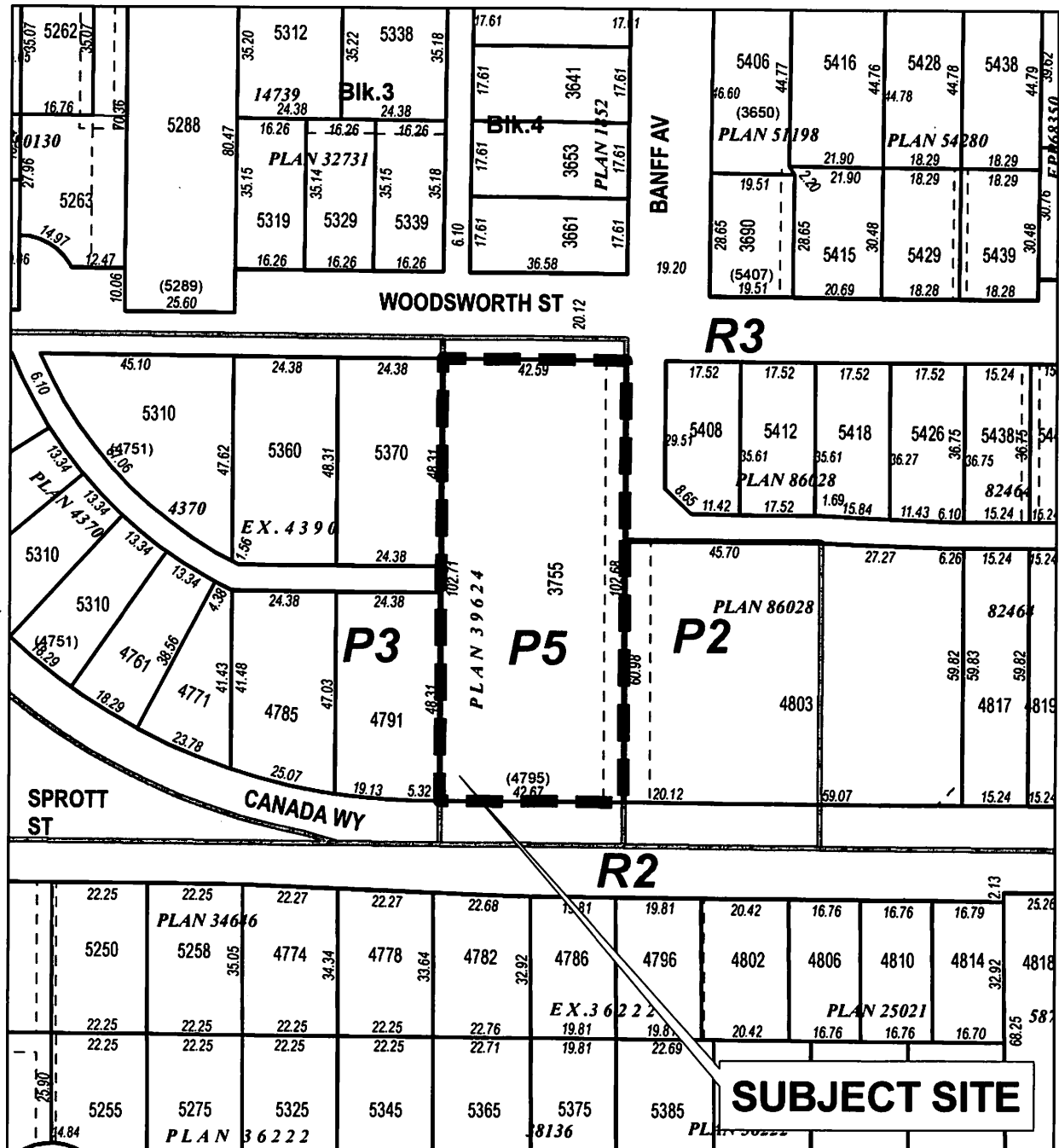
- 4.10 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.11 An engineered on-site stormwater management system will be required to the approval of the Director of Engineering, as well as the granting of a Section 219 Covenant and deposit of sufficient funds to guarantee its construction, continued operation, and maintenance.
- 4.12 Parkland Acquisition and GVS & DD Sewerage Cost Charges are applicable to this application. Non-market 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 Charge for non-market housing.
- 4.13 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* BSD/KH:tn  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:  
MAY 10 2017

SCALE:  
1:1,500

DRAWN BY:  
AY

3755 BANFF AVENUE

 Subject Site

Sketch #1

**BONI · MADDISON**  
**Architects**

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Vancouver, BC Canada V6R 2C1  
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City of Burnaby  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

19 December, 2016

Reference: 3755 Banff Avenue  
Letter of Intent – Rezoning

The Burnaby Association for Community Inclusion (BACI) has a leasehold interest in the property and is proposing to rezone it from P5 to Comprehensive Development (P5/RM3).

Current Uses:

- 9 Unit non-profit housing project building (to remain)
- amenity building (to remain)
- daycare building with a respite/residential unit (to be replaced)

The intent is to demolish the existing daycare/respite building to develop a new 2 storey project that would rehouse the Daycare plus develop 9 units of affordable non-profit housing. Also another building is proposed that would have 2 residential units.

See attached drawings.



Regards,

Anthony Boni, Partner, Architect AIBC AAA

