



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 June 07

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-53**  
**BYLAW #13672, AMENDMENT BYLAW NO. 48/16**  
**Non-Market Seniors' Housing Facility**  
**Third Reading and Final Adoption**

**ADDRESS:** 4341, 4351 Rumble Street and 7451, 7557 Sussex Avenue

**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)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 November 07;
- b) Public Hearing held on 2016 November 22; and,
- c) Second Reading given on 2016 December 05.

The prerequisite conditions have been satisfied as follows:

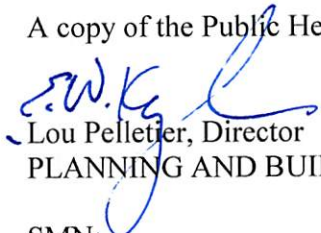
- a. The submission of a suitable plan of development.
  - *A complete suitable plan of development has been submitted.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*

- 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.
- *The applicant has agreed to this prerequisite in a letter dated 2017 May 15.*
- 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.
- *All pre-existing improvements on the site at 4341 Rumble Street have been removed.*
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The requisite statutory right-of-way plans have been deposited in the Land Title Office.*
- f. The granting of any necessary Section 219 Covenants, 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.
  - *The requisite covenants have been deposited in the Land Title Office. It is noted the Housing Agreement, to be approved by Council, will be required prior to occupancy.*
- g. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes.
- *The applicant has agreed to provide exterior lighting meeting the standards adopted by Council in a letter dated 2017 May 15, and has provided a suitable plan for the exterior lighting.*
- h. The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*

- 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.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been deposited in Land Title Office, and the required funds to guarantee this provision have been deposited.*
- k. The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work.
- *The applicant has agreed to this prerequisite in a letter dated 2017 May 15, and the necessary provisions are indicated on the development plans.*
- l. The submission of a tenant assistance plan.
- *The applicant has submitted the required tenant assistance plan.*
- m. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- *The necessary provisions are indicated on the development plans, and the applicant has submitted a letter of undertaking dated 2017 May 15 agreeing to meet this prerequisite.*
- n. The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2017 May 15 to install the system as approved prior to commencing construction.*

As the prerequisites to this rezoning are now complete as outlined, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on on 2017 June 12.

A copy of the Public Hearing minutes for this rezoning application is attached for information.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

SMN:  
**Attachment**

cc: City Manager

**Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 48, 2016 - Bylaw No. 13672**

Rez. #15-53

4341, 4351 Rumble Street and 7451, 7557 Sussex Avenue

From: CD Comprehensive Development District (based on P5 Community Institutional District)

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

The Advisory Planning Commission advised it supports the rezoning application.

Eleven letters were received in response to the proposed rezoning application:

Donna Dawson, 3562 Dalebright Drive, Burnaby

Gary Begin, 139 - 1440 Garden Place, Delta

Son and Peggy Gomez, 401 - 6735 Station Hill Court, Burnaby

Audrey Studacher, L'Arche Foundation of Greater Vancouver, 7401 Sussex Avenue, Burnaby

Richard Faucher, Burnaby Association for Community Inclusion, 2702 Norland Avenue, Burnaby

Phyllis Stainton, Burnaby

Heather A. Overy, 314 - 4351 Rumble Street, Burnaby

Antonia Beck, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby

Gary Begin, St. Michael's Centre, 7451 Sussex Avenue, Burnaby

Blake Armstrong, 7451 Sussex Avenue, Burnaby

Barbara Spitz, St. Michael's Centre, 7451 Sussex Avenue, Burnaby

The following speakers appeared before Council and spoke to the proposed rezoning application:

Wanda Mulholland, Burnaby Task Force on Homelessness and Coordinator of the Society to End Homelessness in Burnaby, 7476 13<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The project represents a net gain of 127 units, and will assist in addressing Burnaby's need for seniors' below market rental accommodation, preventing seniors from becoming homeless at a time where existing affordable rental houses are being replaced with unaffordable alternatives. The speaker highlighted the close proximity of the proposed development to care facilities, recreation facilities, parks and shopping.

Gary Begin, 139 - 1440 Garden Place, Delta, appeared before Council and spoke in support of the proposed rezoning application. It was noted that Fair Haven is a facility that will provide reasonable affordable housing for seniors.

Donna Dawson, 3562 Dalebright Drive, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Ms. Dawson stated that the proposed development will provide needed housing to approximately 140 low income seniors.

Michael Mulligan, 4340 Rumble Street, Burnaby, appeared before Council and spoke in support of the rezoning application but had concerns regarding parking challenges specifically for visiting family, friends, and service providers. The speaker sought clarification from staff on the height of the building, parking requirements and if a potential rezoning would become precedent setting for the neighbourhood.

Jesusita Miller, 4292 Irmin Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning. The speaker stated that area is not able to support increased density as it is already congested. Ms. Miller shared additional concerns regarding loss of views, parking challenges, the height of the building and crime.

Paul Paydafor 4311 Rumble Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the cottages are in good condition and should not be demolished. Temporary housing that is being offered by Fair Haven is unacceptable. Mr. Paydafor believes the small size of the new units will result in decreased health for residents.

Heather Overy, 314 - 4351 Rumble Street, Burnaby, appeared before Council in support of the proposed rezoning application. Ms. Overy, a current cottage resident, has been provided with interim accommodation by Fair Haven during the development process, and appreciates the support she has received throughout the process.

Paul Paydafor, 4311 Rumble Street, Burnaby, appeared before Council for a second time. The speaker stated concerns with increased congestion in the area, potential private investment in the development and believes the development upon completion may be sold to a third party.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-53, Bylaw 13672 be terminated.

CARRIED UNANIMOUSLY