



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2018 February 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 16-22**
BYLAW 13787, AMENDMENT BYLAW NO. 30/2017
Proposed New Seniors Long-Term Care Facility and Development
Guidelines for Future Seniors Mid-Rise Apartment Building
Third Reading

ADDRESS: Portion of 7550 Rosewood Street and 7126, 7210, 7216 Mary Avenue

LEGAL: 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); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District); and the development plan entitled "New Vista Society, Burnaby BC, Residential Care, 240 Bed Facility" prepared by Derek Crawford Architect Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 August 28;
- b) Public Hearing held on 2017 September 19; and,
- c) Second Reading given on 2017 October 02.

The prerequisite conditions have been partially satisfied as follows:

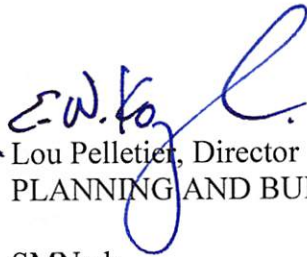
- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*

- 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 engineering design drawings for review and has agreed in a letter dated 2018 February 13 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- 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 2018 February 13.*
- d) The submission of an undertaking to remove all existing improvements in accordance with Section 5.2 of the public hearing report
- *The applicant has agreed to initiating demolition of the existing 236-bed long-term care facility at 7550 Rosewood Street within three months of the existing residents relocating into the new care facility, in accordance with a Section 219 Covenant to be deposited in the Land Title Office prior to Final Adoption. The necessary bonding to guarantee this prerequisite will be deposited prior to Final Adoption*
- e) The dedication of any rights-of-way deemed requisite.
- *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The completion of a Highway Closure Bylaw.
- *The Highway Closure Bylaw has been adopted by Council. The Bylaw plans will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The requisite statutory rights-of-way, easement and covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2018 February 13.*

- i) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - *The applicant has agreed to this prerequisite in a letter dated 2018 February 13. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- j) 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 2018 February 13 agreeing to meet this prerequisite.*
- k) Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2018 February 13 and the necessary provisions are indicated on the development plans.*
- l) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
 - *The applicant has agreed to provide exterior lighting meeting the standards adopted by Council in a letter dated 2018 February 13, and has provided a suitable plan for the exterior lighting.*
- m) Preducting to support future undergrounding of existing overhead wiring adjacent the development frontage.
 - *The applicant has agreed to this prerequisite in a letter dated 2018 February 13.*
- n) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2018 February 13 to make the necessary deposits prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2018 March 05, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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



• Lou Pelletier, Director
PLANNING AND BUILDING

SMN:eb

Attachments

cc: City Manager

P:\49500 REZONING\20 APPLICATIONS\2016\16-22 PORTION 7550 ROSEWOOD & 7126, 7210, 7216 MARY AVENUE\REZONING
REFERENCE 16-22 THIRD READING 2018.03.05.DOCX

SCHEDULE A
REZONING 16-22

ADDRESS	LEGAL DESCRIPTION	Zoning	PID
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

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Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 30, 2017 - Bylaw No. 13787

Rez. #16-22

Portion of 7550 Rosewood Street and 7126, 7210, 7216 Mary Avenue

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The purpose of the proposed zoning bylaw amendment is to permit the development of a new seniors long-term care facility and guidelines for a future seniors mid-rise apartment building.

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

Lily Feng, 7210 Mary Avenue, Burnaby
Lucille Greffard, 331-7197 Canada Way, Burnaby
Su Kang, 7210 Mary Avenue, Burnaby

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

Shelia Kelley, 1003-7216 Mary Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Kelley stated concerns with increased population density in the area and increased traffic. The speaker inquired if there were any improvements planned for the area as a result of the development.

Brian Esau, 13-12038 62nd Avenue, Surrey, appeared before Council and spoke in support of the proposed rezoning application. Mr. Esau's father is

a resident in the current New Vista building. The speaker is supportive of the proposed development as it will provide additional common and lounge spaces for all residents, as well as seismic upgrades.

Darin Froese, CEO of New Vista Society, 13882 232A Street, Maple Ridge, appeared before Council and spoke in support of the proposed rezoning application. The speaker emphasized the mental and physical health benefits from access to improved space and amenities. The proposed development will also dedicate 40 beds to provide culturally sensitive housing for seniors from the Korean community.

Paul Manson, 507-7216 Mary Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker appreciates that the development proposes to relocate the entrance from Mary Avenue to a cul-de-sac. Mr. Manson shared concerns about the increased administrative involvement of BC Housing, and suggested improvements to the development including electric wheel chair parking in the vehicle parking area and increased parking spaces in general. The speaker mentioned health concerns with the surrounding area as rats can be seen in the green space outside the existing buildings.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-22, Bylaw #13787 be terminated.

CARRIED UNANIMOUSLY