



Item
Meeting2018 July 23

COUNCIL REPORT

TO: CITY MANAGER 2018 July 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-09
New Multi-Age Residential Care Facility with Non-Market Rental Housing

ADDRESS: 7401 Sussex Avenue (see *attached* Sketch #1)

LEGAL: Lot A, DL149, Group 1, NWD Plan 85664

FROM: P5 Community Institutional District

TO: CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District and in accordance with the development plan entitled "L'Arche Community" prepared by GBL Architects Inc. and ETA Landscape Architects)

APPLICANT: TL Housing Solution Ltd.
120 – 1375 Commerce Parkway
Richmond, BC V6V 2L1
Attn: Jeff Winton

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 August 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 23 and to a Public Hearing on 2018 August 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 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.

- 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 from the site.
- e. The dedication of any rights-of-way deemed requisite.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to the following:
 - restricting enclosure of balconies;
 - ensuring compliance with the approved acoustical study; and,
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.3 of this report.
- g. The review of a detailed Sediment Control System by the Director Engineering.
- h. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i. Compliance with Council-adopted sound criteria.
- j. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- k. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
- l. The deposit of the applicable Parkland Acquisition Charge.
- m. The deposit of the applicable GVS & DD Sewerage Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit the redevelopment of the site for a new building accommodating a multi-age residential care facility and non-market rental housing.

2.0 BACKGROUND

- 2.1 The subject site is zoned P5 Community Institutional District, and is occupied by a multi-age residential care facility for individuals aged thirteen years and older with developmental disabilities, and their on-site live-in assistants. L'Arche Greater Vancouver is seeking to redevelop the existing residential care facility at 7401 Sussex Avenue to permit construction of a new multi-age residential care facility, with a non-market rental housing component. The non-profit organization is requesting the use of the P5 and RM3 Districts as guidelines to allow for sufficient density to permit both the residential care facility and non-market housing components of the development. Similar approaches to aggregate density have been permitted for non-market projects including Carlton Gardens, Dania Home and New Vista Care Home. The proposed rental housing would provide additional affordable housing in the City, help financially support the operation of the residential care facility, and assist the organization in achieving future community initiatives.
- 2.2 On 2017 December 11, Council received the report of the Planning and Building Department regarding 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 development proposal for the site encompasses a new multi-age residential care facility with a non-market rental housing component at 7401 Sussex Avenue. The proposed form is for a three-storey building with full underground parking.

It is noted the current multi-age residential care facility is currently provides 19-beds for individuals aged thirteen years and older with developmental disabilities, as well as their on-site live-in assistants. These beds are to be temporarily located at other facilities owned by L'Arche until the new facility is developed.

Overall, the rezoning proposal is considered supportable, as it provides for special needs housing 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. The proposal is also in keeping with the prevailing institutional uses, and scale of development on the subject and neighbouring sites associated with the St. Michael's Centre Extended Care development and South Slope Elementary.

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

3.0 REZONING PROPOSAL

3.1 The applicant is proposing to rezone the site to the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines, in order to permit the replacement of the existing care facility with a single mixed-use building accommodating a new multi-age care facility and non-market rental housing above. The proposed mixed-use building includes a common lobby entrance and shared common amenities. The building would be constructed and operated on a non-profit basis by L'Arche Greater Vancouver.

The density for the site would be calculated on an aggregate basis, utilizing portions of both the density permitted for P5 residential care uses and RM3 residential uses. The proposed total density for the site is 1.32 FAR for a gross floor area of 45,362 sq. ft.

3.2 A total of 22 bedrooms are proposed within the new care facility which are intended to accommodate individuals aged thirteen years and older with developmental disabilities and require assistance from on-site live-in caregivers, as well as 10 units (13 bedrooms) for semi-independent individuals. Communal supportive services for the residents include cooking/dining facilities, living areas and other amenities on the ground level, as well as on the rooftop within enclosed and open-air amenity areas.

A total of 29 non-market rental housing units are proposed within the project (of which 46% are adaptable), which will contribute to the availability of affordable housing in the City.

All of the required parking is proposed to be underground and accessed via Sussex Avenue. A parking standard of 0.6 (of which 0.1 spaces are for visitors) parking spaces per unit is proposed for the non-market housing component; a parking standard of 0.10 spaces per bed and 1.0 space per employee is proposed for the multi-age care facility. A Parking Analysis has been submitted, which indicates that the proposed parking standard is expected to meet user demand. Given the specialized nature of the care facility and non-market rental housing uses, the proposed parking standard is considered appropriate for the site and is supported by the Planning Department – Transportation Division.

3.3 The project is being advanced by the proponent, L'Arche Greater Vancouver (L'Arche) in partnership with BC Housing, who has advised that their capacity to support the project include the following options:

- financial resources and grants;
- development expertise;
- access to sector housing partners; and,
- low cost financing

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Both Federal and Provincial government funding will be sought in connection with this subject proposal, and it is noted that preliminary discussions with BC Housing indicate a high level of support, as noted above.

Given the non-profit nature of the development, L'Arche would also be eligible to apply for a housing grant from the City through the Community Benefit Bonus Housing Fund to off-set permit fees and other development costs associated with the project. Any future grant application for use of the Community Benefit Bonus Housing Funds will be submitted through the Planning and Development Committee for Council's consideration and approval.

A Housing Agreement is required between the proponent (L'Arche) and the City to address the following:

- land use and density compliant with the proposed CD zoning outlined in this report; and,
- non-profit nature of the housing project with the provision of 29 non-market rental units

It is noted that affordability levels for the non-market housing component will be set through the efforts of the proponent (L'Arche) and BC Housing funding and may be enhanced, subject to securing additional provincial and federal funding sources.

3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- construction of Sussex Avenue to Local Collector standard with boulevards, sidewalk, street trees and pedestrian lighting;
- upgrades to the Watling Street intersection as required (curb bulge); and,
- storm, sanitary sewer and water main upgrades as required.

3.5 No road dedication is required in connection with this rezoning.

3.6 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- restricting enclosure of balconies;
- ensuring compliance with the approved acoustical study; and,
- Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.3 of this report.

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- 3.7 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.8 Given that the area of the development site is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.9 As the site is influenced by traffic noise from Sussex Avenue and Rumble Street, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria.
- 3.10 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stall is required.
- 3.11 The following Development Cost Charges apply:
 - Parkland Acquisition Charge
 - GVS & DD Sewerage Development Cost Charge

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 3,213.5 m² (34,590 sq. ft.)
- 4.2 Site Coverage - 47%
- 4.3 Density and Gross Floor Area - 1.32 FAR
4,214.26 m² (45,362 sq. ft.)

4.4 Unit Mix

Care Facility

- 22 bedrooms (full-time assistance) - 916.77 m² (9,868 sq. ft.)
- 10 semi-independent units (13 bedrooms) - 554.26 m² (5,966 sq. ft.)

32 BEDROOMS TOTAL

Non-Market Rental Housing

- 9 – Studio units - 38.64 - 41.18 m² (416 - 454 sq. ft.)
- 14 – One bedroom units - 56.11 – 61.13 m² (604 - 658 sq. ft.)
- 3 – Two bedroom units - 73.20 – 91.69 m² (788 - 987 sq. ft.)
- 3 – Three bedroom units - 89.10 - 102.19 m² (959 – 1,100 sq. ft.)

29 UNITS TOTAL

- 4.5 Building Height - 3 storeys; 9.9 m (32.5 ft.)

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4.6 Vehicle Parking (Required and Provided)

- Care facility – 1 parking space per employee and 0.22 spaces per bedroom - 36 spaces
- 0.6 spaces per non-market rental unit (of which 0.1 spaces is for visitors’ parking) - 18 spaces (of which 3 spaces are for visitors’ parking)
- Total Provided - 54 spaces**


4.7 Bicycle Parking – (Required and Provided)

- Residential - 40 spaces residents; 4 spaces visitors’

4.8 Loading (Required and Provided) - 1 Loading / Handi-Dart space

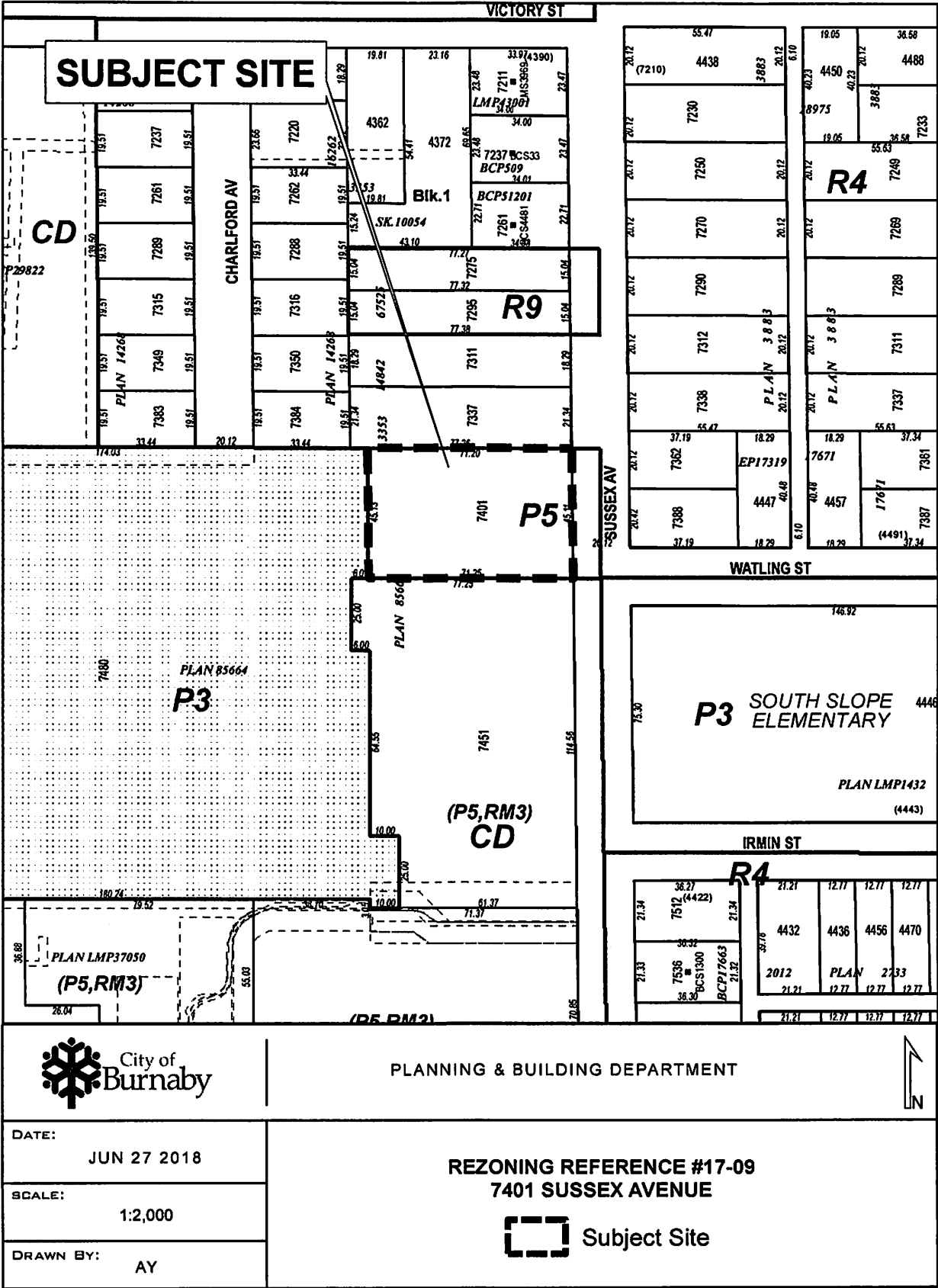
4.9 Shared Communal Facilities

The proposed development provides an amenity area that is 6,159 sq. ft. in area and encompasses, program support area, day program areas, lounges, living room/dining room, fitness room, chapel and amenity rooms/library. Proposed outdoor amenities include outdoor seating areas and outdoor roof deck amenity areas.


Lou Pelletier, Director
PLANNING AND BUILDING

ZT:tn
Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JUN 27 2018

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #17-09
7401 SUSSEX AVENUE

Subject Site

Sketch #1