

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #18-37
2018 September 26**

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** NSDA Architects
Attn: Brian Dust
201 – 134 Abbott Street
Vancouver, BC V6B 2K4
- 1.2 Subject:** Application for the rezoning of:
Lot 62, DL 79, Group 1, NWD Plan 73491
- From:** P5 Community Institutional District
- To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines)
- 1.3 Address:** 4279 Norland Avenue
- 1.4 Location:** The subject site is located on the northwest corner of Norland Avenue and Canada Way (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a lot width of approximately 90.34 m (296 ft.), a depth of approximately 94.39 m (310 ft.) and an area of approximately 7,570.0 m² (81,483 sq. ft. or 1.87 acres) (subject to legal survey).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a seniors' non-market housing development with underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property forms part of the Dania Campus of Care and is located at the northwest corner of Canada Way and Norland Avenue in the Central Administrative Plan area, and is currently vacant. To the north of the site are the remaining properties that form the overall Dania Campus of Care, which consists of Dania Lodge, Dania Manor Assisted Living, Dania Home Care, and Carl Mortensen Manor. To the west is Macey Park with New Chelsea Society seniors' rental apartments beyond. To the south across Canada Way are office buildings, with Burnaby Central Secondary

School beyond. To the east across Norland Avenue is a City-owned parking lot facility with the Deer Lake Business Centre office buildings beyond.

3.0 BACKGROUND INFORMATION

- 3.1 The subject property lies within the Central Administrative Area Plan, and is designated for community institutional uses (see *attached* Sketch #2). The property forms part of the overall Dania Campus of Care. The subject property was formerly improved with the Dania Home Senior Care Home facility, which has since been demolished. The Dania Society and Dania Home Society are registered non-profit societies.
- 3.2 In 2010, the Dania Society and Dania Home Society submitted a rezoning application under Rezoning Reference #10-34, for a 102-bed complex care facility on the property at 4175 Norland Avenue to replace the Dania Home Senior Care Home at 4279 Norland Avenue.
- 3.3 On 2013 July 22, Council gave Final Adoption to Rezoning Reference #10-34, which permitted the construction of the 102-bed complex care facility at 4175 Norland Avenue to replace the Dania Home Senior Care Home building on the subject property. The demolition of the Dania Home Senior Care Home building on the subject property was completed after the above-noted replacement complex care facility at 4175 Norland Avenue was constructed and occupied.
- 3.4 The subject application represents the next phase of re-investment in the Dania Campus of Care.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area as guidelines) in order to permit the construction of a non-market seniors' rental housing complex. The proposal for the subject site includes an approximate 150-unit, six-story residential building to be owned and operated by Dania Society/Dania Home Society. As such, the applicant has noted that they will be seeking funding from BC Housing and/or CMHC for the construction of the facility. As noted, the Dania Society and Dania Home Society are registered non-profit societies.
- 4.2 The proposal forms a component of the integrated Dania Campus of Care that is intended to provide an overall continuum of senior care levels that will allow residents to remain on-site for the rest of their lives. The applicant is proposing to develop the property for non-market seniors' rental housing within a six-storey form. This building will accommodate and consolidate the residential units, facility services, and common amenity areas within a compressed building footprint that is suitable for a seniors' residential environment. The proposed building would be appropriately treated with respect to building architecture and site landscaping. A suitable plan of development will be forwarded to Council for its consideration at a later date.

- 4.3 As a non-market seniors' rental housing development, the project may be eligible for consolidation of a grant from the City's Housing Fund. The grant could be applied toward off-setting City fees and charges related to the development. If applied for, a future report to the Planning and Development Committee would be submitted prior to Final Adoption, seeking Committee and Council support.
- 4.4 As Canada Way and Norland Avenue are secondary arterial roadways, dedications will be required in order to construct Canada Way and Norland Avenue to their final standard. The final dedications required from Norland Avenue and Canada Way will be determined by an approved geometric.
- 4.5 Vehicular access to the site will continue to be from Norland Avenue.
- 4.6 The Director Engineering will be requested to provide an estimate for the required servicing of the subject site.
- 4.7 The submission of an engineered sediment control system plan will be required.
- 4.8 An exterior lighting plan which meets the standards for seniors housing complexes will be required.
- 4.9 Due to traffic on Canada Way, a noise study is required to be provided to ensure compliance with Council-adopted sound criteria.
- 4.10 The subject rezoning requires the approval of the Ministry of Transportation.
- 4.11 GVS&DD and Parkland Acquisition Cost Charges will apply to the development, which may be reimbursed if the development meets Metro Vancouver's criteria as a non-profit organization.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

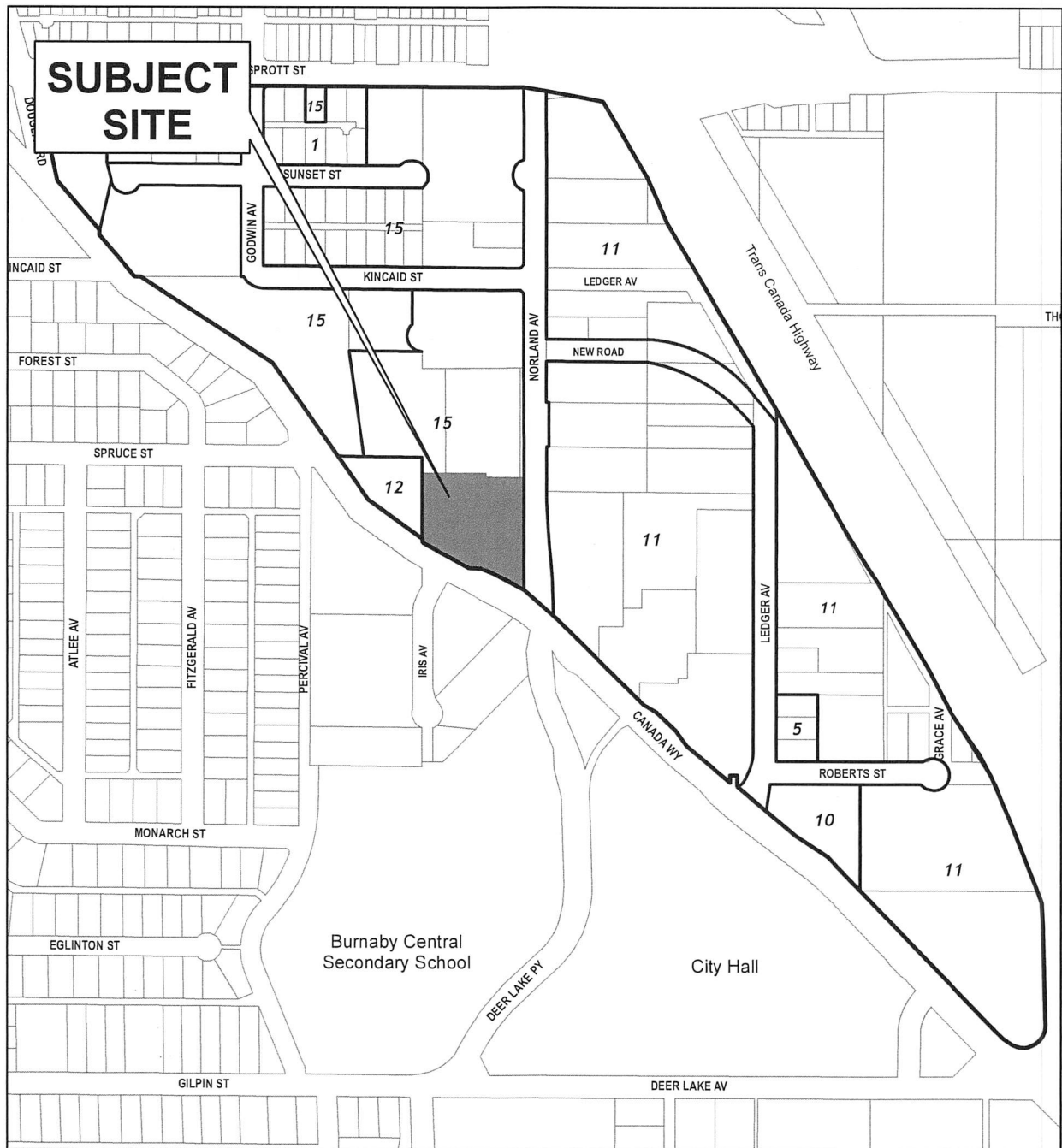
5.0 RECOMMENDATION

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

GT:tn
Attachments

cc: City Solicitor
City Clerk

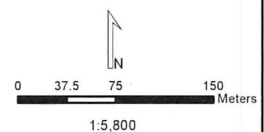


Central Administrative Area Community Plan



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 10 Administration and Public Assembly
- 11 Business Centre Districts
- 12 Park and Public Use
- 15 Community Institutional



August 9, 2018
Revised, September 20, 2018

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A Corporate Partnership

City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2
Attention: Demian Rueter, Community Planner (2)

Dear Demian,

Re: Letter of Intent to Rezone: 4279 Norland Avenue
Legal Description: Lot 62 District Lot 79 Group 1 NWD Plan 73491
Dania Seniors Affordable Housing

Good speaking with you about our Dania Seniors Affordable Housing project.

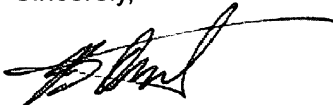
The site is currently zoned P5 and we would be requesting zoning of CD (based on P5 and RM3). The building would be for seniors affordable housing; rental at below market. It would have approximately 150 units; a mix of studio and one-bedroom units.

The building would be six storey wood frame construction with the majority of resident cars in concrete underground parking. There will be some surface parking for visitors, drop-off and delivery.

We've provided the title search and Agent authorization as required for the rezoning application.

If you require anything else, just let me know.

Sincerely,



Brian Dust Architect AIBC
Principal

cc: Grant Taylor, City of Burnaby
Dan Olsen, Dania
Casey Clerkson, CPA
Jeff Marin, VanMar
Larry Adams, NSDA