
TO: CITY MANAGER **DATE:** 2018 October 24

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez.#17-09

**SUBJECT: RESPONSE TO ISSUES RAISED AT PUBLIC HEARING
REZONING REFERENCE #17-09
7401 SUSSEX AVENUE**

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #17-09.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to those who spoke or submitted correspondence at the Public Hearing.

REPORT

1.0 BACKGROUND

On 2018 August 28, a Public Hearing was held for Rezoning Reference #17-09 (Sketch #1 *attached*). The subject rezoning application proposes the replacement of the existing care facility with a single mixed-use building accommodating a new multi-age care facility with a non-market rental housing component. The building will be constructed and operated on a non-profit basis by L'Arche Greater Vancouver. Vehicular access to the site is proposed via Sussex.

At the Public Hearing, a resident of the area expressed concerns regarding increased traffic and traffic safety, building height impacts (loss of views and shadowing), proposed tenants of the non-market rental units and neighbourhood safety, and lack of public consultation on the proposed mixed-use project. Arising from discussion, Council requested that staff prepare a report responding to the issues raised.

2.0 ISSUES RAISED

Issue #1 – Traffic Safety

Concerns were raised regarding the potential increase in traffic and traffic safety impacts the proposed development would have on the surrounding neighbourhood.

Response:

The subject development site is located on Sussex Avenue, which is designated a Local Collector road – providing access to and from a residential area. It is expected to carry a higher volume of traffic than local residential streets. It is also noted that bus service is also provided on Sussex

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Avenue with a bus stop directly across the street from the proposed development site. A Parking Demand Study has also been provided by the rezoning applicant that indicates that the number of vehicles from the proposed development would have minimal impact to neighbourhood traffic. This study has been reviewed and accepted by the Transportation Division.

Notwithstanding the above, as part of the proposed plan of development of the site, vehicular access on Sussex Avenue has been improved with respect to its location and configuration in relation to the Watling Street intersection. As a condition of rezoning, the applicant will be responsible for road improvements across the development site's frontage (Sussex Avenue) and upgrades to the Watling Street intersection, all of which will improve pedestrian and vehicular traffic safety in the neighbourhood.

Issue #2 – Building Height Impacts

Concerns were raised regarding the three-storey building height of the proposed development and its relationship to the surrounding neighbourhood.

Response:

The proposed development is located mid-block on Sussex Avenue within a neighbourhood bound by Victory Street, McKay Avenue, Rumble Street and Sussex Avenue. The neighbourhood gently slopes downward from Victory Street to Rumble Street. The north portion of the subject neighbourhood block encompasses single- and two-family dwellings of varying age and condition. It is noted that immediately north of the subject development site is an older one-storey (plus basement) single family dwelling. The south portion of the block encompasses six properties including the subject development site and David Gray Park. All of the properties, which are immediately adjacent to the park, are developed with institutional buildings (care facilities and seniors' housing). The buildings vary in height between one and three storeys. It is noted that the seniors' housing project at 4341 Rumble Street, which is currently under construction (Rezoning Reference #15-53), is three storeys in height along its Rumble Street frontage and four storeys in height along McKay Avenue.

The proposed development is for a three-storey care facility with a non-market rental housing component. Work with the applicant towards a suitable plan of development included consideration of the proposed built form and its relationship to the surrounding neighbourhood (architecture, landscaping, building height, depth, setbacks and lot coverage), particularly the residential portion north of the development site. It is acknowledged that the proposed three-storey height and depth of the building will have a direct relationship to the adjacent single-family dwelling to the north. To mitigate the shadow impacts of the proposed building, a 4.5 m (15 ft.) setback is proposed from the north property line, for a total separation between the proposed building and neighbouring single-family dwelling of 7.6 m (25 ft.). The proposed development also includes fencing and landscape treatment along the side yard setback to provide additional separation and privacy between the proposed development and the single-family dwelling to the north.

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Issue #3 – Proposed Tenants of the Non-Market Rental Units and Neighbourhood Safety

Concerns were raised regarding the proposed tenants of the non-market housing component of the project and impact on the surrounding neighbourhood.

Response:

The proposed care facility and non-market housing development are fully integrated, sharing a common lobby entry, indoor and outdoor amenity areas and underground parking. It is to be operated and maintained by the proponent, L'Arche Greater Vancouver, in compliance with the provisions of their agreement with BC Housing under the Provincial Investment of Affordable Housing (PIAH) program and the mandate of the non-profit organization. As articulated in the proponent's rezoning Letter of Intent:

“This innovative new design addresses the growing and urgent need for full accessibility and affordable housing options for those most vulnerable. An important aspect of this vision allows community members to age in place as their care needs change. Through this redevelopment, L'Arche Greater Vancouver intends to enhance their community inclusion programs and services to provide more people opportunities for meaningful employment and daytime activities. New affordable rental housing for those in need will give individuals, couples and families the opportunity to experience an intentional community.”

L'Arche Greater Vancouver has indicated that they will be working with BC Housing to provide housing for eligible community members and their families or employees of the organization, but is also open to providing housing to people made eligible under BC Housing's PIAH program.

L'Arche Greater Vancouver has also indicated that it is their intention to continue to be a place of welcome within the neighbourhood. Neighbours are welcome to visit and participate in the community, through community gatherings and/or volunteering. The proposed development would provide the non-profit organization greater capacity to welcome people from the neighbourhood.

Planning staff support the proposed development as it meets social sustainability objectives - community inclusion and meeting housing needs of Burnaby's residents. It should also be noted that L'Arche Greater Vancouver has operated within Burnaby for over 40 years as a good neighbour based on a mandate or mission to:

- Make known the gifts of people with developmental disabilities, revealed through mutually transforming relationships.
- Foster an environment in community that responds to the changing needs of our members, whilst being faithful to the core values of our founding story.
- Engage in our diverse cultures, working together toward a more human society.

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In summary, the community works of the organization has provided a social benefit to Burnaby over the years. Given that the overall project will be operated and maintained by the L'Arche Greater Vancouver and given their history as a good neighbour within the community, there are no concerns that the tenant makeup of the proposed non-market housing component of the project will have any impact on the surrounding neighbourhood.

Issue #4 – Lack of Public Consultation on the Proposed Mixed-Use Project

Concerns were raised that there was insufficient public consultation on the proposed mixed-use project.

Response:

Developments undergoing rezoning are required to advance to a Public Hearing for public consultation. Requirements of a Public Hearing process are established under the provisions of the Local Government Act (Sections 465 Public Hearing Procedures and Section 466 Public Hearing Notice), as well as the Burnaby Zoning Bylaw (Section 7.8 Bylaw Amendments).

Public consultation for the proposed development under Rezoning Reference #17-09 has occurred in compliance with the requirements of the Local Government Act and Burnaby Zoning Bylaw. Notification of the public hearing process included:

- Installation of a Public Hearing sign along the Sussex Avenue frontage of the subject development site notifying the public of the proposed rezoning, place, time and date of the hearing, and, contact information of the rezoning applicant;
- Advertisement of the proposed rezoning bylaw amendment in 2 consecutive issues of a newspaper (Burnaby Now), the last publication to appear not less than 3 days and not more than 10 days before the public hearing; and,
- Provision of written notice and copy of the proposed bylaw amendment to all property owners and residents within 30 m of the subject development site.

The proposed plan of development has also been made available for viewing at the Planning Department. Notwithstanding the above, L'Arche Greater Vancouver has indicated that they will be hosting an open house to discuss the project with the neighbourhood.

3.0 CONCLUSION AND RECOMMENDATIONS

The development proposal for the subject rezoning application (Rezoning Reference #17-09) is to permit the replacement of the existing care facility with a new building that includes a non-market housing component. The proposal is considered a supportable social benefit to the community that meets the Burnaby Social Sustainability Strategy. The development proposal would contribute to the overall supply of non-market housing within the City, providing more affordable housing, support and services for populations in need of special housing. The

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development proposal would also contribute to the overall supply of care facility space within the City.

This report responds to the issues raised at Public Hearing. In summary, Planning staff are working with the rezoning applicant to respond to concerns regarding traffic safety, minimizing shadow and privacy impacts, and mix of tenants within the non-market housing component. In addition, the applicant has committed to pursue initiatives to further address concerns with safety on-site. In view of the above, the development proposal is considered to be supportable.

It is recommended that a copy of this report be sent to the applicant and to those who spoke or submitted correspondence at the Public Hearing for Rezoning Reference #17-09.


Lou Pelletier, Director
PLANNING AND BUILDING

ZT:sa
Attachment

cc: Director Public Safety and Community Services
City Solicitor
City Clerk

