

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-32 2019 SEPTEMBER 11

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** NSDA Architects
#201 – 134 Abbott Street
Vancouver, BC V6B 2K4
Attn: Larry Adams
- 1.2 Subject:** Application for the rezoning of:
Lot 45, District Lot 186, Group 1, NWD Plan 40140
- From:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District)
- To:** Amended CD Comprehensive Development District (based on RM5r Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District)
- 1.3 Address:** 3755 McGill Street
- 1.4 Location:** The subject site is located on the eastern portion of the block bounded by McGill Street, Boundary Road North, Trinity Street, and Esmond Avenue North (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 7,912.77 m² (85,172.35 sq. ft.).
- 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 senior's supportive housing.

2.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

An Inclusive Community

- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is owned by the Action Line Housing Society and is located on the eastern portion of the block bounded by McGill Street, Boundary Road North, Trinity Street, and Esmond Avenue North (see *attached* Sketch #1). The site is currently improved with the Seton Villa seniors' residence tower, an accessory gymnasium building, surface parking, and the heritage-designated Overlynn Mansion and garden. Vehicular access to the site is provided from McGill Street, Trinity Street, and Esmond Avenue North.

To the west, north, and south are single-family dwellings. To the northeast, across Trinity Street and Esmond Avenue North, is an older apartment building zoned to the RM3 Multiple Family Residential District. To the east, across Esmond Avenue North, is Burnaby Heights Park.

4.0 BACKGROUND INFORMATION

The subject site is located north of the Hastings Street Community Plan (Heights) area, but itself is not located within a Community Plan area. The subject property and properties to the south are designated within Burnaby's Official Community Plan (OCP) as a Single and Two Family urban area. The subject property was rezoned in 1970, under Rezoning Reference REZ#36/70, to the CD Comprehensive Development District, using the RM4 Multiple Family Residential District as a guideline, to accommodate a seniors' housing tower and permit the use of the mansion for Seton Villa's staff housing and seniors' activities. In 1992, under REZ#37/92, the P5 Community Institutional District was added to the property's CD District zoning in order to accommodate a youth medical treatment facility within Overlynn Mansion. In 1995, a Heritage Designation Bylaw was approved which provided for the legal protection of the mansion and its garden landscape. Heritage Designation Bylaw 1995 (Bylaw No. 10211) legally protects this heritage building and its site from any alterations that have not been approved by Council. In 1997, under REZ#1/97, the C1 Neighbourhood Commercial and R5 Residential Districts were added to the property's CD District zoning in order to expand the list of permitted uses within Overlynn

Mansion to allow for institutional uses, non-profit offices, a small language training school with up to 30 students, and residential uses. In 2006 and 2011, the Action Line Housing Society applied to rezone the property to the amended CD District (based on the RM5, P5, C1, and R5 Districts), in order to construct an addition with supportive housing units. Both of these rezoning applications were eventually abandoned.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone the subject site to the amended CD District (based on the RM5r, P5, C1, and R5 District as guidelines), in order to allow for sufficient density to permit an addition on the site. The existing under-utilized accessory gymnasium building is proposed to be demolished and some surface parking removed; a new five-storey supportive housing building with 62 self-contained studio units and additional ancillary administration and amenity areas over two levels of underground parking is proposed to be constructed in their place. In addition, as part of this rezoning, Action Line Housing would like to explore alternative uses for Overlynn Mansion.

In accordance with the RM5r District guidelines, the applicant could achieve a maximum density of 2.2 FAR, with 100% underground parking provided. It is noted that the proposed FAR, based on preliminary plans provided, is approximately 2.01, with approximately 76% of provided parking being underground. While details on the plans require further review, the proposed rezoning to provide more supportive housing for seniors and identify an adaptive re-use for potential improvements for Overlynn Mansion is generally considered supportable.

- 5.2 The Director Engineering will be requested to provide an estimate for all services necessary to service the site. A detailed list of required services will be included in a future report.
- 5.3 The granting of any necessary statutory rights-of-way, easements, and covenants for the site will be required.
- 5.4 A detailed plan for adaptive re-use of the Overlynn Mansion will be required, which could include an adaptive re-use study and conservation plan.
- 5.5 Applicable Development Cost Charges may include:
- Parkland Acquisition Charge;
 - GVS & DD Sewerage Charge;
 - School Site Acquisition Charge; and,
 - Regional Transportation Charge
- 5.6 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION

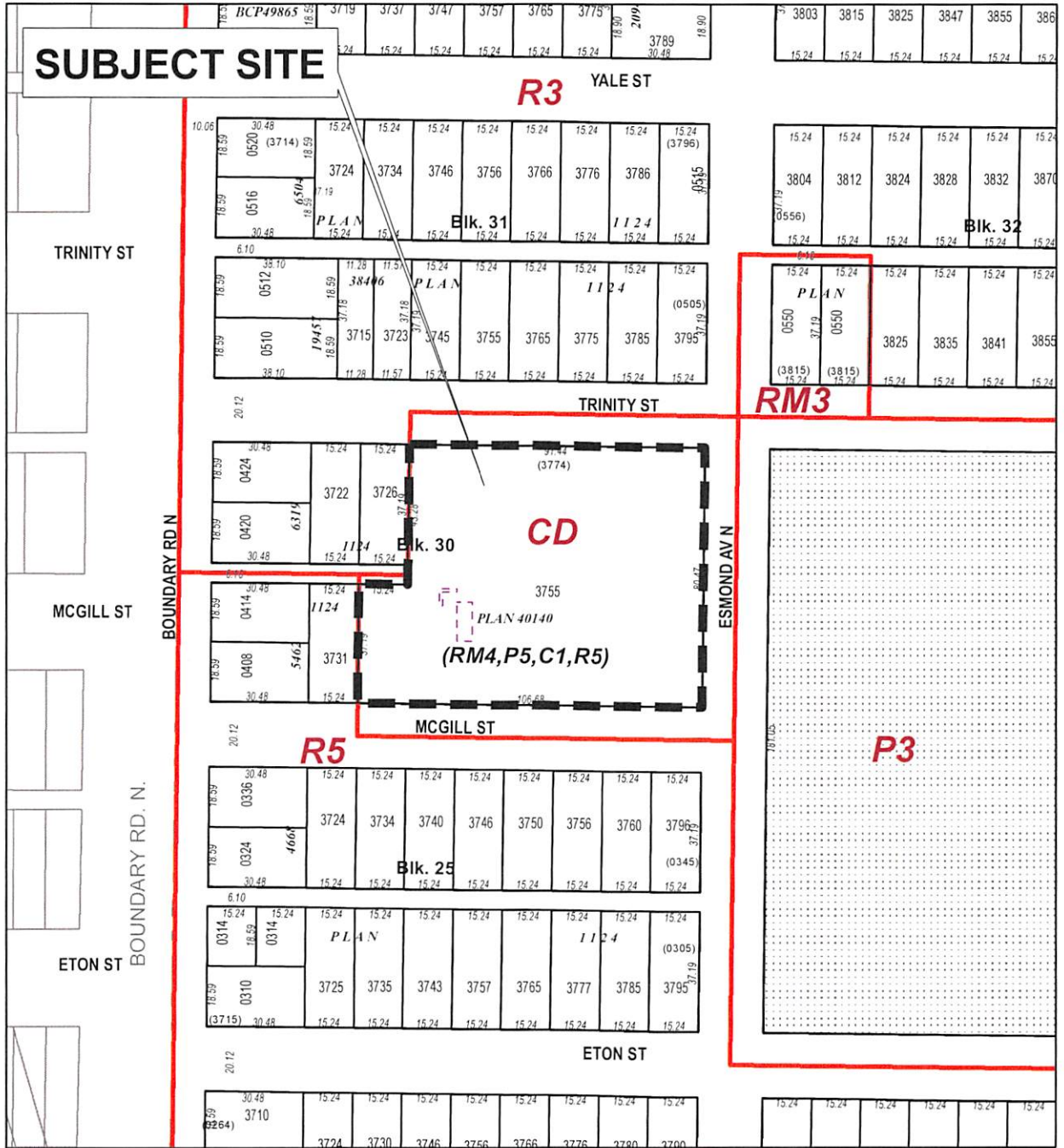
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:rh

Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 02 2019

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #19-32
3755 MCGILL STREET

 Subject Site

Sketch #1

June 03, 2019

Ed Kozak
Director of Planning and Building
City of Burnaby
4949 Canada Way
Burnaby, BC
V5G 1M2

NSDA
ARCHITECTS

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A Corporate Partnership

Dear Mr. Kozak,

**Re: Letter of Intent – Rezoning for Seton Villa, Supportive Senior's Housing
3755 McGill Street, Burnaby BC**

Action Line Housing Society has been providing housing for seniors at Seton Villa since 1974. The goal of the Society is to provide affordable housing in a supportive environment that facilitates aging in place for as long as possible. To achieve their goal and to address the growing need for seniors housing in Burnaby, the Society wishes to construct an addition to the north of their existing building. The addition will provide for increased wheelchair and walker mobility, and expand the existing dining room, kitchen and laundry to accommodate the full potential of all residents.

The present zoning on the site is CD and the proposed zoning will be a new Comprehensive Development. The proposed development is a five-story building located over two levels of underground parking. To facilitate the construction, an under-used gymnasium will be demolished, and the existing surface parking lot removed. The building will consist of approximately sixty-two self-contained studio units plus ancillary administration and amenity spaces. The new structure will largely be accessed from the building entry on McGill Street. Parking access is proposed from Trinity Street.

Additionally, alternate uses are being explored for the existing heritage building (Overlynn) and a complete site masterplan is proposed which would more fully address the needs of the residents.

We look forward to working with the City on this project. Please call if you have any questions.

Yours truly

NSDA Architects | On behalf of Action Line Housing Society



Larry Adams Architect AIBC, LEED AP, Principal

Cc Barbara Spitz - Chair of the Board, Action Line Housing Society
Michele Cook – Executive Director, Action Line Housing Society
Andrew Jones – Terra Housing Consultants