

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE # 19-44 2019 October 23

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 Applicant:** NSDA Architects
201-134 Abbott Street
Vancouver, BC V6B 4K2
Attn: Eitaro Hirota
- 1.2 Subject:** Application for the rezoning of:
Parcel "B" (J65071E) of Lot 13 Block 4 District Lot 90 Group 1
NWD Plan 555
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on R5 Residential District)
- 1.3 Address:** 7860 Rosewood Street
- 1.4 Location:** The subject site is located on the south side of Rosewood Street, between 6th Street and Canada Way (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 15.28 m (50 ft.), a depth of 63.17 m (207 ft.), and a total area of approximately 965.02 m² (1,0381 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 a category A supportive housing facility containing up to ten living units for seniors.

2.0 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Crime prevention and reduction - Ensure citizens and businesses feel safe in our community.

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

- Celebrate diversity - Create more opportunities for the community to celebrate diversity.
- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property located at 7860 Rosewood Street is zoned R5 Residential District, and is improved with a two-storey single family dwelling and a detached garage, which was constructed in 1952. Vehicular access to the site is from Rosewood Street, and the site is abutting an unconstructed lane at the back.

To the north of the subject site across Rosewood Street are newer two-storey single family dwellings, and to the east and west are older two-storey single family dwellings. To the south across the lane are a mix of one- and two-storey single family dwellings, with commercial buildings on Edmonds Street beyond.

4.0 BACKGROUND INFORMATION

- 4.1 The subject site is located within the Lakeview–Mayfield Neighbourhood and designated as Single and Two Family Urban in the Official Community Plan. The property is located outside of a community plan area.
- 4.2 On 2000 November 06, Council adopted a Zoning Bylaw text amendment to define category A and B supportive housing facilities in the Zoning Bylaw. The text amendment report also included the residential and institutional districts, which were recommended to permit supportive housing facilities as an outright permitted use, in addition to minimum unit sizes, the required parking spaces, and the location and design guidelines for these facilities in Burnaby.
- 4.3 Category A supportive housing facility is a housing facility consisting of two or more living units. The units in these facilities do not contain a kitchen, and are intended to be occupied by not more than two persons, at least one of whom is fifty-five years of age or older. These facilities contain amenity spaces and dining areas for the residents, and provide at least one meal a day, continuous monitoring of the residents and on-site emergency medical response. Category A supportive housing facilities are smaller scale (between 6 to 12 units) home-like facilities that are considered to be more suitable for lower density residential areas.

- 4.4 Category A supportive housing facilities are permitted through a CD rezoning process to ensure that they meet the adopted “Location and Design Guidelines for Supportive Housing” on a site specific basis. The Guidelines provide the required criteria to evaluate the suitability of the proposed location for seniors, the neighbourhood compatibility, and the interior layout.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone 7860 Rosewood Street to the CD Comprehensive Development District, utilizing the R5 Residential District as a guideline, in order to construct a category A supportive housing facility containing up to ten living units. This facility is intended to provide residential care for seniors that are not able to continue to live in their homes even with the help of home-care service providers. The proposed facility is a small-scale community based care facility which allows seniors to feel closer to home, and to age in place in the neighbourhood. The applicant is proposing to demolish the existing building and construct a new facility on the proposed site. The access to the site will continue to be provided from Rosewood Street.
- 5.2 All residential care facilities which provide long term care for seniors are regulated by the *Community Care and Assisted Living Act* and the accompanying *Residential Care Regulation*, which are administered by the Fraser Health Authority. As such, the proposed facility requires a licence from the Fraser Health Authority to provide a 24/7 supervised care for seniors in this facility. In addition, a minimum of two staff is required at all times to provide care and assist with the residents’ daily activities and needs.
- 5.3 An initial review of the proposed development indicates that the proposed facility complies with the City of Burnaby Location and Design Guideline for Supportive Housing. A more detailed analysis of the application’s consistency with these guidelines will be provided in a future report when the suitable plan of development is complete. This review includes:
- *Building form*: the proposed development conforms to the maximum gross floor area and above grade floor area of the R5 District, in addition to the required setback, building height, and other requirements of the Zoning Bylaw. The design of the proposed facility looks and functions like a residential use, and reflects the scale and character of the single- and two- family residential building forms in the neighbourhood. The proposed facility is comprised of smaller building components, and materials that complement the adjacent neighbourhood.
 - *Suitability of location for seniors*: the proposed facility is located near commercial uses on Edmonds Street and 6th Street, with good access to public transit, Edmonds Community Centre and other community services. The subject site is located within a relatively flat area.

- *Access:* vehicular access to the facility will continue to be from Rosewood Street considering that the lane abutting the property to the south-east is not constructed. The applicant is proposing to provide four covered parking spaces including one accessible parking space near the building entrance. In addition, four scooter parking will be provided in the basement with access by an elevator to the main floor. The provision of security lighting is also required outside the building to illuminate pathways and access to the street.
- *Interior layout:* all proposed living units meet the minimum floor area of 27 m² (290.6 sq.ft.) as required by the Zoning Bylaw, and are designed to be wheelchair accessible. Each unit contains a sleeping area, a sitting area and an accessible washroom.
- *Common areas:* the proposed common areas, including the dining room and the common lounge are proposed to have sufficient size to allow residents to move around comfortably and engage in social activities. In addition, a wheelchair accessible washroom will be provided close to the dining room.

5.4 The Director Engineering will be requested to provide an estimate for any additional services necessary to serve the site.

5.5 The granting of any necessary statutory rights-of-way, covenants and easements for the site will be provided.

5.6 The prerequisite conditions to the proposed rezoning will be included in a future report.

6.0 RECOMMENDATION

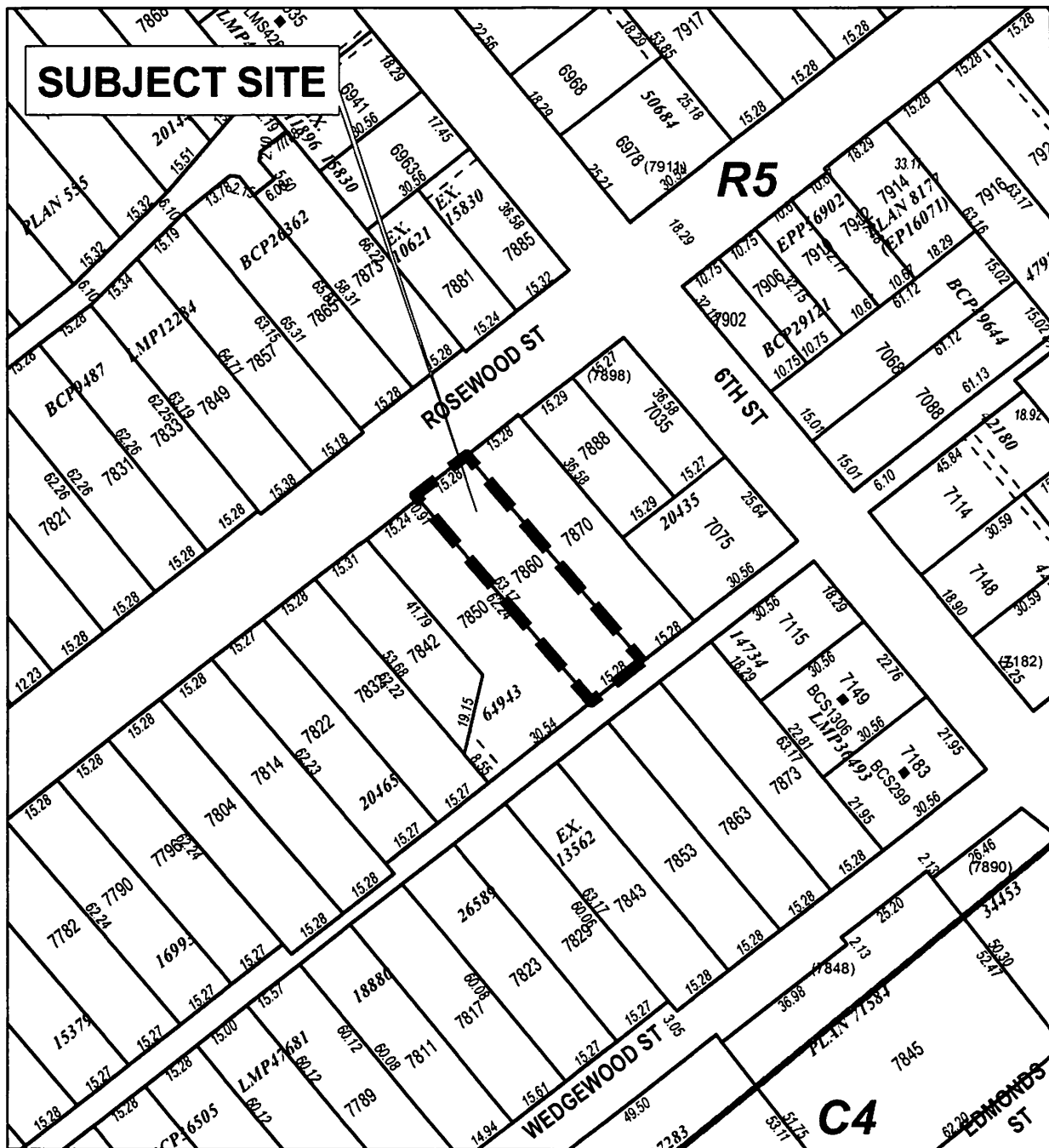
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



PS:rh

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 05 2019

SCALE:

1:1,500

DRAWN BY:

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REZONING REFERENCE #19-44
7860 ROSEWOOD STREET



Subject Site

Sketch #1

August 23, 2019

NSDA
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A Corporate Partnership

7860 Rosewood Group Home Project: Letter of Intent

Project Team:

Owner: The property is owned by Bayshore Gardens Real Estate Holdings Limited (BGR Holdings) Notably known for their "Bayshore Development" in downtown Vancouver, a prestigious and large-scale development consisting of 8 high-rise towers in the Vancouver Coal Harbour district.

Operation: A Limited Partnership will be formed between BGR Holdings and Nikoniko Health Inc. a leading and well-known home care provider who has been servicing the Japanese community in Burnaby since 2016.

NSDA Architects: We have designed many seniors housing projects of varying types and sizes for over 30 years. In recent years in Burnaby we designed the Dania Care Home and Swedish Canadian Assisted Living projects. We recently completed The Village Langley a unique and first of a kind project for person with Alzheimer's and Dementia which brings the care facility closer to an everyday environment.

Project Introduction:

We are looking to build a 10-unit Group Home for Seniors which will be licensed by the Fraser Health Authority ("FHA") under the residential care regulation. We understand there is a strong need for residential care beds in the City with more than 94% of seniors living at home with waitlist for care beds up to 1379 beds (recent Vancouver Sun article).

Burnaby is also a center for the Japanese community with the Nikkei Place Cultural Center and Seniors Home. The Operator Nikoniko Health approached us with BSG Holdings us to provide a much-needed support facility for the many Japanese Seniors living at home that require supervised care. The project is intended to create a place where the clients of Nikoniko Health's homecare service can move-in to when it is no longer safe for them to live at home. Also this type of project should become an growing alternative to supplement the growing need for care beds in the City. Looking at the Japanese example, where the demographic shift and dramatic increase of the senior's population has forced them to look at more community based options and diversify the housing types and care service options for seniors this type of project will most likely become import to our communities with the aging of the baby boom generation. This type of small-scale community-based model also has the benefit of feeling closer to home and if located strategically in our communities it will allow us to age in place in the neighborhoods, we are familiar with, close to our family and friends.

Project Feasibility and Zoning:

The project is in the R5 residential district in a single-family residential area. The site is easily accessible by transit and is close to a commercial street and relatively close to shopping districts. The project was originally designed as a 6 resident group home which is allowed outright within the current R5 zoning. We have met with Fraser Health and they are in support of the 6 residents group home design. However, the staffing levels required to acquire a license from Fraser Health to operate the project was much higher

than anticipated and will not make the project feasible unless we are able to increase the number of residents.

Therefore, in discussions with Parissa Shafizadeh the owner and operator has decided they would like to apply to rezone the project site to a Comprehensive Development District for Category A supportive housing facilities, a listed use under the R5 residential district. We would like to increase the number of residents from 6 to 10. The 10 residents will make the staff to resident ratio manageable from a operations standpoint and will make the project far more likely to proceed if the development cost remain within reasonable limits. We are looking to keep the FAR at 0.6 which is allowed within the current R5 zoning, but we would like to develop the project to the full 0.6 FAR beyond the maximum upset amount of 3982.6 sq.ft. noted on item 105.4.1 in the district schedule.

The proposed project area is 6276.8 sq.ft. not including the exterior covered parking for 4 stalls including 1 handicap stall and the accessory building at the rear by the unbuilt lane. In order to accommodate the parking and the resident room sizes required by the category A supportive housing requirement and satisfy the design Fraser Health design standards the building depth is proposed at 116'3 1/8". We have designed the building so views looking into the neighboring buildings are limited while maintaining views out from resident rooms in enhance livability. The massing of the project has been broken down into smaller components so the look and feel of the building fits in nicely with the residential character of the area. The materials used on the project will also be respective of the neighborhood character, but the design will have a nuanced Japanese feel as well to create a familiar environment for the residents who may be of Japanese descent.

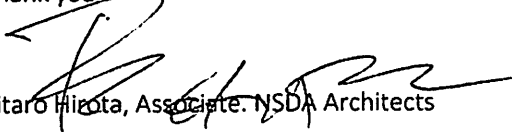
Services and Operations: There will be 2 staff members onsite 24/7 to supervise and assist with the resident's daily life such as providing meals, general care, assistance with bathing, daily training, activities and exercise. These services will be provided for the 10 residents living at the group home.

Vendors to the facility: All grocery and shopping for supplies will be handled by on-duty staff. For this type of small-scale 10 resident group home, no delivery vehicles are expected for the daily operations.

Parking needs: Residents will not own or drive a car. Parking will be provided for staff and visitors. The site is easily accessible by transit and we will encourage the use of transit when visiting the home. We will be providing 4 parking stalls including one handicap stall in accordance to the Category A supportive housing requirement. Also, there will be 4 scooter parking stalls in a dedicated room provided in the basement accessed by the elevator close to the main entrance.

Site Trees: The owner has retained the services of a licensed Arborist and will be providing a Tree Management Plan as well as a Tree Removal Application for trees in conflict with the project and for the removal of unsafe trees for the residents.

Thank you


Eitaro Hirota, Associate, NSDA Architects