



Item.....
Meeting..... 2020 February 24

COUNCIL REPORT

TO: CITY MANAGER 2020 February 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-37**
New Seniors' Non-Market Rental Housing Development

ADDRESS: 4279 Norland Avenue (see *attached* Sketch #1)

LEGAL: 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 and in accordance with the development plan entitled "Dania Seniors Affordable Housing" prepared by NSDA Architects)

APPLICANT: NSDA Architects
201 – 134 Abbott Street
Vancouver, BC V6B 2K4
Attn: Brian Dust

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 March 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 March 09 and to a Public Hearing on 2020 March 24 at 6:00 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.

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- 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:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.3 of this report; and,
 - Easement for pedestrian access as outlined under Section 4.4 of this report.
- g. The review of a detailed Sediment Control System by the Director Engineering.
- h. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- 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.
- n. The deposit of the applicable Regional Transportation Charge

REPORT

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit the redevelopment of the site for a new seniors' non-market rental housing development.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Central Administrative Area Plan. It also 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, association, other communities and governments.

An Inclusive Community

- Serve a diverse community - Ensure City services fully meet the needs of our dynamic 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

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 BACKGROUND

- 3.1 The subject property lies within the Central Administrative Area Plan, and is designated for community institutional uses including seniors housing (see *attached* Sketch #2). The property forms part of the overall Dania Campus of Care operated by the Dania Society and Dania Home Society. 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 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.
- 3.3 Dania Society is now proposing to develop the subject property for a new seniors' affordable rental housing development with the proposed development density based on the combined density available under the RM3 Multiple Family Residential District and P5 Community Institutional District. The supported density is calculated on an aggregate basis, based on the RM3 District with its maximum 1.1 FAR with full underground parking, combined with the P5 District with its maximum 0.8 FAR, for a total permitted site density of 1.9 FAR. Similar

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approaches to aggregate density have been permitted for senior's housing projects including Carlton Gardens, and New Vista Care Home. The proposed rental housing would provide additional affordable housing in the City, furthering the goals of the Mayor's Task Force on Community Housing, and help to financially support the operation of Dania Society.

- 3.4 On 2018 October 01, 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 applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 REZONING PROPOSAL

- 4.1 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 construction of a seniors' affordable rental development with shared common amenities. The building would be constructed and operated on a non-profit basis by Dania Society.

The proposed development is for a new six-storey non-market rental housing development with underground parking for residents and at-grade parking for visitors. The six-storey form accommodates and consolidates the residential units and common amenity areas within a compressed building footprint that is suitable for a seniors' residential environment and allows for a generous outdoor amenity space. Overall, the rezoning proposal is considered supportable, as it achieves new non-market rental housing units to support Burnaby senior's residents, 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 neighbouring sites of the Dania Campus of Care.

The density for the site would be calculated on an aggregate basis, utilizing portions of both the density permitted under the RM3 Multiple Family Residential District and P5 Community Institutional District. The proposed total density for the site is 1.3 FAR for a gross floor area of 9,778.9 m² (105,259 sq. ft.).

- 4.2 A total of 155 non-market seniors' rental housing units are proposed within the project (of which 100% are adaptable or accessible), which will contribute to the availability of affordable housing in the City.

The applicant has advised that the proponent (Dania Society) has been successful in their application to BC Housing under the Community Housing Fund and will be offering the units at the following required affordability levels of the Community Housing Fund:

- 20% of units (31 units) offered at Low Income – Deep Subsidy rates;

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- 50% of units (78 units) offered at Housing Income Limits (Rent Geared to Income) rates; and,
- 30% of units (46 units) offered at Moderate Income – Affordable Market Rent rates.

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

A Housing Agreement and Section 219 Covenant are required between the proponent (Dania Society) and the City to secure the non-profit nature of the housing project with the provision of 155 non-market seniors’ rental units.

- 4.3 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:
- the construction of a 1.5 m separated sidewalk, 1.8 m front grass boulevard with street trees, street lighting and pedestrian lighting, and a 1.2 m rear landscaped boulevard on the north side of Canada Way across the frontage;
 - the construction of a 1.5 m separated sidewalk, 1.8 m front grass boulevard with street trees, street lighting, and pedestrian lighting, and 1.2 m rear landscaped boulevard, on the west side of Norland Avenue across the development frontage; and,
 - storm, sanitary sewer and water main upgrades as required.

Necessary road dedications include a 3.3 m dedication along Norland Avenue, a dedication not exceeding 4.1 m along Canada Way (in accordance with the geometric prepared by the City), and a 3.0m x 3.0m corner truncation at the intersection of Canada Way and Norland Avenue.

- 4.4 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 4.2 of this report; and,
 - Easement over the development site in favour of 4035, 4151, and 4175 Norland Avenue in order to accommodate pedestrian linkage (trail) on the subject site.

- 4.5 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.

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- 4.6 An on-site stormwater management system to the approval of the Director Engineering is required. A Section 219 Covenant and bonding are required to guarantee its provision and continuing operation.
- 4.7 An exterior lighting plan which meets the standards for seniors housing complexes will be required.
- 4.8 As the site is influenced by traffic noise from Canada Way, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria.
- 4.9 The subject rezoning requires the approval of the Ministry of Transportation.
- 4.10 The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- 4.11 The following Development Cost Charges apply:
 - Parkland Acquisition Charge
 - GVS & DD Sewerage Development Cost Charge
 - Regional Transportation Development Cost Charge

5.0 DEVELOPMENT PROPOSAL

5.1	<u>Site Area</u> Gross Site Area: Dedication: Net Area:	-	7,570 m ² (81,483 sq.ft.) 563 m ² (6,060 sq.ft.) 7,007 m ² (75,423 sq.ft.) <i>(subject to detailed survey)</i>
5.2	Density: Site Coverage:	-	1.3 FAR 9,778.9 m ² (105,259 sq. ft.) 23%
5.3	<u>Height:</u>	-	6 storeys 19.4 m (63.7 ft.)
5.4	<u>Unit Mix:</u>		
	1 Studio unit (adaptable):	-	35.6 m ² (383.2 sq. ft.)
	144 one-bedroom units (adaptable):	-	52.0 – 55.8 m ² (559.7 - 600 sq. ft.)
	<u>10 one-bedroom units (accessible):</u>	-	56.1 – 60.9 m ² (603.8 – 655.5 sq. ft.)
	155 Total Units		

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5.5 Parking

	<u>Required</u>	<u>Provided</u>
Residential (1 space / 5 senior citizens housing units)	31	31
Visitor	0	19
Overall Site Total Parking:	- 31 spaces	50 spaces

5.6 Motorized Scooter Storage:

<u>Required</u>	<u>Provided</u>
0 spaces	24 spaces

5.7 Bicycle Parking/Facilities Required and Provided

Residential	-	31 spaces in secure underground storage
Visitor	-	8 surface bicycle racks

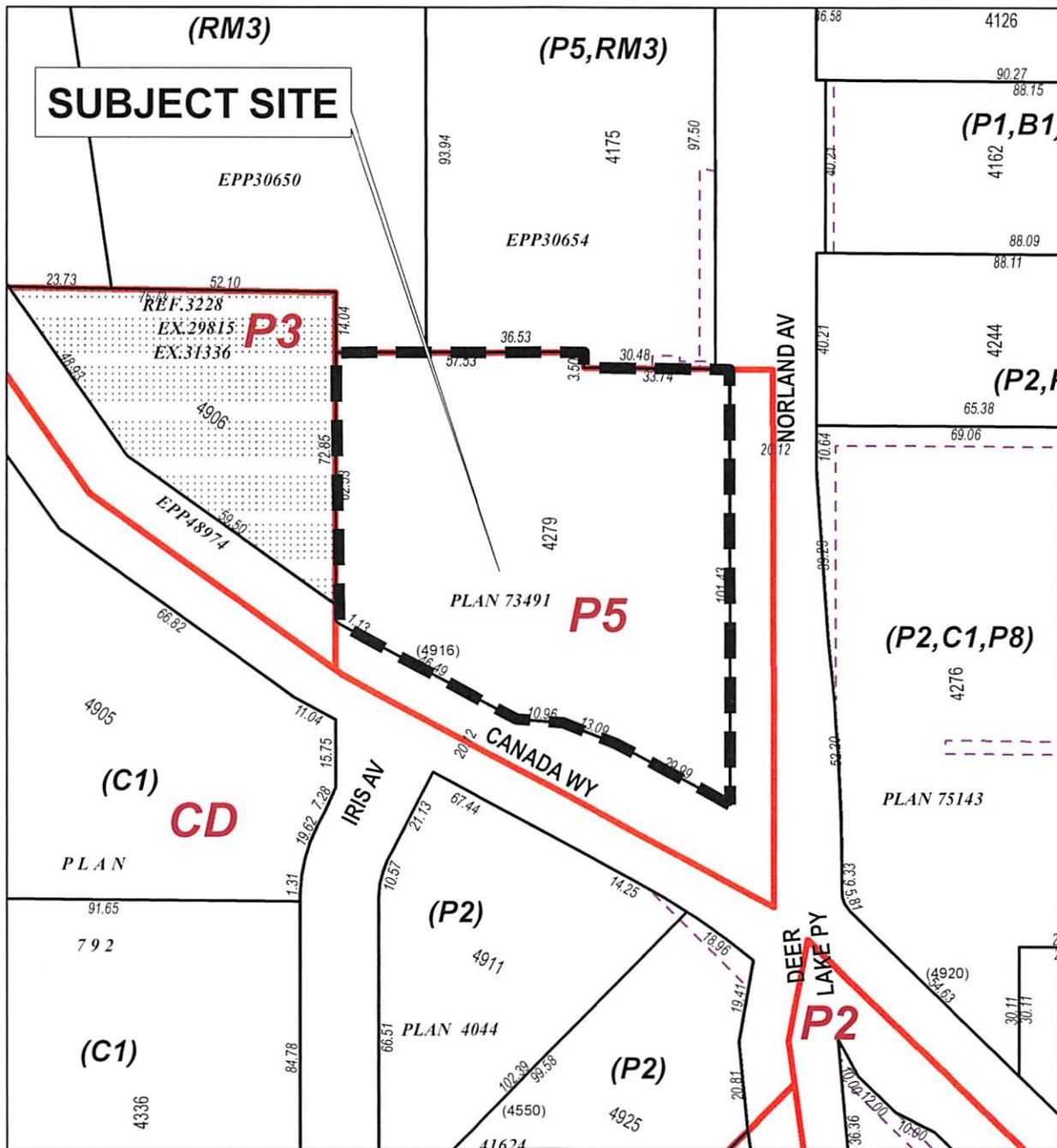
5.8 Shared Communal Facilities

The proposed development provides two amenity lounge areas on the ground floor that 121.9 m² (1,312 sq. ft.) in area. Proposed outdoor amenities include outdoor seating areas, fitness stations and garden plots.


 E.W. Koza, Director
 PLANNING AND BUILDING

GT:
Attachments

cc: City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



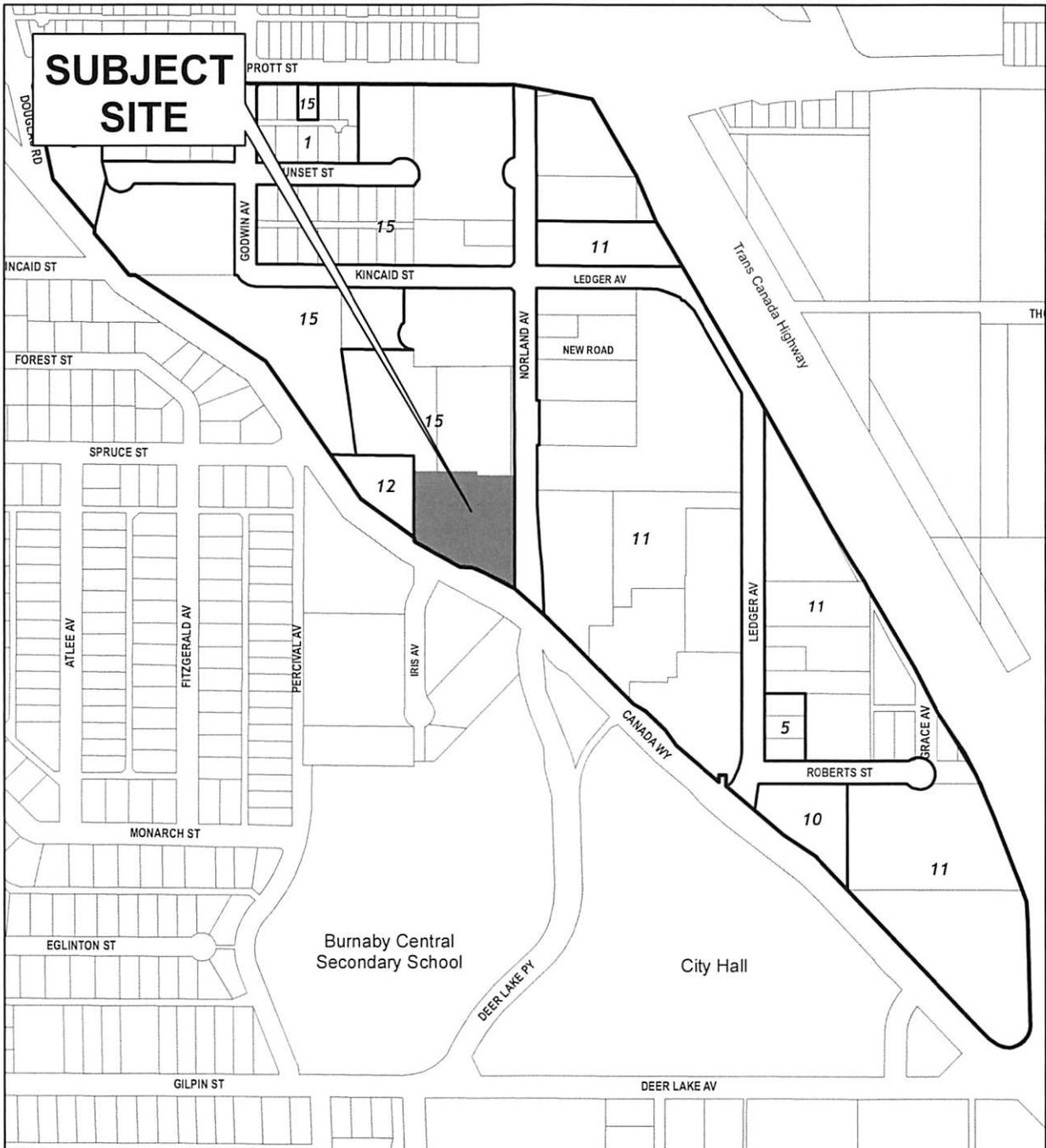
Date: FEB 12 2020

scale: 1:1,500

Drawn By: JS

REZONING REFERENCE #18-37
4279 NORLAND AVENUE

 Subject Site



*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

