



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2020 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-09**
BYLAW 13915, AMENDMENT BYLAW NO. 27/2018
New Multi-Age Residential Care Facility with Non-Market Rental Housing
Third Reading

ADDRESS: 7401 Sussex Avenue

LEGAL: Lot A, DL149, Group 1, NWD Plan 85664

FROM: P5 Community Institutional District

TO: CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District and in accordance with the development plan entitled "L'Arche Community" prepared by GBL Architects Inc. and ETA Landscape Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 July 23;
- b) Public Hearing held on 2018 August 28; and,
- c) Second Reading given on 2018 October 28.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- 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.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2020 June 05 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

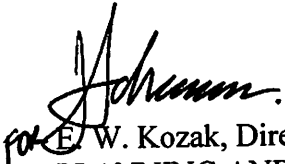
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10.*
- d) The submission of an undertaking to remove all improvements from the site.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10.*
- e) The dedication of any rights-of-way deemed requisite.
- *No road dedication is required in connection with the subject rezoning.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to the following:
- restricting enclosure of balconies;
 - ensuring compliance with the approved acoustical study; and,
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.3 of the public hearing report.
 - *The requisite statutory rights-of-way, easements and covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption*
- g) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10.*
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10.*
- i) Compliance with Council-adopted sound criteria.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10.*
- 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.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10 and the necessary provisions are indicated on the development plans.*

To: City Manager
From: Director Planning and Building
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- 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.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10 and the necessary provisions are indicated on the development plans.*
- l) The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed in a letter dated 2020 June 10 to make the necessary deposits prior to Final Adoption.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2020 June 10 to make the necessary deposits prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2020 June 22, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.


for E. W. Kozak, Director
PLANNING AND BUILDING

SMN:
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW No. 27, 2018 - BYLAW NO. 13915**

Rez. #17-09

7401 Sussex Avenue

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District, and in accordance with the development plan entitled “L’Arche Community” prepared by GBL Architects Inc. and ETA Landscape Architects)

The purpose of the proposed zoning bylaw amendment is to permit the redevelopment of the site for a new building accommodating a multi-age residential care facility and non-market rental housing.

Ten (10) letters were received in response to the proposed rezoning application:

1. Raj Chouhan, MLA, 5234 Rumble Street, Burnaby
2. Antonia Beck, Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby
3. Joy Parsons, Fair Haven Homes Society, 2720 East 48th Avenue, Vancouver
4. Angie Martinez, St. Michael’s Centre, 7451 Sussex Avenue, Burnaby
5. Peter Julian, MLA, 110-888 Carnarvon Street, Burnaby
6. Sunny Bhatti, Vancity, 183 Terminal Avenue, Vancouver
7. Denise Haskett for Raj Chouhan, 5234 Rumble Street, Burnaby
8. Rev. Graham K. Brownmill, Jubilee United Church, 7591 Gray Avenue, Burnaby
9. Paul Holden, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
10. Jennifer Yeager, Steelhead Business Products, 5589 Regent Street, Burnaby

The following speakers appeared before Council and spoke to the proposed rezoning application:

Garth Evans, 4086 Yale Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the project will provide an enhanced care facility for adults with mental and physical disabilities, as well as a non-market rental housing for families and other individuals in need.

**PUBLIC HEARING MINUTES
HELD ON: 2018 August 28
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Irena Zdanowski, 4372 Victory Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker expressed concerns that the neighbours were not consulted, and further expressed concerns with loss of view, privacy, and increased traffic. Ms. Zdanowski requested a building design change to protect the views and ensure light to the neighbouring gardens.

Lina Record, 7295 Sussex Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker expressed concerns that the neighbours were not consulted, and further expressed concerns with increased traffic, loss of parking, loss of view and the negative impact on her garden due to shadowing.

Cory Redekop, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker advised that the age and condition of the current building does not meet the needs of the residents, and it is currently challenging for L'Arche to provide support to the residents and expand their services.

Ted Kuntz, L'Arche Greater Vancouver, 1805-1128 Quebec Street, Vancouver, appear before Council and spoke in support of the proposed rezoning application. The speaker advised that the current building is no longer meeting the needs of the Society, and the new project will assist L'Arche to provide greater support to the community, including the need for non-market and supportive housing.

Reverend Dan Kirkegaard, L'Arche Greater Vancouver, 4892 54A Street, Delta, appeared before Council and spoke in support of the proposed rezoning application. The speaker advised this development will expand the capacity and enhance access to better meet the needs of the community. The project will also enrich the resident's engagement with the community, and provide additional supportive housing and affordable rental units to those in need. In addition, the proposed underground parking will benefit the neighbourhood as it will clear up street congestion and address some of the parking concerns raised by previous speakers.

Audrey Staudacher, 4911 Dundas Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker believes the project will provide housing for people with disabilities and affordable housing for families, and further enhance the community.

Bill Giuriato, 7311 Sussex Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker supports L'Arche Greater Vancouver but expressed concerns with the selection of residents for the non-market rental housing. In addition, Mr. Giuriato expressed concerns with loss of sunlight, view and increased noise.

Irena Zdanowski, 4372 Victory Street, Burnaby, appeared before Council and spoke for the second time. The speaker submitted a petition containing seven (7) signatures in opposition to the proposed rezoning application expressing concerns with loss of property value, loss of privacy, and increased traffic. In addition, Ms. Zdanowski submitted a photo of her current view that will be obstructed by a wall if the project is not modified.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-09, Bylaw #13915 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

1. THAT staff report back to Council on the issues raised by the delegations and the Public Hearing for Rezoning Reference #17-09; and
2. THAT a copy of the report be forwarded to the individuals that spoke at the Public Hearing.

CARRIED UNANIMOUSLY