

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #20-13
2020 July 22

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** BC Housing
1701-4555 Kingsway
Burnaby, BC V5H 4V8
Attn: Naomi Brunemeyer
- 1.2 Subject:** Application for the rezoning of:
Lot 53, except dedication plan 71549, DL 79, NWD Plan 54758
- From:** CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and Central Administrative Area Plan guidelines)
- To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family District and the Central Administrative Area Plan guidelines)
- 1.3 Address:** 3986 Norland Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a site area of approximately 4,779.80 m² (51,449 ft²).
- 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 the expansion of the existing supportive housing facility.

2.0 POLICY FRAMEWORK

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

A Connected Community

- 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

- Community involvement - Encourage residents and businesses to give back to and invest in the community.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject City-owned site is located at the northeast corner of Norland Avenue and Ledger Avenue, within the Council-adopted Central Administrative Area Plan, and is improved with a three-storey modular supportive housing facility on the western portion of the site approved under Rezoning Reference #18-35 (see *attached* Sketches #1 and #2). The facility is comprised of 52 studio units, shared amenity space and shared support services including 24/7 staffing operated by Progressive Housing Society. The development formed part of the province's Rapid Response to Homelessness Initiative (RRHI). To permit construction and the approved use, a five-year ground lease was provided to BC Housing/the Provincial Rental Housing Corporation (PRHC), with an option to renew subject to Council approval. The ground lease was offset by a grant from the City's Community Benefit Bonus Housing Fund. A future report detailing any further City contribution from the Community Benefit Bonus Affordable Housing Reserve, as well as any amendments to the lease terms, will be advanced for Committee and Council approval.

5.0 GENERAL INFORMATION

- 5.1 The purpose of this rezoning application is to facilitate the development of up to 45 additional supportive housing units, as well as a host of support services, on the site for people at risk of homelessness. To accommodate the proposed expansion, use of the RM3r District as a guideline is proposed.
- 5.2 Although a suitable plan of development has yet to be determined for the site, staff support a maximum density of 1.1 FAR.
- 5.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION

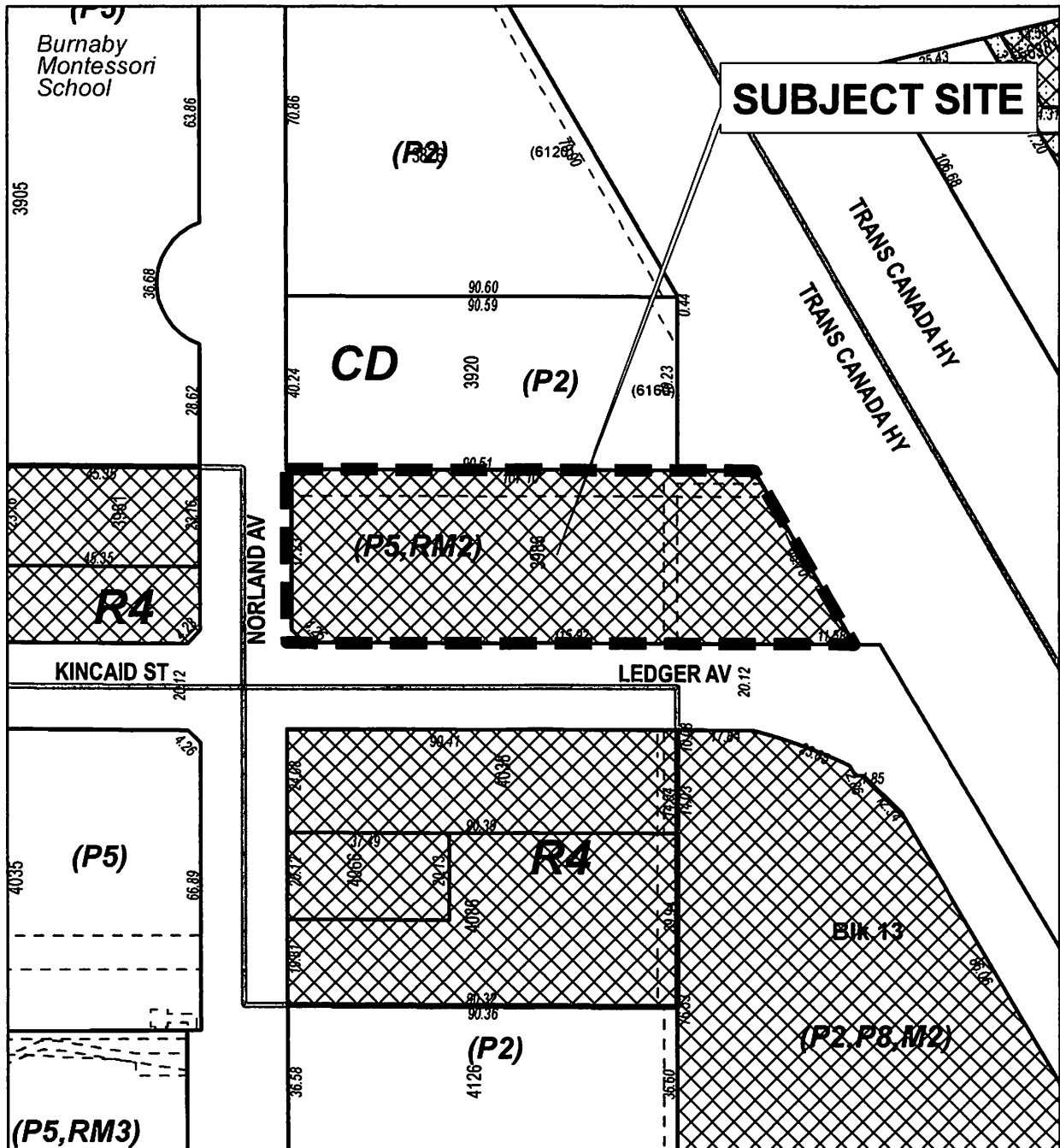
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



MP:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
JUN 25 2020

scale:
1:1,500

Drawn By:
JS

REZONING REFERENCE #20-13
3986 NORLAND AVENUE

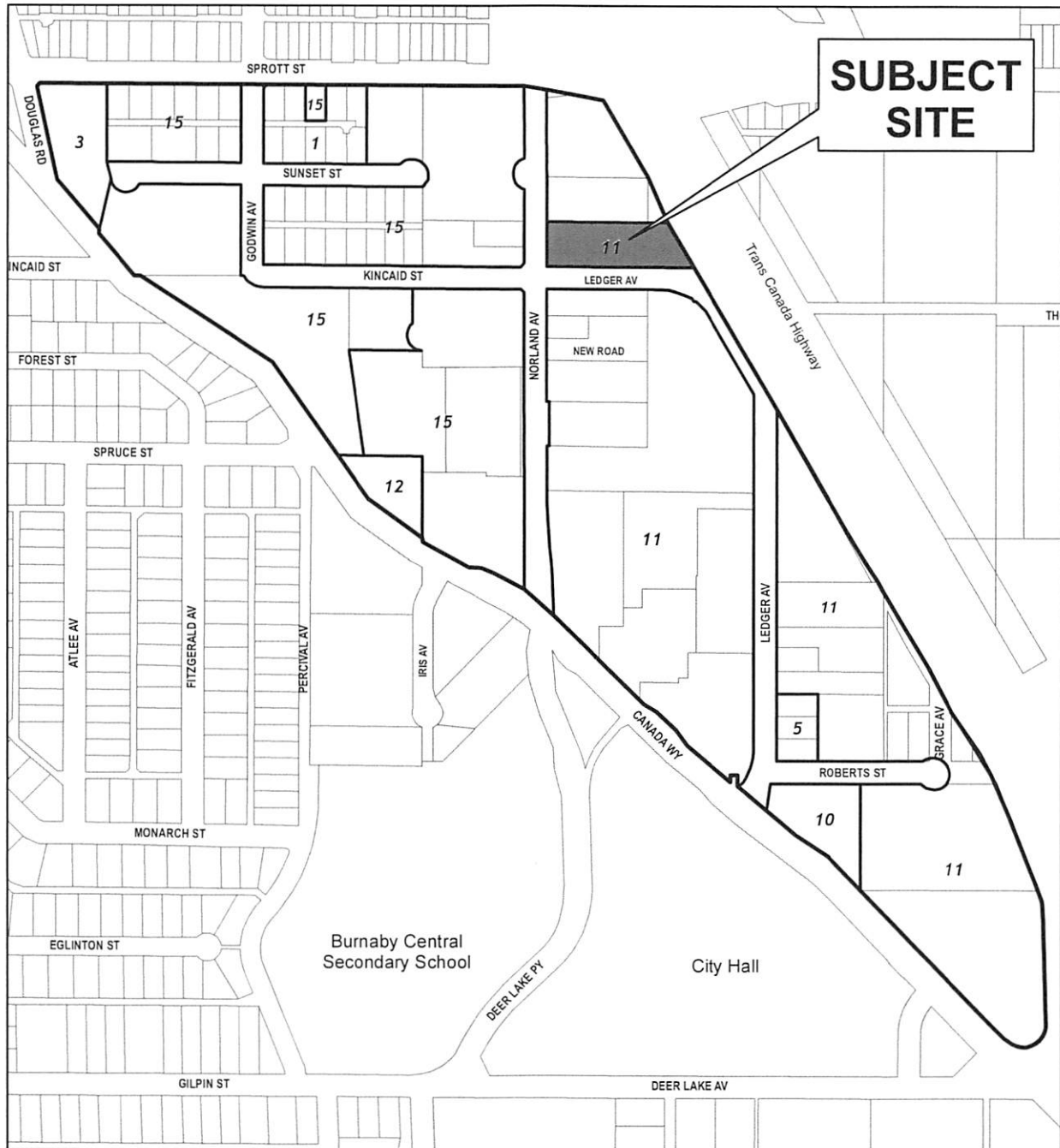


Subject Site



City-Owned Property

Sketch #1

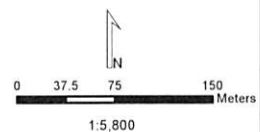


Central Administrative Area Community Plan



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





BC HOUSING

1701 – 4555 Kingsway,
Burnaby, BC V5H4V6
T: 604 433 1711
F: 604.439.4722
www.bchousing.org

July 15th, 2020

City of Burnaby
4949 Canada Way,
Burnaby, BC V5G 1M2

ATTN: MICHAEL PHILLIPS

**RE: LETTER OF INTENT
REZONING APPLICATION FOR 3986 NORLAND AVENUE, BURNABY, BC**

Dear Mr. Phillips,

BC Housing is applying to change the current zoning of the site located at 3986 Norland Avenue from Comprehensive Development (CD-RM2, P5) to Comprehensive Development (CD RM3r, P5). BC Housing will build a four-storey, wood frame modular, multi-unit residential building with 32-45 single room occupant studios and amenities. This building will house residents whom require a stable housing situation with integrated on-site programs and services.

The building is comprised of four levels and uses stairs and an elevator for vertical circulation. The construction methodology is wood-frame modular construction. All units have adequate personal space including kitchen, bathroom, dining, sitting and sleeping areas. The ground floor is accessible and includes a lounge, dining room, commercial kitchen, laundry, offices, meeting rooms and washrooms. The building is fully accessible from the parking area, Ledger Avenue and adjacent development via ramps and walkways. The site is fenced and landscaped with outside areas for residents to enjoy.

The operator will offer a variety of programs and support services tailored to the operator's mandate and the unique needs of residents. The operator will offer the following core services to help residents achieve and maintain stability in housing, enhance access to other community-based support and services, and foster resilience against homelessness:

- 24/7 staffing.
- Meals provided as often as specified in the Supportive Housing Fund Operator Agreement and that meet the standards of Eating Well with Canada's Food Guide.
- No-cost laundry facilities accessible to residents, either on-site or off-site.
- Support for residents to maintain their residencies, including but not limited to directly assisting with room decluttering, rent payment and repayment plans.
- Individual or group support services such as life skills, community information, social and recreational programs.
- Connecting residents to community support and services such as education and employment opportunities, health and wellness services and life skills.
- Other supports designed to assist residents in meeting their personal and housing goals including culturally specific programs.
- Case planning and resident needs assessment including the Vulnerability Assessment Tool (VAT).
- Assistance in accessing Income Assistance, Pension Benefits, Disability Benefits, obtaining a BC Identification Card or establishing a bank account as appropriate.

Currently, the west side of the property holds a recently built 52-unit wood frame modular building operated by a non-profit organization. The proposed building will be located in the west side of the property however, the site is currently overgrown with natural vegetation. As part of the construction process, the site will have to be partially stripped and debris removed to accommodate the building, parking and landscaping.

The proposed project arises as part of post COVID-19 efforts as well as the Supportive Housing Fund initiative by the province of British Columbia. Partnering with non-profit organizations, government authorities and community groups, BC Housing will create new housing units with support services for individuals who are facing relocation from temporary shelters and/or are at risk of homelessness due to the pandemic.

This is an innovative housing solution that provides immediate housing option and necessary support for vulnerable individuals, utilizing construction techniques such as modular design to expedite production and rapidly create new, provincially owned housing units. Modular units will be deployed on land made available by program partners and can potentially be relocated to future sites as needed. Property management and support services will be delivered by non-profit partners.

If you have any concerns or questions please, do not hesitate to contact me.

Best Regards,
BC HOUSING MANAGEMENT COMMISSION

A handwritten signature in black ink, consisting of a stylized 'NB' followed by a long, horizontal, slightly wavy line.

Naomi Brunemeyer
Director of Regional Development – Lower Mainland