

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-10 2020 SEPTEMBER 23

#### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Jensen Group Architects  
#111 - 1034 Johnson Street  
Victoria, BC V8V 3N7  
Attn: Don Brown
- 1.2 Subject:** Application for the rezoning of:  
Lot 112 District Lot 11 Group 1 New Westminster District Plan 72024
- From:** CD Comprehensive Development District (based on P5 Community Institutional District)
- To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District and George Derby Community Plan as guidelines)
- 1.3 Address:** 7550 Cumberland Street
- 1.4 Location:** The subject site is located on the northeast corner of 16<sup>th</sup> Avenue and Cumberland Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The total site area is 117,000 m<sup>2</sup> (28.91 ac)
- 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 construction of a six-storey affordable rental housing facility containing 121 dwelling units for seniors.

#### 2.0 POLICY FRAMEWORK

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

##### **A Connected Community**

- Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.

**A Healthy Community**

- Healthy environment – Enhance our environmental health, resilience and sustainability.

**A Dynamic Community**

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

**3.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject site is located on the northeast corner of 16<sup>th</sup> Avenue and Cumberland Street. The property is situated within the George Derby Community Plan area (Sketch #2 *attached*) and is improved with the George Derby long-term care centre, the Derby Manor (a non-profit supportive housing facility) and surface parking. The remainder of the site to the north and east is heavily treed and has not yet been developed. Vehicular accesses to the site are from the existing driveways off Cumberland Street and 16<sup>th</sup> Avenue.

To the west and north-east of the subject property are townhouse developments, and to the south across 16<sup>th</sup> Avenue is the Cariboo Hill Secondary School and park site. To the west across Cumberland Street and south across Sixteenth Avenue are established single- and two-family residential neighbourhoods.

**4.0 BACKGROUND INFORMATION**

- 4.1 The existing George Derby long-term care centre, located on the south-western portion of the site was constructed following the Final Adoption of the Rezoning Reference #25-83, on 1986 June 16, to rezone the site to the P5 District. This rezoning was in line with the land use objectives of the “Land Use Plan for the George Derby Hospital Lands” (George Derby Community Plan) adopted by Council on 1981 January 26, which designated the site for institutional uses.
- 4.2 On 2015 July 20, Final Adoption was granted for Rezoning Reference #13-37 to permit the construction of the Derby Manor; a six storey non-profit supportive housing facility containing 122 living units, and surface parking on the undeveloped portion of the site.

**5.0 GENERAL INFORMATION**

- 5.1 The applicant is requesting rezoning of the subject site to the amended CD Comprehensive Development District (based on the P5 District and George Derby Community Plan as guidelines) to permit the construction of non-market rental housing for seniors and disabled veterans. The proposed development is a six-storey wood-frame building with one-level of underground parking containing 121 one- and two-bedroom dwelling units. The proposed dwelling units on the main floor will be reserved for the accommodation of non-ambulant residents.

- 5.2 Appearing elsewhere on Council's agenda is another application on the George Derby Lands (Rezoning Reference # 20-11) for a 120 unit assisted living facility. While the two applications are being advanced concurrently, the applications may proceed independently.
- 5.3 The proposed building will be located on the undeveloped portion of the site, east of Derby Manor. Vehicular access to the proposed building will be from the existing Derby Manor's driveway off 16<sup>th</sup> Avenue.
- 5.4 Due to the location of the proposed building on the undeveloped and heavily treed portion of the site, the applicant has retained an environmental consultant to conduct an ecological assessment to protect the existing ecosystem within the site and mitigate the ecological impacts of the proposed development.
- 5.5 Overall, the proposed rezoning request is considered supportable as it is in line with the George Derby Community Plan's institutional land use designation for the site. The proposed seniors' affordable rental housing will complement the existing campus of care, and would allow residents to age in place.
- 5.6 The Director Engineering will be requested to provide an estimate for any additional services necessary to serve this site.
- 5.7 The granting of any necessary statutory rights-of-way, easements, and covenants for the site will be required.
- 5.8 The prerequisite conditions to the proposed rezoning will be included in a future report.

## 6.0 RECOMMENDATION

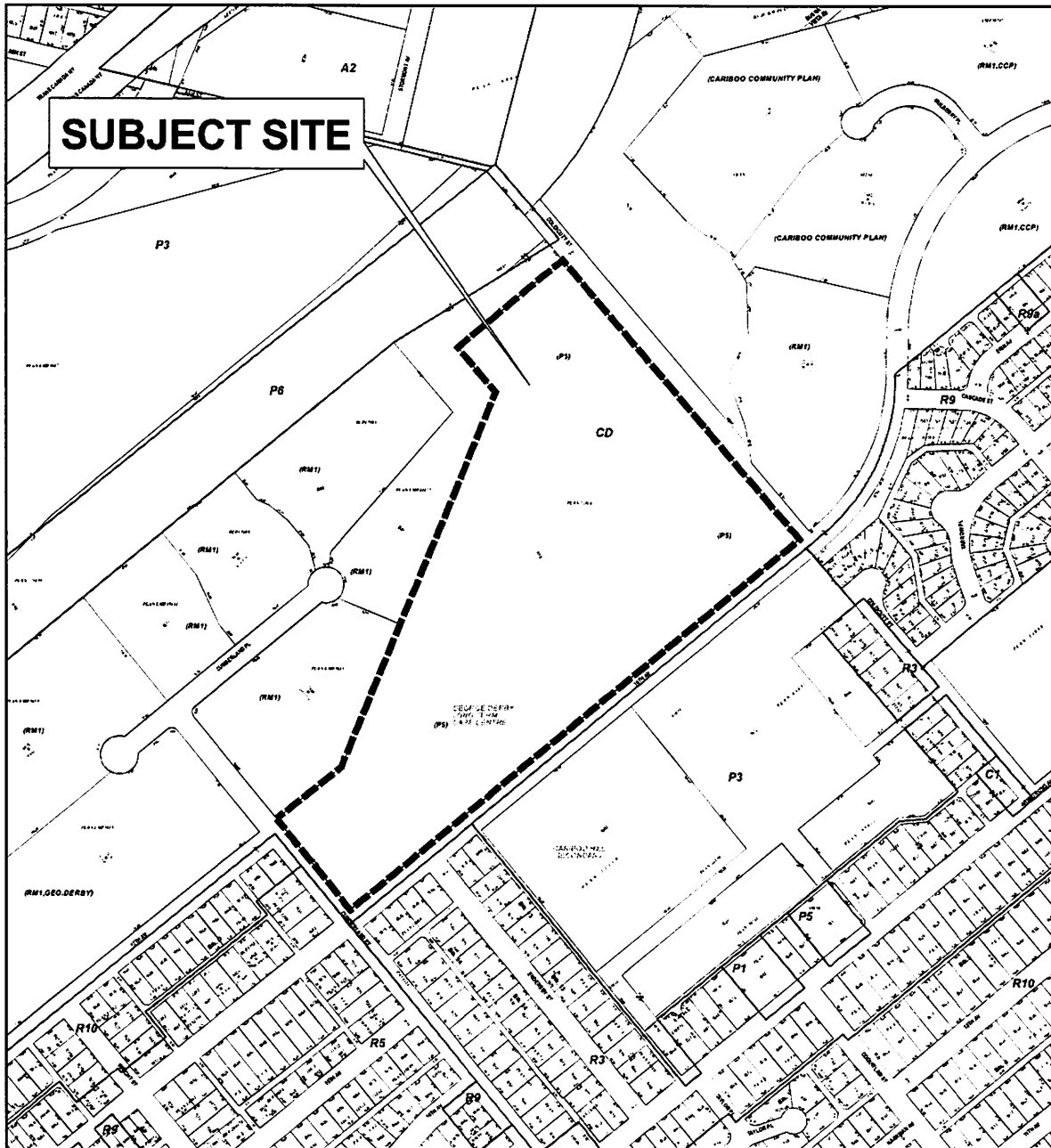
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



PS:tn

### **Attachments**

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT




Date:  
SEPT 2 2020

scale:  
1:6,000

Drawn By:  
RW

**REZONING REFERENCE #20-10  
7550 CUMBERLAND STREET  
(AFFORDABLE RENTAL HOUSING)**

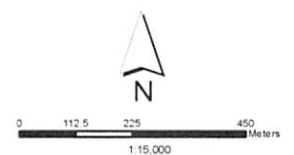
 Subject Site

**Sketch #1**



### General Land Use Designation Key

- 2 Low Density Multiple Family Residential
- 10 Institutional
- 12 Park and Public Use/Public School



PLANNING AND BUILDING DEPARTMENT

## George Derby Community Plan