

TO: CITY MANAGER 2020 September 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #20-13**
Addition to Norland Supportive Housing Facility
Central Administrative Area

ADDRESS: 3986 Norland Avenue

LEGAL: 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 the Central Administrative Area as guidelines)

TO: Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area guidelines and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

APPLICANT: BC Housing Management Commission
1701-4555 Kingsway
Burnaby, BC V5H 4V8
Attn: Naomi Brunemeyer

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 October 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 October 05 and to a Public Hearing on 2020 October 27 at 5:00 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.

- 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 approval of the Ministry of Transportation to the rezoning application.
- e) The amendment and registration of the Lease Agreement, as outlined in Section 3.2 of this report.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the addition of a second modular supportive housing building on the subject City-owned property. The new supportive housing building will be constructed by BC Housing and operated by Progressive Housing Society.

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

- 3.1 The subject 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, constructed in 2019, comprised of 52 studio units, shared amenity space, support services, and 24/7 staffing (see *attached* Sketches #1 and #2). The facility is located on the western portion of the subject property. To the north is an older two-storey office building; to the east, is the Trans-Canada Highway; to the west, across Norland Avenue, are City-owned single family dwellings; and, to the south, across Ledger Avenue, are two City-owned single family dwellings. Beyond to the south, is a City works yard.
- 3.2 On 2019 February 11, Council granted Final Adoption to Rezoning Reference #18-35 to amend the Central Administrative Area Plan and rezone the subject City-owned site in order to permit the construction of a modular supportive housing facility, to be constructed by BC Housing and 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 the Provincial Rental Housing Corporation (PRHC), the administrative and property management arm of BC Housing, with an option to renew subject to Council approval. The ground lease was offset by a grant from the City's Community Benefit Bonus Affordable Housing Reserve. The Council-authorized lease supported the development of the existing 52-unit supportive housing facility, now known as "Norland Place", intended for Burnaby residents that are experiencing homelessness or are considered at-risk of homelessness.
- 3.3 The subject application represents a proposed addition to the existing Norland Place supportive housing facility. To accommodate additional supportive housing units on the property, an amended CD Comprehensive Development rezoning is required, and is proposed to include the RM3r Multiple Family Residential District to allow for additional residential density on site.
- 3.4 On 2020 July 27, 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 preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.5 The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting a rezoning amendment to the Amended CD District (based on P5 Community Institutional District and RM3r Multiple Family Residential District) to permit the addition of a second modular supportive housing building on the eastern portion of the property. The proposed development would be four storeys in height and would include 43

studio units in addition to shared amenity space and support services. The eastern portion of the property is currently treed and would be required to be partially cleared to accommodate the proposed building. The proposed building is a prefabricated structure which will be constructed off-site and assembled and installed on-site. The proposed prefabricated structure will be designed to match the existing supportive housing building and to integrate with the area's institutional neighbourhood character. The proposed development will share surface parking with the existing building and a single driveway access from Ledger Avenue. The 13 existing surface parking stalls on site, primarily used by eight housing operations staff, is proposed to be reduced to 12. The elimination of one parking stall allows for a stairwell connection and landing area between the existing supportive housing building and the proposed second building. To offset the reduction in vehicular parking, 22 secure bike storage lockers are proposed. The proposed parking standard is considered supportable.

- 4.2 As mentioned above, the property is City-owned and leased to PRHC. As the current lease agreement specifically permits the development and operation of a 52-unit supportive housing building, terms and conditions of the existing lease agreement will need to be updated to reflect the addition of the proposed development to the property. The terms and conditions of an amended lease agreement will be provided to Council in a future report.
- 4.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to the following:
 - provision for a new bus shelter on Norland Avenue;
 - provision for street trees on Norland Avenue and Ledger Avenue; and,
 - extension of Ledger Avenue sidewalk to the eastern extent of the site.
- 4.4 The Ministry of Transportation's approval of the rezoning is required.
- 4.5 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.6 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 4.7 Development Cost Charges including Parkland Acquisition Charge and GVS & DD Sewerage Development Cost Charge will apply. The applicable fees will be based on the rates at the time of payment.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area - 4,779.8 m² (51,449 sq.ft.)

5.2 Density:

FAR Permitted - 1.1 FAR

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FAR Provided	-	0.98 FAR
Existing Building Gross Floor Area (GFA)	-	2,369.8 m ² (25,508 sq.ft.)
<u>Additional Building Gross Floor Area (GFA)</u>	-	<u>2,328.0 m² (25,058 sq.ft.)</u>
Total Gross Floor Area (GFA)	-	4,697.8 m ² (50,566 sq.ft.)

Existing Site Coverage	-	16 %
<u>Additional Site Coverage</u>	-	<u>13 %</u>
Total Site Coverage:	-	29 %

5.3 Height: - 4 Storeys

5.4 Residential Unit Mix:

Existing Building:	-	52 Studio Units @ 351 sq.ft. per unit (incl. 6 barrier-free and 4 adaptable)
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Proposed New Building:	-	43 Studio Units @ 351 sq.ft. per unit (incl. 3 barrier-free)
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Total Unit Mix:	-	95 Studio Units @ 351 sq.ft. per unit (inc. 9 barrier-free and 4 adaptable)
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5.5 Parking:

Vehicle Parking Required and Provided:	-	12 existing spaces (incl. 1 accessible)
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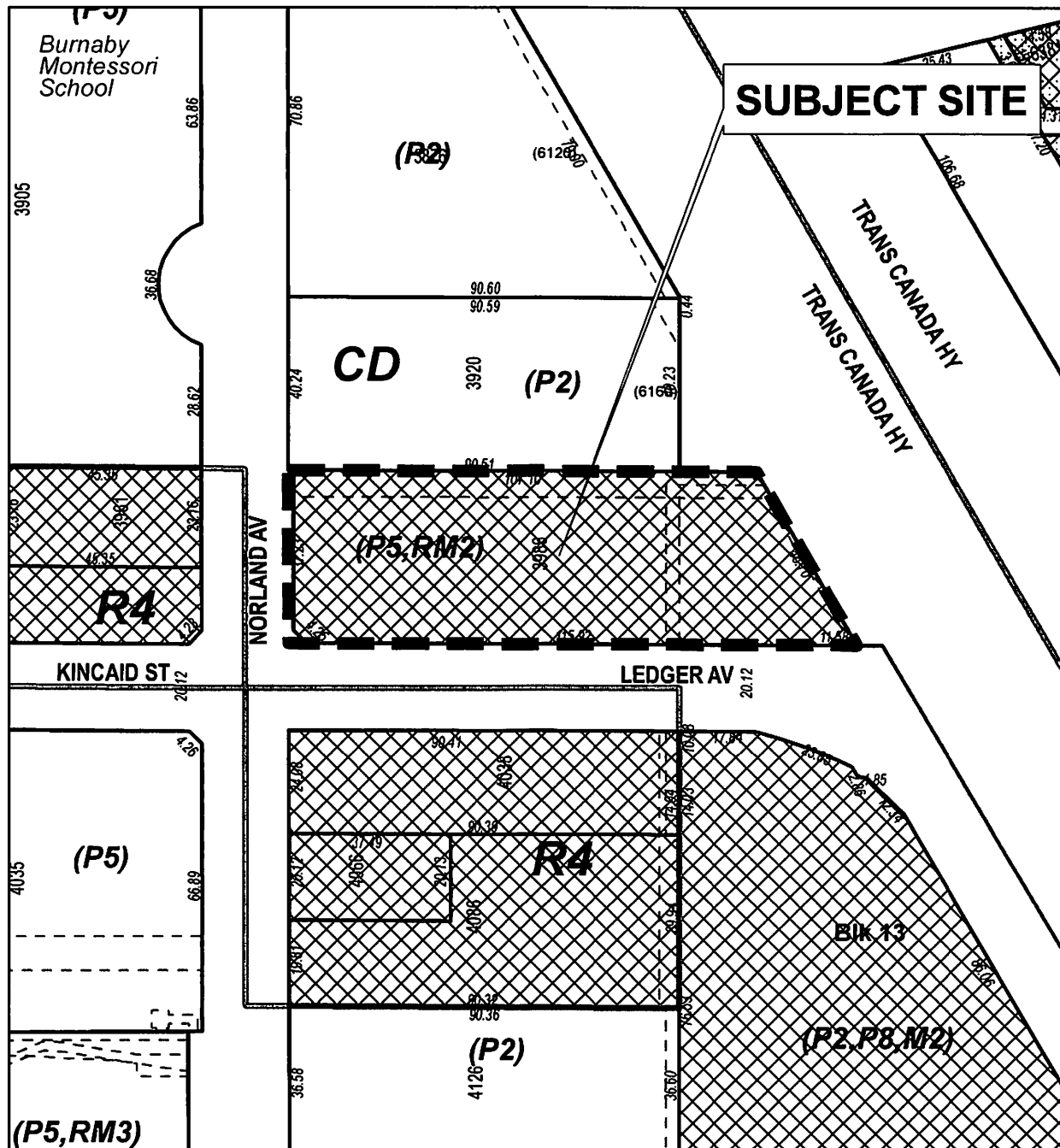
Bicycle Parking Required and Provided:	-	10 existing outdoor bicycle stalls
	-	22 secure bicycle storage spaces


 E.W. Kozal, Director
 PLANNING AND BUILDING

MP:tn

Attachments

cc: Director Public Safety and Community Services
 City Solicitor
 Acting City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
JUN 25 2020

scale:
1:1,500

Drawn By:
JS

REZONING REFERENCE #20-13
3986 NORLAND AVENUE

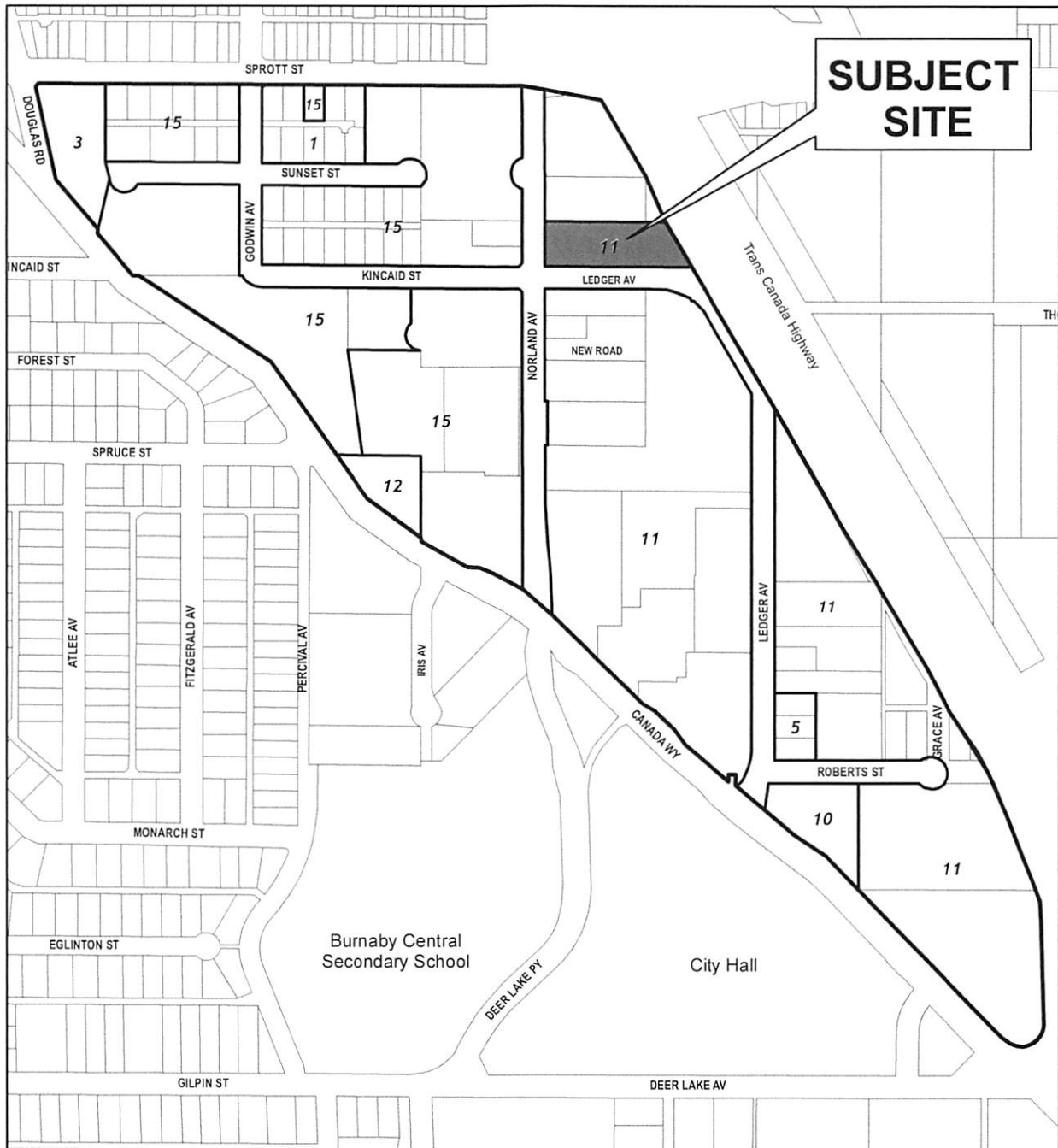


Subject Site



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

