



Item
Meeting..... 2020 August 24

COUNCIL REPORT

TO: CITY MANAGER 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-44
A Ten-Unit Category A Supportive Housing Facility

ADDRESS: 7860 Rosewood Street (see *attached* Sketch #1)

LEGAL: Parcel "B" (J65071E) of Lot 13 Block 4 District Lot 90 Group 1 NWD Plan 555

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on the R5 Residential District, and in accordance with the development plan entitled "Rosewood Seniors Category –A Supportive Housing, prepared by NSDA Architects)

APPLICANT: NSDA Architects
201-134 Abbott Street
Vancouver, BC V6B 4K2
Attn: Eitaro Hirota

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 September 14 and to a Public Hearing on 2020 September 29 at 5:00 pm.
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.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #19-44
2020 August 19 Page 2

- 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 existing improvements from the site prior to or within six months of the rezoning being effected. Demolition of any improvements will be permitted at any time provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The dedication of a portion of the site along Rosewood Street.
- f) The provision 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 pursuance of Storm Water Management Best Practices in line with established guidelines.
- i) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- j) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- k) The provision of bicycle and scooter storage facilities in accordance with the rezoning report.
- 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 Development Cost Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a ten-unit category A supportive housing facility.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Single and Two Family Urban designation in the Official Community Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Crime prevention and reduction - Ensure citizens and businesses feel safe in our community.

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.

3.0 BACKGROUND

- 3.1 The subject site is located on the south side of Rosewood Street between 6th Street and Canada Way within the Lakeview–Mayfield neighbourhood. The property is improved with a two-storey single family dwelling and a detached garage, which was constructed in 1952. Vehicular access to the site is from Rosewood Street, and the site is abutting an unconstructed lane to the rear.

To the north of the subject site across Rosewood Street are newer two-storey single family dwellings, and to the east and west are older two-storey single family dwellings. To the south across the lane are a mix of one- and two-storey single family dwellings, with commercial buildings on Edmonds Street beyond.

- 3.2 On 2019 October 28, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant 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 at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting rezoning to the Comprehensive Development (CD) District (based on the R5 Residential District as a guideline) to permit the construction of a two-storey with cellar supportive housing facility containing ten living units. This facility is intended to provide residential care for seniors that are no longer able to live in their homes, even with supports. This facility is a small-scale community based care facility which allows seniors to feel closer to home, and to age in place in the neighbourhood.

- 4.2 The proposed facility complies with the Council adopted “Location and Design Guidelines for Supportive Housing” which provides the required criteria to evaluate the suitability of the proposed location for seniors, the neighbourhood compatibility, and the facility’s interior layout to ensure residents’ safety, and accessibility within the facility. Generally, the proposed supportive housing is compatible in density, scale, siting, and architectural character with the surrounding single- and two-family residential neighbourhood, and is designed to look and function as a residential use.
- 4.3 The proposed facility would have a total gross floor area of 485.6 m² (5,227 sq. ft.), and a total above grade floor area of 383.9 m² (4,132.3 sq. ft.). The total proposed floor area ratio of the property would be 0.5 FAR.

This facility contains ten wheelchair accessible living units with a minimum floor area of 27.0 m² (290.6 sq. ft.), as required by the Zoning Bylaw. Each unit contains a sleeping area, a sitting area and an accessible washroom. There are 124.0 m² (1,334.7 sq. ft.) of amenity spaces to allow the residents’ social activities, including dining area, media room, activity room and spa. The amenity spaces are designed with accessibility features to facilitate the safe maneuvering of the residents within the facility.

- 4.4 According to the Zoning Bylaw, the maximum height of a principal building in the R5 District shall not exceed 2 ½ storeys and 7.4 m (24.3 ft.) for a building with a flat roof. The proposed building would present as a two-storey building with a cellar, and a total building height of 8.7 m (28.5 ft.). The 1.3 m (4.3 ft.) excess building height is proposed in order to allow an increased ceiling height, especially in the cellar where the majority of amenity spaces are provided, to improve access to sunlight.

The adjacent properties to the east and west are two-storey buildings with a building height of 7.4 m (24.3 ft.). Considering the upward north-south slope of the site, the height difference between the proposed building and the neighbouring property to the west would be negligible. The proposed building height is supportable considering that according to the Zoning Bylaw, any future principal building with a sloping roof on the neighbouring property could have a building height of up to 9.0 m (29.5 ft.).

- 4.5 The applicant is requesting to increase the building depth from 18.3 m (60.0 ft.) to 22.7 m (74.5 ft.) to provide the sufficient floor area and indoor amenity spaces for the accommodation of the proposed ten-unit supportive housing facility. The application of the required 18.3 m (60.0 ft.) building depth results in a reduction in the number of facility’s living units and/or amenity spaces. Considering the property’s lot depth of 63.1 m (207.2 ft.), and the proposed building design which reduces building bulk and massing by incorporating sun decks and open patios, architectural details, and various exterior materials, the requested increase of the building depth is supportable.

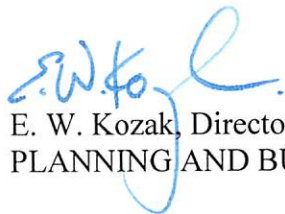
- 4.6 Vehicular access to the facility will continue to be from Rosewood Street. The applicant is requesting to reduce the required off-street parking spaces from four to three parking spaces, and proposing to not provide an off-street loading space in accordance with the Zoning Bylaw. Given that the proposed facility would be located in a single- and two-family residential neighbourhood with limited lot area, and the facility is intended for the accommodation of seniors with mobility issues which reduces the number of vehicle users, the requested reduction in parking and loading spaces is supportable. It should be noted that three electrically serviced motorized scooter storage spaces, and one bicycle storage space will be provided in the cellar with access by an elevator to the main floor.
- 4.7 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve the site, including but not necessarily limited to the dedication of a portion of the site along Rosewood Street.
- 4.8 The retention of identified existing trees (and vegetation) on the site is required. Any trees over 20 cm (8 inches) will require a tree removal permit in accordance with the Council-adopted Tree Bylaw.
- In addition, submission of a written undertaking is required to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the course of site and construction work. The deposit of sufficient monies to ensure the protection of identified existing trees, which will be refunded a year after release of occupancy permits is required.
- 4.9 The submission of an updated Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.10 Compliance with the City of Burnaby “Groundwater Management for Multi-Family and Mixed Commercial Development” is required.
- 4.11 Development Cost Charges applicable to this amendment rezoning include:
- the Parkland Acquisition Charge;
 - the GVS&DD Sewerage Development Charge; and,
 - the Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT PROPOSAL

- 5.1 Lot Area (no change): - 964.4 m² (10,381 sq. ft.)
- 5.2 Gross Floor Area - 485.6 m² (5,227 sq. ft.)

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #19-44
2020 August 19.....Page 6

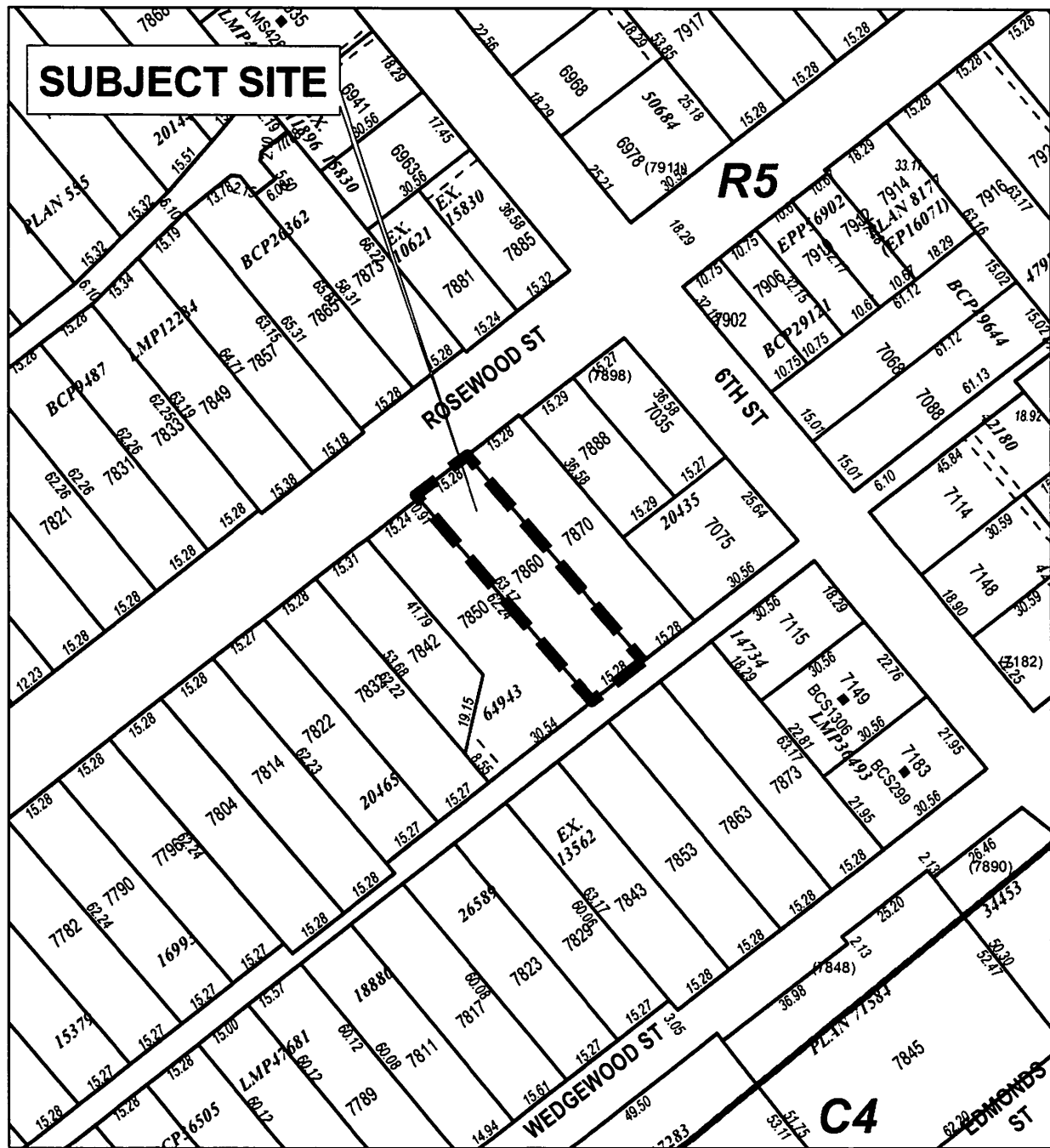
- 5.3 Floor Area Ratio - 0.5 FAR
- 5.4 Height - 2 storeys / 8.7 m (28.5 ft.)
- 5.5 Lot Coverage - 31%
- 5.6 Building Depth - 22.7 m (74.5 ft.)
- 5.7 Off-Street Parking
- Required: - 4 spaces
- Proposed: - 3 spaces
- 5.8 Off-Street Loading
- Required: - 1 space
- Proposed: - 0 space
- 5.9 Bicycle Parking
- Required: - 1 space
- Proposed: - 1 space


E. W. Kozak, Director
PLANNING AND BUILDING

PS:tn

Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 05 2019

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #19-44
7860 ROSEWOOD STREET



Subject Site

Sketch #1