



Item.....
Meeting..... 2021 December 13

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2021 December 08

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: Development Variance Permit Application
Burnaby Hospital Redevelopment Project

ADDRESS: 3935 Kincaid Street (Sketches #1 and #2 *attached*)

LEGAL: Lot 126 District Lot 68 Group 1 New Westminster District Plan 52312

APPLICANT: EllisDon Corporation
Attn: Michael Pereira
350-13775 Commerce Parkway
Richmond, BC V6V 2V4

PURPOSE: To seek Council authorization to initiate the required public notification for the Development Variance Permit application for Burnaby Hospital Redevelopment Project, Phase 1.

RECOMMENDATION:

1. **THAT** Council authorize staff to initiate the public notification process, as described in *Section 5.0* of this report, for the Development Variance Permit application as part of Phase 1 of the Burnaby Hospital Redevelopment Project.

REPORT

1.0 INTRODUCTION

In 2021 July, the Fraser Health Authority announced that the applicant, EllisDon Corporation, will complete Phase 1 of the Burnaby Hospital Redevelopment project, which in part, includes a new six storey addition to the east and south side of the existing hospital facing Kincaid Street. Construction on the Phase 1 redevelopment is planned to start in early 2022.

The applicant is pursuing development approvals for Phase 1 under the existing P2 and P6 District zoning on the subject site, located at 3935 Kincaid Street. To facilitate the Phase 1 development approvals, the applicant has submitted a Development Variance Permit (DVP) application to the City. *Sections 498 and 498.1* of the *Local Government Act (LGA)* allow a local government to issue, by Council resolution, a DVP to vary specific provisions of the Zoning Bylaw relating to siting and size

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of buildings/structures. This application proposes to vary *Section 506.8* of the Zoning Bylaw to reduce the side yard for the Phase 1 six-storey addition, from 16.0 m (52.49 ft.) to 7.5 m (24.61 ft.).

On October 26, the Planning and Development Committee (PDC) received a report proposing a framework for the review and issuance of DVPs in Burnaby. While the framework remains in the review process, and would be advanced to Committee and Council at a future date, it is considered appropriate to advance a DVP process at this time, as permitted by the LGA, for Phase 1 of the Burnaby Hospital redevelopment project to advance. The purpose of this report is to outline the public notification process for the subject DVP application, and seek Council authority to initiate the process.

2.0 POLICY FRAMEWORK

The subject development variance application aligns with the following City policies: Corporate Strategic Plan (2017), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), and Environmental Sustainability Strategy (2016).

3.0 BACKGROUND

- 3.1 The Burnaby Hospital at 3935 Kincaid Street is located on the north side of Kincaid Street immediately west of the Discovery Place Community Plan area. The site is zoned for hospital uses under the P2: Administration and Assembly District and the P6: Regional Institutional District (see *attached* Sketch #1).
- 3.2 The subject site is surrounded by single and two-family dwellings to the north, south and west. To the west there is also three storey multi family residential developments oriented towards Sunset Street. To the east is a four storey office building.
- 3.3 The overall plans for the Burnaby Hospital redevelopment project are separated into two major phases. The first phase proposes to demolish the existing Cascade Residence, West Wing and North Wing, and to retain the existing Support Facilities and Nursing Tower. This phase also includes a new six storey addition to the east and south side of the existing hospital. This addition will include a new main entrance and public spaces, outpatient clinics, inpatient services for mental health, medical surgical acute care and maternal and child care, and expansions to the existing surgical and emergency departments. Phase 2 of the hospital redevelopment, which calls for a second patient-care tower and a cancer treatment centre, is in the business plan stages and is expected to begin construction in 2025.
- 3.4 The City received a Preliminary Plan Approval application (PPA21-111) for the first phase of the hospital redevelopment. To facilitate the approval of this PPA application, a DVP is required to reduce the side yard along Kincaid Street.

4.0 DEVELOPMENT VARIANCE PERMIT (DVP)

- 4.1 Under *Section 498* of the LGA, a local government, on application by an owner of land, may issue a Development Variance Permit (DVP) by Council resolution to vary the specific

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requirements of the bylaws specified under this section, including the Zoning Bylaw requirements concerning siting, size, and dimensions of buildings and structures.

- 4.2 In accordance with the above legislation, the applicant is seeking a variance to the side yard setback that applies to 3935 Kincaid Street in order to allow for the construction of additions to the existing hospital building. Specifically, the applicant is proposing to reduce the side yard in the P6 District for a principal building from 16.0 m (52.49 ft.) to 7.5 m (24.61 ft.).
- 4.3 The proposed side yard reduction is critical to allow for the Phase 1 additions to the south and east faces of the existing hospital, and supports the following key objectives for the site:
- keeps existing hospital facilities in operation during Phase 1 construction;
 - maintains space for emergency and vehicle access points along Kincaid Street;
 - expands key hospital facilities to support various clinical operations;
 - saves space in the north and west portions of the site for Phase 2 hospital expansion; and,
 - protects the forest and riparian area (Sumner Creek) to the east and north from major development.

5.0 DVP PROCESS

- 5.1 *Section 499* of the *LGA* requires that a local government proposing to pass a resolution to issue a DVP must give public notice containing the following information:
- in general terms, the purpose of the proposed permit;
 - the land or lands that are subject of the proposed permit; and,
 - the place, times and dates when copies of the proposed permit may be inspected.
- 5.2 The required public notice must be mailed or otherwise delivered at least ten (10) days before the adoption of the resolution, to the owners or any tenants in occupation of all parcels, any part of which is the subject of the permit, or is located within a specified distance from the parcel which is the subject of the permit. For the subject DVP application, the following distances are proposed for the delivery of public notices (see *attached* Sketch #2):
- all parcels within 30 m of the subject property, which is the same distance as Rezoning Public Hearing notifications; and,
 - all residential parcels fronting Kincaid Street, between Macdonald Avenue and Carleton Avenue (i.e. 4008-4098 Kincaid Street).

In addition to the *LGA* requirements, it is also recommended that notification of the DVP application be provided in two consecutive issues of the local newspaper, and on signs posted along the subject property's Kincaid Street, Ingleton Avenue, and Elmwood Street frontages. Although not required by the *LGA*, staff are of the view that the public nature of the site warrants these extra public notification measures.

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- 5.3 At the conclusion of the public notification process, staff will bring forward a further report requesting Council's consideration of the DVP. Further details regarding the design of the Phase 1 additions, and the analysis in support of the DVP application, will be outlined in this future report to Council.

6.0 CONCLUSION

Staff request that Council provide authorization to initiate the public notification process for the DVP application received for Phase 1 of the Burnaby Hospital redevelopment as outlined in this report. The DVP application facilitates additions proposed along the Kincaid Street frontage.



E.W. Kozak, Director
PLANNING AND BUILDING

JD:spf

Attachments

cc: City Solicitor
City Clerk



