

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-26 2020 December 02

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Pacific Reach Properties Development LP
2A – 20363 65th Avenue
Langley, BC V2Y 3E3
Attn: Shehzad Somji
- 1.2 Subject:** Application for the rezoning of:
Lot 123, DL68, Group 1, NWD Plan 44159
- From:** P5 Community Institutional District
- To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, C1 Neighbourhood Commercial District, and Broadview Community Plan as guidelines)
- 1.3 Address:** 3460 Kalyk Avenue (Sketches #1 and #2 *attached*)
- 1.4 Size:** The site is irregular in shape with a site area of approximately 6,512.1 m² (70,096 ft²).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of a new campus of care comprised of long term residential care beds, seniors' supportive housing units, a child care facility, and associated amenities.

2.0 POLICY FRAMEWORK

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

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- 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

- Healthy life - Encourage opportunities for healthy living and well-being.
- Lifelong learning - Improve upon and develop programs and services that enable ongoing learning.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is owned by the Jubilee Multi-Generational Housing Society and is located at the northeast corner of the Kalyk Avenue cul-de-sac (see *attached* Sketch #1). The proposed site is currently improved with the Finnish Manor care home, which was constructed in 1974. Vehicular access to the site is provided from Kalyk Avenue and the lane.

Directly to the west is the Ismaili Centre, to the north across Canada Way is the Carlton Lodge care home, and to the east is an office development within the Discovery Place Community Plan area. To the south across the lane are single-family dwellings zoned R5 Residential District.

The subject site is located within the Broadview Community Plan area (see *attached* Sketch #2) and is designated for community institutional uses, including seniors housing. The recommended P5 Community Institutional District, RM3r Multiple Family Residential District, and C1 Neighbourhood Commercial District zoning for the site is consistent with the site's community institutional development designation.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on P5 Community Institutional, RM3r Multiple Family Residential, and C1 Neighbourhood Commercial Districts) in order to permit the construction of a new campus of care. The proposed redevelopment is comprised of an increase in long term residential care beds and new seniors' supportive housing units (approximately 43% of which would be offered at non-market rates), in addition to a child care facility, hair salon, medical clinic, and pharmacy. Although a suitable plan of development has yet to be determined, the subject site could achieve a maximum development density of 1.90 Floor Area Ratio (FAR).
- 4.2 Finish Manor currently consists of 48 supportive housing units, of which 10 are currently occupied, and 60 residential care beds. The applicant is working with the Fraser Health Authority to relocate all remaining tenants prior to Final Adoption to appropriate alternative housing.
- 4.3 The Director Engineering will be requested to provide an estimate for any additional services necessary to serve this site.

- 4.4 The granting of any necessary statutory rights-of-way, easements, and covenants for the site will be required.
- 4.5 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

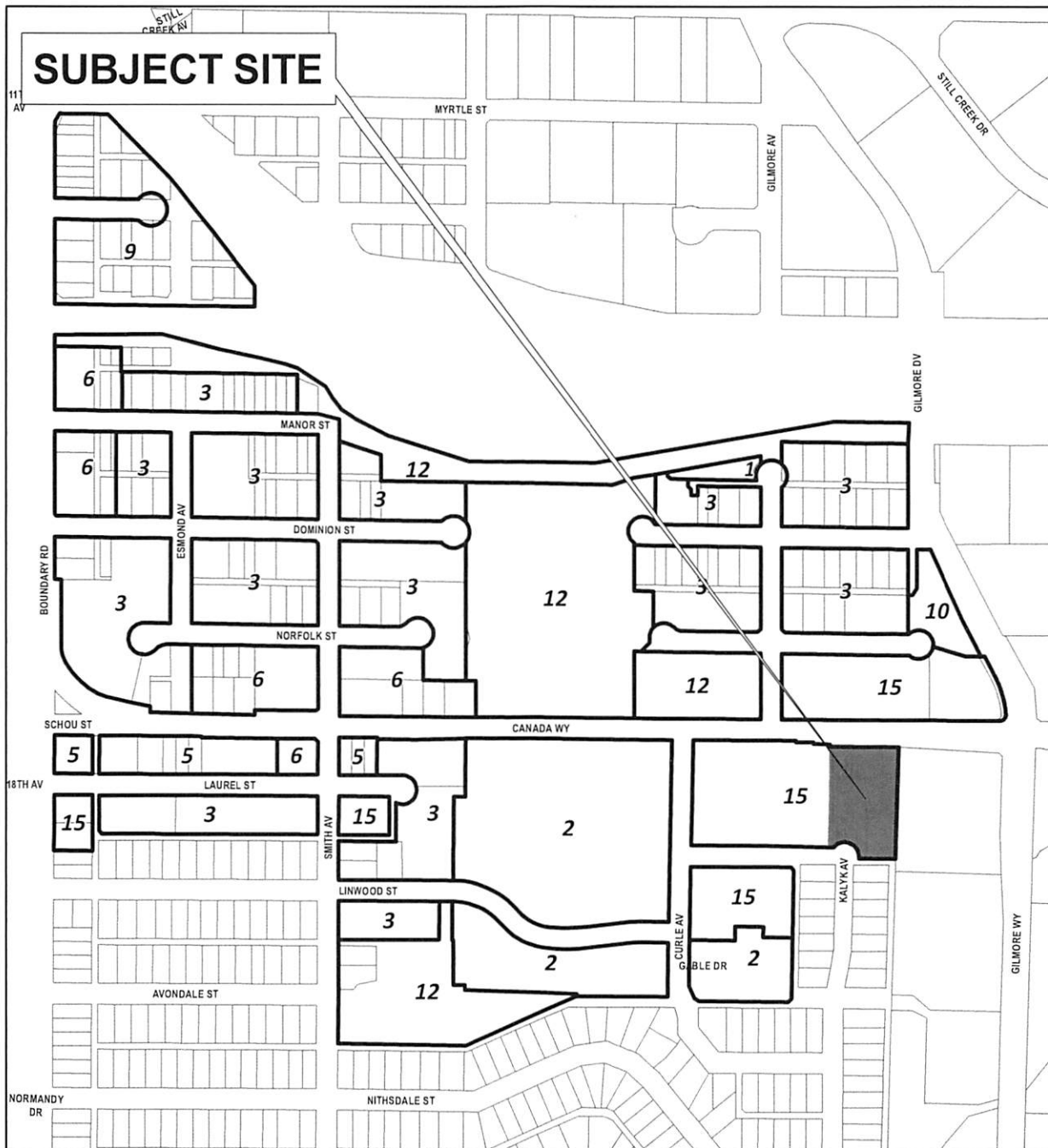
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:jz/tn

Attachments

cc: City Solicitor
City Clerk



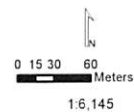
General Land Use Designations

- | | |
|--|--------------------------------------|
| 1 Single and Two Family Residential | 9 Industrial |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 15 Community Institutional |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Broadview Community Plan (Community Plan Eight)



Shehzad Somji, Manager Planning & Development
Pacific Reach Properties Development LP
2A-20363 65th Avenue Langley, BC V2Y 3E3
604-514-6682

October 15th, 2020

Ed Kozak, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
Jubilee Multi Generational Housing Society (DBA Finish Manor)
3460 Kalyk Avenue
Broadview Community Plan Area

I, Shehzad Somji, have submitted this application to rezone 3460 Kalyk Avenue from the Current P5 Community Institutional District to the CD RM3r Multiple Family and P5 Community Institutional District. The intent of this rezoning application is to add a complete Campus of Care through full re-development of 50 year old physical plant in Broadview Neighborhood.

Building Program: Increased Long-Term Care (LTC) beds from existing 60 to 135 and Supportive Housing Units (SHU) from 48 to 94. Existing building constructed in 1974 do not meet legislative, code and operational requirement. Redevelopment of site will be based on premise to meet all legislative and code standards as well as requirement per best practices including impact of recent pandemic. Early Childhood Development Centre (ECDC) for 45 children, social hall, 6 room medical clinic, pharmacy, hair salon, ancillary & support facilities and underground parking are included in building program.

Building Form: Development form will be designed respecting varying adjacent land use & appreciating natural constraints of the site. Building will step up in height gradually from south side towards north facing Canada Way. Enhanced landscaping adjacent to primary entry portal on south and in north side courtyard will be features of the site through active programming.

Affordable: 60 out of 93 LTC beds in Phase-I are funded by Fraser Health (FH) under their Residential Care Services. Applicant is in discussion with FH on balance of 33 beds as well as additional 42 beds in Phase-2 of LTC. At least 40 out of 94 Supportive Housing Units will be offered by the Owners (a non-profit entity) at 20% below market rent as prescribed by CMHC.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Shehzad Somji
Pacific Reach Properties Development LP