



Item.....
Meeting..... 2020 November 23

COUNCIL REPORT

TO: CITY MANAGER 2020 November 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #20-10**
Six-Storey Rental Housing for Seniors, and First Responders with Disabilities

ADDRESS: 7550 Cumberland Street (see *attached* Sketch #1)

LEGAL: Lot 112 District Lot 11 Group 1 NWD 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, and in accordance with the development plan entitled "George Derby Housing, 7550 Cumberland Street, Burnaby, Senior Affordable Rental Building" prepared by Jensen Group Architects)

APPLICANT: Jensen Group Architects
#111 - 1034 Johnson Street
Victoria, BC V8V 3N7
Attn: Don Brown

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 December 15.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 23 and to a Public Hearing on 2020 December 15 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

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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 provision of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.9 of the rezoning report.
- e) The registration of a Housing Agreement.
- f) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- g) Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- h) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- i) The compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- j) The review of on-site residential loading facilities by the Director Engineering.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) The submission of an acoustic study confirming that the proposed development would meet Council-adopted noise criteria due to the proximity of the subject site to 16th Avenue.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The approval of the Ministry of Transportation of the rezoning application.
- o) The provision of facilities for cyclists in accordance with the rezoning report.

- p) The submission of a detailed comprehensive sign plan.
- q) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes, as adopted by Council.
- r) The deposit of the applicable Parkland Acquisition 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 six-storey rental building for seniors, and first responders with disabilities. The development would include market and non-market rental units and expand the campus of care on the Derby Lands which are owned by George Derby Care Society.

2.0 POLICY FRAMEWORK

The proposed development is in line with the institutional designation of the George Derby 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 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 BACKGROUND

- 3.1 The subject site is located north of 16th Avenue, between the undeveloped section of Coldicutt Street and Cumberland Street. The property is situated within the George Derby Community Plan area (Sketch #2 *attached*) and is improved with the George Derby care centre, the Derby Manor (a 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 16th Avenue.

The existing George Derby care centre, located on the south-western portion of the site, is a 300-bed care facility that was constructed following Final Adoption of Rezoning Reference #25-83, on 1986 June 16. On 2015 July 20, Final Adoption was granted for Rezoning Reference #13-37 to permit the Derby Manor, a six-storey non-profit supportive housing facility containing 122 living units and surface parking on the south-eastern portion of the site.

- 3.2 To the west and north-east of the subject property are townhouse developments, and to the south across 16th 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.
- 3.3 On 2020 September 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 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 a rental building for seniors and first responders with disabilities, comprised of market and non-market rental units. The proposed rental building will be located directly east of the existing Derby Manor, and will contain 121 adaptable dwelling units, common laundry and storage facilities, and a multi-purpose room. The proposed total gross floor area of the proposed building is 8,634.3 m² (92,938.8 sq. ft.). The total proposed floor area ratio of the property would be 0.282 FAR, including the existing and proposed buildings.
- 4.2 The Zoning Bylaw permits a maximum building height of 12.0 m (39.37 ft.) or two-storeys in the P5 District. The applicant is requesting the construction of a six-storey building with one-level of underground parking. Given the overall size of the subject property and considerable distance between the proposed building and the adjacent properties and street (16th Avenue), the visual impacts of the increased building height on surrounding areas is negligible. In addition, the proposed building height would result in a smaller building footprint and less disturbance to the forested areas within the property. As such, the increased building height from two- to six-storeys, similar to the existing six-storey Derby Manor, is supportable.
- 4.3 Vehicular access to the proposed building will be maintained from the existing accesses off 16th Avenue.

- 4.4 The applicant is planning to apply to BC Housing's *Community Housing Fund* (CHF) Program for funding for the construction of the proposed rental housing. Accordingly, rental rates of the proposed units would be in accordance with the CHF program requirements. The prescribed rental rates of the proposed rental units would be as follows:
- 21% of units, including 25 studios and 1-bedroom units, to be offered at deep subsidy rates;
 - 51% of units, including 62 1-bedroom units, to be offered on a Rent Geared to Income (RGI) basis; and,
 - 28% of units, including 34 1-bedroom and den and two-bedroom units, to be offered at market rents.
- 4.5 The registration of a Housing Covenant and Housing Agreement will be required to protect and regulate affordability measures of the non-market rental units. The Housing Agreement is required to address the following:
- overall density and land use of the non-market housing component;
 - rent levels and structure; and,
 - non-profit nature of the housing project with the provision of 87 non-market rental units.
- Council consideration and approval of a Housing Agreement Bylaw will be required as a condition of Final Adoption.
- 4.6 Given the non-market nature of the proposed rental housing, the applicant intends to apply for the Community Benefit Bonus Affordable Housing Reserve grant to offset capital costs such as City-related development costs, including Rezoning, Preliminary Plan Approval, and Building Permit fees, City development cost charge, and civil servicing costs. The terms and conditions of the applicant's request for the Affordable Housing Reserve grant will be submitted to the Planning and Development Committee in a future report.
- 4.7 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. Given the adoption of the BC Building Code Step Code, the applicant is required to advance the project under Step 2 with a low carbon energy system, or Step 3 with a conventional energy system. If funding is secured through BC Housing, higher steps under the Code may apply. The applicant is required to provide an energy model prior to Final Adoption and conduct air tightness testing prior to Final Building occupancy.
- 4.8 The applicant has retained an environmental consultant to conduct an ecological assessment to ensure that the ecologically sensitive areas that will be affected by the proposed development will be restored and enhanced.

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- 4.9 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant and bonding to assure the provision and continuing maintenance of the stormwater management system;
 - Section 219 Covenant to assure the provision and continuing maintenance of bicycle storage facilities;
 - Section 219 Covenant to ensure the project will not be stratified, is held in common ownership, and is rented specifically to seniors, and first responders with disabilities;
 - Section 219 Covenant to ensure protection and enhancement of the Streamside Protection and Enhancement Areas within the property;
 - Section 219 Covenant to ensure the implementation of the required Restoration Plan and Invasive Plant Management Program; and,
 - Statutory rights-of-ways over existing and future driveways, pedestrian pathways, and utilities.
- 4.10 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 16th Avenue, as well as a 3.0 m by 3.0 m corner truncation at the intersection of 16th Avenue and Cumberland Street, and any other dedication as deemed required.
- 4.11 The provision of covered car wash stall, and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering, and a commitment to implement the recycling provisions is required.
- 4.12 Approval of the Ministry of Transportation to the rezoning application is required.
- 4.13 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.

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- 4.14 The submission of an ecological assessment and the implementation of the mitigation measures, as well as the provision of strategies for terrestrial protection and enhancement, including invasive plant management.
- 4.15 The submission of a groundwater and stormwater management study. A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.16 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.17 The review of on-site residential loading facilities by the Director Engineering.
- 4.18 The compliance with the guidelines for surface and underground parking for residential visitors.
- 4.19 Development Cost Charge applicable to this amendment rezoning include:
 - The Parkland Acquisition Charge.

5.0 DEVELOPMENT PROPOSAL

5.1 Gross Lot Area (no change): - 116,960 m² (1,258,947 sq. ft.)

5.2 Gross Floor Area

Existing Buildings (no change):	- 24,381.7 m ² (262,442 sq. ft.)
Proposed Building:	- 8,634.3 m ² (92,938.8 sq. ft.)
Total	- 33,016 m² (355,381.3 sq.ft.)

5.3 Floor Area Ratio

Existing Buildings (no change):	- 0.208 FAR
Proposed Building:	- 0.074 FAR
Total	- 0.282 FAR

5.4 Height

Existing Derby Manor (no change):	- 6 storeys
Proposed Building:	- 6 storeys

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5.5 Lot Coverage

Existing:	- 8.0%
Proposed:	- 1.2%
Total	- 9.2%

5.6 Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
13 Studios	436 – 450 sq. ft.
77 1-bedroom	594.2 sq. ft.
13 1-bedroom+den	685.7 – 770 sq. ft.
18 2-bedrooms	851.5 – 905.3 sq. ft.

Total: 121 Units

5.7 Off-Street Parking

Required and Provided:	- 31 spaces
<i>121 @ 1 per 4 living units</i>	

5.8 Off-Street Loading

Required and Provided:	- 1 space
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5.9 Car Wash Stall:

Required and Provided:	- 1 space
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5.10 Bicycle Parking:

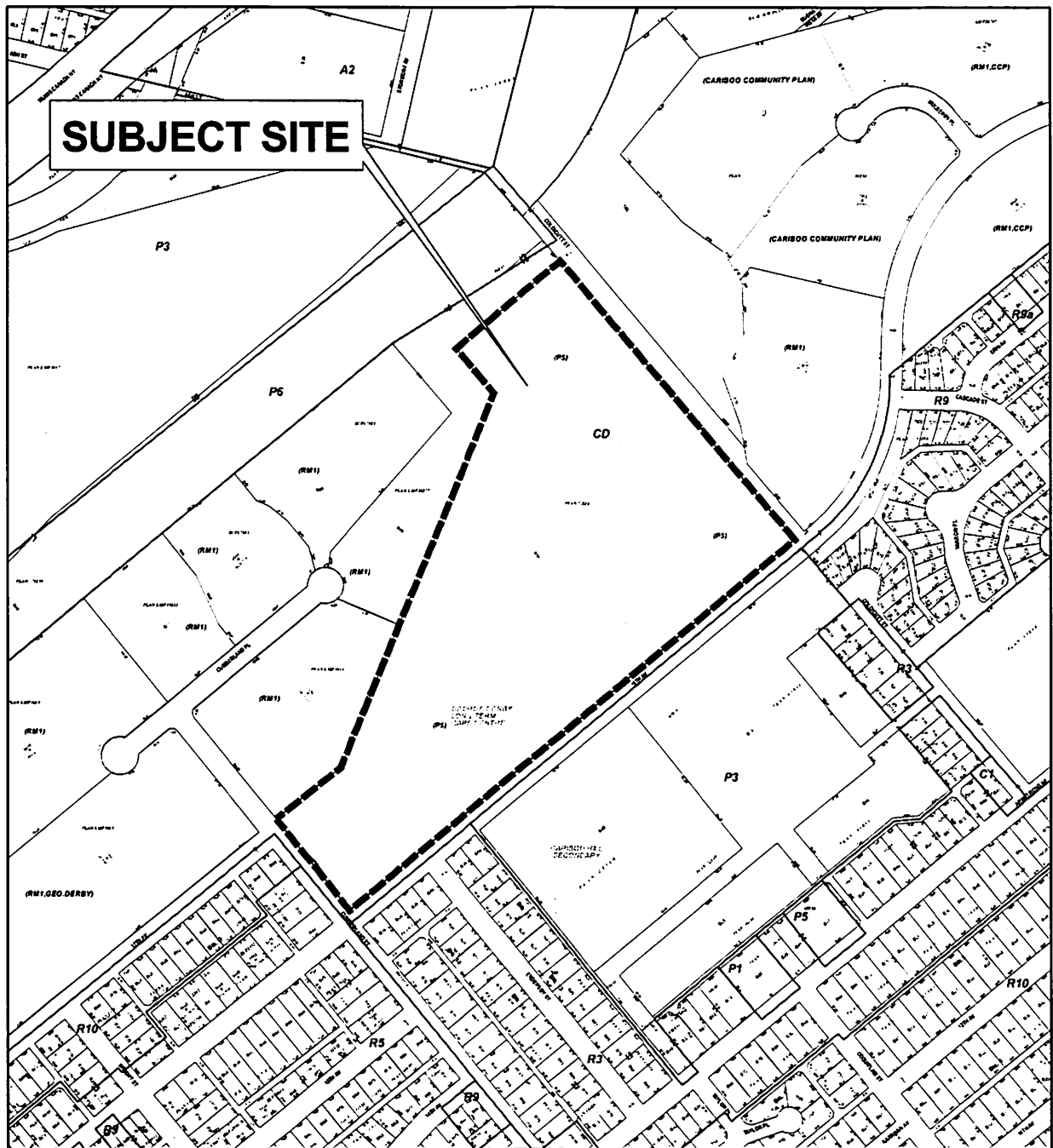
Required and Provided:	- 22 spaces
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E. W. Kozak, Director
PLANNING AND BUILDING

PS:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




Date: SEPT 2 2020

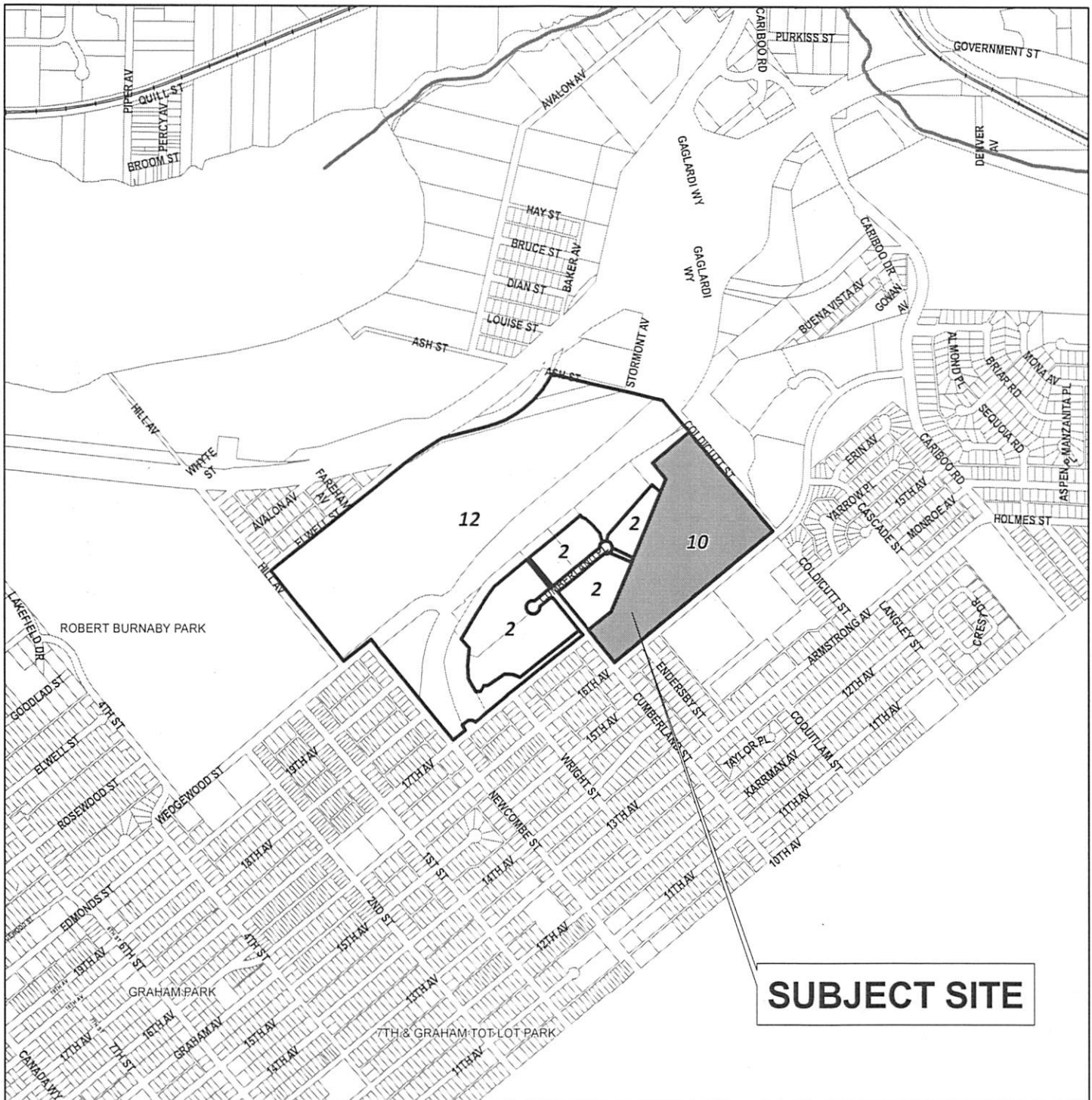
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Drawn By: RW

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

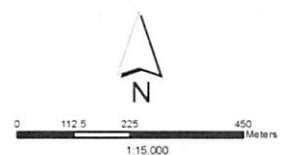
 Subject Site

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