



TO: CHIEF ADMINISTRATIVE OFFICER 2022 June 15

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #20-26**
Residential Care and Seniors' Supportive Housing Facility, with Associated Amenities and Child Care
Broadview Community Plan

ADDRESS: 3460 Kalyk Avenue (see Sketches #1 and #2 *attached*)

LEGAL: Lot 123 District Lot 68 Group 1 New Westminster District 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, and in accordance with the development plan entitled "Cascade Gardens Seniors Community" prepared by IBI Group Architects [Canada] Inc.)

APPLICANT: Pacific Reach Properties Development LP
2A – 20363 65th Avenue
Langley, BC V2Y 3E3
Attn: Shehzad Somji

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 p.m.
2. **THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.3 of this report, and contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the introduction of a Highway Closure Bylaw, as described in Section 4.7 of this report, be authorized, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

4. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
5. **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 Administration 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 completion of the Highway Closure Bylaw and sale of City property as described in Section 4.7 of this report.
 - e. The submission of an undertaking to remove all existing improvements from the site within 12 months of Final Adoption of the rezoning.
 - f. The registration of a Housing Agreement and Housing Covenant.
 - g. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the submission of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - h. Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines.
 - i. The dedication of any rights-of-way deemed requisite.
 - j. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - k. The provision of facilities for cyclists in accordance with Section 5.8 of this report.
 - l. The submission of a suitable Solid Waste and Recycling Plan.

- m. The review of on-site loading facilities.
- n. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes, as adopted by Council.
- o. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- p. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
- q. Compliance with Council-adopted sound criteria.
- r. The approval of the Ministry of Transportation to the rezoning application.
- s. Compliance with the guidelines for underground parking for visitors.
- t. The submission of a detailed Comprehensive Sign Plan.
- u. The submission of a Green Building Strategy for the site.
- v. The provision of a public pathway statutory right-of-way from Canada Way to Kalyk Avenue and the construction of a pathway and lighting to the approval of the General Manager Engineering.
- w. The deposit of the applicable Parkland Acquisition Charge.
- x. The deposit of the applicable GVS & DD Sewerage Charge.
- y. The deposit of the applicable Regional Transportation Development Cost Charge.
- z. The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.

R E P O R T

1.0 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 rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013), Official Community Plan (1998), Broadview Community Plan (1982), Social Sustainability Strategy (2011), “HOME: Housing and Homelessness Strategy” (2021), and Burnaby’s Housing Needs Report (2021).

3.0 BACKGROUND

- 3.1 The subject development site is located at the northeast corner of the Kalyk Avenue cul-de-sac, east of Curle Avenue, and is designated for community institutional uses in the Broadview Community Plan area (see *attached* Sketches #1 and #2). The development site is currently improved with the Finnish Care Home, which was constructed in 1974 and includes 60 long-term care beds and 48 supportive housing units. Two supportive housing units and 58 residential care beds are currently occupied. The applicant is currently working with the Fraser Health Authority to relocate all remaining tenants prior to Final Adoption to appropriate alternative housing.
- 3.2 On 2020 December 07, Council received an initial rezoning report for the subject rezoning application. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a new campus of care in a building three to six storeys in height, comprised of two wings that are connected in the middle. The project is intended to be a single phase development. However, depending on funding from Fraser Health, the applicant may proceed with 100 units of supportive housing (40 of which are proposed to be rented at 20% below the CMHC market median rate) and 103 residential care beds and associated infrastructure in Phase 1, and will defer construction of 42 residential care beds in the southwest portion of the site to a second phase, for total of 145 long term residential care. Also proposed is a child care facility with outdoor play area for 61 children (36 spaces for those under 36 months of age and 25 spaces for those 30 months to school age), a hair salon, a medical clinic, and a pharmacy. All but one parking stall is to be provided underground, with vehicular access provided from the lane.
- 4.2 The maximum permitted and proposed density of the project is shown in Table 1 below. It is noted that associated density for the C1 District was not noted in the initial report to Council. The addition of C1 District density is considered supportable in order to accommodate the minor increase in density necessary for the desired child care facility.

	Permitted (m ²)	Proposed (m ²)	Proposed Capacity
C1 Commercial Density	0.12	0.12	61 children
GFA	823.43	823.43	
P5 Institutional Density	0.80	0.80	145 beds
GFA	5,296.18	5,294.54	
RM3r Density	1.10	1.10	100 units
GFA	7,282.24	7,277.64	
TOTAL Density	2.02	2.02	145 beds
TOTAL GFA	13,401.85	13,395.61	100 units

Table 1

- 4.3 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.4 The development is providing all of its supportive housing units as adaptable units, which exceeds the 20% minimum requirement of the Council-adopted Adaptable Housing policy
- 4.5 The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site, including, but not necessarily limited to:
- upgrading of the Canada Way frontage to its final standard, including a multi-use path, tree boulevard, and pedestrian lighting;
 - closure of a portion of the Kalyk Avenue cul-de-sac and upgrading of the Kalyk Avenue frontage to its final standard, including a multi-use path and tree boulevard;
 - construction of a multi-use path with lighting along the west side of the property from Kalyk Avenue to Canada Way;
 - aligning and construction of the lane with Kalyk Avenue; and,
 - upgrading of storm, sanitary sewer, and water main services as required.
- 4.6 To support the off-site servicing requirements, a road dedication totalling approximately 174.95 m² (1,883 sq. ft.), subject to final civil drawings, is required along the north and south property lines, and a statutory right-of-way is required for public access along the west property line and along Kalyk Avenue.
- 4.7 The project site includes the closure of a portion of the Kalyk Avenue cul-de-sac and minor land acquisition along Canada Way, totalling approximately 137.22 m² (1,477 sq. ft.). The

completion of a Highway Closure Bylaw is required prior to Final Adoption of the subject rezoning application. The Realty and Lands Division of the Lands and Facilities Department will forward a separate report detailing the value of the land sale for Council's consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report will be prepared once the Realty and Lands Division has concluded negotiations with the applicant. Council approval of the land sale is a prerequisite condition of the rezoning.

- 4.8 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 indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant to ensure a Housing Agreement is completed prior to Final Adoption being issued and that the non-market rental units meet and maintain the affordability criteria;
 - Section 219 Covenant for the provision of end-of-trip and bicycle storage facilities for cyclists;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities; and,
 - Section 219 Covenant ensuring compliance with the Green Building Strategy for the site (Step Code 1) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
- 4.9 Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation of the Community Care and Assisted Living Act. With respect to this proposal, the applicant has submitted a letter from the Fraser Health Authority indicating that, based on submitted plans, they are able to approve in principal the physical space of the facility.
- 4.10 As the site fronts onto Canada Way, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.11 A tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter.
- 4.12 The provision of one car wash stall is required.
- 4.13 The submission of a Groundwater and Stormwater Management Plan is required. As well, a suitable engineered design 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.

- 4.14 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.15 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.16 The submission of a detailed Loading Management Plan is required.
- 4.17 The submission of a Green Building Strategy for the site is required.
- 4.18 The submission of an exterior lighting plan which meets the standards for seniors' housing complexes, as adopted by Council, is required.
- 4.19 A Comprehensive Sign Plan is required.
- 4.20 The Ministry of Transportation's approval to the rezoning is required.
- 4.21 Development Cost Charges applicable to this rezoning include:
 - Parkland Acquisition Charge;
 - GVS&DD Sewerage Charge; and,
 - Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT STATISTICS

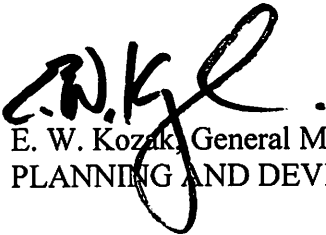
5.1	<u>Site Area</u>	6,620.22 m² (71,260 sq. ft.)
5.2	<u>Site Coverage</u>	48.54%
5.3	<u>Density</u>	2.02 FAR
	RM3r District	1.10 FAR
	P5 District	0.80 FAR
	C1 District	0.12 FAR
5.4	<u>Gross Floor Area</u>	13,395.61 m² (144,189 sq. ft.)
	Supportive Housing	7,277.64 m ² (78,336 sq. ft.)
	Residential Care Beds	5,294.54 m ² (56,990 sq. ft.)
	Commercial Uses	823.43 m ² (8,863 sq. ft.)

5.5	<u>Maximum Height</u>	West Wing – 3 to 4 Storeys East Wing – 5 to 6 Storeys
5.6	<u>Unit Mix</u>	
	<u>Residential Care Beds</u>	145 Beds
	<u>Non-Market Supportive Housing</u>	
	25 - Studio Units	33 – 33.82 m ² (355 – 364 sq. ft.)
	11 - Junior 1 Bedroom Units	42.58 – 45.22 m ² (458 – 487 sq. ft.)
	<u>4 - 1 Bedroom Units</u>	46.02 – 53.46 m ² (495 – 575 sq. ft.)
	40 Units	
	<u>Market Rental Supportive Housing</u>	
	56 - 1 Bedroom Units	46.02 – 53.45 m ² (495 – 575 sq. ft.)
	<u>4 - 2 Bedroom Units</u>	67.86 m ² (730 sq. ft.)
	60 Units	
	TOTAL:	145 Residential Care Beds/100 Units
5.7	<u>Vehicle Parking Required and Provided</u>	
	Supportive Housing (1 space per 2.5 units)	40
	Residential Care Beds (1 space per five beds plus 1 space per four staff)	36
	Commercial (1 space per 46 m ²)	18
	Total	94
5.8	<u>Bicycle Parking</u>	<u>Required</u> <u>Provided</u>
	Secured Class A Lockers	29 42
	Class B Racks	37 38
5.9	<u>Loading</u>	
	Total Required and Provided	2 Bays

To: Chief Administrative Officer
From: General Manager Planning and Development
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5.10 Communal Facilities

The proposed development includes numerous amenity areas for residents, including dining areas, lounges, and meeting rooms. The proposed total amenity measures approximately 1,872.71 m² (20,158 sq. ft.), which is more than the 13% (1,710.66 m² [18,413 sq. ft.]) permitted to be excluded from Gross Floor Area under the Zoning Bylaw. The applicant has elected to use RM3r District density to account for the additional 162.05 m² (1,744 sq. ft.) of requested amenity.

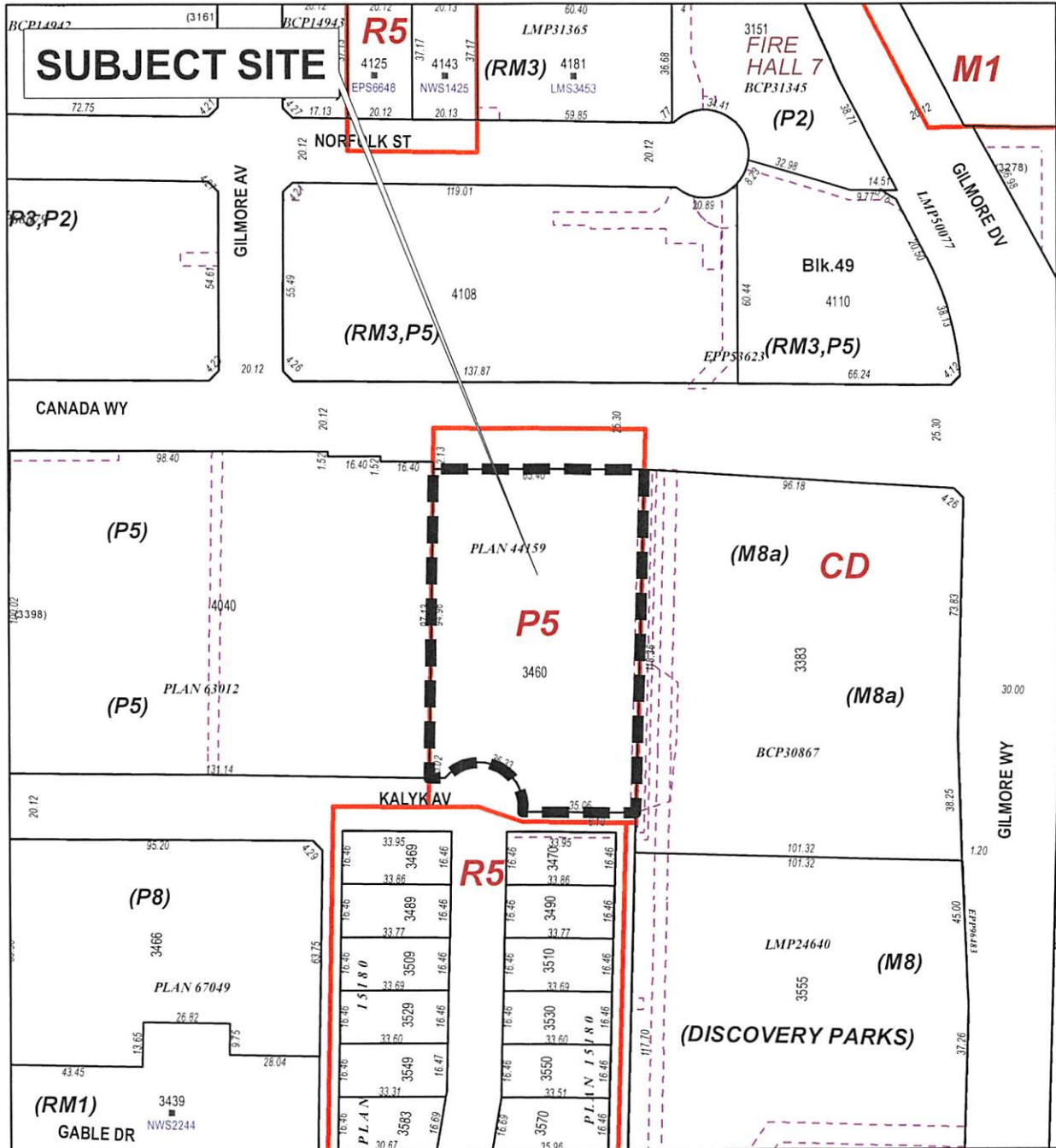


E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

LS:tn

Attachments

cc: City Solicitor
City Clerk




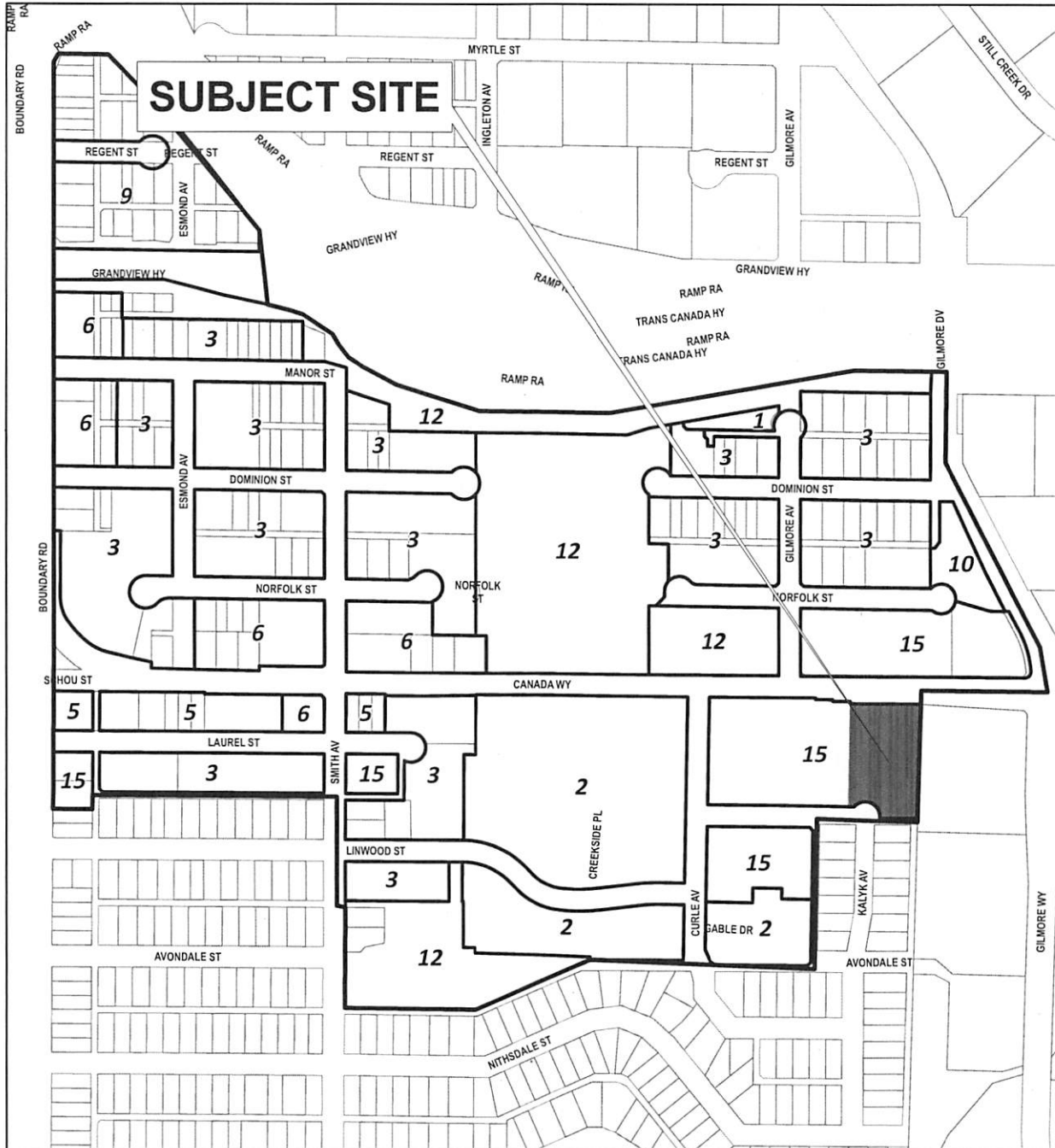
PLANNING & BUILDING DEPARTMENT



Date: OCT 22 2020
 scale: 1:2,000
 Drawn By: JS

REZONING REFERENCE #20-26
 3460 KALYK AVENUE

 Subject Site



- | | |
|--|--------------------------------------|
| 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 DEVELOPMENT DEPARTMENT

Broadview Community Plan (Community Plan Eight)

