

ITEM	10
MANAGER'S REPORT NO.	57
COUNCIL MEETING	93/09/27

TO: CITY MANAGER 1993 SEPTEMBER 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED REACTIVATION AND REVISION OF REZONING REFERENCE #18/90

ADDRESS: 4213 NORFOLK STREET

SENIOR'S HOUSING PROPOSAL

LEGAL: LOT H, D.L. 69, PLAN 23990
COMMUNITY PLAN EIGHT

FROM: R5 RESIDENTIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTION DISTRICT AND THE COMMUNITY PLAN EIGHT AS GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "NORFOLK STREET SENIOR'S HOUSING" PREPARED BY GOMBEROFF POLICZER ARCHITECTS) (SEE ATTACHED SKETCHES #1 AND #2)

PURPOSE: To seek Council approval to revise the technical senior's housing definition of this reactivated rezoning proposal.

RECOMMENDATION:

1. **THAT** Prerequisite (n) for the subject rezoning proposal be modified to read:
 - n) The granting of a 215 Covenant to ensure that at least one resident shareholder of each unit is a senior.

REPORT

1.0 BACKGROUND:

This Department has received a request to reactivate Rezoning Application #18/90 located within Community Plan Eight (see attached Sketches #1 and #2) with the same suitable plan of development as previously submitted but with a different sponsor and funding mechanism. Several discussions have been held between staff and the sponsor, the results of which are summarized in this report.

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The original application proposed rezoning the subject site, currently undeveloped and treed, from R5 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District guidelines) for a thirty unit seniors' housing project. The rezoning bylaw was submitted to a Public Hearing on 1991 February 19 and was granted Second Reading on 1991 February 25. The applicant was required to provide necessary assurances in the form of the sponsoring non-profit seniors' housing society constitutional documents and demonstration of government funding. The current sponsor, Salamat Housing Society, specifically incorporated as a society to facilitate the reactivation of this rezoning, are proposing to provide seniors housing using an equity co-op funding mechanism. This approach is being introduced for the first time in Burnaby as one of the social housing components of the Oaklands (Oakalla) development (Rezoning Reference #28/93).

2.0 DISCUSSION

Reactivating the rezoning application with a basically unchanged proposal but with changes in the sponsor and funding poses several possible concerns regarding necessary age restrictions, institutional requirements and adaptations to changed circumstances for this seniors housing proposal. In addition, although the land use remains basically unchanged, the applicant is to submit a tree survey to ensure that appropriate existing landscaping on site is preserved. These concerns have been discussed between the applicant and staff and have largely been addressed, with only a few remaining details awaiting clarification.

One of the most important features of the original rezoning was its adherence to the institutional designation of the site in Community Plan Eight. This designation combined with reliance on government sponsorship were to assure that this site would be developed as non-market housing for seniors, a specific housing type permitted in an institutional zone. The P5 District allows smaller units and a lower parking ratio than under rental or condominium guidelines. The site's distance from schools and proximity to the busy Gilmore Diversion indicated the site was less suitable to families with children with the result that the site was not designated for standard multiple-family housing. To ensure, then, that the project was indeed intended for non-market seniors, one of the present prerequisites reads:

- n) "Determination that the project is a government sponsored housing project".

Since programs providing such government sponsorship are no longer available, such an assurance of the project's status is no longer valid. The burden of assuring that the project is intended for seniors use only therefore falls upon the new sponsors. They have submitted a proposal for development of an equity co-op with their draft constitution indicating that at least one shareholder per unit must be 55 years or older. To ensure that the project continues to meet its proposed seniors designation, it is proposed that a 215 Covenant to ensure that at least one resident shareholder of each unit is a senior be required, necessitating the modification of the original phrasing of Prerequisite (n) to read as follows:

"The granting of a 215 Covenant to ensure that at least one resident shareholder of each unit is a senior."

A few remaining details, in the meanwhile, are being discussed between staff and the proposed new applicant. One concern is the position of widowed spouses under 55 years, especially if they remarry someone also not a senior and/or if they then have children. Another detail regards the possibility of the unit's shareholder residing elsewhere, such as in an extended care hospital, while a younger friend or relative may stay in the project. Such eventualities are to be resolved more clearly in the Salamat Housing Society's final constitution. Staff are also currently discussing with the sponsor ways of ensuring their continued involvement and of introducing a sufficient care or support component to distinguish this project from a market project in one of the multiple family residential district zones, and thereby to ensure that it qualifies under the institutional district designation.

A further factor to be resolved fully is the proposal to meet the non-market intent by using an equity co-op as a funding mechanism, which is new in Burnaby. Since such a co-op requires equity to enter and allows for some appreciation of the original investment, this is not non-profit housing in the usual sense as anticipated in the original rezoning. However, this may well provide a way to house seniors having hardship finding appropriate affordable market housing while not yet requiring or being eligible for non-market housing.

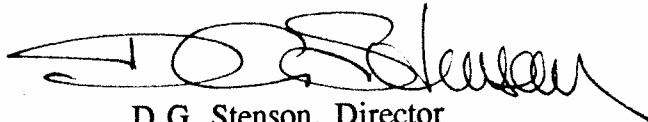
3.0 CONCLUSION

As indicated in the discussion above, this reactivated proposal, while differing somewhat from the original in terms of sponsorship and funding source, is suitable to proceed towards Third Reading on the basis of the modification to Prerequisite (n) and achievement of the further clarifications required. Prerequisite (n) is proposed to be modified to require the granting of a 215 Covenant to ensure that at least one resident shareholder of each unit is a senior rather than that the seniors project be government sponsored.

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Subject to Council's approval to the modified prerequisite, staff will proceed to work with the applicant on this reactivated rezoning proposal entailing a changed sponsoring group and differing funding mechanism, unless otherwise directed by Council.



D.G. Stenson, Director
Planning and Building

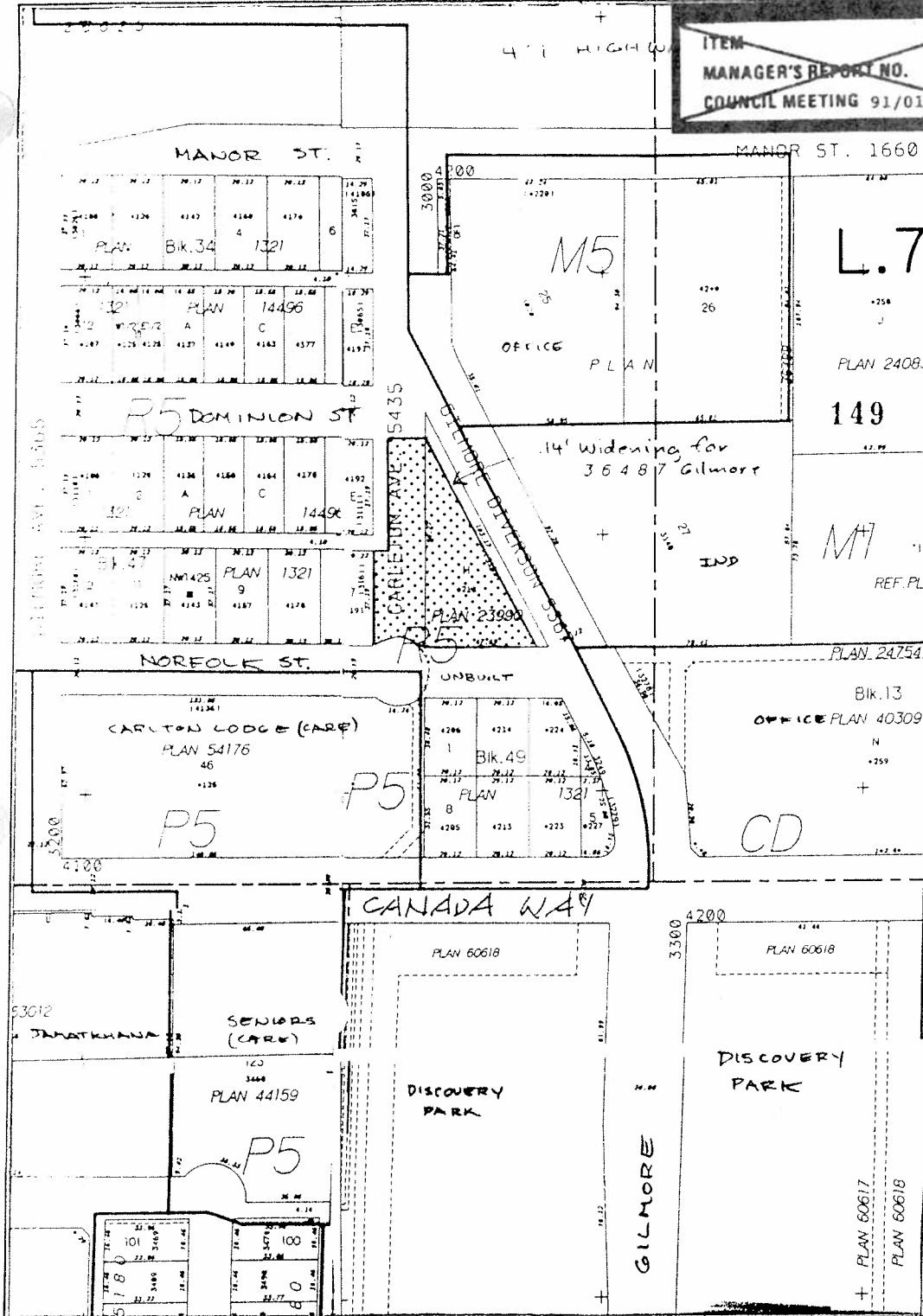
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Attach.

cc: City Solicitor
Director Administration & Community Services

ITEM 15
 MANAGER'S REPORT NO. 3
 COUNCIL MEETING 91/01/21

ITEM 10
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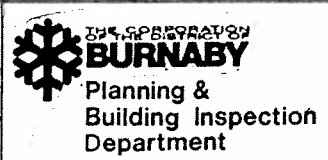


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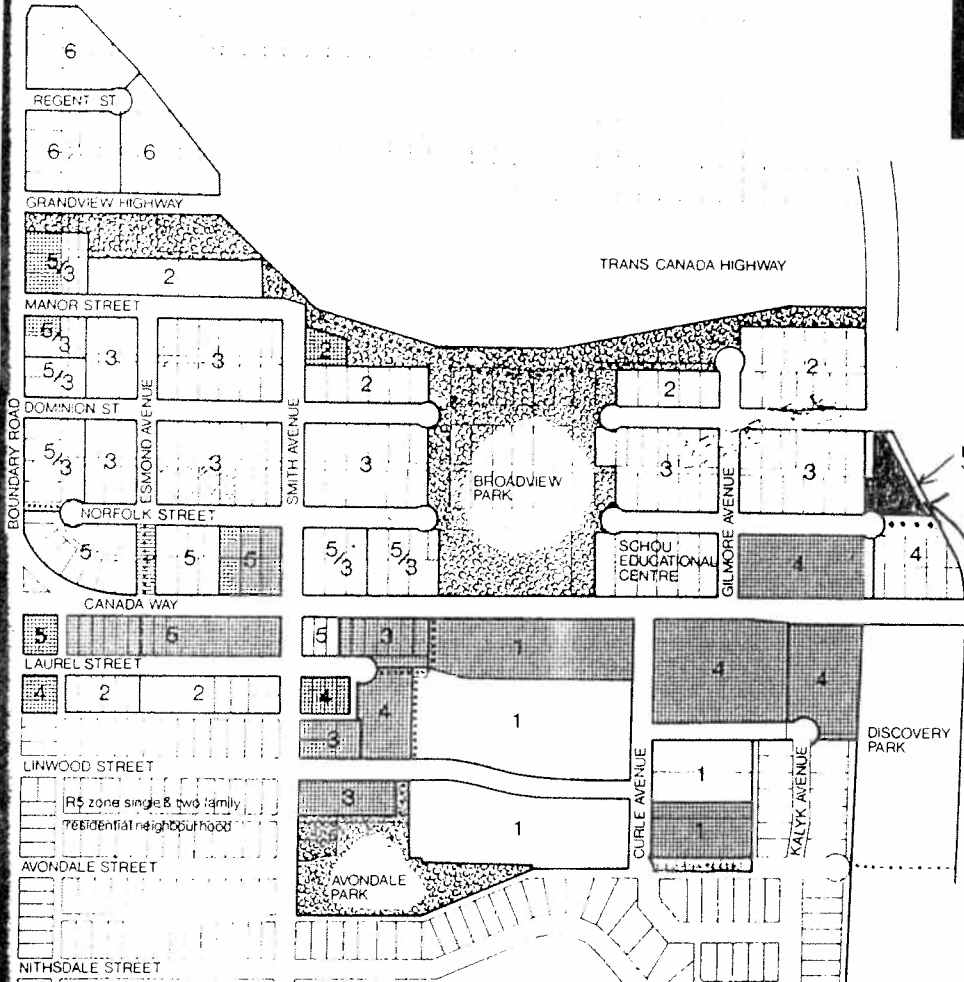
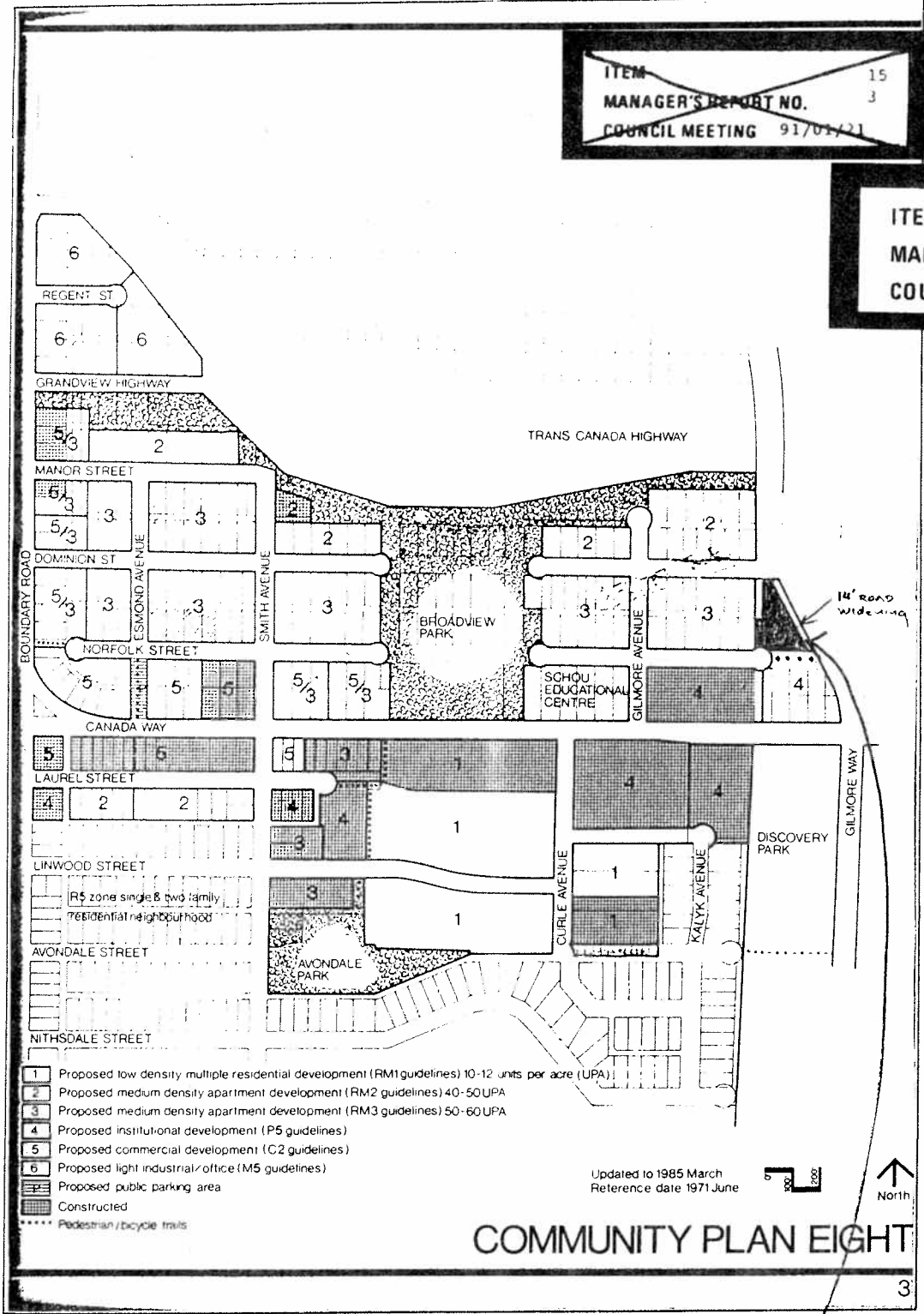


RZ 18/90 SITE

SKETCH 1

ITEM 15
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- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (P5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)
- Proposed public parking area
- Constructed
- Pedestrian/bicycle trails

Date:
 1990 MAY

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 128



R2 18/90 LOCATION

SKETCH 2