

**TO:** CITY MANAGER 1994 AUGUST 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** PROPOSED CARE FACILITY  
NORTH ROAD AND SULLIVAN STREET  
COMMUNITY PLANS 5 AND 10

**PURPOSE:** To provide staff comments on a letter to Council from Richard Balfour concerning a proposed care facility development.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to Mr. Richard Balfour, MAIBC, 2638 W. 14th Avenue, Vancouver, B.C. V6K 2W9.

**R E P O R T**

**1.0 BACKGROUND:**

At its meeting of 1994 August 08, Council received a letter from Richard Balfour concerning the proposed development of a care facility to replace Deer Lake Hospital at the southwest corner of North Road and Sullivan Street. The proposed site comprised 3219 and 3249 North Road, and the easterly 21m (or more) of 9812 Sullivan Street (see **attached** Sketch #1).

Mr. Balfour has indicated that he may wish to pursue a rezoning application for a proposed care facility development on this site. If a rezoning application is made, it will be reviewed by staff, and a report with recommendations will be submitted to Council in accordance with the normal processing of rezoning applications.

The purpose of this report is to provide some preliminary staff comments on the proposal, and to outline considerations which would be involved in our review of a potential rezoning application.

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**2.0 PRELIMINARY COMMENTS:**

- 2.1 A recent study of care facility requirements for Burnaby concluded that north Burnaby should be a priority for future care facility development, and noted that the Lougheed Mall area is particularly under-serviced. Development of a care facility within the Lougheed Town Centre would therefore be considered desirable from this point of view. The adopted Community Plan for the area (see **attached** Sketch #2) includes designated institutional sites which could accommodate a care facility. Mr. Balfour's proposed site, however, includes a property intended for the second phase of an existing commercial development as well as a single-family site in addition to a small area of a designated institutional site.
- 2.2 As noted above, the proposed development is not in accordance with the adopted Community Plan for the area (see **attached** Sketch #2). A public participation or input process would be recommended if a potential community plan amendment were to be pursued in response to a rezoning application to accommodate the proposed development.
- 2.3 The proposed development site includes a property (3219 North Road) fronting on Sullivan Street which is outside the established Community Plan area. The proposed intrusion of a Town Centre use into the established Sullivan Heights single family area would be a concern if a Community Plan review were pursued. This could be addressed by not including the subject property in the development site.
- 2.4 The narrowness and geometry of the proposed site would make it difficult to provide the planned 15m (50 ft.) landscaped buffer between the homes on the south side of Sullivan Street and the Town Centre uses to the south. This planned buffer strip has been a longstanding element of the Community Plan and its possible elimination or reduction would be a concern if a Community Plan review were pursued. Extension of the proposed development site southward through acquisition of vacant portions of the developed commercial property to the south could, however, allow the planned buffer to be provided in a development proposal.
- 2.5 The density of the proposed development appears excessive. The proposed Floor Area Ratio is 2.0 to 2.2, which is equal to the RM5 high rise residential maximum density of 2.2. This would not appear to be an appropriate transitional density on the edge of a Town Centre backing onto an established single family neighbourhood.

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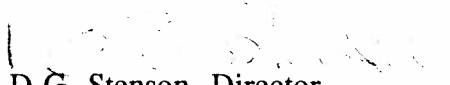
- 2.6 From a Town Centre community and social planning point of view, it would be desirable to have access to the site from Cameron Street and the planned cul de sac, in place of, or in addition to, the proposed access from North Road. The proposed North Road access should also be reviewed from transportation planning and traffic viewpoints.
- 2.7 Informal discussion with Mr. Balfour have included exploration of possible alternative site configurations that could address certain of the concerns mentioned above in terms of eliminating the extension into the Sullivan Heights area, respecting the planned buffer adjacent the single-family dwellings, and providing access, at least on a phased basis, to the west of the Cameron Street community of uses. Provided that appropriate development density and building massing/siting relationships can be achieved, such refinements to the site configuration would appear promising.
- 2.8 It is essential that Deer Lake Hospital be aware that land use and planning approval is a separate issue from funding approval from Continuing Care. If Deer Lake Hospital plans to request funding of the proposed beds, it should be realized that this would require another level of review and discussion.

### 3.0 CONCLUSION:

The above comments are preliminary in nature and not comprehensive, however, it is hoped that they may assist Mr. Balfour at the present time. A full report will be submitted in accordance with normal procedures, if a rezoning application is made.

It should be noted that even if a rezoning for a care facility is approved, Continuing Care funding through the Ministry of Health would need to be pursued through a separate process.

This is for the information of Council.

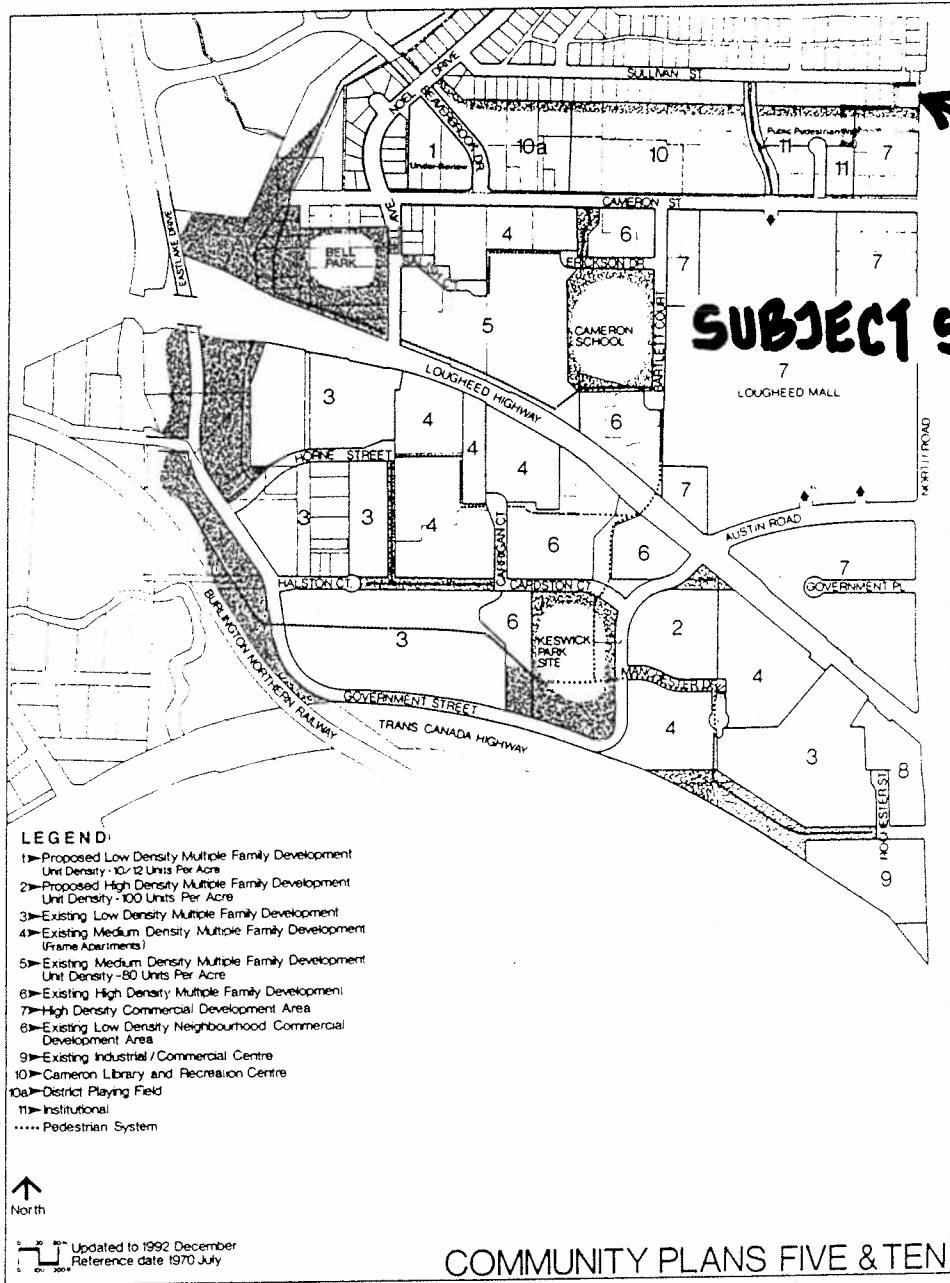
  
D.G. Stenson, Director  
Planning and Building

RR:yg  
Attach.

cc: Director Administrative & Community Services  
Medical Health Officer  
Director Engineering



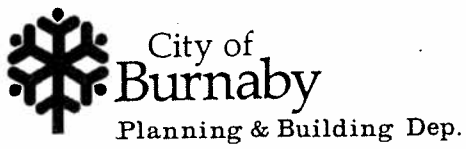
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Date:  
**AUGUST 1994**

Scale:  
**N.T.S.**

Drawn By:  
**J.P.C.**



**PROPOSED SITE - CARE FACILITY**  
(LETTER FROM RICHARD BALFOUR AUG. 3, 1994)

**SKETCH # 2.**

