

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Proposed Lease of City-owned Lands Between
Sunset and Kincaid Streets, West of Norland
Avenue for the development of a Senior's Mutli-Level
Care Facility

RECOMMENDATIONS:

1. THAT Council support in principle the lease of a portion of the City owned lands north of Kincaid Street for the development of a 100 bed multi-level care facility and associated facilities for seniors as proposed by the Dania Society subject to the Society obtaining a funding commitment from the Ministry of Health by 1995 July 01.
2. THAT Council authorize staff to work on this proposal in line with this report.
3. THAT upon receipt of a commitment letter from the Ministry to provide funding for the proposed development, Council be requested to post the lands for lease as outlined in this report.

R E P O R T

The Housing Committee, at its meeting held on 1994 February 01, adopted the attached staff report providing a status update on the proposal to lease city-owned lands to the Dania Society for a senior's multi-level care facility.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor J. Young
Member

Councillor C. Redman
Member

:COPY - CITY MANAGER
- DIR. ADMIN. & COMM. SERV.
- DIR. PLNG. AND BLDG.
- DIR. REC. & CULT. SERV.
- CITY SOLICITOR
- MEDICAL HEALTH OFFICER

TO: HOUSING COMMITTEE

1994 JANUARY 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED LEASE OF CITY-OWNED LANDS BETWEEN
SUNSET AND KINCAID STREETS, WEST OF NORLAND
AVENUE FOR THE DEVELOPMENT OF A SENIOR'S MULTI-LEVEL
CARE FACILITY

PURPOSE: To bring the Committee up-to-date on the proposal to lease City-owned lands to the Dania Society of a senior's multi-level care facility.

RECOMMENDATIONS:

1. **THAT** the Housing Committee support in principle the lease of a portion of the City-owned lands north of Kincaid Street for the development of a 100 bed multi-level care facility and associated facilities for seniors as proposed by the Dania Society subject to the Society obtaining a funding commitment from the Ministry of Health by 1995 July 01.
2. **THAT** the Housing Committee recommend that Council provide their support for this approach and authorize staff to work on this proposal in line with this report.
3. **THAT** upon receipt of a commitment letter from the Ministry to provide funding for the proposed development, Council be requested to post the lands for lease as outlined in this report.

REPORT

1.0 BACKGROUND:

On 1993 September 27 representatives from the Dania Society made a delegation to the Housing Committee regarding their interest in a vacant City-owned parcel of land located on the north side of Kincaid Street, west of Norland Avenue. The Society is interested in constructing a 100 bed multi-level care facility to replace existing older facilities along with related services for seniors in the area. A site of approximately 2.2 acres is potentially available.

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An information report was prepared by staff on 1993 October 22 for the October 26th meeting of the Housing Committee which provided background on the proposal. The Committee requested that staff look into the society request and prepare a further report. Several issues were raised in connection with the proposal by the Dania Society that are addressed in the following section.

2.0 ISSUES RELATED TO THE DEVELOPMENT OF THIS SITE:

2.1 Open Space Needs

The Parks and Recreation Department has reviewed the parkland needs for this neighbourhood and has concluded that a portion of the City-owned lands on Kincaid Street should be protected for future park development. A park site proposed in preliminary discussions has been identified as the lots at the western end of the City lands which total approximately 0.65 acres (refer attached sketch). The site selected is situated in what is considered the most accessible and central location to this neighbourhood which is isolated by perimeter arterial streets.

2.2 Site Area Requirements

The Comprehensive Development (CD) zoning based upon the Community Institutional (P5) zone use would permit a density of 0.8 F.A.R.

The proposal for a 100 bed facility will require a site of just over 2 acres in order to accommodate the two to three level building required to meet the new Provincial multi-level care guidelines. Recently completed preliminary sketch plans suggest that this proposal would be a tight "fit" for the site but staff have had one initial meeting with the architect and it does appear that a design solution can be found, subject to further study. Staff will continue to work with the society's architect as required. It is desirable to accommodate a neighbourhood services centre for the existing seniors in this neighbourhood, however this will require further work to identify the scope and uses for the facility and to try to accommodate a facility on the site within the available site area and density.

The lessee will be strongly encouraged to provide some community facilities such as assembly space and community rooms. A tea room/coffee shop, some services, such as medical or dental offices and other facilities such as a fitness centre for neighbourhood seniors would assist in meeting present needs in this area.

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2.3 Land Lease Process

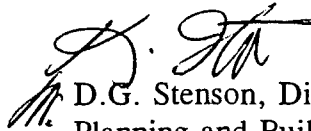
The City is required to offer lands that are City-owned for lease or sale through a public process. In this case it is considered appropriate to "post" the lands for lease for a 100 bed multi-level care facility and associated facilities for seniors. The use is in keeping with the area plan however rezoning of the site from R4 (Residential) to CD (Comprehensive Development) based upon the P5 (Community Institutional) zone guidelines would be required.

It is appropriate that this site be utilized for the multi-level care facility and related community facilities to service the seniors presently living in this area. It is proposed that it be a precondition for the lease that Provincial Government approval through the Health Ministry for the construction of the facility be obtained first, prior to any lease commitment. The City Solicitor will determine an estimated value for the lands and appropriate lease value. A 60 year lease could either be prepaid based upon regular payments over the life of the lease.

3.0 NEXT STEPS:

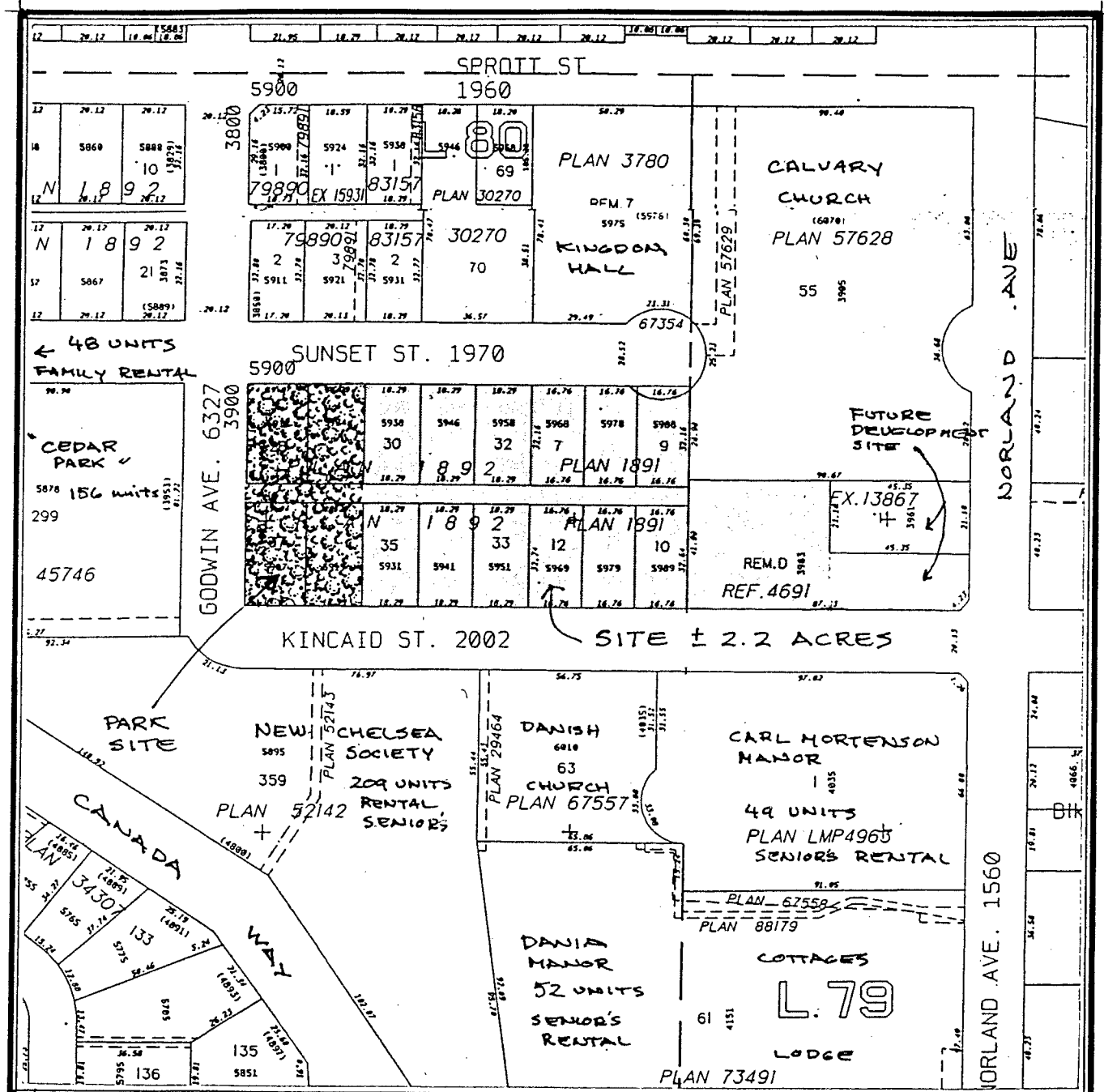
The Dania Society should be requested to approach the Burnaby Health Department and the B.C. Health Ministry to ascertain if the Ministry can provide a commitment to the Society to provide funding for the development of a 100 bed multi-level care facility with some ancillary neighbourhood facilities. Upon receipt of this commitment, Council could then post the land for lease. It is suggested that this letter of commitment be requested within the next 18 months (1995 July 01) to avoid tying up this land for an indefinite period of time.

It is suggested that following review of this report by the Housing Committee, Council be advised of the considerations of the Committee.


D.G. Stenson, Director
Planning and Building

BR:yg
Attach.

cc: Medical Health Officer
Director Recreation & Cultural Services
City Solicitor



Date:
94 JANUARY 28

Scale:
1:2000

Drawn By:



City of
Burnaby
Planning & Building Dept.



PROPOSED MULTI-LEVEL CARE FACILITY SITE

