

**TO:** CITY MANAGER

2001 JULY 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #01-23**  
**New Vista Society Existing Care Home Site Additions**

**ADDRESS:** 7550 Rosewood Street

**LEGAL:** Lot 99, D.L. 30, Group 1, NWD Plan 44227

**FROM:** CD Comprehensive Development District (based on P5 Community Institutional District)

**TO:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District and in accordance with the development plan entitled "New Vista: Care Home Renovation and Addition" prepared by Neale Staniszakis Doll Adams Architects)

**APPLICANT:** Neale Staniszakis Doll Adams Architects  
201 - 134 Abbott Street  
Vancouver, B.C. V5P 4X2  
(Attention: Mr. Garth Ramsey)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2001 August 28

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 August 13 and to a Public Hearing on 2001 August 28 at 7:30 p.m.
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 granting of any necessary easements, rights-of-way and covenants.
  - c. The deposit of the applicable GVS & DD Sewerage Charge for the additional floor area.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an expansion to the existing New Vista Care Home building.

### 2.0 BACKGROUND AND PROPOSAL

- 2.1 The existing New Vista Care Home building is a large four storey building that is used to provide intermediate care to seniors. There are approximately 236 beds in the facility.

The site was rezoned as part of Rezoning Reference #41/72. Over the years, while the number of beds in the facility has actually decreased from the 295 originally provided, minor additional floor space was added to improve the operations of the facility. At present, the owners are requesting approval for a new single-storey addition at the east corner of the building that will provide a new dining room area. This in turn will allow an upgrade of the existing building to create a self-contained facility for 30 patients suffering from dementia.

- 2.2 In the past, a series of small additions to the main building were permitted through the mechanism of transferring of density from other under developed adjacent New Vista properties with older seniors cottages. With the recent completion of the low-rise apartments at 7122 Mary Avenue and current proposal for a new multi-level care facility and supportive housing (Rezoning Reference #00-36), all these New Vista lands are now committed or built upon and transfers of density within the New Vista lands are no longer available. For this reason, this rezoning is now necessary to accommodate the current expansion requested.

- 2.3 Under the terms of the existing zoning, the maximum permitted floor space would be exceeded to permit a new dining room expansion and encompass the existing additions indicated in Section 2.2. It is therefore necessary to amend the zoning. The zoning category generally proposed for this Comprehensive Development (CD) project, which is included in the Edmonds Town Centre, is the low-rise RM3 District density which has a maximum FAR of 0.9 with surface parking. A density bonus for special needs housing in town centres of 0.15 FAR is available.

- 2.4 The community impact of the proposed one storey addition to this four-storey building is limited as New Vista owns the adjoining property which is also the subject of a rezoning application for the proposed multi-level care facility (Rezoning Application #00-36).

2.5 This request for rezoning is presented on a priority basis at this time (out of sequence with the usual bi-monthly rezoning applications batch) as the Simon Fraser Health Region has provided funds for this project to be completed in this fiscal year and the permission for this expansion is necessary to allow the New Vista Society to make the modifications required as expeditiously as possible to improve their facility for the residents.

2.6 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**

3.1 The subject site is part of the lands owned by the New Vista Society that are bounded by Rosewood Street on the northwest, Mary Avenue on the southwest and the lane just north of Edmonds. The northern portion of the site contains the care home, the northwest part has two three-storey seniors apartment buildings and the southwest part of the site is presently developed with two high-rise senior's apartment towers. There are three duplex cottages, a parking lot, a wooded area and a garden space on the balance of the site that is the subject of Rezoning Reference #00-36. The site also borders Cafferky Park, a small wooded area that is adjacent to New Vista. The care facility site is nearly square and has an area of 11,543 m<sup>2</sup> (refer to attached Sketches #1 and #2).

3.2 Any necessary easements, covenants or rights-of-way for services on other facilities are to be provided.

3.3 The GVS & DD cost charge levy for the additional floor space is applicable to this project.

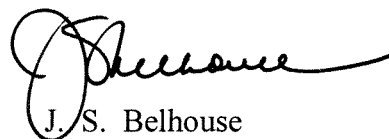
**4.0 DEVELOPMENT PROPOSAL**

4.1	Net Site Area:	-	11,543 m <sup>2</sup> (124,252 sq.ft. or 2.85 ac.)
	Existing Building Floor Area: (109,000 sq.ft. in 1972) including previous small additions described in Section 2.2	-	11,980 m <sup>2</sup> (128,956 sq.ft.)
	Proposed current addition (dining room):	-	<u>98 m<sup>2</sup></u> ( 1,055 sq.ft.)
	Proposed Total Building Area:	-	12,078 m <sup>2</sup> (130,011 sq.ft.)
4.2	Density proposed and permitted:	-	12,078 m <sup>2</sup>
	Floor Area Ratio:		
	RM3 basic FAR:	-	0.9
	Special needs non-profit housing bonus:	-	0.15
	Total density:	-	1.05 FAR proposed (12,078 m <sup>2</sup> )

- |     |                                   |   |           |
|-----|-----------------------------------|---|-----------|
| 4.3 | Site Coverage: Existing:          | - | 44.52%    |
|     | Proposed:                         | - | 45.4%     |
| 4.4 | Height:                           |   |           |
|     | Existing Care Facility:           | - | 4 storeys |
|     | Proposed New Dining Room Addition | - | 1 storey  |
| 4.5 | Parking:                          |   |           |
|     | Existing Parking on site:         | - | 50 spaces |
|     | Existing Bicycle provisions:      | - | bike rack |

As the new expansion provides dining room space for existing residents, no additional parking needs are anticipated.

It is to be noted that the actual number of beds in this facility has declined from 295 originally approved to a current 236 beds.



J. S. Belhouse  
Director Planning and Building

BR:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor



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July 27, 2001

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A Corporate Partnership

Bill P. Rapanos  
Community Planner  
City of Burnaby  
4949 Canada Way  
Burnaby, BC  
V5G 1M2

Dear Mr. Rapanos

**Re: New Vista Society  
Proposed Extension to the Existing Care Home  
7550 Rosewood Street, Burnaby, BC**

The New Vista Society is the owner and operator of the Care Home at 7550 Rosewood Street. We are writing on behalf of the Society and the Board of Trustees to describe the intent of this application for the rezoning of the existing building, as outlined in the rezoning submission requirements.

The present zoning of the building is CD based on P5. The requested zoning will be an amended CD based on RM3 density with P5 uses. There is no subdivision proposed.

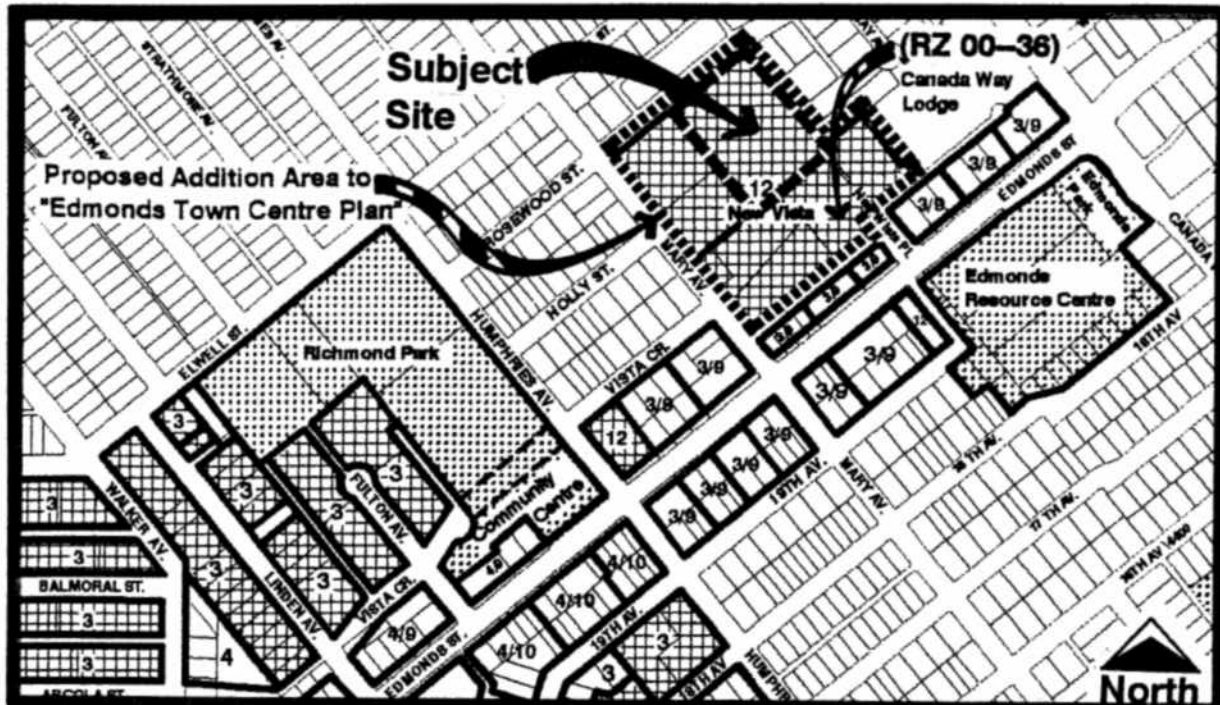
The addition of the dining facilities at the south east corner will allow New Vista to upgrade their existing building by creating a self contained secured wing for 30 residents suffering from dementia.

Yours truly

**Neale Staniszkis Doll Adams Architects**

Garth Ramsey, MAIBC

cc: Pat Kaspro, New Vista  
Li MacTaggart, New Vista  
Denis Beaudin, New Vista



**Legend:**

- High Rise Apartments**
- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RM3 — (50 units per acre maximum)
- Low Rise Apartments/  
Ground-Oriented multiple Family**
- 2 — RM2 — (40 units per acre maximum)
- Ground-Oriented Multiple Family**
- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 — Potential Area Rezoning

- Commercial**
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (Including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkei Complex (Rez. Ref. # 7/93)
- 15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)

- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines

Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

● This Sketch is subject to updating on a Continuous basis.

Updated To: July 2001

## Edmonds Town Centre Plan Development Guidelines



Planning And Building Department

Scale: N.T.S.

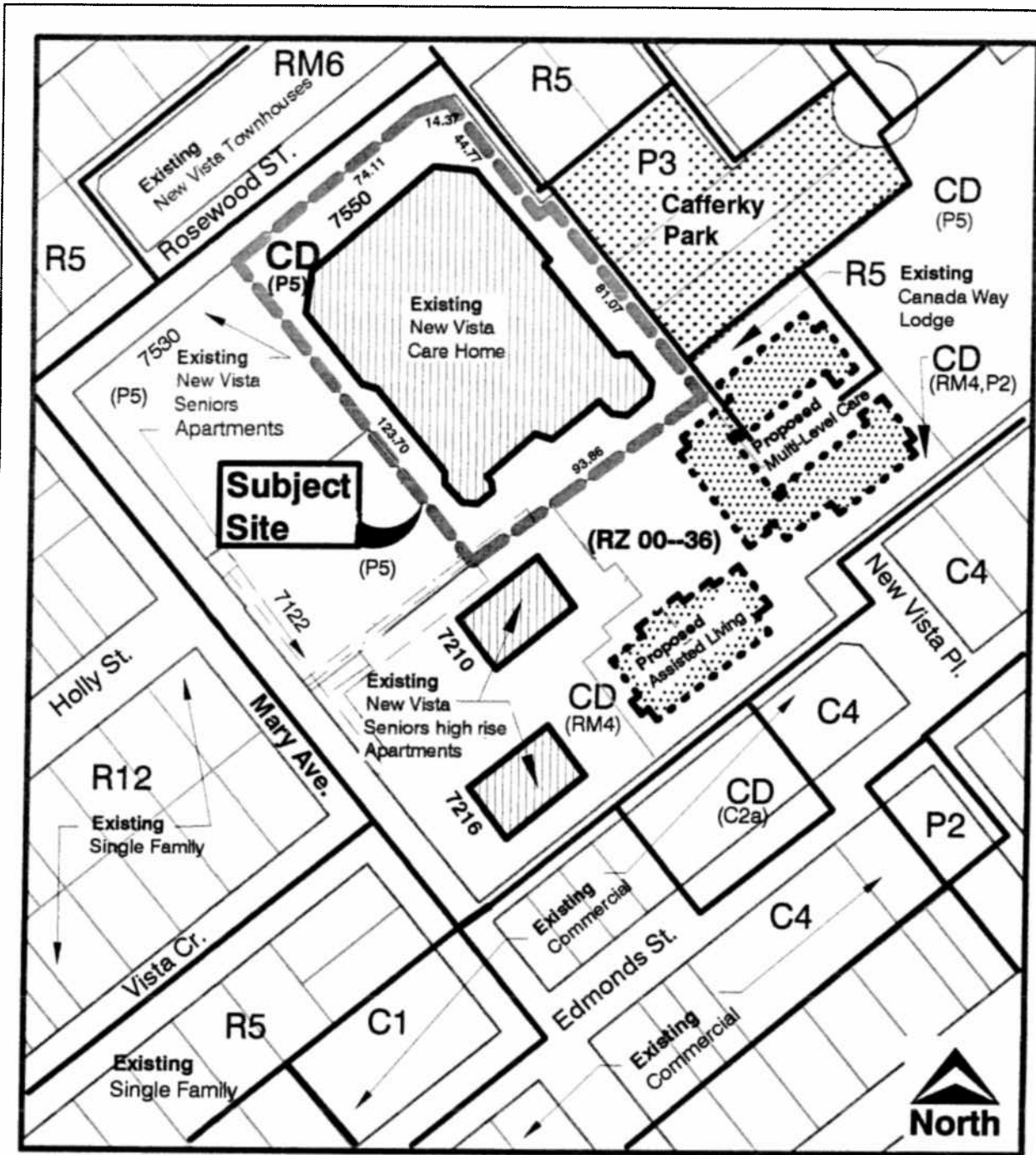
Drawn By: J.P.C.

Date: August 2001

### REZONING REFERENCE 01 -- 23

Existing New Vista Care Facility Site

Sketch # 1



Planning And Building Department

Scale: 1=2000

Drawn By: J.P.C.

Date: August 2001

## REZONING REFERENCE 01 -- 23

Existing New Vista Care Facility Site

Sketch # 2

