



Item
Meeting2012 September 17

COUNCIL REPORT

TO: CITY MANAGER 2012 September 12

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #10-34
Dania Complex Care Facility**

ADDRESS: 4151 Norland Avenue (Sketches #1, #2 and #3 *attached*)

LEGAL: Lot 61, D.L. 79 and 80, Group 1, NWD Plan 73491

FROM: P5 Community Institutional District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development plan entitled "Dania Home Complex Care" prepared by Neale, Staniszki, Doll, Adams Architects)

APPLICANT: N.S.D.A. Architects
201 – 134 Abbott Street
Vancouver, B.C. V6B 2K4
(Attention: Larry Adams)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 October 23.

RECOMMENDATIONS:

1. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 16/11, Bylaw No. 12940, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 October 01, and to a Public Hearing on 2012 October 23 at 7:00 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

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- b. The deposit of sufficient monies, including a 4% Engineering Inspection 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 necessary airspace parcel subdivision.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The dedication of any rights-of-way deemed requisite.
- g. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction works, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- h. The approval of the Ministry of Transportation to the rezoning application.
- i. Compliance with the Council-adopted sound criteria.
- j. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- k. The deposit of the applicable Parkland Acquisition Charge.
- l. The provision of facilities for cyclists.
- m. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- n. The review of a detailed Sediment Control System by the Director Engineering.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new two storey 102 bed complex care facility to replace the existing 67 bed Dania Home Care facility.

2.0 BACKGROUND

- 2.1 Council, on 2011 January 31, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development for the development of a 68 bed (Phase I) complex care facility within the Dania Campus.
- 2.2 The subject application went to a Public Hearing on 2011 May 31, and was subsequently given Second Reading on 2011 June 13. The development plan presented at Public Hearing had shown the site to be developed as a two storey complex care facility with an initial phase of 68 beds and the possibility of an additional 33 beds as part of a future phase to the west. Since that time, the applicant has submitted a revised concept proposing 102 beds to be constructed as a single phase.
- 2.3 This site lies within the Central Administrative Area Plan and is designated for community institutional use (see attached Sketches #1 and #2). The overall campus, which includes the subject site at 4151 Norland, and 4035 and 4279 Norland Avenue is presently developed with seniors facilities. These include the Dania Home Senior Care Home (4279 Norland Avenue), the Dania Home Manor and Dania Home Lodge (on the subject site), and the Carl Mortensen Manor that provides 68 independent living apartment units (4035 Norland Avenue) (see attached Sketch #3). The Dania Society is a registered non-profit society.
- 2.4 The use of the RM3 District is proposed to provide a guideline to govern the subject site's overall residential density of 1.1 FAR, thus allowing for a future phase on the remainder of the subject property to replace the existing Dania Manor Assisted Living facility. Any future phase proposed for the subject site would be the subject of a further detailed Comprehensive Development rezoning application.

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

3.0 GENERAL COMMENTS

- 3.1 The proposed overall development of the three Dania properties is intended to provide an integrated campus of care. The subject rezoning application is for the first phase in the campus' overall redevelopment. The revised proposal for the subject site includes a 102

bed complex care facility over two levels, with extensive services and amenities internal to the facility to support residents, as well as several outdoor courtyard and landscaped areas for the benefit of residents and visitors.

- 3.2 Demolition of the existing Dania Home Senior Care Home building at 4279 Norland Avenue (see *attached* Sketch #3) would occur once the subject replacement facility is fully constructed and occupied. The existing Dania Home Lodge building on the subject site will be demolished to accommodate the proposed 102 bed complex care home. The existing Dania Manor Assisted Living building will remain on the site.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the widening of Norland Avenue for on-street bicycle provisions on the west side, including the construction of a separated sidewalk complete with a 1.8m treed and grassed boulevard, a 1.5m concrete sidewalk and a 1.2m grassed rear boulevard. Widening dedications of 3.3m are required along the Norland Avenue frontage.
- 3.4 The pursuance of an airspace parcel subdivision will be required as part of this rezoning application in advance of construction. The Dania Campus is owned and operated by two distinct non-profit entities, with the Dania Society owning and operating the assisted living facilities and the Dania Home Society owning and managing the complex care, including the proposed 102 unit facility. Funding for each non-profit society is independent and therefore to ensure each society has an independent asset, the two structures on the subject site, the existing Dania Manor and the proposed Dania Home Complex Care Facility, are required to be on separate legal lots. However, as the site only has one legal road frontage and cannot be traditionally subdivided into two fee simple lots, it is proposed that the site be subdivided into two parcels by way of Airspace Parcel Subdivision, with the new facility being located within the new airspace parcel and the existing Dania Manor being located on the remainder portion of the lot. To access and serve both parcels, a master easement agreement will be required prior to occupancy, with its enactment being secured by a Section 219 Covenant. The combined density of the two parcels will not exceed the maximum 1.1 FAR permitted under the RM3 District as a guideline. As such a Section 219 Covenant to allocate specific densities to each parcel will be required.
- 3.5 Any necessary easements or rights-of-way will need to be provided for services, fire access, on-site fire hydrants, reciprocal access, parking, walkways or similar easements between the lots that comprise the overall Dania campus.
- 3.6 A Section 219 Covenant to ensure that the use and ownership of the site is for seniors' non-profit housing/care will be provided.
- 3.7 Primary vehicular access to the site will continue to be from the existing driveway on Norland Avenue via the adjacent site at 4035 Norland Avenue (existing Carl Mortensen Manor), and secured by an access easement.

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- 3.8 The Parkland Acquisition Charge is applicable to the development.
- 3.9 The applicant will be requested to provide written confirmation from Metro Vancouver, that due to the non-profit nature of the development, the GVS&DD Sewerage Development Charge is not applicable to this rezoning application.
- 3.10 There are a number of significant trees which have been identified for retention. A Section 219 Covenant and deposit of specific monies to ensure their protection are required. Further, a written undertaking is required to ensure that all site areas identified for preservation of existing trees are to be effectively protected by chain link fencing during the entire course of construction.
- 3.11 A stormwater management plan for the site will be required to be provided along with a Section 219 Covenant to guarantee its provision and continued operation.
- 3.12 An acoustical study is required due to noise from Canada Way and Norland Avenue.
- 3.13 The Ministry of Transportation's approval to the rezoning is required.
- 3.14 An exterior lighting plan suitable for seniors' housing is required.
- 3.15 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.16 An on-site stormwater management system to the approval of the Director Engineering is required. A Section 219 Covenant and bonding are required to guarantee its provision and continuing operation.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site:	-	14,278.54 m ² (153,693 sq.ft.)
Dedications:	-	321.73 m ² (3,463 sq.ft.)
Net Site:	-	13,956.81 m ² (150,230 sq.ft.)

4.2 Density:

		<u>Permitted</u>	<u>Provided</u>
F.A.R.	-	1.1 FAR	0.7 FAR
Gross Floor Area (G.F.A.)			

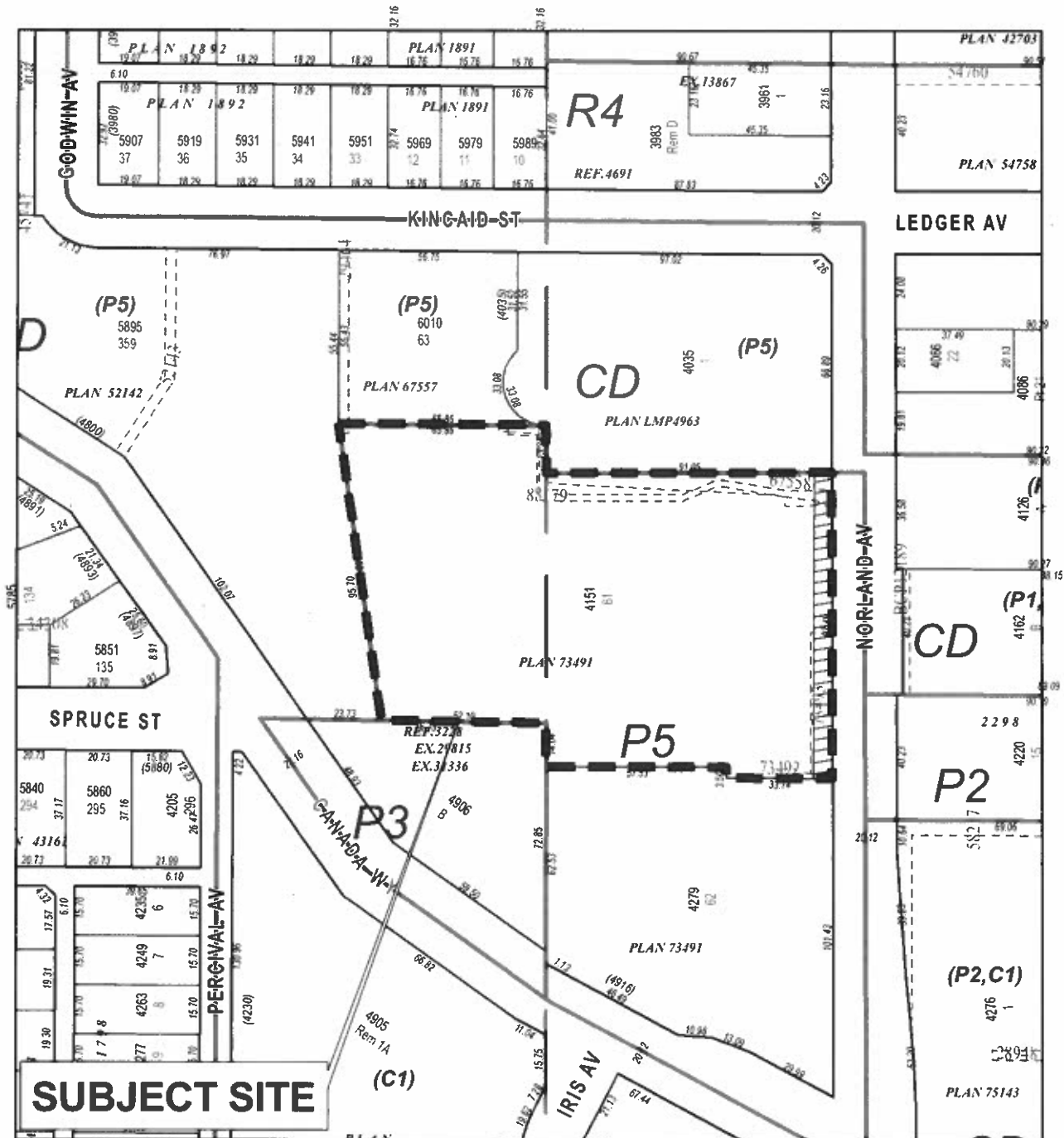
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Existing Dania Manor	-	2,670.0 m ²	(28,740 sq.ft.)
New Dania Home	-	<u>7,036.0 m²</u>	<u>(75,735 sq.ft.)</u>
Total G.F.A.	-	9,706.0 m ²	(104,475 sq.ft.)
<u>Site Coverage</u>	-	68%	
4.3 <u>Height</u>	-	2 storeys	
4.4 <u>Unit Mix</u>			
Existing Dania Manor	-	50 Assisted Living Units	
Proposed Dania Home	-	102 Complex Care Units	
4.5 <u>Parking Required and Provided</u>			
		<u>Required</u>	<u>Provided</u>
Existing Dania Manor (0.4 spaces/unit)	-	20 spaces	20 spaces
Proposed Dania Home (1.0 spaces / 2 doctors)	-	1 spaces	1 spaces
(1.0 spaces / 4 employees)	-	5 spaces	5 spaces
(1.0 spaces/5 beds)	-	20 spaces	20 spaces
Total:	-	46 spaces	46 spaces


 Lou Pelletier, Director
 PLANNING AND BUILDING

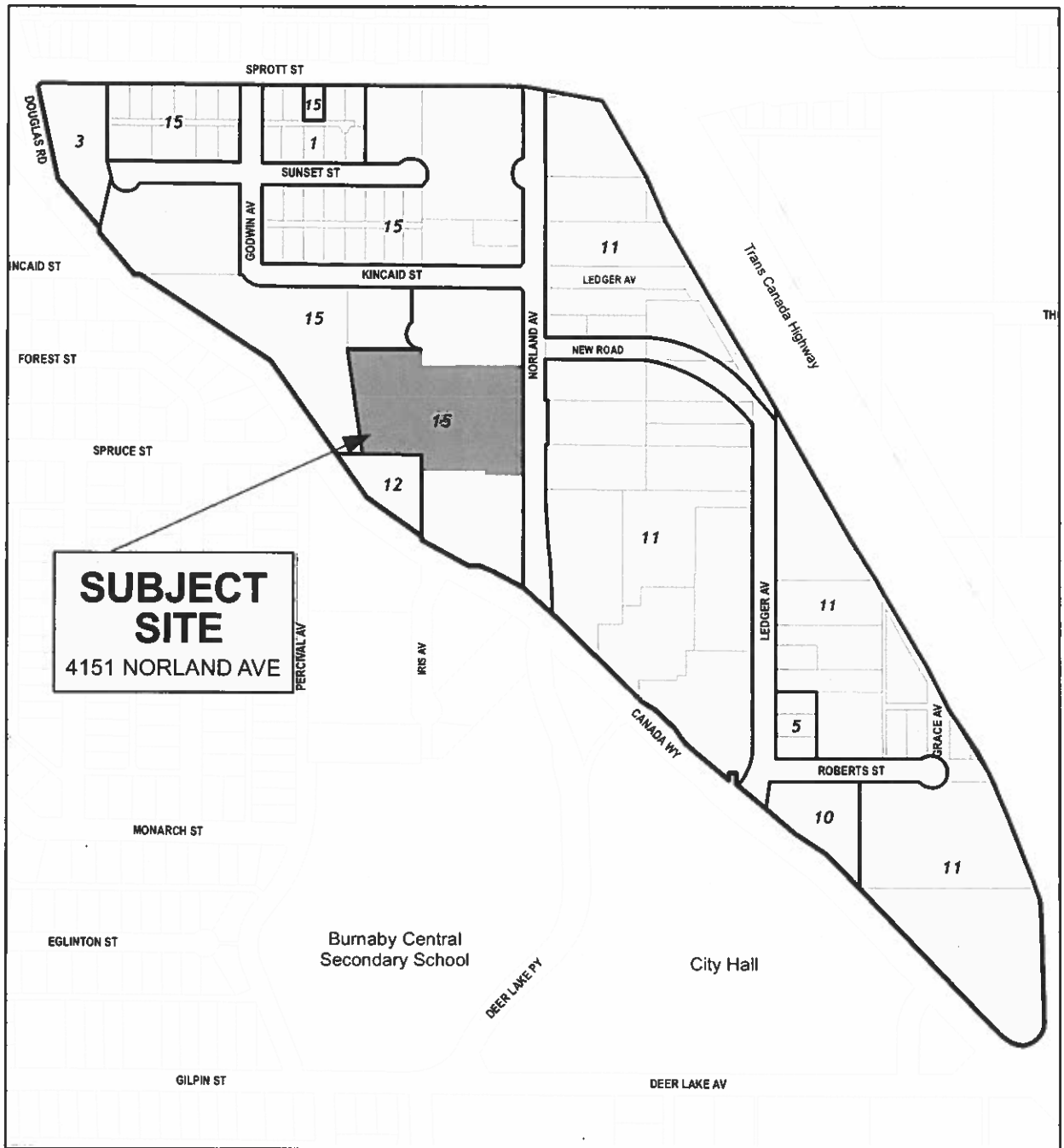
JBS:spf
 Attachments

cc: Acting Director Engineering
 City Solicitor
 Acting City Clerk



	PLANNING & BUILDING DEPARTMENT 
DATE: <p style="text-align: center;">AUG 31 2012</p>	 <p style="font-size: 1.2em;">Subject Site</p> <p style="font-weight: bold;">REZONING REFERENCE # 10 -- 34</p> <p>4151 NORLAND AVE.</p>
SCALE: <p style="text-align: center;">1:2,000</p>	
DRAWN BY: <p style="text-align: center;">AY</p>	

Sketch #1



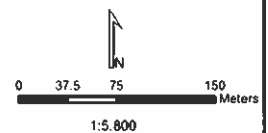
SUBJECT SITE
4151 NORLAND AVE

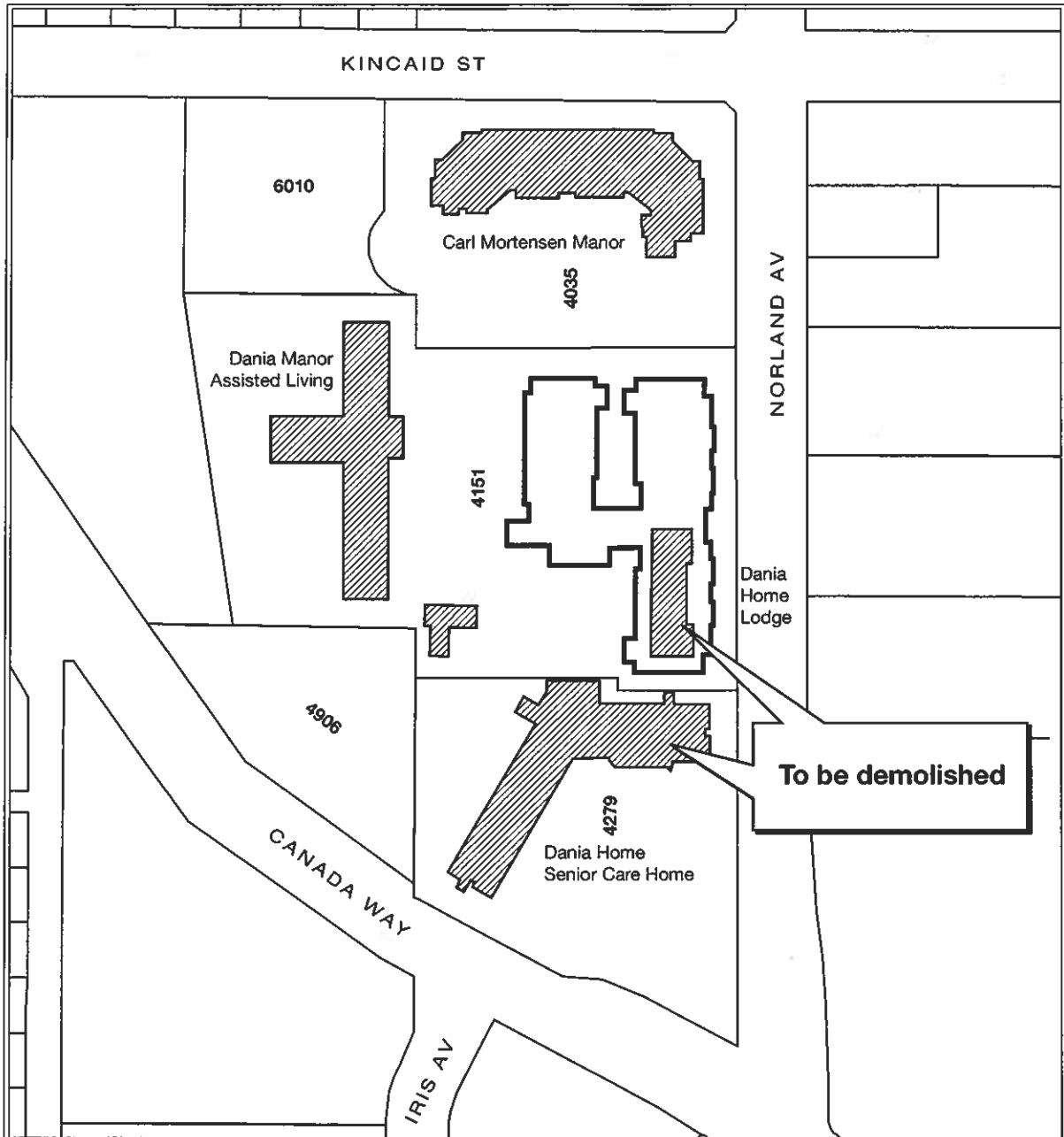
*Central Administrative Area
Community Plan*



PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 10** Administration and Public Assembly
- 11** Business Centre Districts
- 12** Park and Public Use
- 15** Community Institutional





PLANNING & BUILDING DEPARTMENT



DATE:
2012 09 10

SCALE:
nts

DRAWN BY:
rcn

DANIA CAMPUS OF CARE

-  Proposed Complex Care Facility
-  Existing Buildings

Sketch #3