

TO: CITY MANAGER **DATE:** 2021 January 20

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 9400 01
Reference: Demolition Covenant

**SUBJECT: REQUEST TO AMEND SECTION 219 DEMOLITION COVENANT
7550 ROSEWOOD STREET**

PURPOSE: To inform Council of a request to amend a demolition covenant to permit continued use of an existing building as a residential care facility, for a period of seven years.

RECOMMENDATIONS:

1. **THAT** this report be received for information purposes.
2. **THAT** a copy of this report be sent to: Mr. Darin Froese, CEO, New Vista Healthcare & Housing, 7232 New Vista Place, Burnaby BC, V5E 3Z3.

REPORT**1.0 BACKGROUND**

On 2018 July 23, Council granted Final Adoption to Rezoning Reference #16-22, which permitted the New Vista Society to develop a new, 240-bed seniors long-term care facility at 7232 New Vista Place to replace its aging 236-bed facility at 7550 Rosewood Street (see attached Sketch #1). The New Vista Society is a non-profit society that provides residential care, seniors and family housing, and adult day programs. One of the conditions of rezoning was for demolition of the Rosewood facility to be initiated within three months of existing residents relocating to the new care facility. This commitment was secured by means of a Section 219 Covenant. The new facility achieved Final Occupancy on 2020 October 5 and residents and staff were successfully moved into the new building in November 2020.

As indicated in the *attached* letter, the New Vista Society has been approached by the Fraser Health Authority (FHA), which proposes to lease the vacated Rosewood facility, undertake renovations, and operate it as a 236-bed, single resident to room care facility for a period of seven years. The proposal requires an amendment to the Section 219 Covenant registered on title. This report discusses this request.

2.0 POLICY CONTEXT

The proposed short term retention of the existing building at 7550 Rosewood Street for continued use as a residential care facility is supported by the following goals and sub-goals of the Corporate Strategic Plan:

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A Connected Community

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.
- Social Connection - Enhance social connections throughout Burnaby.

An Inclusive Community

- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.
- Community involvement - Encourage residents and businesses to give back to and invest in the community.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 ASSESSMENT OF PROPOSAL

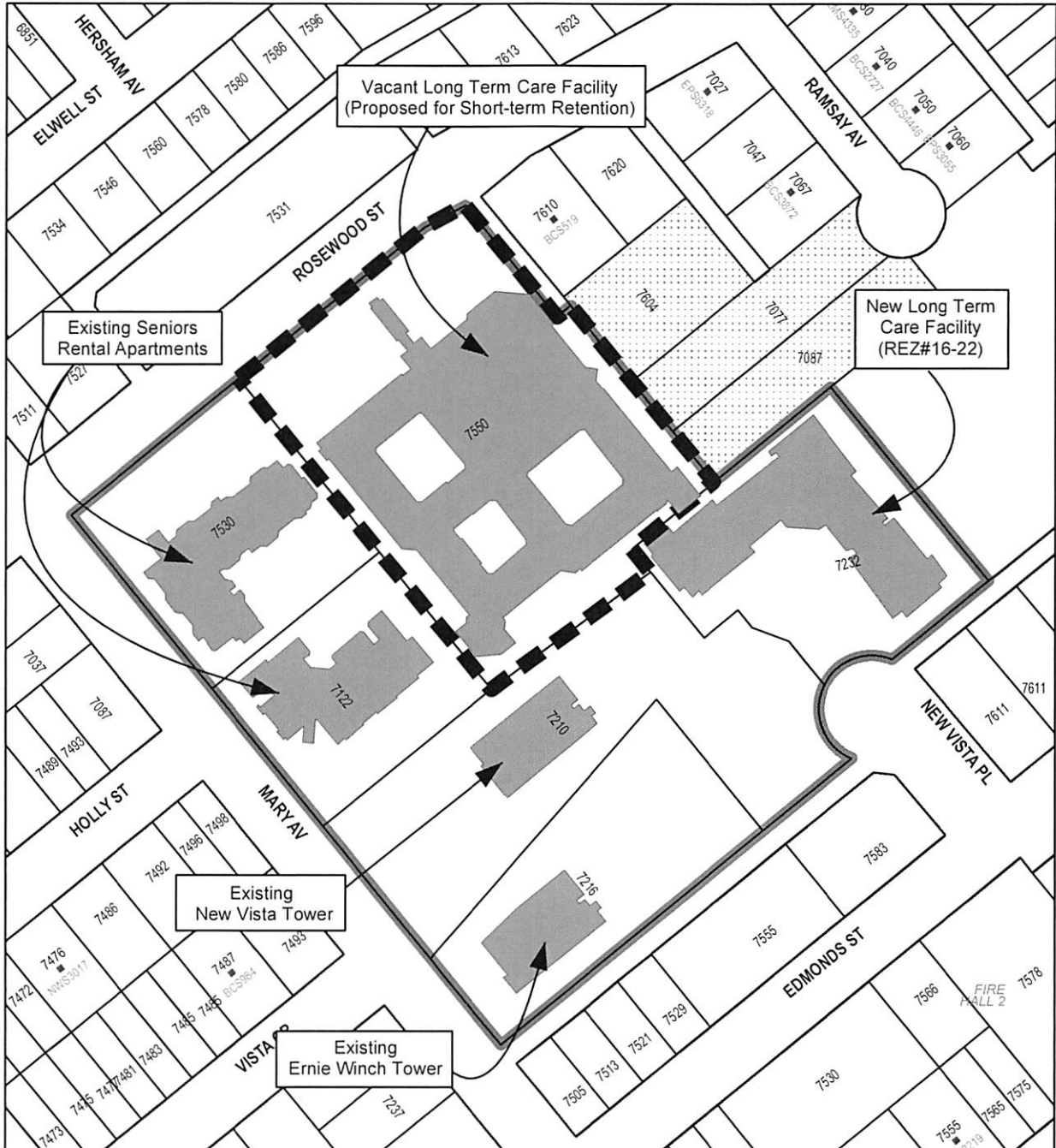
The COVID-19 pandemic has highlighted that best care practices for infection control is a single resident to a room. It is expected that the re-opened facility will act as a “swing site” to accommodate residents of other older facilities, which have multiple residents to a room, for a period of seven years. The New Vista Society has indicated that proceeds from the lease would be invested back into more health services and housing provided by the Society. As such, the proposal is considered supportable.

4.0 NEXT STEPS

Unless otherwise directed by Council, staff will amend the Section 219 Covenant registered on the title of the subject site, specifying that demolition of existing improvements be initiated within six months of the lease between New Vista Society and FHA terminating. Staff will also process forthcoming Preliminary Plan Approval and Building Permit applications, subject to meeting requirements of the Burnaby Zoning Bylaw and the Chief Building Inspector.


E.W. Kozak, Director
PLANNING AND BUILDING

KH:tn
Attachments
cc: City Solicitor
City Clerk



	<p>PLANNING & BUILDING DEPARTMENT</p> 
<p>Date: JAN 18 2021</p>	<p>NEW VISTA SENIORS CAMPUS OF CARE PROPOSED SHORT-TERM RETENTION OF BUILDING AT 7550 ROSEWOOD STREET</p>
<p>scale: 1:2,000</p>	
<p>Drawn By: RW</p>	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div data-bbox="600 1816 901 1869">  <p>New Vista Lands</p> </div> <div data-bbox="1031 1816 1274 1869">  <p>Subject Site</p> </div> </div>	



7232 New Vista Place, Burnaby, B.C. V5E 3Z3
Telephone (604) 521-7764 Fax (604) 527-6142
www.newvista.bc.ca

January 14, 2021

To: Planning Staff and Mayor and Council City of Burnaby

Re: Use of Building – 7550 Rosewood – Request to Amend Demolition Covenant

First let me offer deep appreciation and thanks to Mayor, Council and city staff for supporting the construction of New Vista's new Care Home at 7232 New Vista Place, which opened in November 2020. While it has been a challenging year, we successfully moved staff and residents into the new building without incident in the midst of a global pandemic. We could not have achieved this without your support, approval and contribution through a significant City of Burnaby grant to lessen costs.



Our initial plans to demolish the old Care Home at 7550 Rosewood St., have now changed as the Fraser Health Authority (FHA) wants to lease and operate it as residential care, for a seven year period, from February 1st, 2021 to 2028. While the building needs some upgrades, which FHA will undertake, the single resident to one care room is an attractive design feature in the COVID environment. Care Homes with 4-6 residents to a room are no longer considered a best practice for infection control and quality of life.

In order for New Vista to sign the lease for the old Care Home with Fraser Health, we respectfully ask for staff, Mayor and Council's consideration in amending the demolition covenant for the Care Home at 7550 Rosewood St. that was put in place as part of our

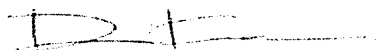
re-zoning application for the 7232 New Vista Place site. We request that the revised demolition date be August 1st, 2028, the end of the lease plus six months.

FHA has indicated, subject to their internal approvals, a plan to invest up to \$17M in building upgrades, which would take place in a fit-up period of 4-6 months from the start of the lease, (February 2021) with the building re-opening for senior's long term care in mid to late summer 2021.

As a longstanding local charitable non-profit organization, New Vista will invest the proceeds from the lease with FHA back into more health services and housing for our community, and already have significant plans underway with (2) developers for proposals for 620 units submitted to BC Housing this week. This is in addition to the 150 units we have under construction now on Sussex and 18th Ave with your and BC Housing's support.

Thank-you for your consideration on this matter, and I am glad to provide additional information if necessary.

Sincerely

A handwritten signature in black ink, appearing to read 'D. Froese', with a horizontal line extending to the right.

Darin Froese

CEO, New Vista Society