



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Manager, Development Applications
Date: February 25, 2004
File: RZ 03-252957
Re: **APPLICATION BY DGBK ARCHITECTS FOR REZONING AT 6260 BLUNDELL ROAD FROM LAND USE CONTRACT 010 TO HEALTH CARE FACILITIES DISTRICT (HCF)**

Staff Recommendation

That "Land Use Contract 010" be discharged from 6260 Blundell Road and that Bylaw No. 7674, for the rezoning of 6260 Blundell Road from "Land Use Contract 010" to "Health Care Facilities District (HCF)", be introduced and given first reading.

That Bylaw No. 7675 for an amendment to the "Health Care Facilities District (HCF)" zone to permit an increased height and lot coverage be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

HB:jmb
Att. 3

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CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

DGBK Architects have applied on behalf of Rosewood Manor (Richmond Intermediate Care Society) to the City of Richmond for permission to rezone 6260 Blundell Road from Land Use Contract 010 to the Health Care Facilities District (HCF) zone in order to accommodate a three storey addition for 33 new complex care beds.

Findings of Fact

Item	Existing	Proposed
Owner	Richmond Intermediate Care Society	No change
Applicant	DGBK Architects	No change
Site Size	10,717 m ²	No change
Land Uses	Seniors Care Facility – 121 beds	Seniors Care Facility – 154 beds
OCP Designation	Public and Open Space Use	No change
Zoning	Land Use Contract 010	Health Care Facilities District (HCF) with height and lot coverage changes proposed to the zone

Project Description

The Liberal government has provided funding to increase residential care beds in the Province and Richmond was identified as needing, and funding was provided for, an additional 160 beds. These additional beds are proposed to be accommodated with agreements through non-profit care providers at the existing facilities of Rosewood Manor and Pinegrove Place, both of which will require rezoning.

Rosewood Manor is a complex care facility that provides care to 121 senior residents ranging in age from 49 to 100 years. None of the residents on site own cars or drive. The expansion that is planned for the facility will provide an additional 33 beds in an annex to be located on the south-east portion of the site on the existing parking lot. The building will comprise independent “resident houses” on three levels and will have its own entry but will be connected to the main building for service and supply access.

This expansion to the facility will result in the removal of 9 trees, however, care was taken in the design of the new parking lot to retain three trees.

The work on the facility will also include removal of one of the three vehicular access driveways onto to Blundell Road as requested by the City for traffic safety reasons, a new entry canopy, a kitchen renovation and expansion, a new rear entrance from the rear parking lot and way-finding signage for the new rear parking lot.

Surrounding Development

The subject site is located as part of a range of services and activities that form part of the Blundell Neighbourhood Centre at the intersection of No. 2 Road and Blundell Road including the shopping and professional centres, multi-family housing and park. The addition is proposed on the east side of the existing Rosewood Manor building and will be surrounded on the east and

south sides by Blundell Park, by the existing building on the west side and by the facility's parking lot on the north side. The site to the south, Rosewood Village Apartments, which is owned by BC Housing, contains two residential towers of senior affordable housing and shares some services/programs with Rosewood Manor.

Staff Comments

Parking

The greatest obstacle to the redevelopment of the subject site is the provision of parking. The proposed addition to the building is located on top of the existing parking lot reducing it from 56 to 11 spaces. The original 56 spaces was far in excess of the bylaw requirements when the facility was constructed. A parking study that was carried out for the expanded building indicated that the peak demand period for parking would be for mid week at which time there would be a need for 61 parking spaces to serve the percentage of staff that drive as well as the visitors. The bylaw requirement for the site are only that there be 52 spaces.

In order to provide the additional parking spaces, BC Housing, as the owner of Rosewood Apartments to the south, have agreed to a covenant and access easement to secure the additional 41 parking spaces to meet the bylaw requirements as well as to a market lease rate for the additional 9 spaces required as per the parking study. The parking area, as shown on the site plan is the north-east lot, directly adjacent to a new southern entrance into Rosewood Manor. This parking lot would consist of overflow visitor parking as well as staff parking for Rosewood Manor. The Rosewood Apartments facility has a surplus of parking both from a bylaw and operational point of view even after the provision of 50 spaces for Rosewood Manor.

Proposed Zone

The site is currently zoned under an old Land Use Contract and consistent with City practice, Land Use Contract zones are being phased out. Rather than creating a new CD zone it is proposed that the Health Care Facilities District (HCF) zone be used. With the proposed changes the facility will meet the requirements of the zone with one exception. The setback to the south property line for the existing building is slightly short (5.69m) of the 6m setback. As this is a shortfall to the existing building and it is only 1 foot, staff is not concerned.

A few amendments are required however to accommodate the expansion as shown in the following chart.

In order to accommodate the subject proposal it is proposed that the following changes be made:

Zoning Analysis	HCF Zone	Proposal	Proposed New HCF Zone
FAR	1.0 FAR	0.75 FAR	no change
Lot Coverage	35%	43%	45%
Setbacks	6m	6m	no change
Height	9m (29.5 ft)	12m (39.37 ft)	12m (39.37 ft)

There are four other publicly and privately owned facilities (including a multitude of addresses) in Richmond under the HCF zone (at Bowling Green and Minoru , Fentiman Place off Garry Street, Moffat Road at Granville and Williams and Gower). Before amending the zone it is important to understand the potential impact on these four other sites. The increased lot

coverage will not create much of an impact on adjacent sites, however, the increase in height permitting a three storey building could cause concerns for immediate single family neighbours.

Of the four sites, three are already three or more storeys high. The increased height could be an issue for one of the facilities at Williams and Gower which is two storeys and adjacent to single family residences. However, as a comparison, the R3 zone which permits a three storey multi-family building only requires a 6m setback which is consistent with the HCF zone. With a building setback in the HCF zone of 6m and a rear yard setback in the single family zones of 6m, there would be a minimum of 12m or 40 feet separation between buildings. This 40 feet separation, which is also the same maximum permitted height, is considered sufficient to limit potential impacts.

Engineering

There are no engineering requirements as the existing frontage works are complete.

Analysis

Overall, staff is supportive of the application. The two biggest issues, zoning and parking have been resolved and the following points were also considered.

Location

Rosewood Manor is located directly adjacent to the Blundell Shopping Centre which in addition to providing a wide range of services that the residents can use, is also the focal point for transit. On the east side of the site is a community park. In terms of locating a seniors care facility, this is an ideal location and therefore, staff are supportive in terms of the quality of life for the residents.

Neighbourhood Centre

Neighbourhood Service Centres such as the Blundell Shopping Centre are focal points for neighbourhoods. The areas directly surrounding these centres will over time see residential intensification in order to support a pedestrian oriented village centre with a variety of housing, transportation and service options. Therefore, increased density on this subject site is consistent with the increased density that is expected in the neighbourhood.

Implications for BC Housing

BC Housing has agreed to place a covenant, in favour of the City, on their north-east parking lot to secure parking for 50 vehicles as well as allow an access easement for vehicles to access the parking lots. This covenant will run for the life of the Rosewood Manor building and will limit BC Housing from using or developing the area. There is a significant period of time left on the mortgage for the two towers on the BC Housing site, therefore they do not expect that this site will be developed for quite some time. However, when this time comes, BC Housing is aware that there are limitations with regard to the covenanted parking area. As the City is a party to this covenant there could be changes, for example with future redevelopment, that would still fulfill the parking needs of Rosewood Manor.

Impacts

In terms of the integration of the expanded facility into the surrounding neighbourhood, as there are no direct residential neighbours, the impacts are limited to park users who will now see a building on the adjacent site where the parking lot would have been and the residents of Rosewood Village Apartments who will now share their north-east parking lot. Overall, these impacts are considered minimal.

Financial Impact

None

Conclusion

Rosewood Manor and the Vancouver Coastal Health Authority are proposing to add 33 beds to the existing 121 bed Rosewood Manor, a seniors care facility. To accommodate the expansion the site requires rezoning from Land Use Contract 010 to the Health Care Facilities District (HCF) zone.

Due to the fact that the addition is being placed on the existing parking lot, Rosewood Manor has secured long term parking, through a covenant and lease, on the adjacent property, owned by BC Housing.

Changes are required in the HCF zone to accommodate greater building site coverage and building height. The proposed changes would be in effect for this site as well as four other sites already zoned HCF in Richmond. The potential impacts are not considered significant.

Overall, staff are supportive of the application as the site is ideally located for additional beds and the proposed addition will have few impacts on surrounding properties.



Jenny Beran, MCIP
Planner, Urban Development

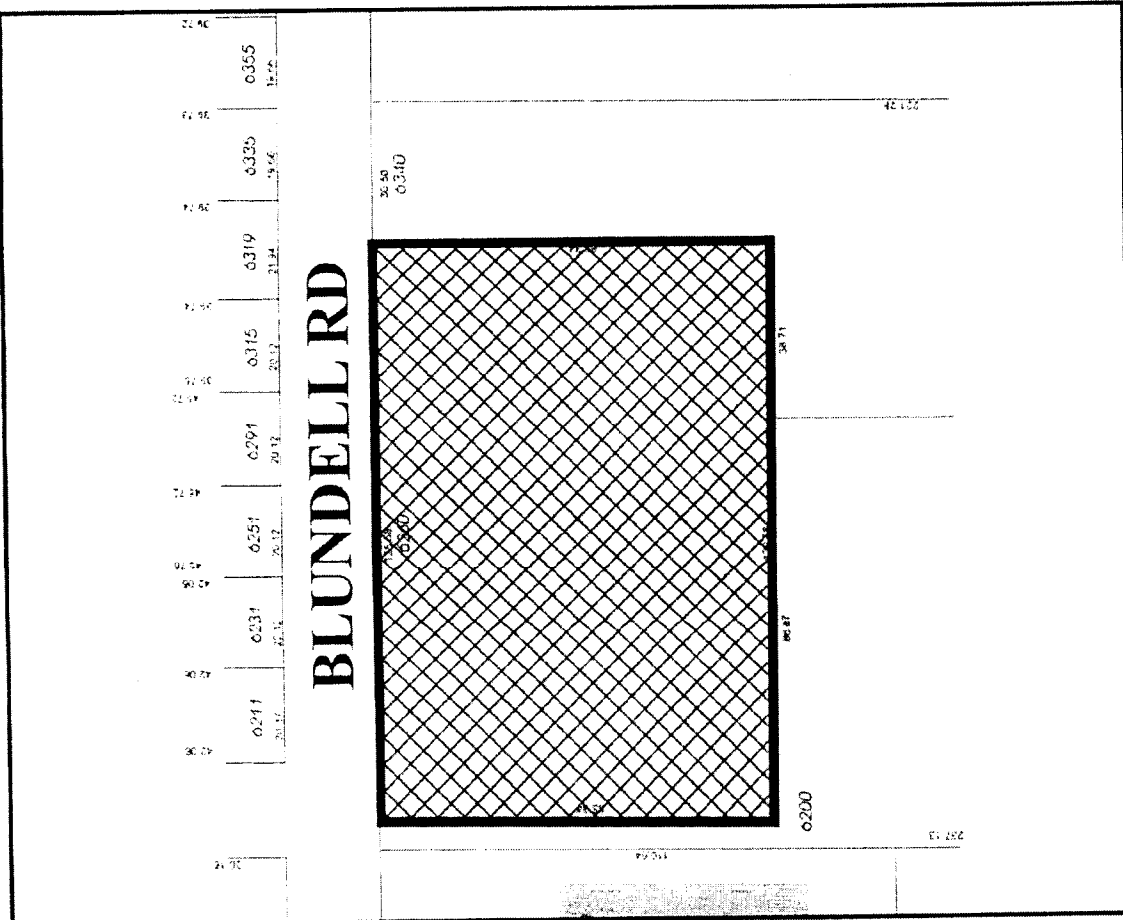
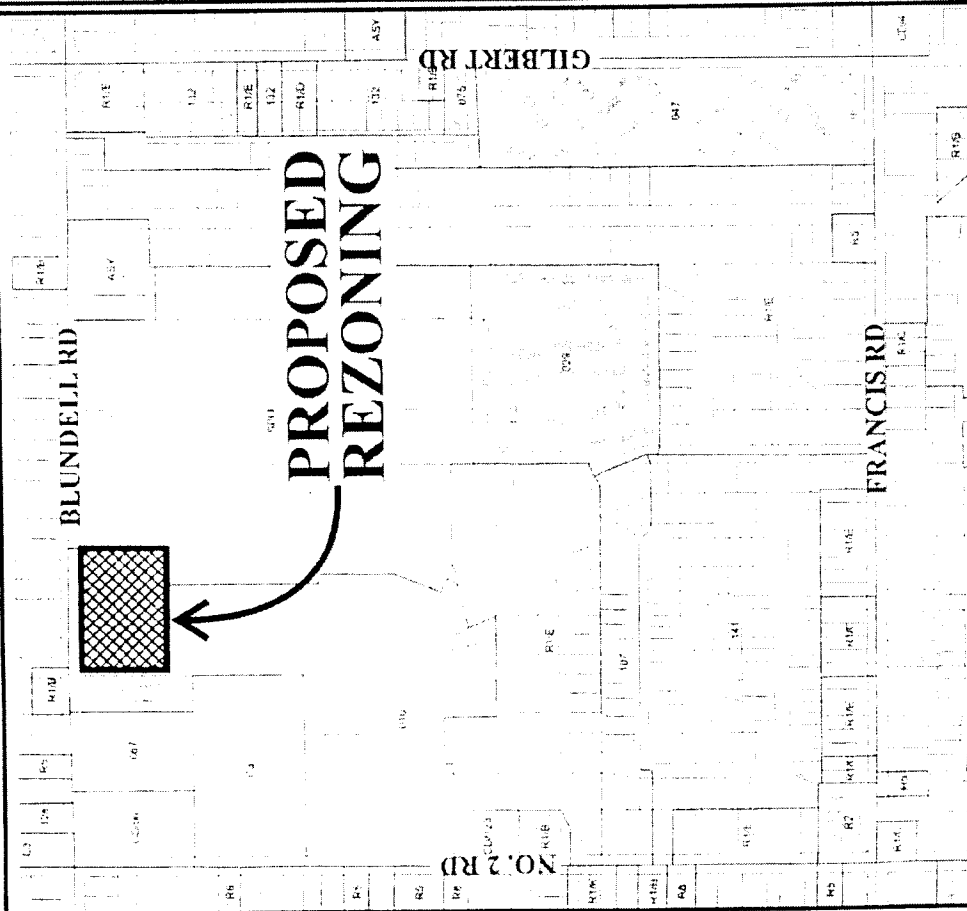
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Prior to final reading of the Rezoning Bylaw the applicant will be required to register:

- an Easement and Covenant Agreement between the Richmond Intermediate Care Society, Provincial Rental Housing Corporation and the City of Richmond to secure 41 parking spaces as required by the Zoning & Development Bylaw and the access to the parking; and
- a Rental Agreement between the Richmond Intermediate Care Society and the Provincial Rental Housing Corporation to secure the additional 9 parking spaces identified by the Parking Requirements Review Study.



City of Richmond



LEGAL

LOT A (RD-135044E)
OF LOTS 145,146
SECTION 19
BLOCK 4 NORTH
RANGE 6 WEST
PLAN 48878 N.W.D.

ZONING

ZONE = HCF
REQUIRED SETBACKS = 6M
PROVIDED SETBACKS = 6M, 9M
HEIGHT ALLOWED = 9M
HEIGHT PROVIDED = 12M

FACILITY

TOTAL AREA EXISTING = 5 697 M2
TOTAL AREA NEW = 2 299 M2
TOTAL AREA EXIST +NEW = 7 996 M2
TOTAL SITE AREA = 10 718 M2
SITE COVERAGE : 43 %
TOTAL F.A.R. = .75

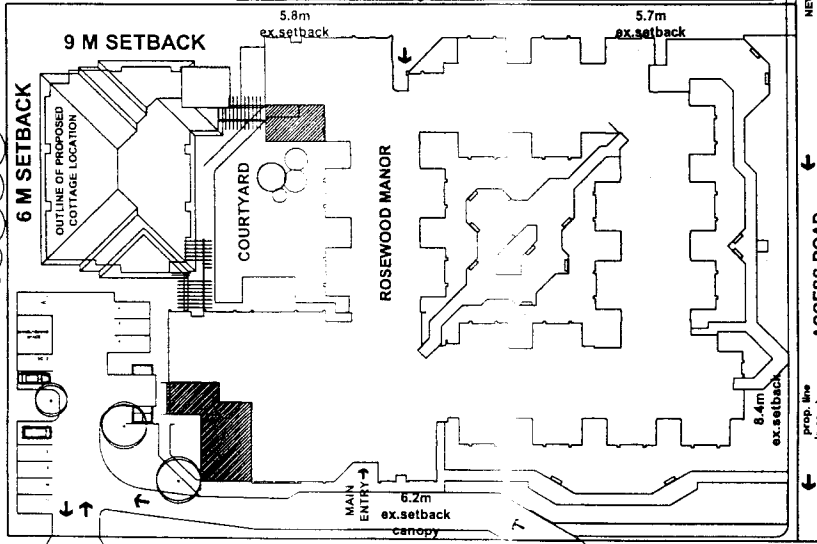
PARKING

REQUIRED PARKING = 52 STALLS
PARKING PROVIDED : 11 + 50 = 61 STALLS

50 PARKING STALLS under covenant

RICHMOND MUNICIPAL PARK

11 PARKING STALLS



BLUNDELL ROAD

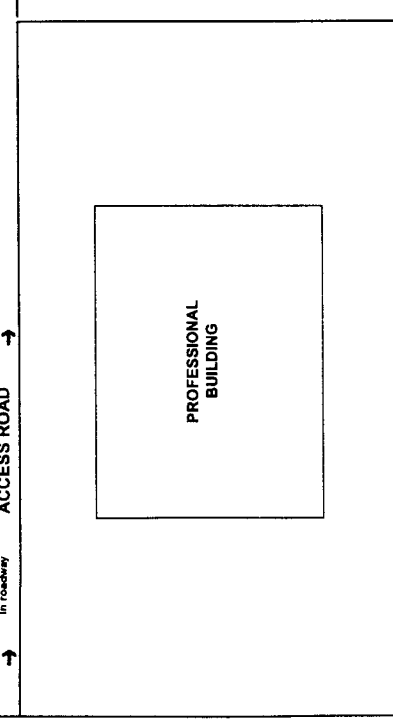
ACCESS TO NO. 2 ROAD

PARKING SUMMARY

ROSEWOOD VILLAGE	CAPACITY	CURRENT USE (Aug. 20)	SURPLUS
NE Lot	61	7	54
SE Lot	23	12	11
NW Lot	43	10	33
SW Lot	89	23	66
Total	216	52	164

ROSEWOOD MANOR	CAPACITY	CURRENT USE (Aug. 20)	SURPLUS
East Lot	56	50	6

OVERALL SITE DIAGRAM



TREE SUMMARY
EXISTING TREES TO BE REMOVED = BTWN 9 -11



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7675
(RZ 03-252957)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The "Health Care Facilities District (HCF)" zone in Richmond Zoning and Development Bylaw 5300 is amended by:
 - a) increasing the Maximum Lot Coverage from 35% to 45%; and
 - b) increasing the Maximum Heights for buildings from 9m (29.528 ft) to 12m (39.37 ft).
2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7675**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7674 (RZ 03-252957)
6260 BLUNDELL ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **HEALTH CARE FACILITIES DISTRICT (HCF)**.

P.I.D. 005-146-135

Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7674**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK