



ADMINISTRATIVE REPORT

Report Date: April 9, 2013
Contact: Jim de Hoop
Contact No.: 604.873.7479
RTS No.: 10064
VanRIMS No.: 08-2000-20
Meeting Date: May 15, 2013

TO: Vancouver City Council
FROM: Managing Director of Social Development
SUBJECT: Capital Grant to Frog Hollow Neighbourhood House - 2131 Renfrew Street

RECOMMENDATION

THAT Council approve a Capital Grant of \$26,883 to Frog Hollow Neighbourhood House to assist with renovations to the seniors' program space, subject to the conditions outlined in this report; source of funds is the Community Amenity Contribution (CAC) for 1880 Renfrew Street held in the City-wide CAC account. This \$26,883 in new funding is to be added to the 2013 Capital Budget.

Approval of Capital Grants requires eight affirmative votes.

REPORT SUMMARY

The purpose of this report is to ensure that Council's intent to provide Frog Hollow Neighbourhood House with the cash CAC from the rezoning of 1880 Renfrew Street as approved at Public hearing on September 19th, 2011. This report therefore RECOMMENDS a capital grant of \$26,883 to Frog Hollow Neighbourhood House (FHNH) for renovation work to the seniors' area within the neighbourhood house. The grant is conditional on FHNH securing any necessary permits for the work. The grant will be provided in one instalment, released on receiving evidence that work has been completed as described and that any required permits were secured, to the satisfaction of the Assistant Director of Social Infrastructure.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

September 19, 2011 at Public Hearing, Council approved a rezoning subject to Recommendation D "THAT \$26,883 CAC from the proposed rezoning of 1880 Renfrew Street, and existing seniors care facility, be allocated to Frog Hollow neighbourhood House to support renovations to the Seniors' Room."

Renovations and improvements to Frog Hollow Neighbourhood House are required to support better support seniors' programming as outlined in the Yellow Memo presented at Public Hearing. The Public Hearing Summary and Memorandum recommending the allocation of the cash CAC are attached as Appendix A and B respectively.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager and General Manager RECOMMEND approval of the foregoing.

REPORT

Background/Context

When the Renfrew Care Facility at 1880 Renfrew Street was rezoned to allow an expansion, it was considered appropriate by staff and Council to apply the rezoning CAC toward improvements to the nearby neighbourhood house to better support area seniors in remaining physically active and socially engaged.

Frog Hollow Neighbourhood House offers a variety of programs aimed at keeping their senior members physically and socially active in the Hastings Sunrise local area, near the rezoning site. Staying active, on-going learning, and meeting with friends are important contributors to health at all ages. The seniors' programs at Frog Hollow Neighbourhood House bring seniors together for great conversation and fun activities in a warm and supportive atmosphere.

Strategic Analysis

Neighbourhood houses are important City partners in ensuring a vibrant, healthy urban environment. As non-profit societies they are often challenged in securing funds for renovations and improvements in today's competitive fund raising context. The opportunity to apply the CAC from a nearby rezoning of a care facility creates an opportunity to support the neighbourhood house in meeting the needs of older residents in the area of the donor site.

The cash CAC in question was received and deposited by the City in February 2012.

Financial Implications

The award of this grant does not generate any additional obligations on the part of the City.

The source of funds is a cash CAC of \$26,833 from rezoning of 1880 Renfrew St. which was received in February of 2012. This \$26,833 in new funding is to be added to the 2013 Capital Budget.

Social Implications

Neighbourhood houses are volunteer-based, community-driven organizations offering a wide range of programs for the diverse populations living the communities they

serve. They occupy an important niche in the strategic spectrum of facilities and programs supporting City residents. Their emphasis is on self-help and capacity building. Supporting seniors to remain active and engaged is an important strategy in ensuring that Vancouver remains a vibrant, healthy city.

CONCLUSION

Frog Hollow Neighbourhood House provides a variety of activities and programs aimed at supporting seniors to live safely and with an enhanced quality of life in their homes. The neighbourhood house is an aging facility, not well equipped to meet the demands of the growing and aging population. This modest contribution to facility improvements will enhance their ability to deliver those programs. The funds are available and were earmarked for this purpose through the rezoning of 1880 Renfrew St.

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SUMMARY AND RECOMMENDATION

2. REZONING: 1880 Renfrew Street (Renfrew Care Centre)

Summary: To rezone from C-2C1 (Commercial) District to a CD-1 (Comprehensive Development) District to retain the existing residential long-term care facility and allow the construction of a one-storey addition to the west wing of the existing building, fronting Renfrew Street. The east wing of the facility would remain unchanged. The new addition would allow for an additional 18 care beds. The proposed addition would result in an increase of 982 m² (10,576 sq. ft.) of floor space for a total of 5 353 m² (57,603 sq. ft.), an increase in floor space ratio (FSR) from 3.0 to 3.55, and an increase in the building height of the west wing from four storeys to five storeys.

Applicant: Mr. Shehzad Somji, Retirement Concepts Developments Ltd.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Retirement Concepts Seniors Services Ltd., to rezone 1880 Renfrew Street (PID: 018-699-928; Lot F, Block 58, Section 31, New Westminster Plan LMP 15649) from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the expansion of a Community Care Facility - Class B, generally as presented in Appendix A of the Policy Report dated July 12, 2011, entitled "CD-1 Rezoning - 1880 Renfrew Street (Renfrew Care Centre)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as represented by plans prepared by Derek Crawford Architect, and stamped "Received City Planning Department, March 9, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall consider the following:

Design Development

1. Clarification of exterior finish and materials on the elevation drawings.

Note to Applicant: Finishes should be consistent in quality with the existing building.

2. Interior layout and size of resident rooms and common amenity spaces to be designed in accordance with Residential Care Regulations and to the satisfaction of the Vancouver Coastal Health Authority.

Sustainability

3. Clarification on the plans and drawings of any sustainable design features.

Note to Applicant: Features should be noted on the plans and elevations where relevant. Designs which reduce building energy consumption in particular are encouraged.

Crime Prevention Through Environmental Design (CPTED)

4. Design development to take into consideration the principles of CPTED.

Landscape Design

5. Provision of a Landscape Plan illustrating existing and proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees and plants to be retained); paving, walls, fences, and other landscape elements. The landscape plan should be at 1:100 (1/8" = 1'-0") minimum scale.

Note to applicant: Except for architectural changes proposed in this rezoning, the Landscape Plan should match the approved Landscape Plan of development permit DE402120.

6. Provision of a full Landscape Plan.

Engineering

7. Arrangements to the satisfaction of the General Manager of Engineering Services for the correction of the north property line dimension which appears as 1 foot greater on the application drawings than that indicated on the subdivision plan (Plan LMP15649).

Social Policy

8. Provision of a Tenant Relocation Plan, approved by Vancouver Coastal Health Authority, prior to issuance of the Development Permit.

CONDITIONS OF BY-LAW ENACTMENT

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements for the following to the satisfaction of the General Manager of Engineering Services, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services:

Engineering

1. Provision of two new street trees on Renfrew Street either side of the existing bus stop.
2. Provision of improved curb ramps at the northeast corner of 3rd Avenue and Renfrew Street.
3. Confirmation that no new electrical services (BC Hydro) are required for the project or undergrounding of any additional or upgraded services necessary to serve the site.

Social Policy

4. Applicant to establish and/or consult with a Family Council for the facility prior to enactment to the satisfaction of the Director of Social Policy.

Note to applicant: Advice and assistance on establishing and supporting Family Councils can be provided by Advocates for Care Reform at <http://www.acrbc.ca/contact.html> or by phone at 604.732.7734, or email at: info@acrbc.ca.

Community Amenity Contribution

5. The agreed Community Amenity Contribution of \$26,883 is to be paid to the City and such payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letter of credit, and provide for the withholding of permits, as deemed appropriate by, and in form and contents satisfactory to, the Director of Legal Services.

The timing of all required payments if any shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-2C1), as set out in Appendix C of the Policy Report dated July 12, 2011, generally as presented in Appendix C of the Policy Report dated July 12, 2011, entitled "CD-1 Rezoning - 1880 Renfrew Street (Renfrew Care Centre)", be approved.

- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated July 12, 2011, entitled "CD-1 Rezoning - 1880 Renfrew Street (Renfrew Care Centre)".

[RZ - 1880 Renfrew Street (Renfrew Care Centre)]



Refers Item No. 2
Public Hearing of September 19, 2011

MEMORANDUM

September 9, 2011

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
M. Coulson, City Clerk
M. Welman, Director of Communications
W. Stewart, Assistant Director, Corporate Communications
D. McLellan, General Manager of Community Services
B. Toderian, Director of Planning
F. Connell, Director of Legal Services

FROM: K. Munro, Assistant Director of Planning

SUBJECT: CD-1 Rezoning - 1880 Renfrew Street (Renfrew Care Centre)

This memorandum recommends an allocation for the community amenity contribution (CAC) offered for the above rezoning application. It also recommends one additional rezoning condition to ensure indoor and outdoor amenity spaces are designed to meet the needs of residents. Also brought forward are minor changes and refinements to the draft CD-1 By-law and clarifications of minor inconsistencies in the staff report.

PART 1 - CAC Allocation

RECOMMENDATION

- D. THAT the \$26,883 CAC from the proposed rezoning of 1880 Renfrew Street, an existing seniors' care facility, be allocated to Frog Hollow Neighbourhood House to support renovations to the Seniors' Room.

Discussion

Renovations are required at the Frog Hollow Neighbourhood House to replace flooring, add secure storage, and improve communications and media infrastructure, in support of two new initiatives serving seniors – the "Intergenerational Resiliency Project" and the "Generating Citizenship Project". Both projects have been recently funded to bring isolated elders and newcomer youths together to exchange knowledge and skills. One is food/cooking based and the other is about developing computer and related technology skills.

Frog Hollow Neighbourhood House is approximately three blocks from the rezoning site. As with other neighbourhood houses, the focus of Frog Hollow's programming is capacity building by fostering cooperation. The Northeast Renfrew neighbourhood is characterized by a higher-than-average new immigrant population and higher-than-average population over 65 years of age.

PART 2 - Additional Form of Development Condition

RECOMMENDATION

E. THAT the following condition be added after condition (b) 8. in Appendix B to the Policy Report dated July 12, 2011, entitled "CD-1 Rezoning - 1880 Renfrew Street (Renfrew Care Centre)":

- "9. Design Development, to the satisfaction of the Managing Director of Social Development in consultation with Vancouver Coastal Health, to ensure that the proposed reconfiguration of dining facilities does not diminish residents' access to indoor and outdoor lounge areas.

Note to applicant: The proposed elimination of the ground-floor dining area and the resident lounges on each floor, to be replaced with dining areas on each floor, and the elimination of the rooftop outdoor lounge to enable the addition of added floor area, must all be done in a way that meets the intent of the licensing regulations calling for dedicated, accessible indoor and outdoor lounge areas, and that meets the social and physical accessibility needs of the resident population."

Discussion

The above recommended condition addresses concerns with how changes to common amenity spaces, planned to be completed in conjunction with the proposed rezoning and subsequent expansion of the Renfrew Care Centre, might affect residents living in the facility.

In early May 2011, Vancouver Coastal Health staff were advised of the application to add an additional storey to the Renfrew Care Centre and provided with floor plans of the proposed renovations to the entire building and with a copy of the resident relocation/care plan during construction. Feedback from Vancouver Coastal Health and from City staff in Social Development resulted in two Social Policy conditions of approval included in Appendix B of the Policy Report. Following referral to public hearing on July 26, 2011, further concerns related to the reconfiguration of dining and lounge spaces and loss of the roof deck were identified. The proposed additional condition, recommended above, would require further consultation involving Vancouver Coastal Health staff, operators of the facility and residents and their families, to resolve the identified concerns prior to the issuance of a development permit for the proposed expansion and renovations.

PART 3 - Draft CD-1 By-law

RECOMMENDATION

- F. THAT the section entitled "Horizontal Angle of Daylight" of the draft CD-1 By-law, shown in Appendix A of the Policy Report dated July 12, 2011 entitled "CD-1 Rezoning - 1880 Renfrew Street (Renfrew Care Centre)", be amended as follows:

[deleted text is struck-through and added text is bold-italic]

Horizontal Angle of Daylight

- All habitable rooms must have at least one window on an exterior wall which complies with the following:
 - the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, shall be unobstructed over a distance of ~~24.4~~ **24.0** m; and
 - the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of this section provided he first considers all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.
- For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:
 - the largest building permitted under the zoning on any adjoining sites; and
 - part of the same building including permitted projections.
- A habitable room referred to in this section does not include:
 - a bathroom; or
 - a kitchen whose floor area is the lesser of:
 - less than 10% of the total floor area of the dwelling unit, or
 - less than ~~9.29~~ **9.3** m².

Discussion

The above recommended changes to the Horizontal Angle of Daylight section of the draft CD-1 By-law correct inadvertent typographical errors and bring it into conformity with other such regulations in comparable CD-1 By-laws and with the draft by-law posted for this item.

PART 4 - Bed and Room Counts

The proposed renovation and expansion of the Renfrew Care Centre would see the addition of 17 new single rooms and the splitting of one double room into two single rooms, for a total of 18 new care beds and single rooms. In the Land Use and Public Input sections of the report, typographic errors indicate that there would be 90 care beds and 107 rooms, when, in fact, there would be 98 rooms and 108 care beds once all planned renovations are completed.

Further, the Renfrew Care Centre is incorrectly referred to as the Renfrew Care Home in the first line of the Conclusion of the report. This information is provided for clarity only and no actions are required to correct these non-substantive typographic errors.



K. Munro
Assistant Director of Planning
Current Planning Division

KM/NH/ws
Attach.