

DISTRICT OF
Mission
ON THE FRASER



Memo

FILE PRO.DEV.ZON
R08-005

To: Chief Administrative Officer

From: Senior Planner

Date: September 8, 2009

Subject: R08-005 Castro – Adjacent House at 33027 2nd Avenue

This report is regarding the house located at 33027 2nd Avenue that is adjacent to the proposed new care home site at 33043 2nd Avenue (rezoning file R08-005).

On Friday, September 4th, 2009 staff was provided further information regarding the house located at 33027 2nd Avenue owned by the Castros and thus researched and confirmed this information. The new information is not drastically different from the facts given to Council in the August 17, 2009, report (attached – item 3). However, staff believes that this new information should be shared with Council.

The house at 33027 2nd Avenue is a single family house and the four residents do not receive care from Katalin Care Home as is stated in the August 17, 2009 report to Council. However, 33027 2nd Avenue is under contract with the Ministry of Health as a bridge house, meaning that the current residents live in this house as a place to reside before they venture out to live in their own apartment unit, or basement suite, etc.

It is staff's understanding from talking to Ministry of Health staff that the individuals at 33027 2nd Avenue pay their own rent but there may be some operational costs for the house paid for by the Ministry. Residents are responsible for cooking, housekeeping and light yard maintenance. There are a few hours of support per week provided for these residents through the Ministry (ie. if they need a ride to a dentist appointment).

These types of homes have been under the jurisdiction of the Ministry of Health for many years. Please note that under the zoning bylaw this house is not a care home and is considered a single family house. However, since it falls into the Ministry of Health category of a bridge home there may be a future need for more people to want to stay at this home.

Under the circumstances staff is recommending that the Castros enter into a restrictive covenant with the District of Mission to limit the number of residents to three at the 33027 2nd Avenue house. This would then be the same as the proposed zoning bylaw change (proposed new zoning bylaw 5050-2009) limiting single family homes to a family or a maximum of three persons not necessarily related by blood or marriage. Mrs. Castro has agreed with this verbally and has submitted a letter (attached) advising that they will enter into a restrictive covenant to limit the number of residents to three at the subject property. The four residents would be allowed to remain as per the current agreement, however, once one resident moves out of the house (leaving three living in

the house), the maximum number of residents allowed from that point forward in time would be three residents.

The foregoing information is to clarify the existing situation and to provide a solution to limit the number of residents at 33027 2nd Avenue. Staff fully supports the rezoning of the property at 33043 2nd Avenue to allow the construction of the new Katalin Care Home.

A handwritten signature in black ink, appearing to read "Dayle Reti". The signature is fluid and cursive, with a large initial "D" and "R".

Dayle Reti

G:COMDEV/Dayle/CastroHouseR08-005

R08-003

Katalin Home
33053 - 2nd Avenue
Mission, B.C. V2V 1J7

September 8, 2009

Dayle Reti
Senior Planner
8656 Stave Lake Street
Box 20, Mission, B.C. V2V 4L9

ENTERED

RE: Proposed New Care Home at 33043 2nd Avenue

As per our telephone conversation, I am willing to enter into a restrictive covenant limiting to 3 people who will reside at 330^u37 2nd Avenue. Once the 4th person moves out it will be limited into 3. (33027-2ND AVE)

If you need further information, please feel free to contact the undersigned.

Respectfully yours,



Aida A Castro
Manager
Tel 604 814 3352

District of Mission **Memo**

FILE: PRO.DEV.ZON
R08-005

To: Chief Administrative Officer

From: Senior Planner

Date: August 17, 2009

Subject: Third Reading Report For R08-005 (Castro) – 33043 2nd Avenue

Recommendation

That Zone Amending Bylaw 5007-2008-3143 (319) for property located at 33043 2nd Avenue (R08-005) be considered for Third Reading.

Background

An application was received from Aida and Salvador Castro to rezone the property located at 33043 2nd Avenue (**Map 1**) to accommodate a 15-bed care home. The subject application went to Public Hearing on January 26, 2009 and at the March 16, 2009 Council meeting, Council requested that a Third Reading Report be prepared to answer questions and to provide additional information.

The following is provided, based on the request from the March 16, 2009 Council meeting:

1) The developer is to provide a garbage management plan.

The developer has entered into a contract with Waste Services (CA). All garbage and compost is picked up on a weekly basis and letters from both the developer and the contractor are attached as **Appendix A** and **Appendix B**.

2) The developer is to address concerns on the use of the old building.

The developer is planning to rent the current care home (33053 2nd Avenue) as a single family residence, once the new care home is built. A letter from the developer is attached as **Appendix C**.

Staff would require that a restrictive covenant limiting the use to residential be registered on the subject property as part of the rezoning process.

3) The developer is to advise if the other building will be used as a single residence.

The other building (the residence located at 33027 2nd Avenue, also owned by the developer) will continue to be used as a single family residence. According to the developer, this house is currently rented as a single family residence. The renters of this house do not receive care from the current care home and nor would they receive care if the new care home was built.

4) The developer is to address concerns about design and how form and character will fit into the neighbourhood.

The developer met with staff and the following information is provided to Council:

The proposed care home is a similar scale to the existing care home immediately adjacent to the site. To the east, the Telus building on 2nd Avenue and the church on the corner of James and 2nd are larger scale buildings in the neighbourhood, as well as the church on the corner of 2nd Avenue and Grand. A number of the houses on 2nd Avenue are two storeys and the neighbourhood primarily has two storey buildings or larger buildings. There are also taller houses on Grand Street, within a half block of the site.

The neighbourhood has a mix of uses and a mix of building sizes. This proposal fits the form and character of the neighbourhood and will not look out of place. A scaled drawing showing the proposed care home adjacent to the two houses beside it is attached as **Appendix D**. The developer's architect has provided comments about the design of the proposal (**Appendix E**).

5) The developer is to advise how the third building will be used in connection with the other two buildings.

I presume Council is referring to the single family residence located at 33027 2nd Avenue that is referred to in item 3 above. According to the developer, the single family residence is rented and these renters are not receiving care from the existing care home nor would they receive care from the new care home, if built.

However, if Council is referring to the old care home or the proposed new care home as the third building (rather than the single family residence) the answer is the same in that the only connection between the three buildings is that the Castros (developer) are the landlord for all three buildings..

6) What will be the use for all the buildings and not just the new building?

Please see the answers for items 2, 3, and 5 in this memorandum and the letter attached as **Appendix C**.

7) Is the Ministry of Health in support?

The Ministry of Health (Fraser Health) is in support of the proposed care home and their letter dated July 26, 2009 is attached as **Appendix F**.

8) What is the maximum amount of individuals permitted?

From review of the Fraser Health letter submitted (**Appendix F**), fifteen beds are allowed. However, at this time they have not confirmed in writing that the fifteenth bed would be funded by the Ministry. The developer has advised that in discussions with Fraser Health staff there appears to be support for funding of the 15th bed by the time the care home is constructed.

In summary, the applicant has provided the requested information. Staff recommends that this application be forwarded for consideration of Third Reading.


Dayle Reti

MAP 1



7461	BIRCH ST.			
32957	32956	32964	32972	32978
32965	32973	32981	32989	7455
7452	7463	7489		

GRAND ST.

7460	33010	33026	33036	33048
33019	33027	33043	33070	
33063	33099			

JAMES ST.

5TH AVE.					
7482	33128	33136	33146	33148	33164
7478	33129	33137	33145	33155	33170
33111	33121	33129	33137	33145	33163
7483	7475	7465			

32955	32958	32968	32978	32984	32986	32988	32996
32959	7440	32972	32980	32984	32986	32988	32996
32865	7432	32971	32977	32985	32989	32991	7411
32971	32977	32985	32989	32991	32995	7411	

7442	33046	33062	33072	7439
7436	33027	33037	33055	7431
7430	33027	33037	33055	7431
33015	33027	33037	33055	33063
33027	33037	33055	33063	33073
33037	33055	33063	33073	33081
33055	33063	33073	33081	33091

4TH AVE.					
33150					
33111	33118	33119	33129	33137	33143
33118	33119	33129	33137	33143	33163
33119	33129	33137	33143	33163	33165

32944	7397	32960	32968	32974	32980	32988	32994	7393
7370	32967	32971	32973	32981	32985	32991	32995	7393
32959	32967	32971	32973	32981	32985	32991	32995	7393

7388	33022	33046	33060	33070	33080	33090
33011	33027	33043	33053	33067	33077	
7370	33011	33027	33043	33053	33067	33077

3RD AVE.					
7380	33128	33136	33144	33154	33162
7384	33128	33136	33144	33154	33164
7388	33163	33167	33169	33179	33186
7380	7368	33179	33201		

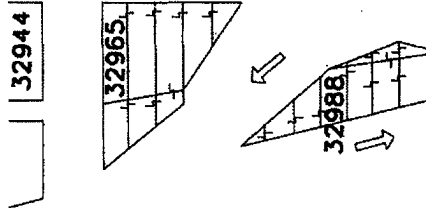
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32944	7334	32964	32967	32973	32981	32985	32989	7313	7339
32965	7334	32964	32967	32973	32981	32985	32989	7313	7339

GRAND ST.

7340	33026	33038	33050	33054	33078	7339
7332	33026	33038	33050	33054	33078	7339
33007	33017	33025	33031	33035	33039	33047
33017	33025	33031	33035	33039	33047	33051
33025	33031	33035	33039	33047	33051	33055
33031	33035	33039	33047	33051	33055	33059
33035	33039	33047	33051	33055	33059	33063
33039	33047	33051	33055	33059	33063	33067
33047	33051	33055	33059	33063	33067	33071
33051	33055	33059	33063	33067	33071	33075
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33067	33071	33075	33079	33083	33087	33091
33071	33075	33079	33083	33087	33091	7331
33075	33079	33083	33087	33091	7331	
33079	33083	33087	33091	7331		
33083	33087	7331				
33087	7331					
7331						

JAMES ST.

2ND AVE.					
7336	7337				
33103	33109	33113	33119	33123	33127
33109	33113	33119	33123	33127	33131
33113	33119	33123	33127	33131	33135
33119	33123	33127	33131	33135	33139
33123	33127	33131	33135	33139	33143
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33147	33151	33155	33159	33163	33167
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33171	33175	33179	33183	33187	33191
33175	33179	33183	33187	33191	33195
33179	33183	33187	33191	33195	33199
33183	33187	33191	33195	33199	33203
33187	33191	33195	33199	33203	
33191	33195	33199	33203		
33195	33203				
33199					
33203					



33018	33022	33026	33030	33034	33038	33042	33046	33050	33054
33018	33022	33026	33030	33034	33038	33042	33046	33050	33054
33022	33026	33030	33034	33038	33042	33046	33050	33054	
33026	33030	33034	33038	33042	33046	33050	33054		
33030	33034	33038	33042	33046	33050	33054			
33034	33038	33042	33046	33050	33054				
33038	33042	33046	33050	33054					
33042	33046	33050	33054						
33046	33050	33054							
33050	33054								
33054									

1ST AVE.					
33114	33118	33122	33126	33130	33134
33118	33122	33126	33130	33134	33138
33122	33126	33130	33134	33138	33142
33126	33130	33134	33138	33142	33146
33130	33134	33138	33142	33146	33150
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33142	33146	33150	33154	33158	33162
33146	33150	33154	33158	33162	33166
33150	33154	33158	33162	33166	33170
33154	33158	33162	33166	33170	33174
33158	33162	33166	33170	33174	33178
33162	33166	33170	33174	33178	33182
33166	33170	33174	33178	33182	33186
33170	33174	33178	33182	33186	33190
33174	33178	33182	33186	33190	33194
33178	33182	33186	33190	33194	33198
33182	33186	33190	33194	33198	33202
33186	33190	33194	33198	33202	
33190	33194	33198	33202		
33194	33198	33202			
33198	33202				
33202					

SUBJECT PROPERTY

CANADIAN PACIFIC RAILWAY

7170

WELTON ST.

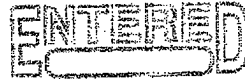
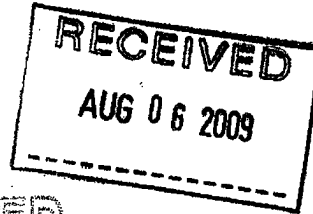
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Appendix A

KATALIN Home
33053 2nd Avenue
Mission, B.C. V2V 1J7

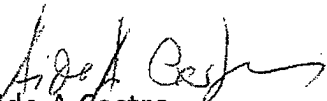
August 6, 2009

Dayle Reti
Senior Planner
8645 Stave Lake Street
Box 20, Mission, B.C. V2V 4L9



RE: Garbage

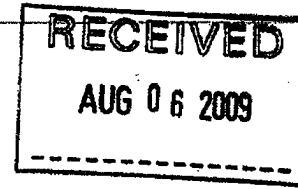
The current backyard compost has been removed. The existing garbage removal contract with Waste Services (CA) Inc. (CA) (Abbotsford Hauling, 34321 Industrial Way, Abbotsford, B.C. V2S 7M5) will continue. All garbage and compost are collected and removed on a weekly basis in addition to supplemental removal as necessary.


Aida A Castro
Manager

Appendix B

salvador

From: Dick Hansen [dhansen@wasteservicesinc.com]
Sent: Wednesday, August 05, 2009 1:55 PM
To: salvadong@shaw.ca
Subject: Waste Removal Service



To whom it may concern:

This is to inform you that Waste Services (CA) Inc. is providing waste removal service of 2 containers which are being dumped on a weekly basis (Fridays) at C L Antonio Inc. located at 33053 Second Ave., Mission, BC.

Regards,
Dick Hansen
Territory Manager
Waste Services (CA) Inc.

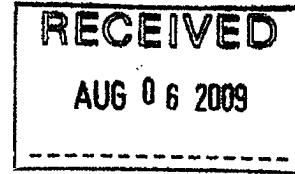
CONFIDENTIALITY NOTICE: The information transmitted in this email is intended for the addressee and may contain confidential information of Waste Services Inc. or its affiliated corporations. Any unauthorized review, distribution or use or the taking of any action in reliance on the information contained in this email or any attachments is strictly prohibited. If you have received this message in error, please delete or destroy it, all attachments and any copies, and notify the sender.

ENTERED

Appendix C

KATALIN Home
33053 2nd Avenue
Mission, B.C. V2V 1J7

August 6, 2009



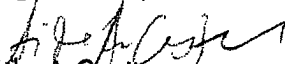
Dayle Reti
Senior Planner
8645 Stave Lake Street
Box 20, Mission, B.C. V2V 4L9

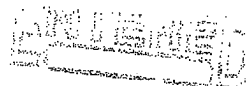
Katalin Home:

The existing Katalin Home Mental Health Care facility (33053 – 2nd Avenue) will be converted to a single family rental accommodation. The building will be renovated with interior painting and stairway improvement. The exterior will also be painted. The retaining wall facing the street will also be repaired and painted. Landscaping will include more flowers, hedges, trees and the lawn replanted/sodded.

The Blue and White House at 33027 2nd Avenue will continue as a rental property. The house is undergoing renovations. A two fold approach is underway. For the exterior, professional landscapers have been contracted to trim trees, plant flowers and introduce hedging. The outside of the building is being painted and windows replace. This building is a rental house and is not associated with the proposed care home.

The proposed new care home at 33043 2nd Avenue is operated as an independent care home and will not be associated with the blue and white rental house located at 33027 2nd Avenue or the old care home which will be converted to a single family rental.


Aida A Castro
Manager



57

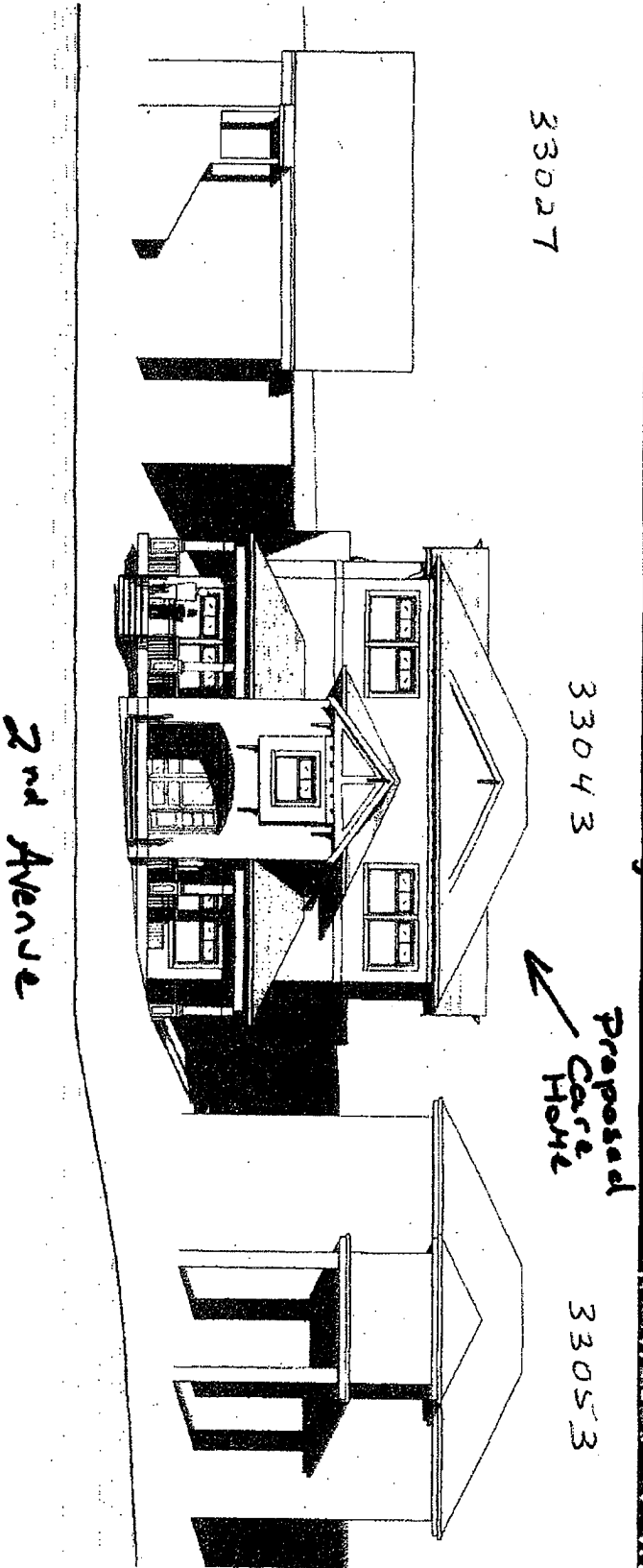
無窮建築 ::

architect 57 inc.

#278-5489 BYRNE RD, BURNABY, B.C. | O:778.786.8655 | F:778.786.8650 | M:604.818.2088 | WWW.ARCHITECT57.COM

Appendix D

page 2



Appendix E

DESIGN RATIONAL

June 1, 2009

Recipient: Ms. Dayle Reti, Planning Department, City of Mission
From: Cary Tsai, MAIBC, Architect 57 Inc.
Subject: Katalin Care Homes Design Rational
Copies: Rudy Antonio

[Design Rational]

Situated at beautiful hillside on 2nd Avenue, the Katalin Care Homes' primary design intent is to have a cohering architectural style with the heritage community it sits in and to preserve the existing environment. "Natural" came in top for the preferred look of the building.

In order to have a unique and pleasant amenity, the fronting façade and front yard are decorated with blossoming landscaping, Roman unit pavers, and railed porch. Seated bay windows are spotted throughout the project. They extend the interior space further beyond and connect the residents with the outdoor with better sunlight penetration. Ornamental bargeboard and bracket add playfulness and layers to the exterior aesthetics.

Sustainability, last but not the least, is another important design task for the design team. Lower beige walls are constructed in stucco and higher building massing has horizontally decorative cedar panels. Both exterior assemblies receive rainscreen treatment and high insulated value materials.

The building, like all good architecture, has the prospect to be not only functional and practical but to be creative, inspiring and to lift the community. Our mission is to improve the quality of life for both the residents and the neighbors.

architect 57 inc.

無極建築 57

Appendix F



fraserhealth Better health.
Best in health care.

July 28, 2009

Reference: PCCHN MHA 0927

PRIVATE & CONFIDENTIAL

Aida Castro
c/o Antonio C.L. Inc
8222-144 Street
Surrey, B.C.
V3W 5P4

ENTERED

Dear Aida,

Re: Confirmation of Support for Katalin Home Redevelopment

This letter confirms your recent meetings with Mental Health & Addictions representatives at which time you discussed a proposal to redevelop Katalin Home, a 14-bed Mental Health residential facility located in Mission.

You have proposed to redevelop Katalin home on an adjacent lot to the current facility and are requesting a letter of support from Fraser Health which will assist in your rezoning application with the District of Mission. You plan is to transfer clients currently at Katalin Home to your new building once the new building is rebuilt.

I would like to confirm that Fraser Health supports your plans to redevelop Katalin Home contingent on meeting Community Care Facility Licensing requirements and meeting all appropriate municipal occupancy requirements. Fraser Health will continue to contract with you for the provision of service to 14 residents at your new site. Fraser Health will purchase 14 residential beds with the annualized funding for the 14 beds being \$ 432,044 (\$84.55 per diem) plus client co-payment of \$30.90.

I must also point out that Article 5.01(a) of your residential service agreement states that:

"Notwithstanding any other provision of this Agreement, the payment of money by the Province to the Service Provider pursuant to this is Agreement is subject to there being sufficient monies available in an appropriation as defined in the Financial Administration Act, S.B.C. 1981, Chapter 15".

This means that ongoing funding for Katalin Home from Fraser Health is contingent on the Health Authority continuing to receive funding from the Province.

I understand that your new facility is designed for 15 beds, but at this time Fraser Health cannot commit to funding this additional bed. Any additional property costs incurred through the redevelopment of Katalin Home will be borne by yourself as Fraser Health cannot make any commitments to you regarding an increase in property costs. Also I must remind you that both Fraser

Fraser Health Authority
#300, 10334 - 152 A Street
Surrey, BC V3R 7P8

(604) 587-4462 www.fraserhealth.ca



fraserhealth Better health.
Best in health care.

Health and yourself have the ability to terminate the residential service agreement on 365 days notice "without cause" or in Fraser Health's case, immediately "for cause".

This letter of support is conditional upon the project being completed within the next 24 months.

We appreciate your ongoing commitment to Mental Health residential services and look forward to working with you on this project. Should you have any questions please contact Bob LaRoy Manager, MH & A at (604) 870-7818 or Dan Kipper, Mental Health, Housing Manager (604) 701-4047.

Yours sincerely,

Lois Dixon

Lois Dixon, Executive Director
Mental Health & Addictions

Pc: Frank Fung, Director
Bob LaRoy, MH & A Manager
Dan Kipper, Manager MH & A Housing
Len Mitchell, FH Manager, Contracts & Analysis

Fraser Health Authority
#300, 10334 - 152 A Street
Surrey, BC V3R 7P8

2

(604) 587-4462 www.fraserhealth.ca