

4. Re: Rezoning Reference #29/71 -  
Four Square Alliance Church  
Senior Citizen Proposal on Inman Street.

Following is a report dated October 18, 1971, from the Planning Director regarding the above and recommending that the proposal be adopted but that no change be considered in the existing single family residential use of the areas outside the Apartment Study designations.

RECOMMENDATION:

THAT the proposal be adopted.

\* \* \* \* \*

PLANNING DEPARTMENT  
OCTOBER 18, 1971

MR. M. J. SHELLEY  
MUNICIPAL MANAGER

DEAR SIR:

RE: FOUR SQUARE ALLIANCE CHURCH -  
SENIOR CITIZEN PROPOSAL ON INMAN STREET  
RZ #29/71

INTRODUCTION

On September 27, 1971 Council gave the above rezoning two readings, at the same time instructing the Department to prepare a report on the proposed subdivision pattern for the block bounded by Kingsway, Inman Avenue, Bond Street and Patterson Avenue; on the current zoning pattern in this area; and on the relation of this proposal to the surrounding area in the light of the Apartment Study.

The attached sketch #1 shows the potential subdivision pattern of the lands involved; sketch #2 indicates the existing zoning.

The subject properties, totalling approximately 1.0 ac. are immediately north of the designated medium density area (Area "J") of the 1969 Apartment Study. It was, however, recognized in the original report of the Planning Department to Council on this rezoning that the site has certain advantages which make it suitable for senior citizen accommodation:

1. the availability the Central Park amenities within walking distance.
2. the availability of good public transit on Kingsway.
3. the accessibility to commercial facilities and other activities in the Kingsway town centre.
4. the size of the site being sufficient to support of medium density (RM4) development of a moderate height, (11 storeys).

...2

RE: Four Square Alliance Church -  
Senior Citizen Proposal On Inman Street  
RZ #29/71

5. development of the site having the potential for integration under a CD plan with the rest of the church holdings, thus enabling the residents to use the church facilities as well as a recreation centre which forms part of a school complex which is proposed to be added in a later stage to the church site.

The major objection to the intensive use of the subject site for senior citizen accommodation is the density of development. It is recognized that the proposed building will be different in scale and nature from the surrounding single family densities and building profiles.

However, on the strength of the locational arguments in favor of this proposal, and recognizing that the proposed medium density (RM4), the moderate height (11 storeys) and the immediate proximity to the areas designated in the Apartment Study for medium density could reduce some of the inherent land use conflicts, the Department recommended adoption in principle of this proposal.

#### OBSERVATIONS

It is essential in this context to dwell at some length on the mechanics of land development and its financing aspects in order to understand how private groups sponsoring senior citizen housing (i.e. churches, non-profit organizations) arrive at their decisions of location and choice of development type.

Financing for senior citizen housing can be raised through a 95% CMHC mortgage on the basis of 5% equity, or through a sharing arrangement between the provincial and federal governments (30% provincial grant and 60% CMHC mortgage) on the basis of a 10% equity, the latter method being subject to restrictions imposed by the province on the rent levels and admissions.

Both methods require, compared to private development operations, a relatively low equity from the part of the sponsoring organizations which in turn will result in the choice of housing sites with a low land value. High value sites under this approach would be under-used or would experience higher rent levels. The major concern of the sponsoring groups at the present is to keep rent levels down to an acceptable minimum and it is obvious that locational aspects to some extent are considered of secondary importance to them.

Further, it should be realized that, as scale and density of senior citizen projects increase there might be an added advantage in the choice of low value site which does not provide the 5% or 10% equity, in that rezoning granted by Council will create an appreciation in land value resulting in an adequate equity position.

To illustrate these matters further, reference is made to two senior citizen projects the New Vista housing scheme and the Action Line Seton Villa project. Both projects, approved by Council, are located outside areas designated for apartment uses.

The New Vista scheme, which has a floor area ratio of 1.7, is located on Mary Avenue, north of Edmonds Street, one block east from the designated medium density area (Area "O"). The site satisfies the locational criteria for senior citizen housing,

MR. M. J. SHELLEY

-3-

ITEM 4 (Cont'd)  
MANAGER'S REPORT NO. 68  
COUNCIL MEETING Oct. 25/71

Re: Four Square Alliance Church -  
Senior Citizen Proposal on Inman Street  
RZ #29/71

and the area residents did not oppose the rezoning.

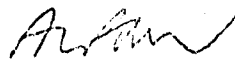
The Seton Villa scheme has an overall FAR of 1.4, and is located in the middle of an established single family area. The site does not meet all locational criteria for Senior Citizen housing. The area residents expressed severe opposition to this proposal. However, rezoning was effected while no consideration was entertained to change the surrounding area from its existing single family residential use.

The Department is of the opinion that the present proposal creates a situation comparable to the New Vista scheme, although the present project is much smaller, lower in density and closer to the designated apartment areas. Against the background of previous proposals the department has analyzed the present scheme in its relation to the surrounding areas and would recommend that no land use change for this general area be entertained at this time. Consideration of more intensive uses for the remainder of the subject block would constitute a northward intrusion of multi-family use into a single family area and would undoubtedly multiply the land use conflicts in this general area. The proposed Lindsay extension, as shown on sketch #1, will to some extent separate the higher density use from the single family area. Furthermore, the Department will insist that substantial landscaping and screening along the north and east property lines of the subject parcel, be an integral part of the required development plan, in order to alleviate some of the problems encountered.

RECOMMENDATION

Provision of reasonably priced senior citizen housing is considered essential to the community. The Department recognizes that this objective has to be balanced against land use conflicts resulting from the location of this housing project but in view of the locational advantages of the subject site we would confirm our recommendation that the proposal be adopted. We would further recommend that no change be considered in the existing single family residential use of the areas outside the Apartment Study designations.

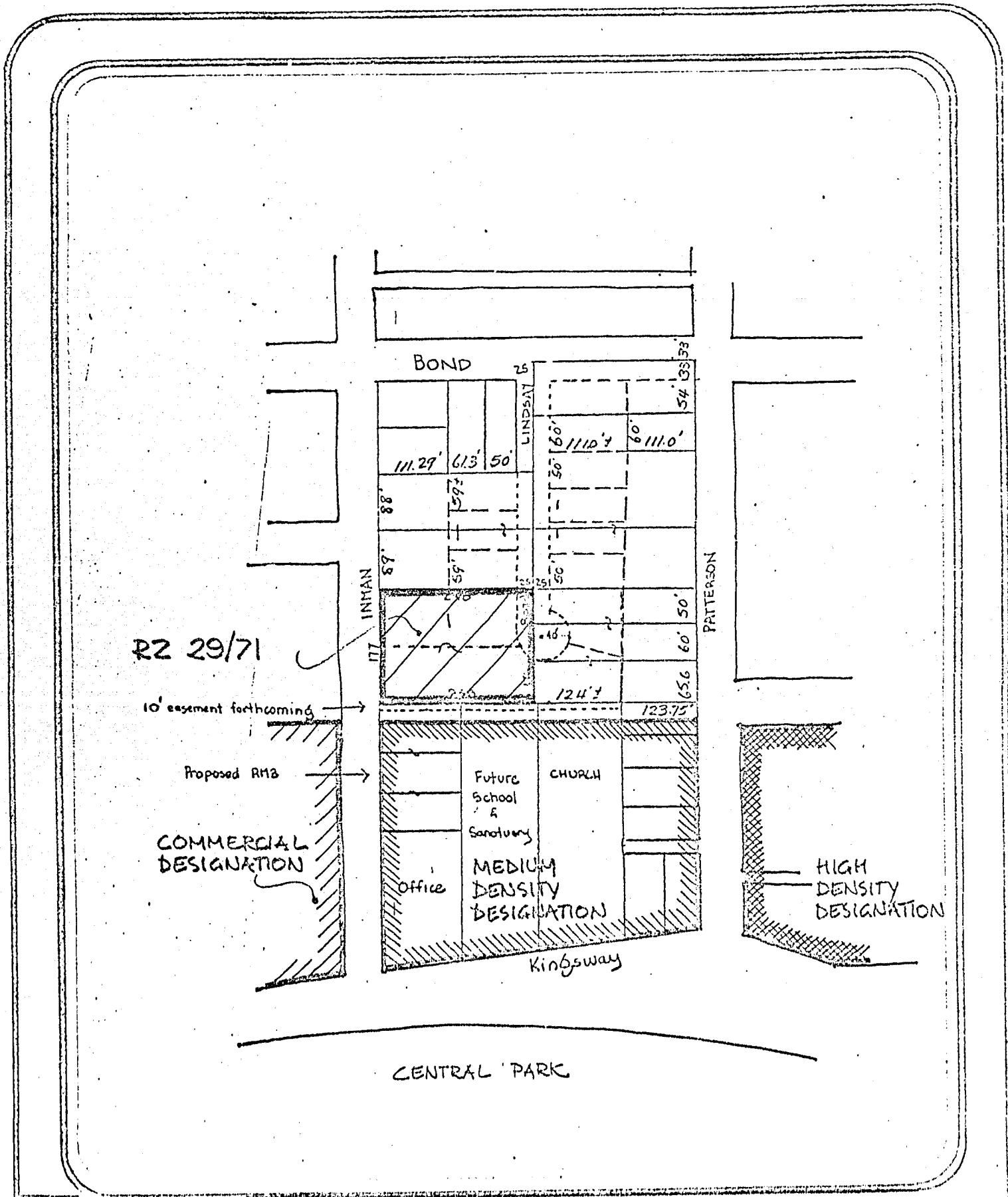
Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

HH/mp

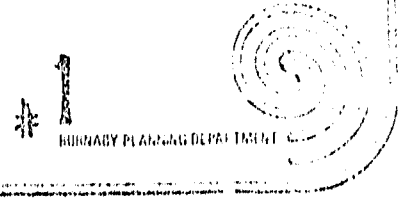
Attachments (2)

ITEM 4 (Cont'd)  
 MANAGER'S REPORT NO. 68  
 COUNCIL MEETING Oct. 25/71

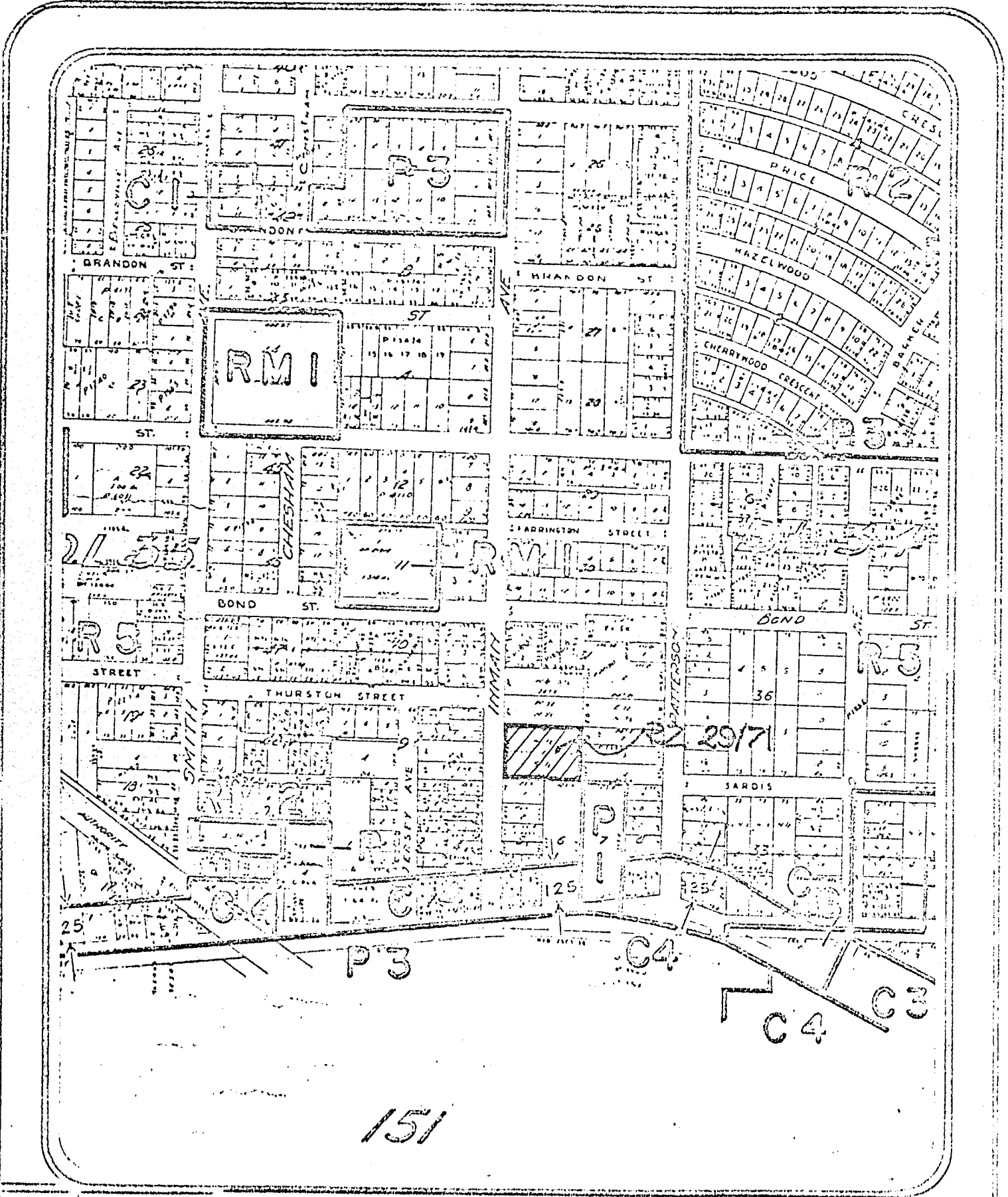


SCALE	1" = 200'
DRAWN	W.A.
DATE	OCT 14, 71

RZ 29/71  
 AREA SUBDIVISION PATTERN



ITEM 4 (Cont'd)  
 MANAGER'S REPORT NO. 68  
 COUNCIL MEETING Oct. 25/71



SCALE	1" = 400
DRAWN	WA
DATE	OCT 14. 71

R2 29/71  
 CURRENT ZONING

#2  
 BOUNDARY PLANNING DEPARTMENT