

31. Re: Application to Rezone Lot 1, N¹ and S¹, Block 32, D.L. 34, from R5 Residential to CD Comprehensive Development to permit the construction of a High-Rise Senior Citizens Apartment Building.

BACKGROUND

On May 25, 1971 Council considered the above application to rezone land, outlined on the attached sketch #1. The site measures approximately .95 acre. The subject properties are part of a block of land owned by the Four Square Alliance Church, as shown on the attached sketch #2.

The applicant proposes to retain the existing church on Kingsway and redevelop the remainder of his land. In a first stage a high-rise building will be constructed to house senior citizens. The proposed tower would be related functionally and aesthetically to the rest of the site through a comprehensive plan, and the tenants would 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. A sanctuary would be added to the south-west corner of the site in a final stage.

Council, at the meeting of May 25, 1971, agreed in principle to a high-rise senior citizen's apartment building and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development on the basis of a comprehensive plan for all of the land under the applicant's ownership. The Department was to report back to Council once agreement was reached on a suitable plan of development.

ROADS AND SERVICES

In future Lindsay Avenue will be extended southwards from Bond Street, and will be terminated in a cul-de-sac at the east property line of the site involved, thus enabling subdivision of the lands to the north and east, and giving additional access to the lands owned by the applicant. It is recommended that the applicant make the required dedication for the Lindsay extension on his site, and contribute to the cost of road construction.

Water and sanitary sewer are available and adequate but storm drainage facilities have to be extended into the area. The cost of constructing a storm sewer to serve the site is estimated to be \$6,850 and it is recommended that the applicant be responsible for this cost.

Further, a 10' wide easement will be required for future sewer services along the south property line of the site and it is recommended that the applicant grant the necessary easement.

DEVELOPMENT PLAN

The applicant's architect has submitted a development for the subject site. The proposal envisages a tower of 11 floors with a total of 117 suites (106 bachelor and 11 1-bedroom units). The proposed FAR of 1.38 is slightly below the maximum of 1.40 allowed under the RM 4 multiple family medium density zoning category, for which use and density the site is considered suitable. The building further includes communal facilities (lounge, reading rooms, laundry) at the ground floor and top levels.

The shape and siting of the building are acceptable in that they reflect a satisfactory relationship with future uses, buildings and spaces, as envisaged by the comprehensive development plan for the total of the applicant's land in this area.

Vehicular access to the site will be obtained from Inman Street and, in future, from Lindsay Street when this road will be developed.

Continued

31. Re: Application to Rezone Lot 1, N $\frac{1}{2}$ and S $\frac{1}{2}$, Block 32, D.L. 34, From R5 Residential to CD Comprehensive Development to permit the construction of a High-Rise Senior Citizens Apartment Building. (Continued)

To ensure circulation within his overall site in the interim the applicant in his plan intends to locate a portion of his driveway system in the Lindsay Avenue dedication. Once Lindsay will be constructed the applicant will be responsible for the removal of this driveway and the installation of proper crossings, and it is recommended that the applicant submit a letter of undertaking to this effect.

RECOMMENDATIONS BY PLANNING DEPARTMENT

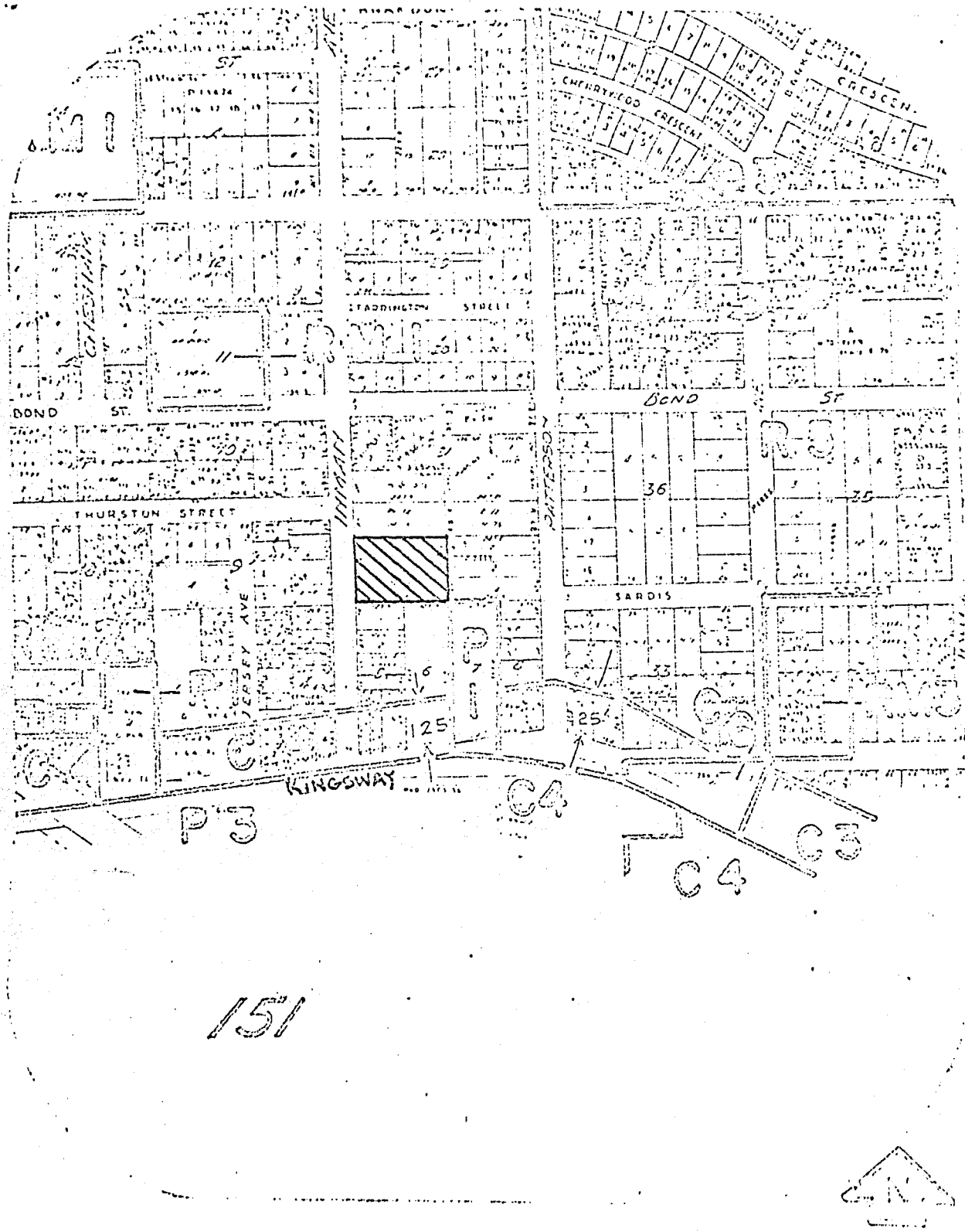
It is recommended that this application be forwarded to a Public Hearing and the final readings of the amending zoning bylaw be subject to the following prerequisites:

- 1) Consolidation of the two properties into one site
- 2) The dedication of a portion of the Lindsay Avenue cul-de-sac
- 3) The granting of a 10 foot wide sewer easement along the south property line
- 4) The deposit of monies to cover the cost of providing storm drainage facilities to the site
- 5) The submission of a letter whereby the applicant undertakes to remove a portion of a proposed driveway located in the Lindsay cul-de-sac dedication and the installation of proper crossings, at his expense, once Lindsay Avenue will be constructed
- 6) The submission of a suitable plan of development
- 7) The deposit of monies to cover the applicant's share of the construction of the Lindsay Avenue cul-de-sac.

RECOMMENDATION:

THAT the Planner's recommendations be accepted.

ITEM 31
MANAGER'S REPORT NO. 49
COUNCIL MEETING Aug. 9/71



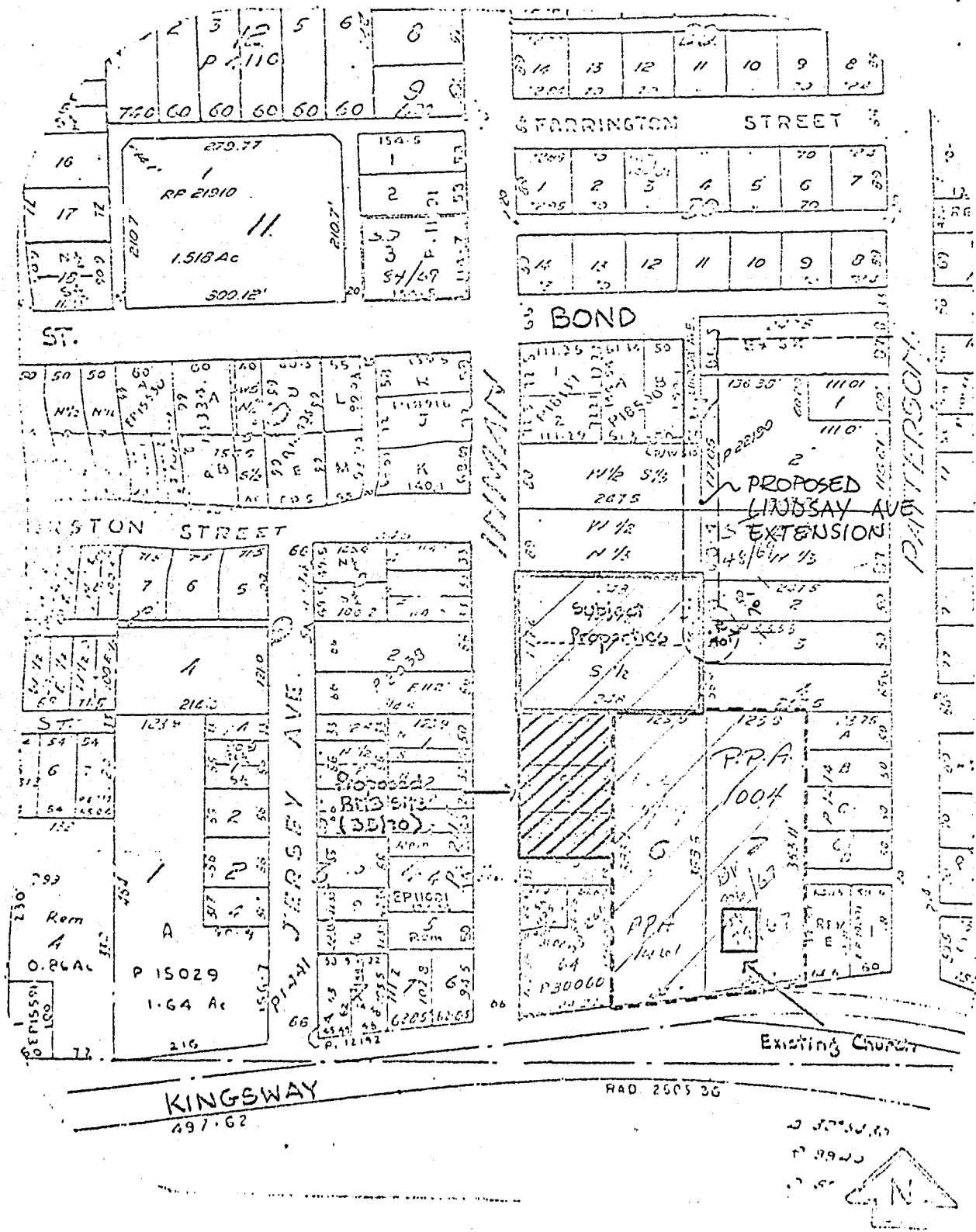
PLANNING
DEPARTMENT
SCALE 1:400
GP
MAY 71

CORPORATION OF THE DISTRICT OF BURNABY

REZONING REFERENCE #
29/71

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ITEM 31
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING Aug. 9/71



PLANNING DEPARTMENT CORPORATION OF THE DISTRICT OF BURNABY
 SCALE 1:200
 G.P.
 MAY 71
 REZONING REFERENCE 29/71

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