

ITEM 31
MANAGER'S REPORT NO. 52
COUNCIL MEETING Aug. 28/72

31. Re: Recommended Prerequisites
Special Care Home
New Vista Society
R.Z. #41/72, D.L. 30

Following is a report from the Director of Planning dated August 25, 1972, concerning recommended prerequisites for the subject application.

RECOMMENDATION:

THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT
AUGUST 25, 1972

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

RE: RECOMMENDED PREREQUISITES
SPECIAL CARE HOME
NEW VISTA SOCIETY
R.Z. #41/72, D.L. 30

BACKGROUND

Approval in principle was granted to the application of the New Vista Society by Council on July 17, 1972.

On August 11, 1972, the Planning Department advised that, in general, a suitable development had been presented by the applicant. At that time, Council agreed to schedule a Public Hearing within two weeks subject to the clarification and resolution of any pertinent details affecting this project.

The following report contains:

- 1) a summary of the project.
- 2) a statement of general recommendations and further work which should be pursued in connection with the proposed project.
- 3) specific prerequisites which must be met before the rezoning of the proposed project is finalized.

SUMMARY OF THE PROJECT

1. The site dimensions are approximately 307'-6" x 416'-0" (2.919 acres).
2. The proposed special care home contains 295 units and extensive communal facilities including three outdoor enclosed courts, roof patios, various active and passive lounges, and meeting and dining facilities. The building contains approximately 109,000 sq. ft. of space with a Floor Area Ratio of 0.857.
3. Parking for 62 cars is provided - 52 car stalls on the subject site and an additional 10 car stalls on the adjacent New Vista High Rise site. The parking ratio of 4.758 units per parking stall is acceptable to the Planning Department for this Special Care Home.

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4. A concerted attempt has been made to maintain a scale of development compatible with the adjacent residential neighbourhood. The major exterior materials are giant brick, exposed sand blasted concrete floor lines, and dark enamel metal windows and railings - the use of which are felt to be compatible with the adjacent Senior Citizens high rise towers.
5. Extensive landscaping is provided on the site and on the roof patios.

OVERALL AND ADJACENT SITE FACTORS

1. A road closing bylaw will be presented to Council as soon as possible in connection with the proposed project in order to cancel approximately 950 linear feet of lanes and approximately 290 linear feet of Holly Street which will be included within the proposed site.
2. Discussions concerning the acquisition and establishment of a small neighbourhood park as recommended by Council on July 17, 1972 are being pursued by the Planning Department. A report will be presented to Council at an appropriate time in the near future.
3. It is recommended that Council stipulate that any future development contemplated to the west of the proposed site be subject to consolidation into one site. The 2.05 acre consolidated site extends approximately 220 feet east from Mary Avenue along Rosewood Avenue, and 408'-6" south from Rosewood Avenue along Mary Avenue.
4. The plan presently before Council involves substantial changes to the adopted CD plan for the land to the south which is occupied by two high rise buildings with provision for two more. The changes result in an improved spatial arrangement for both sites and the advantages to be obtained are supported. The changes to the plan can only be achieved however, if the land exchange proposed between the Greek Orthodox Church and the New Vista Society can be consummated.

If the exchange is not completed, there would be definite conflicts between the existing CD plan for the south site and the proposed CD plan for the Special Care facility. The Department's support of the present scheme is based on the assumption that the exchange will take place and it is therefore recommended that Council have some formal assurance in the form of an undertaking that the exchange will be completed before any further development takes place on the southerly site.

5. The architect has demonstrated to the satisfaction of the Planning Department that the need for informal communal facilities have been satisfied to a great extent by provisions within the Special Care Home and within the High Rise towers. The Edmonds-Kingsway Senior Citizen's Recreation centre provides comprehensive leisure facilities with a potential for significant expansion. The scope of facilities provided in this Edmonds-Kingsway Recreation Centre should not be repeated within the New Vista Senior Citizen's complex. As the Council will recall, the establishment of the location of the Recreation centre was subject to lengthy discussions and careful study. Any contemplated extension of senior citizens recreation facilities should be evaluated on a community wide basis and will not be tied to the acceptability of this particular Special Care Home proposal.

Municipal Manager

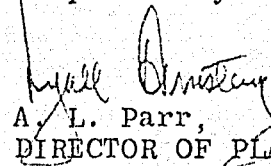
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RECOMMENDATION:

1. It is recommended that Council approve the general proposals as presented in this report.
2. It is recommended that the following prerequisites be set in conjunction with this application.
 - a) The granting of the required walkway easements.
 - b) The clarification of any required architectural and site details in cooperation with the Planning Department.
 - c) The deposit of monies to cover the cost of any necessary removal or relocation of services as a result of the road closures.
 - d) The deposit of monies to cover the cost of constructing any additional municipal services which may be required. Detailed servicing information is not yet available from the Engineering Department.
 - e) Provision of 10 additional parking spaces on the High Rise site for the use of the Special Care Home development.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

KI:bp