

ITEM 21
MANAGER'S REPORT NO. 55
COUNCIL MEETING Aug. 19/74

Re: Senior Citizens Apartment
Newton Street/Marlborough Avenue
Rezoning #40/74

Following is a report from the Director of Planning regarding the proposed development of an apartment tower for senior citizens.

RECOMMENDATION:

THAT the Director of Planning's recommendation be adopted.

PLANNING DEPARTMENT
AUGUST 15, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
SUBJECT: SENIOR CITIZENS APARTMENT
NEWTON STREET/MARLBOROUGH AVENUE
R.Z. #40/74

Applicant: Club 60 Housing Society
1473 East 20th Street
North Vancouver, B.C. V7J 1M9
Attention: Mr. John Knight, President

1.0 Short Description

The subject comprehensive development consists of 147 senior citizens housing units in a 17-storey apartment tower.

2.0 Background

The subject property is located within Community Plan #4 and is designated for development in accordance with the Comprehensive Development District (CD) utilizing the RM5 zoning as a guideline and at a maximum F.A.R. of 2.0. An initial rezoning report was presented to Council on July 23, 1974, at which time Council received the report of the Planning Department concerning the rezoning of the subject site for senior citizen's housing which conforms to the guidelines of Community Plan #4 and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for submission to a Public Hearing.

ITEM 21
MANAGER'S REPORT NO. 55
COUNCIL MEETING Aug. 19/74

3.0 Lane Closure

The existing lane to the north is to be closed by either a Lane Closing Bylaw or a Lane Exchange Bylaw depending on the acceptability of either approach to the Land Registry Office. The introduction of a Lane Exchange Bylaw is preferred. The area of closed lane is to be exchanged for the land dedications required as a result of the proposed eventual cul-de-sacing of Newton Street east of Nelson Avenue (see attached sketch). The following information and prerequisites would apply to the proposed lane closure.

1. The area of lane to be cancelled is 2,675 sq.ft. with dimensions of 10' x 267.5'.
2. The proposed eventual cul-de-sacing of Newton Street east of Nelson Avenue will require the dedication of approximately 127 sq. ft. by this developer.
3. A land exchange is proposed between the two parcels of land mentioned in Points 1 and 2.
4. The value of the net area (2,675 sq. ft. minus 127 sq. ft.) of 2,548 sq. ft. at the Land Agent's estimated value of \$6.50 per sq. ft. is \$16,562. Thus the applicant would pay the Municipality \$16,562 for the difference in value (land exchange).
5. The maintenance of registered easements over the closed portion of lane protecting any existing services and to provide emergency access for fire trucks.
6. The consolidation of the closed portion of lane into the site for Rezoning #40/74.
7. All surveying and registration costs to be borne by the applicant. The applicant is to submit the required road closing plan.

4.0 Summary of the Project

- a) Site Area = 37,858 sq. ft. or 0.87 acres
Site Coverage = 11.6%
- b) Allowable Floor Area Ratio = 2.0
Provided Floor Area Ratio = 2.0
Total Floor Area Provided = 75,716 sq. ft.
Height of Building = 17 storeys + Penthouse
- c) Unit Mix:
- | | | | |
|----------------------|--------------------|---|----------------|
| Bachelor | @ 368 sq. ft./unit | = | 128 units |
| 1-Bedroom | @ 506 sq. ft./unit | = | 16 units |
| Bachelor-Handicapped | @ 500 sq. ft./unit | = | 2 units |
| Caretaker | @ 624 sq. ft./unit | = | 1 unit |
| Total | | = | 147 units |
| Unit Density | | = | 169 units/acre |

The unit mix may be marginally adjusted in accordance with the applicant's continuing discussions with Central Mortgage and Housing Corporation.

- d) Parking:
25 parking spaces provided (1 parking space per 6 units)

ITEM 21

MANAGER'S REPORT NO. 55

COUNCIL MEETING Aug. 19/74

e) Common Facilities:

Hobby Room
Lounge
Reading Room
Outdoor Shuffleboard
Outdoor patios and benches
Mini-golf area
Penthouse - Lounge
Penthouse - Coffee Bar
Roof Decks

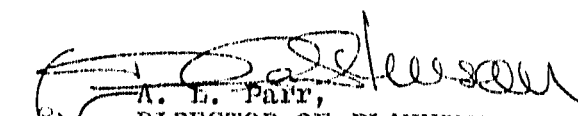
- f) The major exterior material is sandblasted and striated concrete in harmony with the adjacent IODE Senior Citizens Project (R.Z. #50/73).
- g) The proposed development is within five minutes walking distance of Bonsor Park, Lobley Park, Royal Oak School/Park site, and the Simpson-Sears shopping area. Public Transit is convenient along Kingsway.
- h) The Municipal Engineer is at present preparing the estimates for the following services:
- road work - Newton Street
 - separated sidewalk
 - street lighting
 - street trees
 - storm services or water supply necessary to serve the site.

5.0 Recommendation

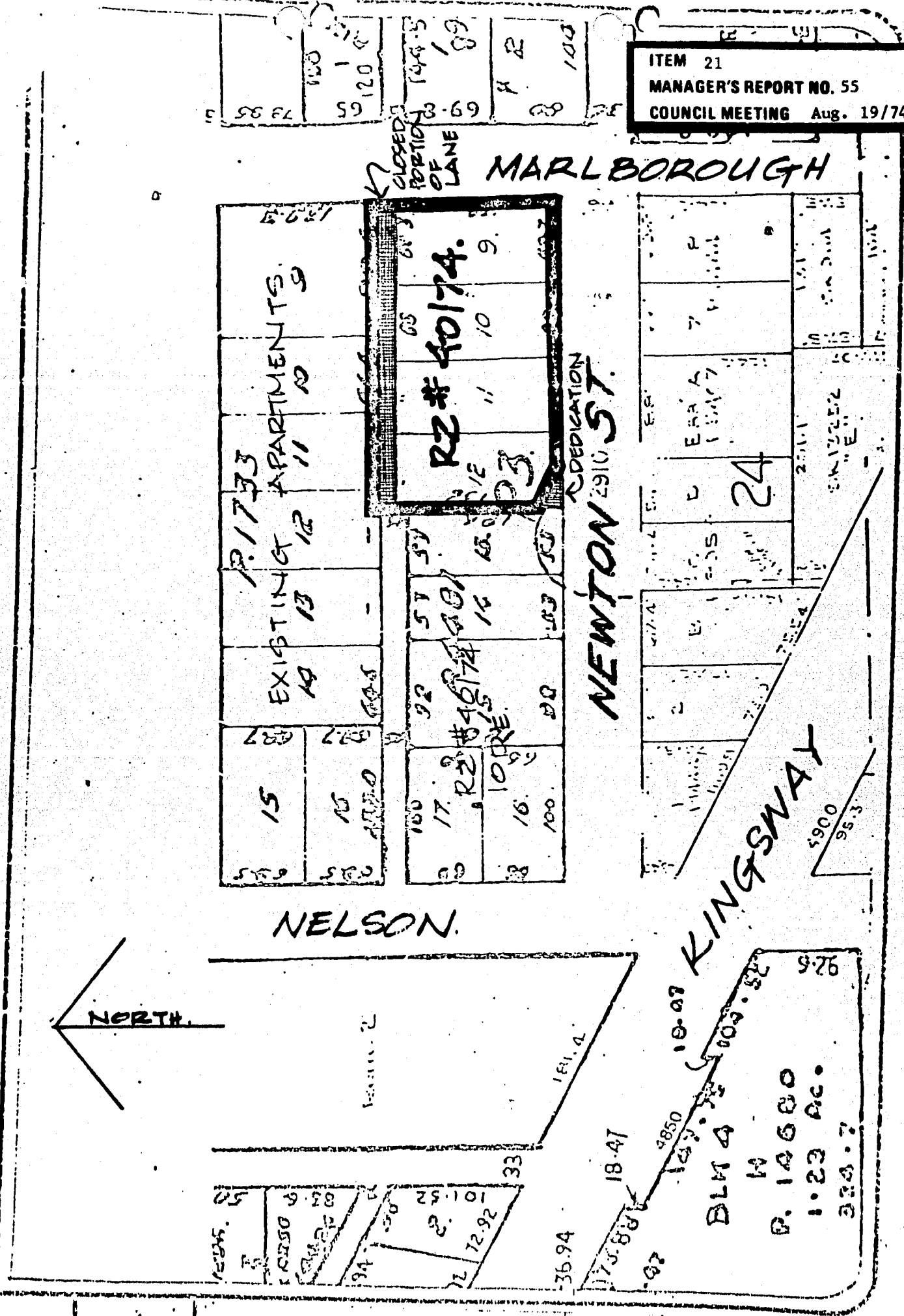
It is recommended THAT:

- 5.1 Council authorize the introduction of the appropriate Bylaw to close the lane according to the terms outlined in Section 3.0 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
- 5.2 Council receive the report of the Planning Department and request that a rezoning Bylaw be prepared and that the rezoning be advanced to a Public Hearing on September 16, 1974, and that the following be established as prerequisites to the rezoning:
- a) The submission of a suitable plan of development.
 - b) The deposit of sufficient funds to guarantee the development of all Municipal services necessary to serve the site.
 - c) All electrical servicing, telephone, and cable installations be placed underground throughout the development.
 - d) Agreement to the payment of full municipal taxes on the subject senior citizens project.
 - e) The completion of the required lane closure.
 - f) The removal of all existing buildings within six months of the completion of the rezoning but not prior to the Third Reading of the requisite Bylaw.
 - g) The submission of a subdivision plan consolidating the net site into one parcel.
 - h) The dedication of any road rights-of-way deemed requisite.
 - i) The granting of any necessary easements.

KI:cm
Attachment.
c.c. Municipal Clerk.


A. E. Parr,
DIRECTOR OF PLANNING.

ITEM 21
 MANAGER'S REPORT NO. 55
 COUNCIL MEETING Aug. 19/74



SCALE 1" = 100'
 DRAWN
 DATE JULY/74

RZ# 40/74.
 CLUB 60 - SENIOR CITIZENS
 HOUSING.