

19. Re: Proposed Senior Citizens High Rise  
Newton Street/Nelson Avenue  
IODE  
Rezoning Reference #50/73

ITEM 19  
MANAGER'S REPORT NO. 5  
COUNCIL MEETING Jan. 21/74

Following is a report from the Planning Director regarding the proposed construction of a Senior Citizens High Rise Tower at Newton Street and Nelson Avenue (see attached sketch).

RECOMMENDATIONS:

THAT the Planning Director's recommendation regarding the subject project be adopted; and  
THAT Council approve in principle the closure of the lane according to the information outlined in Section 4.0 of the following report; and  
THAT authorization be given to introduce the requisite Lane Closing Bylaw.

\* \* \* \* \*

PLANNING DEPARTMENT  
January 17, 1974.

Subject: Proposed Senior Citizens High Rise Tower  
Newton Street/Nelson Avenue.  
IODE.  
RZ #50/73.

Applicant: Eng and Wright - Architects,  
1650 Alberni St.,  
Vancouver, B.C.

1.0 Short Description.

A 15-storey 122 unit senior citizens tower consisting of 52 hotel units, 28 bachelor units, and 42 one-bedroom units with underground parking and extensive communal facilities.

2.0 Background.

On August 13, 1973, Council approved, in principle, the proposed development of the subject site for Senior Citizens' housing in accordance with the guidelines set out in Community Plan #4 and authorized the Planning Department to work with the applicant towards the creation of a suitable plan of development on the understanding that a detailed report would be submitted to Council on the matter once general agreement had been reached on this project.

The applicant has now submitted a plan of development suitable for presentation to a public hearing.

For information, the clarification of the taxation situation with regard to senior citizens projects developed by non-profit agencies is being pursued by the Municipal Manager with the Provincial Government. The Provincial Government has advised that the taxation situation with regard to the Housing Act and the Elderly Citizens' Housing Aid Act is under study.

3.0 Summary of the Project.

3.1 Site Area            33,420 sq. ft.  
    Site Coverage        13.6 %

3.2 Floor Area Ratio = 2.0  
    2.0 x 33,420 = 66,840 sq.ft. Allowable  
                    66,516 sq.ft. Provided.

3.3 Unit Mix

1-Bedroom    42 units @ 500-502 sq.ft./unit.  
Bachelor     28 units @ 374-408 sq.ft./unit.  
Hotel        52 units @ 226-238 sq.ft./unit.

Total            122 units.

(2)

3.4 Parking Provided 20 spaces @ 1 space/6 units.

All parking underground.

3.5 Communal Facilities Provided.

- Penthouse Lounge and balconies.
- Communal Solarium and balconies on each floor.
- Ground Floor - Dining Room
  - Outdoor Dining Area (covered)
  - Kitchen
  - Lounge
  - Outdoor Lounge
  - Men's and Women's Washrooms
- Basement
  - Hobby Room
  - Crafts Room
  - Games Room
  - Laundry

4.0 Lane Closing Bylaw.

It is proposed that an existing lane along the northern lot line of the subject site be closed and consolidated with the lots to the site.

The following information applies:

- a) The area of lane to be cancelled is 3,920 with dimensions of 16' x 245'.
- b) The proposed eventual cul-de-sac of Newton Street at Nelson Avenue will require the dedication of approximately 1,370 sq. ft. by this developer.
- c) A land exchange is proposed between the two parcels of land mentioned in Points a) and b).

The Land Agent has estimated the value of the net area (3,920 sq. ft. minus 1,370 sq.ft.) of 2,550 sq. ft. at \$16,575 or \$6.50 per sq. ft.

- d) The lane cancellation is subject to the written consent of any legally affected abutting owners.
- e) A sanitary sewer exists within this lane right-of-way and is to be protected by a 15 foot wide easement.

The following prerequisites apply to the completion of the Lane Closing Bylaw.

1. A land exchange requiring the payment by the developer of \$16,575 to the Municipality for the difference in value.
2. The maintenance of a 15 foot wide easement protecting an existing sewer line.
3. The submission of a road-closing plan.
4. The consolidation of the overall net site including the closed portion of lane into one parcel.
5. All surveying and registration costs to be borne by the applicant.

(3)

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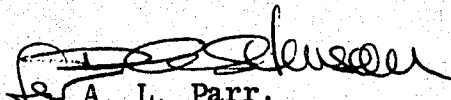
5.0 Recommendation.


The Planning Department recommends approval in principle to this senior citizens high rise project and that this rezoning be forwarded to Public Hearing on February 19, 1974, and that the following be established as prerequisites to the rezoning.

- 5.1 The submission of a suitable plan of development.
- 5.2 The completion of the requisite Lane Closing Bylaw.
- 5.3 The submission of a subdivision Plan consolidating the net site into one parcel.
- 5.4 The dedication of any road rights-of-way deemed requisite.
- 5.5 The maintenance of a required 15 foot wide sewer easement.
- 5.6 The removal of all existing buildings within six months of the completion of the rezoning.
- 5.7 The payment of full Municipal taxes on the subject senior citizens project.

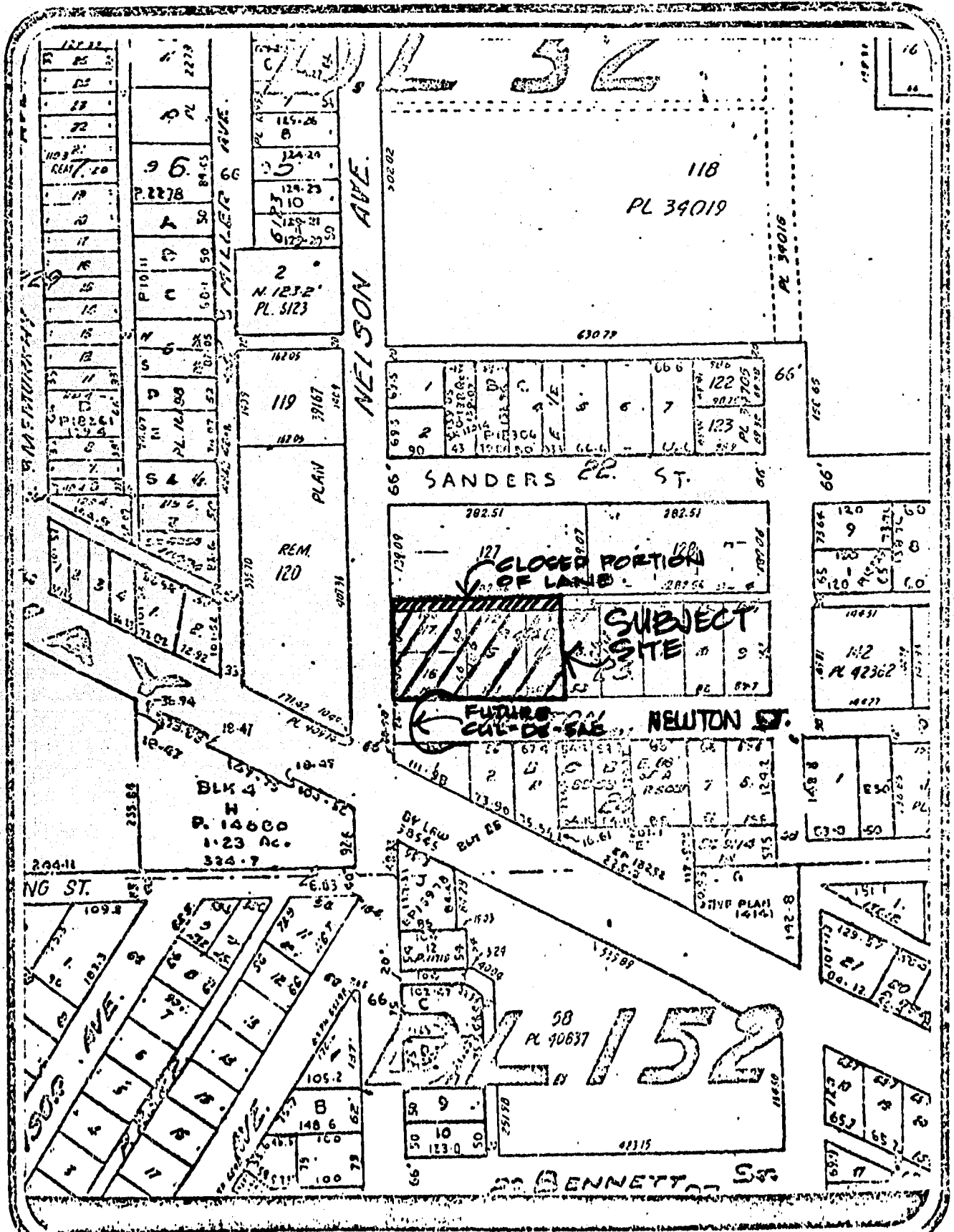
The Planning Department requests approval in principle to the closure of the lane according to the information outlined in Section 4.0 and requests authorization to introduce the requisite Lane Closing Bylaw.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
KI:dp  
Attach.

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SCALE 1" = 200'  
 DRAWN  
 DATE AUG/73

REZONING REFERENCE 50/73.

