

ITEM 10
MANAGER'S REPORT NO. 66
COUNCIL MEETING Oct. 20/75

Re: PROPOSED SENIOR CITIZENS HOUSING AND CARE WING PROJECT
7210 MARY AVENUE & 7137, 7187 AND 7211 CANADA WAY
REZONING REFERENCE #41/75

Following is a report from the Director of Planning on Rezoning Reference #41/75 (see attached sketches).

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT
16 OCTOBER, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #41/75
PROPOSED SENIOR CITIZENS HOUSING AND CARE WING
LOT "A" N131.68', D.L.30, PLAN 4680
LOTS 1 & 2, D.L.30, PLAN 22919
LOT 95, D.L.30, PLAN 38962
FROM: RESIDENTIAL DISTRICT (R5)
TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

ADDRESS: 7210 Mary Avenue
7137, 7187 and 7211 Canada Way

APPLICANT: Mr. L.J. Lunghamer, Architect,
#2 - 3615 West 19th Avenue,
Vancouver, B.C. V6S 1C5

1.0 SHORT DESCRIPTION:

The applicant proposes a Senior Citizens housing project consisting of a series of low profile wings enclosing two major landscaped open-ended courts.

2.0 BACKGROUND:

- 2.1 The subject site does not fall within a designated apartment area nor within an established Community Plan Area. However, there is a Comprehensive Plan of development for the large New Vista Site which lies adjacent to the south.

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- 2.2 On 22 September, 1975, Council received a First Report on the subject rezoning which included an analysis of this site and the desirability for Senior Citizens Housing at this location. Council authorized the Planning Department to work with the applicant toward a suitable plan of development for the subject site, incorporating the principles outlined in the First Report.
- 2.3 In the First Report, Council and the applicant were made aware of several detailed planning criteria applicable to this proposed development which will form the basis for a suitable plan of development. In summary these criteria include:
1. Use of P5 zoning for development guidelines but with a maximum F.A.R. of .95 and a site coverage in the range of 20-35% to provide the optimum scale and usable open space for this development.
 2. The use of quality design and suggested construction utilizing brick in harmony with the nearby New Vista Care Home.
 3. The creation of a graduated and well-integrated range of building masses including two storey elements fronting on to the existing single family dwelling-park area and the New Vista Site; three and four storey elements oriented to the centre of the site and to the east fronting on to the rear of the existing C4 establishments on Edmonds. These masses to be well punctuated by generous landscaped courtyards fronting on to Canada Way and on to the proposed park just north of the New Vista Care building.
 4. Setbacks to the major arterial, Canada Way should be 90' and the avoidance of long building faces parallel and close to this major street is essential.
 5. Vehicular access to the site from Canada Way to be located as far to the west frontage of the site as possible and any surface parking areas to be integrated into the landscaping with adequate screening.
- 2.4 The applicant has presented a plan of development to the Planning Department which shows a quality comprehensive development closely following the requisite development criteria above, and sympathetic to the critical location of the subject site at the interface of adjacent commercial, residential and institutional development. While further work is required on minor elements of building and landscape design, the development plans are generally satisfactory and suitable for Council's consideration at this time.
- 3.0 SUMMARY OF THE PROJECT
- 3.1 Site Area:
- | | |
|------------------------|----------------------|
| Gross | - 125,631 (2.88 ac.) |
| Net (after dedication) | - 124,710 (2.86 ac.) |
- 3.2 Site coverage - 34.4% (maximum 40% under P5)
- 3.3 Usable open space: By-law requirement = 24,300 sq.ft.
Provided = 64,000 sq.ft. approx.

3.4 Floor Area ratio = 0.96

3.5 Building heights: 2, 3 and 4 storeys (maximum 38')

3.6 Suites mix:

Types		
Care Unit 'A'	@ 249 sq.ft./unit =	50 units
Care Unit 'B'	@ 270 sq.ft./unit =	16 units
Bachelor	@ 387 sq.ft./unit =	96 units
Bachelor Handicapped	@ 480 sq.ft./unit =	8 units
One Bedroom	@ 503 sq.ft./unit =	50 units
One Bedroom Handicapped	@ 606 sq.ft./unit =	4 units
Total		224 units

$$\text{Unit Density} = \frac{\text{Total units}}{\text{Net Site Area}} = \frac{224 \text{ units}}{2.86 \text{ acres}} = 78 \text{ units/acre.}$$

3.7 PARKING

Required parking: 1 car per 5 suites for 224 total units.
Total spaces = 45

Truck Loading: 2 spaces required; 2 spaces provided

3.8 Communal facilities provided:

- a) 9 Lounges
- b) 2 Dining Lounges
- c) Patios, sundecks and lobbies
- d) Locker rooms, laundries, refuse chutes, storage rooms
- e) 3 Elevators
- f) Landscaped grounds, covered walkway.

3.9 BUILDING EXTERNAL MATERIALS:

Brick
Wood Siding
Stucco Soffits, Glass

4.0 GENERAL COMMENTS

4.1 Planning criteria and guidelines for the detailed planning of this site are sensitive to the inherent conditions which exist in the immediate surroundings of this property: sympathetic to the existing New Vista Site; the nearby single family dwellings and commercial establishments on Edmonds, and the prevailing pedestrian and road patterns.

This is reflected in the attention to scale, massing and open space illustrated on the development plans:

Low profile 2-storey elements fronting R5 Residential on northern and westerly sector of site,

2-storey wing fronting New Vista Site at southerly sector of property.

3-storey elements fronting on south-easterly sector of site adjacent to existing Commercial C4 development along Edmonds Street.

4-storey elements in centre of site and adjacent to back of C4 development along Edmonds Street.

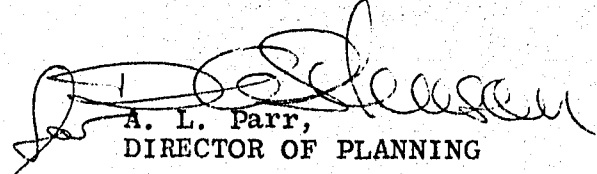
- 4.2 Landscaped interior courtyards are provided, opening on to the Canada Way frontage and towards the existing public park site adjacent to the New Vista Care building at the west flank of the site.
- 4.3 The minimum setback of buildings to Canada Way is 90 feet. Main vehicular access to site is from Canada Way frontage located as far to the west as possible to avoid conflict with the Edmonds/Canada Way controlled intersection. Access here will be right turn in-right turn out. The access drive provides for adequate drop-off in front of the buildings and connects through to the existing paved 20' lane at the westerly flank of the site which services the C4 Commercial Development fronting on Edmonds Street. (see Key Site Map).
- 4.4 Two well screened surface parking areas for a total of 46 cars are provided.
- 4.5 The design of the buildings extensively utilizes brick facade in harmony with the nearby New Vista Care Home. Patios and balconies are also provided for many of the suites which improve the modulation and scale of the buildings.
- 4.6 The building masses are linked and vary in height between 2 and 4 storeys to create a progressive terracing effect which has been successfully handled. The whole development utilizes flat roof forms with a strong unifying timber fascia treatment.
- 4.7 SERVICING
- Sanitary sewer and roads are adequate for the proposed use. The Municipal Engineer is determining whether the existing 10" storm sewer along Canada Way will have to be enlarged as far west as Rosewood Avenue. Water supply is adequate for the buildings but may need extension on to the property to service fire hydrants, subject to Fire Marshall's comments.
- 4.8 Recreational and communal facilities are well located, readily accessible to residents and accessible to open landscaped areas.
- 4.9 Pedestrian access to the site will be mainly from Canada Way and from the New Vista site with its small adjacent community park.
- 4.10 The applicant wishes to commence construction of this project as soon as possible.
- 4.11 A 7' wide strip on Lot 'A' fronting Canada Way is required for dedication for widening the Canada Way right-of-way.
- 4.12 The proposed development is a CMHC sponsored limited-dividend Senior Citizens' Housing project and will also conform to CMHC standards and specifications. The project is subject to full municipal taxation.
- 4.13 The application has submitted a suitable plan of development which requires minor modifications to building and landscaping details, but is generally acceptable at this time and worthy of Council's consideration. This Department requests that Council grant this project a Public Hearing on 17 November, 1975.

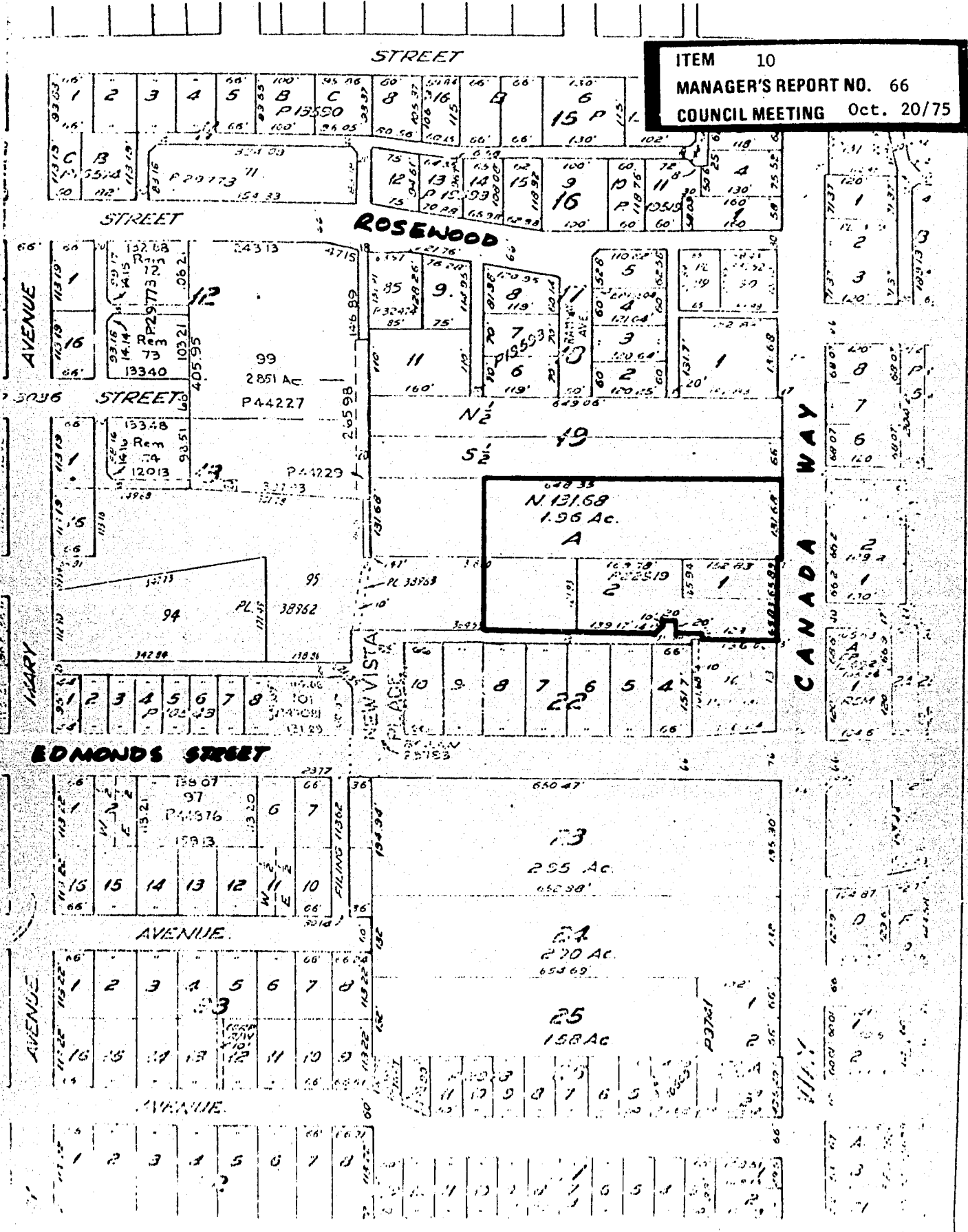
5.0 RECOMMENDATIONS:

The Planning Department recommends THAT approval in principle be given to this Comprehensive Senior Citizens' Housing development and THAT this rezoning be forwarded to a Public Hearing on 17 November, 1975, and THAT the following be established as prerequisites to the rezoning:

- 5.1 The submission of a complete and suitable plan of development.
- 5.2 The dedication of the necessary road right-of-way along the Canada Way frontage.
- 5.3 The deposit of a Bank Letter of Credit to cover the costs of the requisite services to this site, including storm sewer and water supply as deemed necessary by the Municipal Engineer.
- 5.4 All electrical and telephone services to be placed underground throughout the development.
- 5.5 An undertaking to guarantee the removal of all existing structures on the site within six months of the rezoning being granted, but in any event not prior to THIRD READING.
- 5.6 The consolidation of the net project site into one legal parcel.
- 5.7 The provision of service easements as deemed by the Municipal Engineer.
- 5.8 Substantial completion of engineering design drawings for site services to the approval of the Municipal Engineer prior to Final Adoption.

ALP
SJB:ea
Attchmt.


A. L. Parr,
DIRECTOR OF PLANNING



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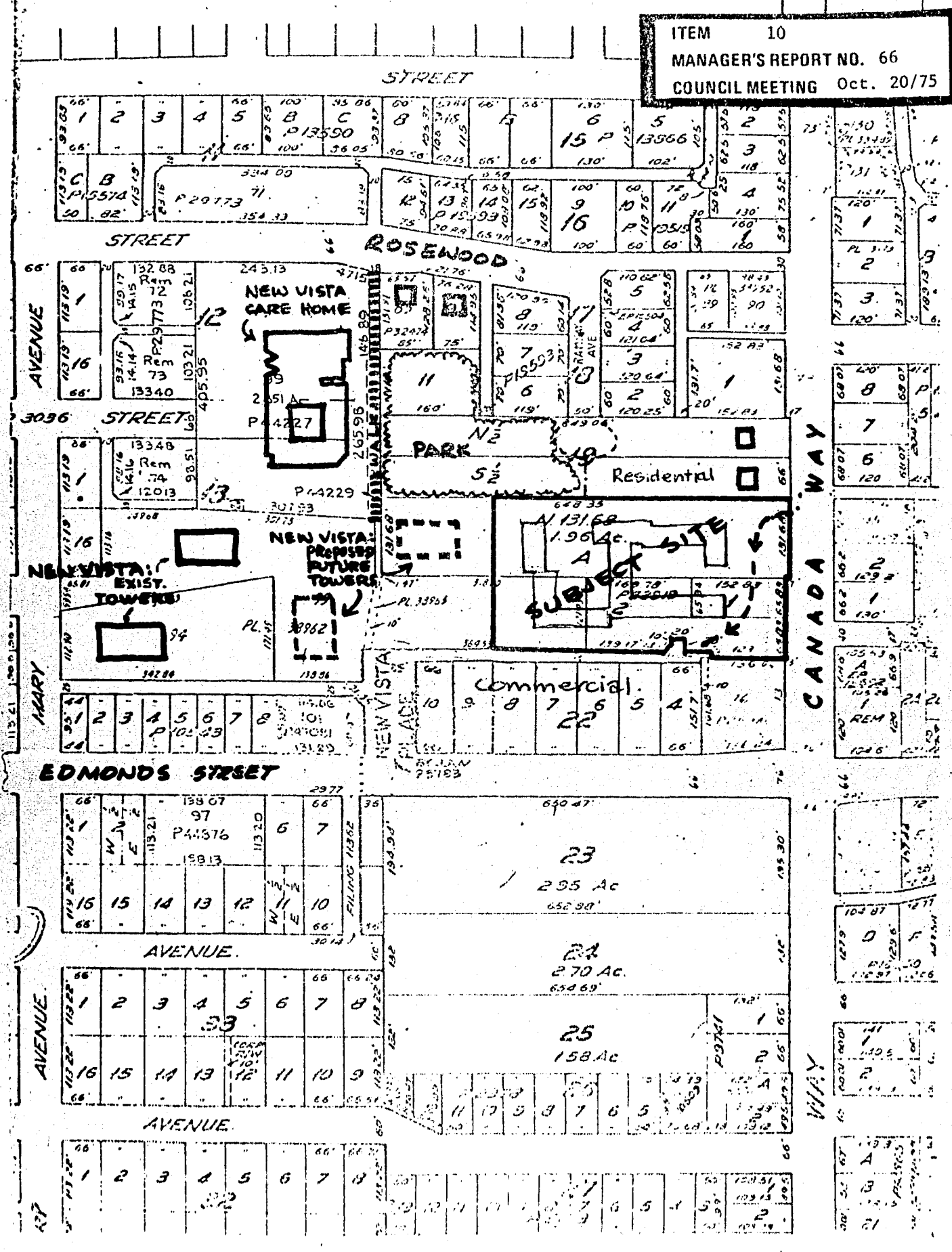
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SEPT 1975
 Scale
1" = 200'
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SUBJECT SITE
REZONING REFERENCE - #41/75



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Date
SEPT 1975

Scale
1" = 200'

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SJB.

Gainsby Planning Department

SUBJECT SITE
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