

RE: REZONING REFERENCE NO. 28/87  
5875 IMPERIAL STREET  
PROPOSED 51 UNIT TWO-STOREY SENIORS APARTMENTS

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 MAY 13

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #28/87  
5875 IMPERIAL STREET  
PROPOSED 51 UNIT TWO-STOREY SENIORS APARTMENTS  
LOT 6, D.L. 93, GROUP 1, NWD, PLAN 3019

FROM: R5 RESIDENTIAL DISTRICT  
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5  
COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES)

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RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 May 25 and to a Public Hearing on 1987 June 16 at 7:30 p.m.
2. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of First and Second Readings of the subject rezoning bylaw.
3. THAT the following be established as prerequisites to the completion of the zoning:
  - a) Submission of a suitable plan of development.
  - b) Deposit of sufficient monies to cover the cost of all services necessary to serve the site and the completion of a Servicing Agreement covering all the requisite services. All services are to be designed to municipal standards and constructed in accordance with the engineering design. One of the conditions for the release of the occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.

- e) The granting of any necessary easements.
- f) The dedication of the necessary rights-of-way from this site and the completion of the road exchange for the church site to the west as outlined in Section 3.2 of this report.
- g) The obtaining of an easement from the church property to the west to permit parking on the church site in favour of this site.
- h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition charge.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) Compliance with Council-adopted sound criteria.
- k) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- l) Verification of the on-going non-profit seniors' housing development agreement with the senior governments on this site.

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

REPORT

1.0 REZONING INTENTION:

The intent of the proposed bylaw is to permit the development of a government-assisted two-storey seniors apartment building on the site.

2.0 BACKGROUND INFORMATION:

On 1987 03 16 Council authorized staff to work with the applicant under the terms of the P5 Community Institutional zone to permit institutional seniors' housing on the site.

This site lies outside established apartment areas, however, the intent of the P5 zoning is to permit low intensity institutional development in a manner which is compatible with adjacent neighbourhoods.

3.0 GENERAL COMMENTS:

3.1 The Director Engineering is investigating the adequacy of the existing services in the area.

3.2 The dedication of an 18.3 m (60 ft.) wide road right-of-way and construction of the street for the extension of Nolan Street eastward from Russell Avenue to the east property line of the subject site, a distance of approximately 91 meters, will be required. This will involve a road exchange for the existing Nolan Street right-of-way and involves Lot 143 (owned by the church to the west), as well as the dedication of the right-of-way from the subject site.

The dedication of a 6.096 m (20 ft.) wide lane from the northeast portion of the site for a length of approximately 45 meters is also required to provide an adequate circulation pattern for the area.

3.3 Neighbourhood Parkland Acquisition charges at half the rate (senior citizen) for low-rise developments are applicable to this development.

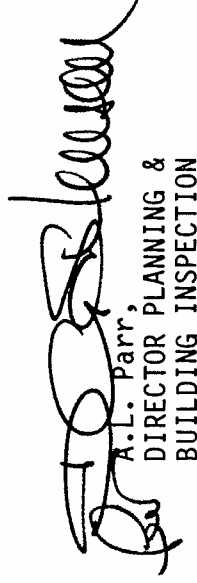
- 3.4 The applicant has indicated that the project will be built as an on-going non-profit rental seniors' housing development with Federal and Provincial assistance under the program which is administered by the B.C. Housing Management Commission. A letter confirming this institutional use will be provided to ensure conformity with the P5 zone objectives.
- 3.5 Due to the fact that the church site (Central Tabernacle) to the west is closely related to this site and the church is the sponsoring organization, a proportion of the parking required for the seniors apartments will be provided primarily for visitors on the church lands. Easements will be obtained to provide for the parking and access to this area in favour of the housing site.
- 3.6 Overhead wiring abutting the site will be placed underground or an alternative solution pursued if it is not practicable to remove the line.
- 3.7 Due to the proximity of Kingsway and the noise level in the area, a noise study to be conducted by an acoustical engineer is required.
- 3.8 A design for exterior security lighting in keeping with the standards required by Council is necessary.
- 3.9 Vehicle access to the site will be from the new lane off Nolan Avenue while a secondary access from Imperial Street will also be permitted.

4.0 DEVELOPMENT PROPOSAL:

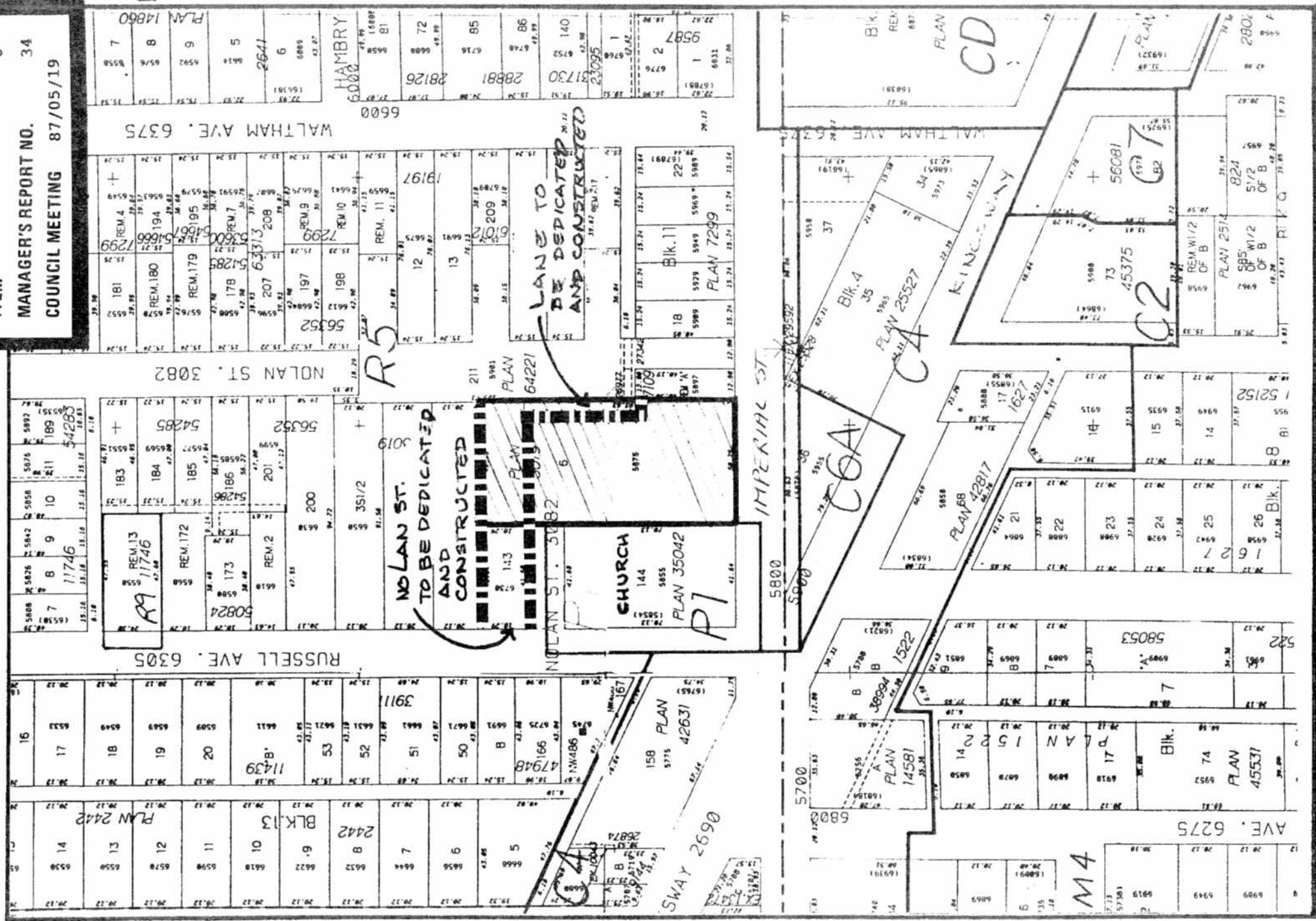
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|----------------------------------|---|
| 4.1 Gross Site Area:             | 5193 m <sup>2</sup> (55,899 sq. ft.)  |
| Net Site Area:                   | 4017 m <sup>2</sup> (43,240 sq. ft.)  |
| Site Coverage Permitted:         | 40%   |
| Site Coverage Provided:          | 35.6%   |
| 4.2 Floor Area Ratio Permitted:  | .8  |
| Floor Area Ratio Provided        | .71   |
| 4.3 Height:                      | Two storeys plus a cellar   |
| 4.4 Parking Ratio Provided:      | .8 spaces/unit: 41 surface spaces including 18 spaces on the adjacent church site |
| 4.5 Communal Facilities:         | Lounge, laundry, storage.   |
| 4.6 Exterior Materials & Finish: | Cedar siding, aluminum frame windows.   |

  
BR/S

Attachment

  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

ITEM 6  
 MANAGER'S REPORT NO. 34  
 COUNCIL MEETING 87/05/19



Planning & Building Inspection Department

Date

1987 0

Scale

1:2000 m

Drawn By

RZ 28/87 SUBJECT SITE

EXISTING ZONING R5

SKETCH 1

