

TO: CITY MANAGER 1997 SEPT. 24
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #34/97
Proposed Senior's Low-Rise Apartment: New Vista

ADDRESS: 7124 & 7126 Mary Avenue, 7520 Holly Street and Ptn. Holly Street

LEGAL: Lot 1, Blk 13, D.L. 30, Group 1, NWD Plan 3036; Lot 16, Blk 13, D.L. 30, Group 1, NWD Plan 3036; Lot 74 Except:: Part Subdivided by Plan 4227, D.L. 30, Group 1, NWD Plan 29773

FROM: CD Comprehensive Development District (based on P5 Community Institutional District)

TO: Amended CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the Development Plan entitled "Seniors Apartments Mary/Holly Streets" prepared by Howard/Bingham/Hill Architects)

APPLICANT: Howard/Bingham/Hill Architects
301 - 761 Cardero Street
Vancouver, B.C. V6G 2G3
(Attention: Mr. John Bingham)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1997 October 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1997 October 6 and to a Public Hearing on 1997 October 28 at 7:30 p.m.
2. **THAT** the sale of the closed road and lanes be approved in principle by the City for inclusion within the subject development site in accordance with the terms outlined in Section 3.6 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of 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 unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements and covenants.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing wiring abutting the site.
- i) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- j) The granting of a 219 Covenant restricting enclosures of balconies.
- k) The provision of a covered car wash stall and an adequately sized and screened garbage handling and recycling material holding space within the development and a commitment to implement the recycling provisions.
- l) Completion of the Road Closing Bylaw.
- m) The deposit of the applicable per unit Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD sewerage charge.

- o) The submission of a suitable engineered design for an approved on-site sediment control program as a requirement of Preliminary Plan Approval.
- p) The preparation of an environmental site profile to the approval of the Environmental Health Services.
- q) The provision of a covenant identifying the site as a seniors apartment that is to be owned and operated by a registered non-profit society.
- r) The retention of identified existing trees on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit development of a non-profit low-rise seniors' apartment.

2.0 BACKGROUND

The purpose of this rezoning application is to develop this presently vacant site with a low-rise apartment building for seniors that would complement the existing facilities in the New Vista seniors complex. The building will be a non-profit rental building. This site is composed of the Holly Street right-of-way and one vacant lot and one lot that has two duplexes that were constructed as some of the first seniors housing on the New Vista site. The parking lot for this proposed building will slightly encroach on the property which contains the existing adjacent tower. An easement will be required.

The redevelopment of this site was foreseen when the towers were built in the early 1970's and the land has been zoned for Comprehensive Development since that time. The maximum density permitted in the CD (P5) zone is 0.8 FAR. In 1985 when the "Douglas Manor" was planned on the north side of Holly Street (Rezoning Reference #6/84), application was made for the future construction of a second self-contained seniors' apartments in the future on the south side of Holly Street under the same Comprehensive Development (P5) zoning guidelines. This subject application now proposes redevelopment of this site (see attached Sketch #1).

3.0 GENERAL COMMENTS:

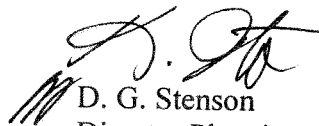
- 3.1 The Director Engineering will be requested to provide all necessary servicing information. This will include the need to relocate existing underground services on the site. The upgrading of the sidewalk and the streetlights on Mary will be included in the list of works that will be required.
- 3.2 Vehicle access to the site will be from Mary Avenue.
- 3.4 An easement will be required from the adjoining lot to the south (owned by the New Vista Society) to allow a portion of the parking area to be accommodated on the adjacent lot.
- 3.5 The site contains several trees which will be incorporated in the landscape plan. A number of trees that are located within the building envelope will need to be removed.
- 3.6 A Road Closure Bylaw will need to be prepared to close and sell the redundant portions of Holly Avenue and the lanes for inclusion in the development site..
- 3.7 The development is to be a non-profit Seniors rental apartment that is to be operated and owned by the New Vista Society and a covenant or similar agreement is to be provided to confirm this arrangement.
- 3.8 The Health Department has indicated that an environmental Site Profile will be required for the site. In advance of construction/excavation an engineered Sediment Control system to treat run-off during site development and construction will be required.
- 3.9 City cost charges for parkland acquisition will be applicable to this site at the rate for seniors' housing. The GVS and DD Sewerage cost charge will also be applicable.
- 3.10 A recycling and garbage handling area along with a covered car was space will be provided.
- 3.11 Overhead wiring on or abutting the site will need to be relocated underground.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross Site Area: - 2,400 m² (25,800 sq.ft.) (subject to survey)
- 4.2 Floor Area: - 2,920m² (31,414 sq.ft.)
- Floor Area Ratio: - 0.8

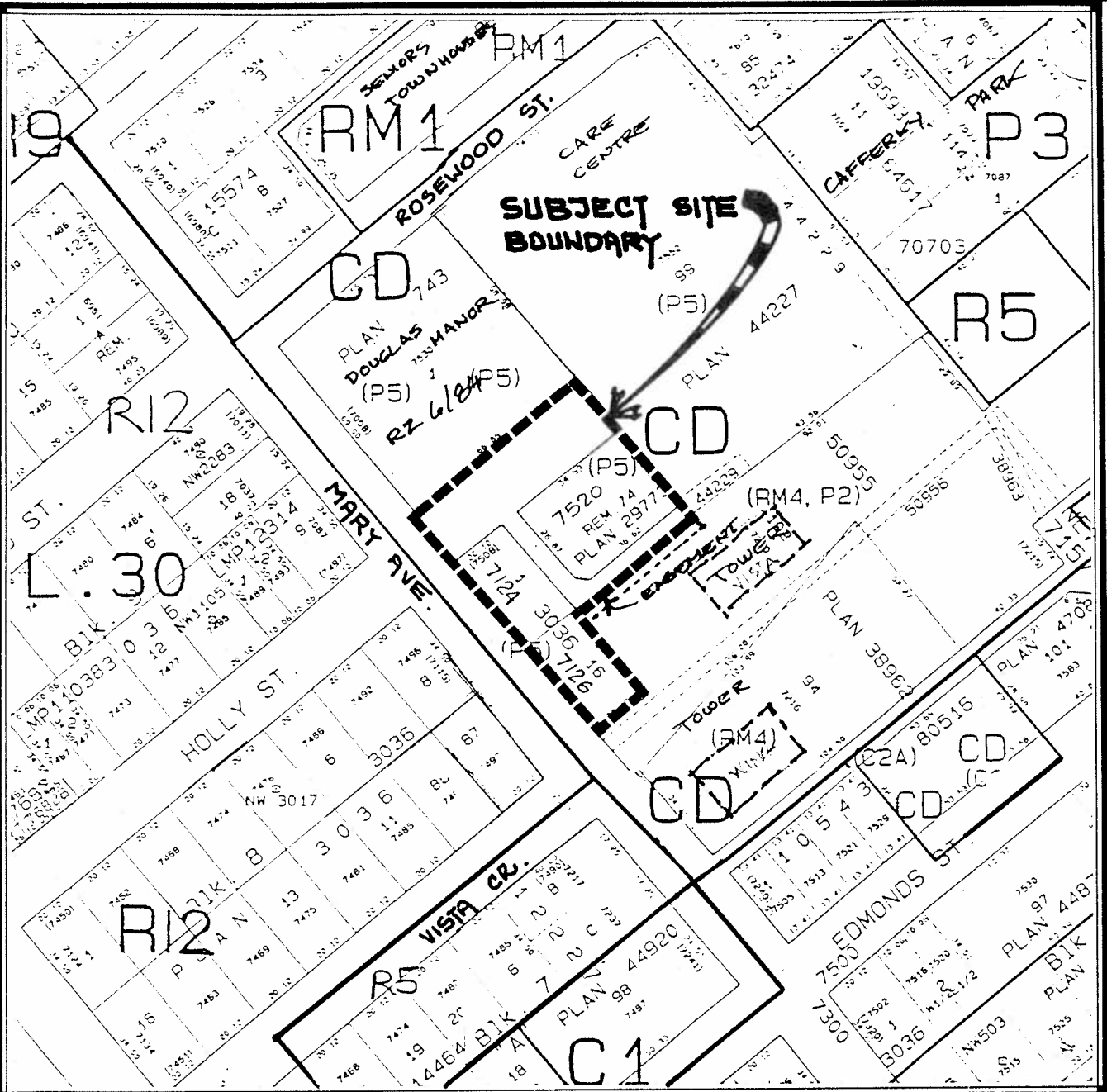
- 4.3 Unit Mix: - All units are one bedroom ranging in size from 631 sq.ft. to 726 sq.ft.

- Total Units - 39
- 4.4 Height: - Three storeys (approximately 33 ft.)
- 4.5 Parking: - There will be 38 parking spaces provided on the site plus a covered car wash space
- Parking Ratio: - 0.97 spaces/unit


D. G. Stenson
Director Planning and Building

BR:gk
Attach

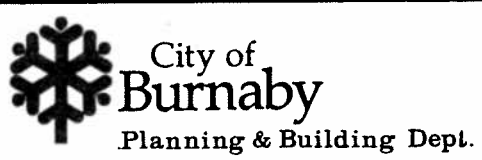
cc. Director Engineering
City Clerk



Date:
JULY 1997

Scale:
1:2000

Drawn By:
J.P.C.



REZONING REFERENCE #34/97

SKETCH #1