

Item	18
Manager's Report No.	19
Council Meeting	01/07/23

TO: CITY MANAGER

2001 July 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #00-36**
New Vista Society Seniors Multi-Level Care and
Seniors Assisted Living Apartments (Cascade Replacement)

ADDRESS: 7126, 7210 and 7216 Mary Avenue

LEGAL: Lot 16, Blk 13, D.L. 30, Group 1, NWD Plan 3036, Lot 102, D.L. 30, Group 1, NWD Plan 50955 and Lot 94, D.L. 30, Group 1, NWD Plan 38962

FROM: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P2 Administration and Assembly District and P5 Community Institutional District) and R5 Residential District

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P5 Community Institutional District and in accordance with the development plan entitled "New Vista: Cascade Replacement" prepared by Neale Staniszki Doll Adams Architects)

APPLICANT: Neale Staniszki Doll Adams Architects
201 - 134 Abbott Street
Vancouver, B.C. V5P 4X2
(Attention: Mr. Garth Ramsey)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2001 August 23.

RECOMMENDATIONS:

1. **THAT** the Edmonds Town Centre Plan area boundary be adjusted to include the New Vista lands, as outlined in Section 3.3 of this report (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
2. **THAT** the introduction of a Lane Closing Bylaw be authorized according to the terms outlined in Section 3.6 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

3. **THAT** the sale be approved in principle of City-owned property 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.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 August 13 and to a Public Hearing on 2001 August 23 at 7:30 p.m.
5. **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 Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
 - e. The satisfaction of all necessary subdivision requirements.
 - f. The consolidation and re-subdivision of the net project site into four legal parcels.
 - g. The granting of any necessary easements and covenants.
 - h. The dedication of any rights-of-way deemed requisite.
 - i. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
 - j. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the underground and surface parking and a commitment to implement the recycling provisions.

- k. The deposit of the applicable Parkland Acquisition Charge.
- l. The deposit of the applicable GVS & DD sewerage charge.
- m. The completion of the sale of City property.
- n. The granting of a 219 Covenant restricting enclosure of balconies.
- o. The submission of a Site Profile and resolution of any arising requirements.
- p. The provision of a housing agreement to protect the existing and proposed apartment units for seniors non-profit housing.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit two new buildings, one with 150 multi-level care beds and a second with 50 units of seniors assisted housing, and to re-subdivide the land with the two existing towers.

2.0 BACKGROUND

- 2.1 On 2001 January 22, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the 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 would be submitted at a later date.
- 2.2 The subject site was included in Rezoning Reference #8/70, which received Final Adoption by Council on 1970 December 14. This rezoning established the site's current CD Comprehensive Development zoning density based on RM4 Multiple-Family Residential District. Other particular development guidelines established by the previous CD rezoning provided development potential for two additional seniors residential apartment towers.
- 2.3 The current amendment rezoning is being pursued for specific development of the subject site. The plan of development submitted by the applicant and being forwarded to Public Hearing represents a modification of the guidelines established by the previous rezoning of the site.

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

3.0 GENERAL COMMENTS

- 3.1 Council received a first report on this rezoning application on 2001 January 22 and authorized staff to work with the applicant towards the preparation of a suitable plan of development for a proposed seniors 150 bed multi-level care facility as well as a 50 unit seniors assisted living apartment building.
- 3.2 The subject site is part of the lands owned by the New Vista Society that are bounded by Rosewood Street on the northwest, Mary Avenue on the southwest and the lane just north of Edmonds. The western part of the site is presently developed with two high-rise senior's apartment towers and there are three duplex cottages, a parking lot, a wooded area and a garden space on the balance of the site. The site also borders Cafferky Park, a small undeveloped wooded area that is adjacent to New Vista. The development site is roughly rectangular in shape and has an area of 17,150 m² (refer to **attached** Sketch #2).
- 3.3 The New Vista property abuts the lane north of Edmonds Street. The lands that front on Edmonds form part of the Edmonds Town Centre Plan. It is proposed that the New Vista lands be added to the Edmonds Town Centre Plan area as they are a key feature in the neighbourhood. This would permit the use of a density bonus for affordable housing applicable to Town Centre Areas to be utilized on this project (refer to **attached** Sketch #1).
- 3.4 The development density guidelines for this site will be based on CD (RM5) for the existing 15 storey two high-rise towers and CD (RM3) with P5 uses on the combined sites for the proposed three storey multi-level care facility building and the proposed three storey assisted living apartment building. The RM5 zoning is required for the existing towers to maximize the sites for the two new buildings. This current proposal replaces the existing approved CD zoning (Rezoning 8/70) that provided for two additional high-rise towers on the subject site.
- 3.5 The Director Engineering will be requested to prepare an estimate for the provision or relocation of existing and installation of new services necessary to serve this site.
- 3.6 There is a lane on the site which serves only the New Vista lands. This lane is to be closed and sold to the Society for incorporation in the development sites.
- 3.7 The site is to be consolidated and re-subdivided into four lots. The apartment and the multi-level care building will obtain vehicle access to Mary Avenue by way of an easement over the towers sites.
- 3.8 All necessary easements and covenants are to be provided. Easements for services, access and other needs are to be provided. Covenants and a housing agreement will be provided for all the non-profit seniors housing and for the assisted living apartments to deal with use, parking and non-enclosure of balconies or similar needs.
- 3.9 An engineered sediment control system will be required during construction.

- 3.10 Due to the relatively high site coverage proposed and the lack of street frontage of the site, only those existing trees near the perimeter of the site will be maintained.
- 3.11 The property line along Cafferkey Park is to be protected with a chain link fence during construction of the development to ensure protection of the park from construction activity, and the applicant or contractor will be required to post a bond to ensure erection and maintenance of the fence.
- 3.12 Recycling provisions for the apartment building and if possible for the multi-level care building are to be made.
- 3.13 Bicycle storage for the apartment (assisted living) and for visitors is to be provided. Electric scooter storage for the assisted living units is also to be provided.
- 3.14 A car wash space is to be provided.
- 3.15 A letter is to be provided from an electrical engineer confirming that the exterior lighting levels of illumination on the site will meet City standards for seniors' developments.
- 3.16 The school site acquisition charge is not applicable as this is a seniors housing site and will be protected by covenant.

4.0 DEVELOPMENT PROPOSAL

Existing two towers; proposed 150 bed multi-level care and 50 unit assisted living apartment building).

4.1	Gross Site	-	17,059 m ² (183,628 sq.ft.- 4.2 acres)
	Lane to be consolidated	-	90.02 m ² (978 sq.ft.)
	Total Site	-	17,150 m ² (184,607 sq.ft.)
	Composed of:		
	Towers site area (two lots)	-	7,285 m ² (78,417 sq.ft.)
	Multi-level Care (MLC) and Assisted Living Housing (AL) (2 lots)	-	9,864 m ² (106,178 sq.ft.)
4.2	Site Coverage:		
	Towers site:	-	16%
	Multi-level Care and Assisted Housing	-	41%
	(overall combined site coverage)	-	35%
4.3	Floor Area:		
	Existing Towers (2)	-	16,027 m ² (172,518 sq.ft.) 348 units
	Proposed Multi-level Care building	-	8,250 m ² (88,805 sq.ft.) 150 beds
	Proposed Assisted Living Apartments	-	3,149 m ² (33,896 sq.ft.) 50 units

Floor Area Ratio:

a. Existing Towers (CD/RM5)

RM5 basic FAR	-	1.5
Bonus for site area	-	0.3
Bonus for affordable housing	-	<u>0.4</u>
Total density for towers	-	2.2
2.2 x 7,285m ² = 16,027m ² built (17,518 sq.ft.)		

b. Proposed Multi-level Care and Assisted Living Apartment (CD/RM3) P5 uses

(density calculated for both sites together)		
RM3 base FAR	-	0.9
Underground parking bonus (RM3)	-	0.2
Special needs/non-profit housing bonus	-	<u>0.15</u>
Total density for MLC/AL	-	1.25 FAR proposed
1.25 x 9,864m ² = 12,330 m ² (132,723 sq.ft.)		

4.3 Height:

a. Existing two towers	-	15 floors
b. Multi-level care	-	3 storeys
c. Assisted Living	-	3 storeys

4.4 Unit Mix:

a. Existing Towers:	Bachelors	-	292 units
	1 bedrooms	-	<u>56</u> units
	Total	-	348 units
b. Multi-level Care:	Single Rooms	-	150 beds
	(size of rooms 24m ² [258 sq.ft.])		
c. Assisted Living:	bachelors	-	50 units
	(varying in size from 42.5m ² to 46.4m ² 457 sq.ft. to 500 sq.ft.)		

4.5 Parking: Resident and Visitor

a. Existing Two Towers

Surface on towers site (40 existing spaces to be increased to)	-	46 spaces
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b. Multi-level Care: (Hospital)

Required: 1 per 4 employees	-	8 spaces
1 per 5 beds	-	<u>30</u> spaces
Total required:	-	38 spaces
Provided:	-	38 spaces (underground: 28 in MLC, 10 in AL)

c. Assisted Living Apartments

Required: 1 space for 2.5 units	-	20 spaces
Provided:	-	20 spaces (underground)
Plus scooter-storage @ 1.5	-	5 spaces
Site Total Parking	-	<u>104 spaces</u>
Bicycle Parking: staff/visitors/residents	-	12 spaces
A car wash space is also to be provided	-	1 space

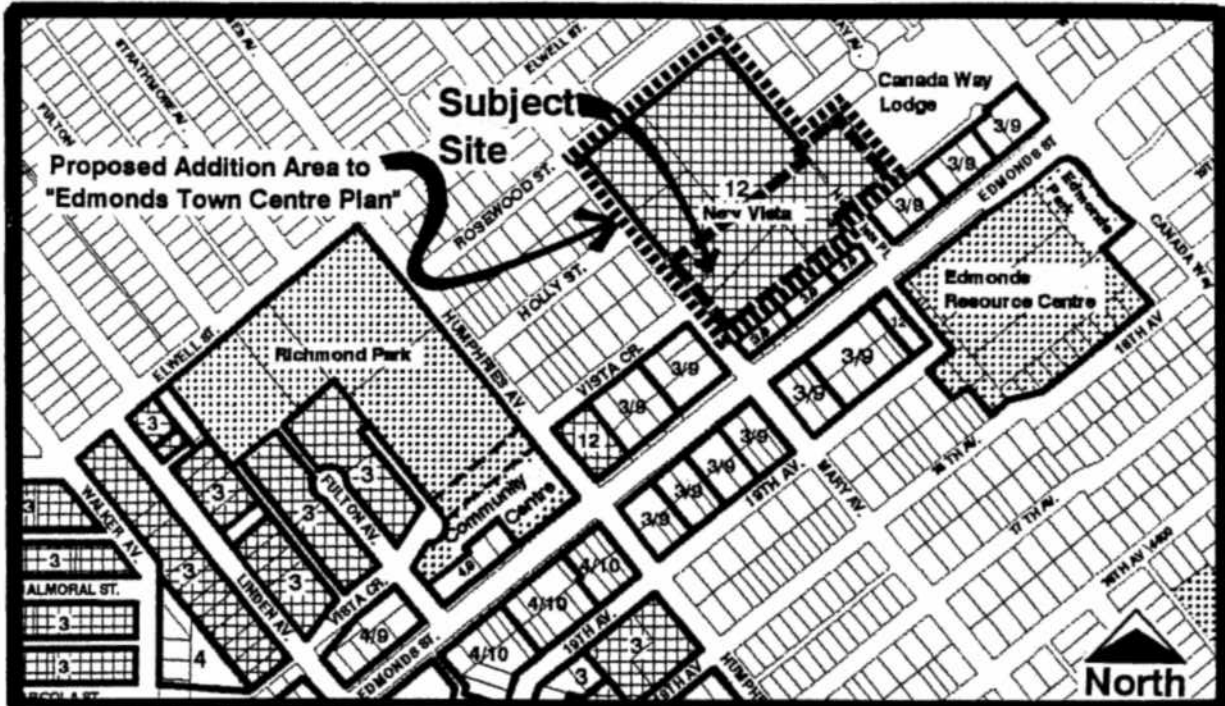
- 4.6 Communal Facilities:
The Assisted Living building - lounge, dining on the main floor and social space on each of the three floors



J. S. Belhouse
Director Planning and Building

BR:gk
Attach

cc: Director Engineering
Director Parks, Recreation & Cultural Services
City Solicitor
City Clerk



Legend:

- High Rise Apartments**
- 6 - RM5 - (100 units per acre maximum)
- 4 - RM4 - (80 units per acre maximum)
- Low Rise Apartments**
- 3 - RM3 - (50 units per acre maximum)
- Low Rise Apartments/
Ground-Oriented multiple Family**
- 2 - RM2 - (40 units per acre maximum)
- Ground-Oriented Multiple Family**
- 1 - RM1 - (25 units per acre maximum)
- 8 - Townhousing - (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 - Potential Area Rezoning

- Commercial**
- 8 - C1 Neighbourhood Commercial
- 9 - C2 Community Commercial
- 10 - C3 General Commercial
- 11 - C4 Service Commercial
- 12 - Institutional (Including Seniors Housing, Churches, etc.)
- 13 - Industrial
- 14 - Nikkei Complex (Rez. Ref. # 7/93)
- 15 - B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)

Park, School, Trail, Ravine and Open Space Area

Completed or Rezoned In Accordance with Development Guidelines

Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

This Sketch is subject to updating on a Continuous basis.

Updated To: July 2001

Edmonds Town Centre Plan Development Guidelines



Planning And Building Department

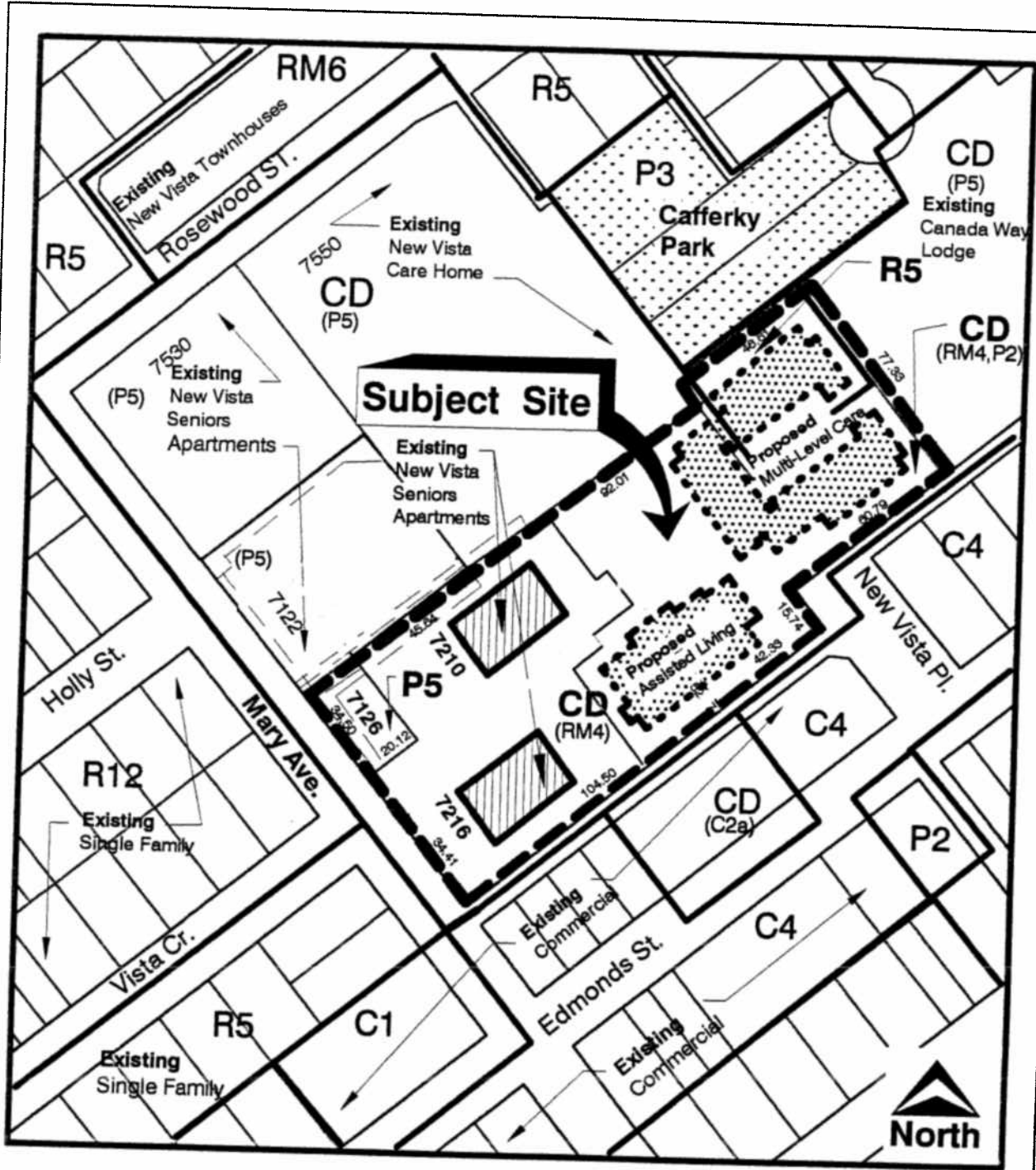
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Drawn By: J.P.C.

Date: July 2001

REZONING REFERENCE 00 -- 36

Sketch # 1



Planning And Building Department

Scale: 1=2000

Drawn By: J.P.C.

Date: July 2001

REZONING REFERENCE 00 -- 36

"New Vista"

Proposed Multi-Level Care Facilities

Proposed Assisted Living Apartments

Sketch # 2

