

**TO:** CITY MANAGER

2003 MARCH 4

**FROM:** DIRECTOR PLANNING AND BUILDING

**RE: REPORT ON ISSUES RAISED AT THE PUBLIC HEARING  
FOR REZONING APPLICATION #02-35  
3861 /75/91 KINGSWAY AND 3880/92 SANDELL STREET  
Metrotown Sub-Area 11**

**PURPOSE:** To respond to issues raised at the Public Hearing on 03 January 28 for Rezoning Application #02-35 (former St. John the Divine Church)

---

**RECOMMENDATION:**

1. **THAT** copies of this report be sent to those who spoke at or submitted correspondence to the Public Hearing concerning Rezoning Application #02-35.

**REPORT**

**1.0 Background:**

The purpose of this report is to provide a response to issues raised by neighbouring residents at the Public Hearing on 2003 January 28 for Rezoning Application #02-35 as requested by Council on 2003 February 03. The site is being proposed for the development of a terraced four to seven storey seniors apartment building incorporating the restoration of the historic St. John the Divine Church on the site.

**2.0 Future of the Childcare:**

There is a childcare facility in what used to be the church hall, a separate building north of the church, constructed on the site in the 1950's, which has been licensed for 15 group daycare places and 15 out-of-school children. The present redevelopment proposal for the site does not provide for the retention of this building or facility. One of the questions raised by a staff member of the childcare was whether or not it would be possible to retain this use on the property, perhaps in conjunction with the historic church.

An enquiry was raised about the possibility of relocating the childcare facility into the basement of the retained church building. At the public hearing the developer indicated that he was prepared to consider this option. However, there are a number of very specific design criteria that child care facilities are required to meet in terms of interior and exterior space, natural light and other requirements. These requirements are outlined in the Community Care Facility Act and the National Building Code.

Staff arranged for a meeting between the developer, his architect and representatives from the Fraser Health Authority to investigate the potential to locate the childcare facility into the basement of the church. The result of the discussion is that the developer has concluded that the outdoor open space limitations and, more importantly, the costs of altering the church basement to accommodate the childcare facility are prohibitive due to the marginal economies of this development project. The developer, therefore, advises that he cannot commit that it will be possible to relocate the childcare into the church. The operator of the childcare advises that they will continue to search for other suitable space in the neighbourhood.

### **3.0 Height and Shadows Impacts from Proposed New Building onto Sandell Street Properties**

Residents of Sandell Street raised questions about the height and shadow effects of the proposed new building related to properties on Sandell. The northerly lowest four-storey portion of the proposed building will be sited approximately 42 feet from the Sandell property line while the seven-storey portion of the terraced building be situated further south on the site. This setback to Sandell Street is greater than the 25 foot minimum setback required. Both the north/south orientation of the building and the terraced building design tend to lessen the shadowing on adjacent sites. The shadow study presented by the architect for the project indicates that shadows have been calculated at 10:00 a.m. and 2:00 p.m. on March 21 or September 21 during the equinox periods, the standard times for shadow impact studies. The calculated shadows from the proposed new building will only just extend off the project site onto Sandell Street and will not affect the homes on Sandell. (Refer to **attached** Sketch #1). The equinox periods reflect an average shadow length between the extremes of summer and winter. The shadows will, of course, be longer during other times such as the early morning and the evening and in the winter. In winter even more distant buildings such as the Telus office building and even much lower two and a half storey, single-family dwellings in the area have very long shadows at that time of year. It is also noted that the lots on Sandell Street, subject to site assembly, are designated for future RM3-type multiple-family redevelopment in line with the adopted Metrotown Plan.

### **4.0 Height and Scale Impacts to Existing Apartments to the East**

There are two existing three-story strata-titled apartment buildings on the lot to the east of the subject site. Each building is "L" shaped and the two buildings are separated by a large central courtyard. (Refer to **attached** Sketch #2). The northern building which faces Jersey Avenue would be more than 60 feet from the nearest portion (four-storey) of the proposed new building. This distance between the proposed new and this existing building is larger than usual due to the location of a City lane in this area which is 20 feet in width. The existing southern apartment building which faces Kingsway and extends north down the west property is situated approximately 20 feet from the property line with the Church site. The proposed new building has a setback of 20 feet to the common property line for a total separation between the buildings of approximately 40 feet.

Concerns have been expressed by the persons who live in the units of the existing apartment that their views, light and privacy will be affected. Staff would note that even a typical new four-storey building on the Church lands would create a very similar impact for this portion of the existing apartment.

The height of the proposed seven-storey portion of the new building is approximately 29 feet taller than the existing three-storey building. The portion of this terraced building that is seven-storeys is approximately 108 feet in length along this side yard and is situated at the highest, southern portion of the site, closest to the Church. The developer and the project architect have advised that redesigning the building to lower the portion of the building which is seven-storeys tall to four-storeys would result in a significant increase in site coverage and cost and would affect the feasibility of the project.

#### 4.1 Changes to the Design in Response to the Public Hearing

However, in order to respond to the concerns about the height and closeness of the proposed new building to the existing apartment, one solution is to adjust the footprint of the building to move the tallest, seven-storey southern portion of the proposed building slightly further away to the west to increase the sideyard setback to the common property line from 20 feet to 30 feet and thus the total separation between the existing and proposed new building to approximately 50 feet. Although this adjustment lessens the on-site open space amenity, the developer has agreed to this alteration to the design. This change would improve the amount of light and space between the faces of the new and existing apartment building that is addressed at 3925 Kingsway. Staff support this alteration to the design. There is a slight increase in floor area of approximately 490 sq.ft. to accommodate the longer corridors and unit design changes. However, the maximum permitted density remains unchanged. This will slightly decrease the amount of sunlight reaching the planned seniors outdoor garden area on the west side of the proposed new building but is considered an appropriate trade-off under the circumstances. The site coverage of approximately 32% of the site will remain unchanged. While the preservation of light is a consideration, the developer has been requested to provide approximately 12 deciduous trees in this larger sideyard space in order to provide for improved privacy screening between the buildings.

#### 5.0 Future of Sandell Street:

At the Public Hearing, the developer raised a question about the possibility of changing Sandell Street, a cul-de-sac, into a through street. The Metrotown Area 11 Plan, adopted in 1982 provides for the future closure of the block of Sandell Street west of the proposed cul-de-sac in order to close the road and consolidate the sites for future apartment redevelopment. (Refer to **attached** Sketch #2). In the interim, except for the proposed minor extension of the road to provide for the construction of the cul-de-sac in conjunction with this rezoning application, Sandell Street will remain as it is for

the use of local residents, with the two homes at 3883 and 3893 Sandell Street proposed to alter their vehicle access to the eastern portion of Sandell Street connecting to Jersey Avenue. The option of opening the street to through traffic would be contrary to the Plan and to the current operation of the street enjoyed by Sandell Street residents. Staff would not support a change in the existing pattern or a change to the Metrotown Area 11 Plan.

### 6.0 Potential Noise From Underground Parking Vehicle Door

Concern was expressed by a resident of Sandell Street that the vehicle access to the underground parking off Sandell Street could be disruptive to neighbours due to the operation of the security door opening and closing. These doors are common to all multi-family housing and normally do not generate noise concerns. Staff will request that the architects confirm that the doors specified are within common noise-generating standards.

### 7.0 Adjustment to Development Statistics

As noted the adjustment in the design of the building has resulted in approximately 490 sq.ft. of additional corridor space that is to be included within the permitted maximum floor area ratio.

On the statistical sheet the total built floor area of the church and the proposed new building remains within the 1.25 Floor Area permitted maximum. The corrected figures for the development proposal now read as follows:

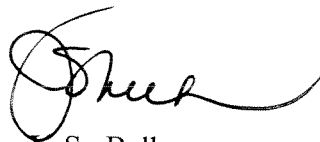
Net Site:	-	5,548m <sup>2</sup> (59,720 sq.ft.)
Maximum Density Permitted: Lot area 59,720 sq.ft. x 1.25 FAR	-	6,935 m <sup>2</sup> (74,650 sq.ft.)
Housing: Included in 1.10 FAR Total Residential Floor Area of Seniors' Building	-	6,103 m <sup>2</sup> (65,692 sq.ft.)
Amenity: Included in 0.15 FAR		
• St. John the Divine Church: Sanctuary Main floor 439 m <sup>2</sup> ( 4,722 sq.ft.)		
• Apartment amenity space, including solarium, theatre, spa salon, multi-sue room and lounges 393 m <sup>2</sup> ( 4,230 sq.ft.)		
Total Amenity area:	-	832 m <sup>2</sup> ( 8,952 sq.ft.)
<b>Total of both buildings 1.25 FAR:</b>	-	<b>6,935 m<sup>2</sup> (74,644 sq.ft.)</b>

**8.0 Conclusion:**

In response to the issues raised at the Public Hearing on 2003 January 28, regarding the daycare and the shadows, height and scale of the proposed new seniors' apartment building, staff have worked out an adjustment to the design for the building with the architect to increase the setback by 10 ft. between the buildings to provide a separation of approximately 50 feet to reduce the impact on the portion of the neighbouring building which is closest to the property being redeveloped. The shadow study using a standard approach illustrates that the impact of the project on properties to the north is not at issue between the spring and fall equinox periods due to the terraced nature (north/south orientation) of the building and the larger than normal setback to the north property line.

The retention of the childcare facility on the property has not been able to be committed by the developer due to space and cost limitations. City staff will work with the childcare operator to seek a suitable alternative space.

This is for the information of Council.

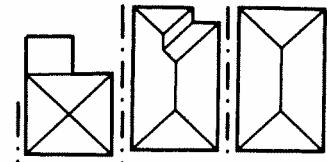


J. S. Belhouse  
Director Planning and Building

BR:gk  
Attach

cc: City Clerk  
Director Engineering

P:\Bill\PH concerns for Rez 02-35



E 1/2 6 W 1/2 7 A

SANDELL STREET

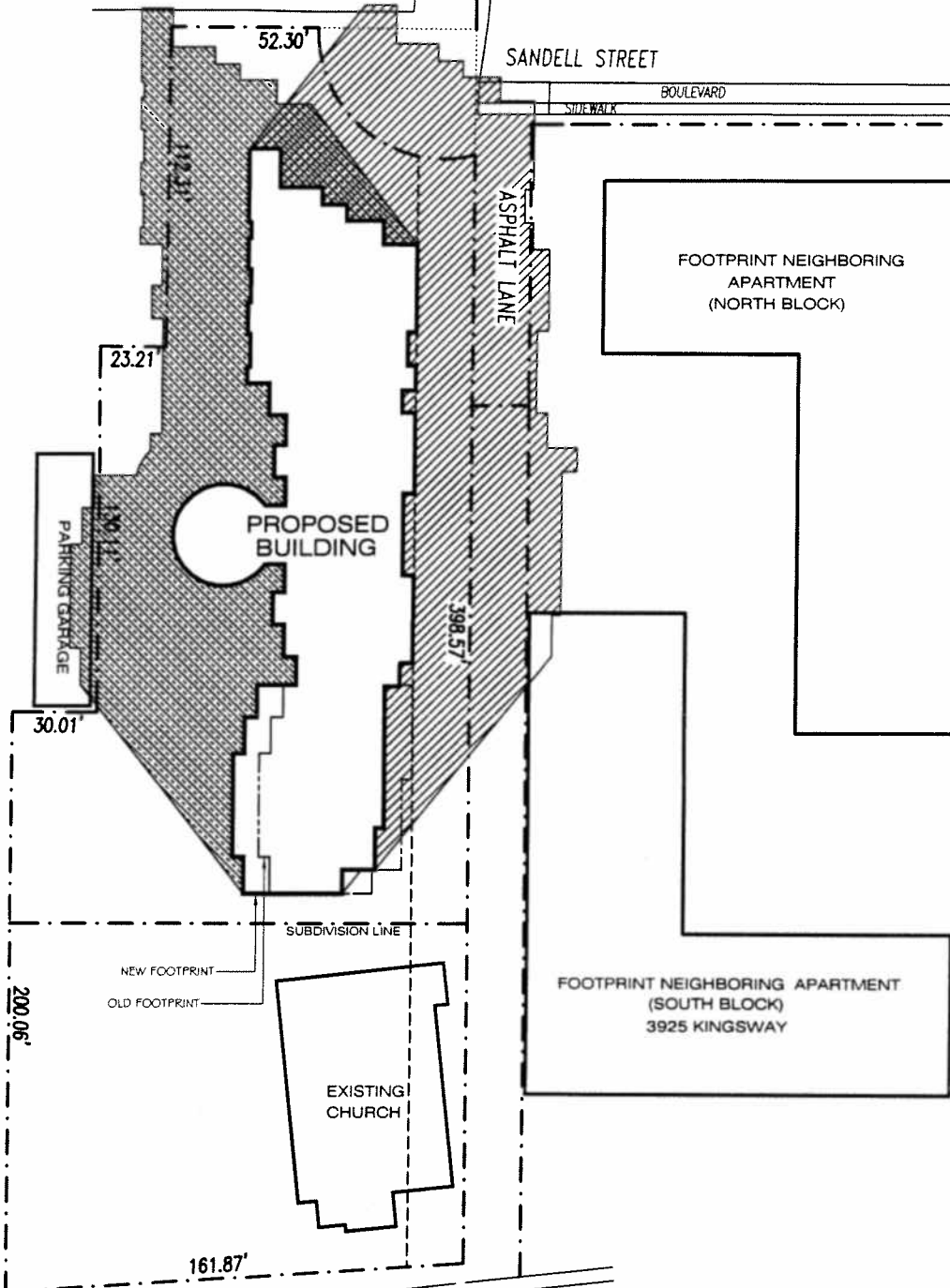
ASPHALT

GUTTERLINE

SANDELL STREET

BOULEVARD

SIDEWALK



PROPOSED BUILDING

PARKING GARAGE

SUBDIVISION LINE

NEW FOOTPRINT

OLD FOOTPRINT

EXISTING CHURCH

FOOTPRINT NEIGHBORING APARTMENT (NORTH BLOCK)

FOOTPRINT NEIGHBORING APARTMENT (SOUTH BLOCK) 3925 KINGSWAY

KINGSWAY

SHADOW DIAGRAM

LEGEND

EQUINOX MARCH 21 AND SEPT 21 SHADOWS CAST AT 10 AM

SHADOWS CAST AT 2 PM



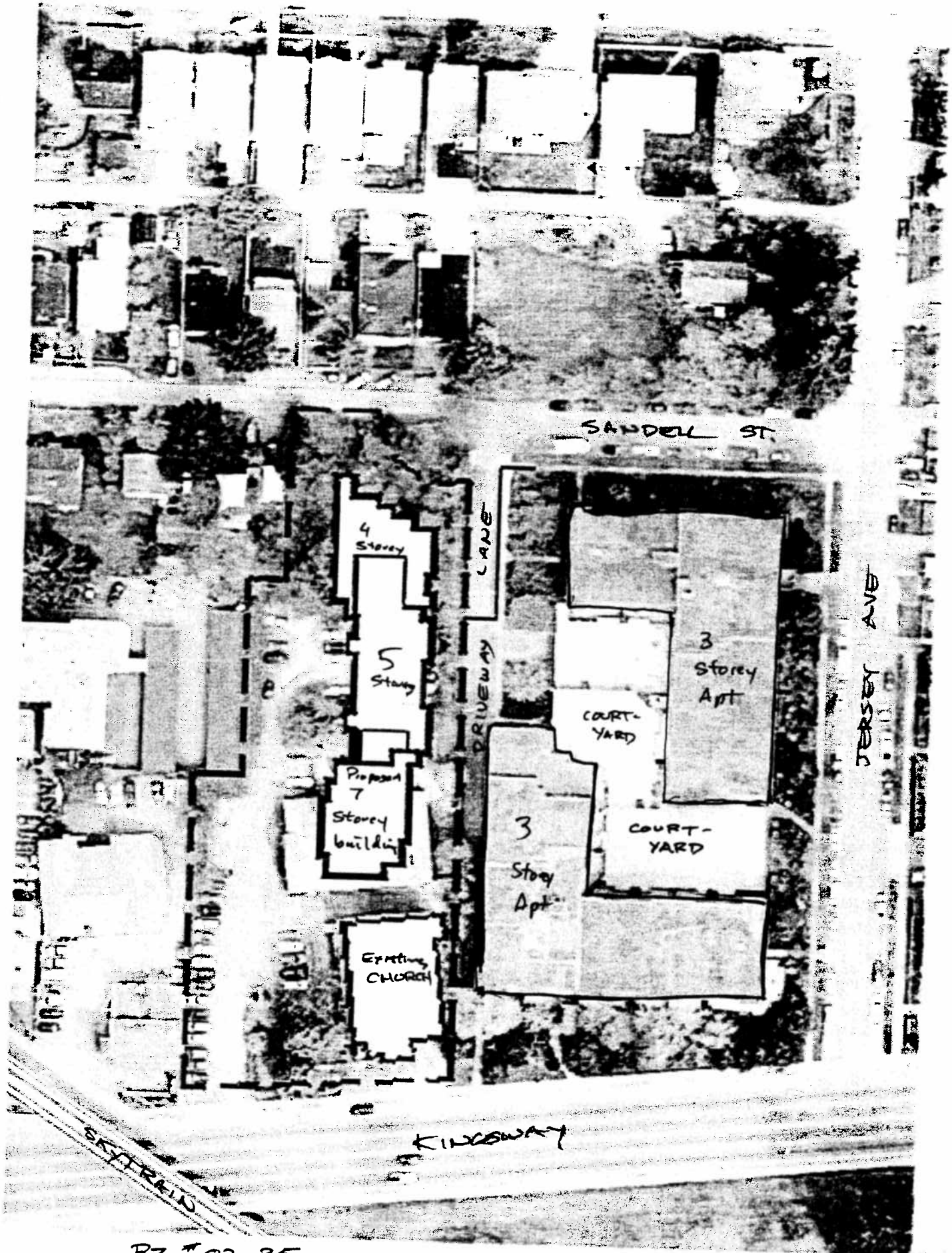
SKETCH # 1



RZ # 02-35

EQUINOX SHADOW DIAGRAM  
MARCH 21 & SEPTEMBER 21  
DATE: 2003.09.23  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"

VILLA GRACE SENIORS RESIDENCE  
3861-3891 KINGSWAY  
Burnaby, B.C.



RZ # 02-35

Sketch # 2

107

