



Proposal: Development Variance Permit to relax the projection of eaves into the required setbacks and to further reduce the front and eastern side yard setbacks for a corner of the building for a proposed care facility.

Recommendation: Approval to Proceed

Location: 13427/53/75 - 111A Ave; 13476 - 112 Ave **Zoning:** RMS-1 and RF

OCP Designation: Urban **Owner:** Cherington Intercare Inc.

PROJECT TIMELINE

Completed Application Submission Date:	July 28, 2003
Original Planning Report Date:	April 5, 2004
Received Detailed Submission:	August 20, 2004
Additional Planning Report Date:	September 27, 2004

The applicant is proposing:

- a Development Variance Permit to vary the following regulations of the Zoning By-law:
 - to increase the maximum encroachment of eaves into a setback from 0.6 m (2 ft.) to 2.1 m (7 ft.);
 - to reduce a portion of the southern front yard setback from 7.5 m (25 ft.) to 1.0 m (3 ft.); and
 - to reduce a portion of the eastern side yard setback from 7.5 m (25 ft.) to 2.5 m (8 ft.)

in order to permit the expansion of the existing care facility in Surrey City Centre.

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7903-0271-01 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to increase the maximum encroachment of eaves into setbacks as regulated in the definition of "Setbacks" in the Zoning By-law from 0.6 metre (2 ft.) to 2.1 metres (7 ft.);
 - (b) to reduce the minimum southern front yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 1.0 metre (3 ft.); and
 - (c) to reduce the minimum eastern side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).

DEVELOPMENT CONSIDERATIONS

Background

- On April 19, 2004 City Council gave Third Reading to By-law No. 15346 to rezone the subject site in Surrey City Centre from RF and RMS-1 to RMS-2 to permit an expansion of the existing Cherington Place care facility.
- The applicant is proposing a substantial addition on the north side of the property, adjacent to 112 Avenue and along the east side of the site. Smaller additions are planned for the southwest corner of the site adjacent to 111A Avenue. The existing care facility building will also be renovated and upgraded.
- The existing facility currently contains 75 beds and has a maximum of 20 staff per shift. When completed, the entire facility will house 167 long term care beds. The maximum number of staff that will be at the facility during a shift will be 30.
- One of the conditions of approval is that the applicant address all outstanding design issues to the satisfaction of the City Architect.

Resolution of Design Issues

- One of the outstanding issues is the resolution of the design of the eaves and, in particular, soffit detail.
- The applicant is proposing to create large overhanging eaves around the edge of the building that will create a 1950s look to the building and will make the building appear smaller and lower to the ground.
- The City Architect has reviewed the proposed overhangs and finds them to enhance and compliment the design of the building.
- The proposed eaves (overhangs) however encroach 2.1 metres (7 ft.) into the required setbacks which is 1.5 metres (5 ft.) more than the maximum encroachment of 0.6 metre (2 ft.) permitted in the Zoning By-law.
- As a result, a Development Variance Permit is required to permit the proposed eaves.
- In refining the design of the proposed it was noted that a Development Variance Permit will also be required to permit the construction of the southeast corner of the building adjacent to 111A Avenue, even though this

portion of the building will be located completely underground.

- The elevation of the southeast corner of the subject site is lower than the elevation of the adjoining 111A Avenue.
- The applicant proposes to build a portion of the building at the southeast corner of the site and then fill around this area so that the landscaped area over top of this portion of the building will be level with 111A Avenue.
- The Zoning By-law, however, indicates that if a building extends more than 0.6 metre (2 ft.) above natural (existing) grade, the underground structure must meet the setback requirements of the RMS-2 Zone. The corner of this proposed underground section is located 1.0 metre (3 ft.) from the property line along 111A Avenue.
- Therefore, even though the portion of the building will be underground because the site will be regraded, because the building will extend above the existing grade, a Development Variance Permit to reduce the front and side yard setbacks will be required to permit the construction of this portion of the building.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum encroachment of eaves into the required setbacks from 0.6 metre (2 ft.) to 2.1 metres (7 ft.).

Applicant's Reasons:

- The proposed eaves enhance the overall look and feel of the building.

Staff Comments:

- The building face will be 6.8 metres (22 ft.) from the western property line and 7.6 metres (25 ft.) from the eastern property line.
- Even though the proposed eaves are quite wide, the outside edge of the eaves will be 4.7 metres (15 ft.) from the western property line and 5.4 metres (18 ft.) from the eastern property line and, as a result, should not impact the adjoining single family residential properties.
- The Planning & Development Department can support the requested variance.

(b) Requested Variance:

- To reduce the southern front yard setback from 7.5 metres (25 ft.) to 1.0 metre (3 ft.) and to reduce the eastern side yard setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for one corner of the proposed building.

Applicant's Reasons:

- The portion of the building under consideration will be entirely underground.

Staff Comments:

- The Zoning By-law requires that building height be measured from existing or “natural” grade and not from “finished” grade. If a portion of a building or structure extends more than 0.6 metre (2 ft.) above

natural grade, the building or structure must conform to the setback regulations of the zone in which it is located.

- A portion of the southeast corner of the proposed building will extend more than 0.6 metre (2 ft.) above natural grade and, as a result, even though this portion of the building will be completely underground due to regrading of the site, because the building extends above natural grade, a variance is required as this underground portion of the building is located less than the required 7.5 metres (25 ft.) from the south and east property lines.
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- As noted, the southeast portion of the building that requires the variance will be entirely underground and, therefore, will not impact any of the adjoining properties.
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- As a result, the Planning & Development Department can support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Floor Plans, Elevations and Landscape Plans
- Appendix III. Development Variance Permit No. 7903-0271-01

INFORMATION AVAILABLE ON FILE

- Original Planning Report dated April 5, 2004.

Murray Dinwoodie
General Manager
Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Richard Balfour
 Address: 2638 W. 14th Avenue
 Vancouver, B.C. V6K 2W9
 Tel: 604-731-0206

2. Properties involved in the Application
 - (a) Civic Addresses: 13427/53/75 - 111A Avenue; 13476 - 112 Avenue

- (b) Civic Address: 13427 - 111A Avenue
 Owner: Cherington Intercare Inc.
 PID: 009-546-987
 Lot 125 Section 15 Block 5 North Range 2 West New Westminster District Plan 20787
- (c) Civic Address: 13453 - 111A Avenue
 Owner: Cherington Intercare Inc.
 PID: 000-750-462
 Lot 98 Section 15 Range 2 New Westminster District Plan 16243
- (d) Civic Address: 13475 - 111A Avenue
 Owner: Cherington Intercare Inc.
 PID: 000-440-965
 Lot 87 Section 15 Range 2 New Westminster District Plan 15061
- (e) Civic Address: 13476 - 112 Avenue
 Owner: Cherington Intercare Inc.
 PID: 010-046-950
 Lot 86 Section 15 Range 2 New Westminster District Plan 15061

3.

- (a) Proceed with Public Notification for Development Variance Permit No. 7903-0271-01.

DEVELOPMENT DATA SHEET

Proposed Zoning: RMS-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,085 m ²
Road Widening area		66 m ²
Undevelopable area		
Net Total		8.019 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	42%
Paved & Hard Surfaced Areas		10%
Total Site Coverage		52%
SETBACKS (in metres)		
Front (North)	7.5 m	4.4 m
Front (South)	7.5 m	5.6 m
Front (South) (Underground)	7.5 m	1.0 m
Side #1 (West)	7.5 m	6.8 m
Side #2 (East)	7.5 m	7.6 m

Side #2 (East) (Underground)	7.5 m	2.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	13.0 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		7,193 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,019 m ²	7,193 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.9
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors	42	33

Drop-off	2	2
Employees	56	30
Total Number of Parking Spaces	100	65
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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