



**Proposal:** Rezone from CD (By-law No. 13088) to a new CD to increase the maximum floor area ratio from 0.61 to 0.63.

**Recommendation:** Approval to Proceed

**Location:** 1653 - 140 Street

**Zoning:** CD (By-law No. 13088)

**OCP Designation:** Urban

**LAP Designation:** Urban  
Residential

**Owner:** The Owners Strata  
Plan LMS3250

### PROJECT TIMELINE

|  |                    |
|--|--------------------|
| Completed Application Submission Date:     | July 21, 2004      |
| Application Revision & Re-submission Date: | August 5, 2004     |
| Planning Report Date:                      | September 27, 2004 |

The applicant is proposing:

- a rezoning from CD (By-law No. 13088) to CD (By-law No. 12000)

in order to increase the maximum floor area ratio from 0.61 to 0.63.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13088) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).

## SITE CHARACTERISTICS

- **Existing Land Use** Licensed care facility and seniors' housing.
- **East:** White Rock Baptist Church, zoned RM-15, designated Urban in the OCP.
- **South:** Townhouse units and licensed care facility, zoned RM-15 and RMS-2, designated Urban in the OCP.
- **West:** Single family dwellings, zoned RF, designated Urban in the OCP.
- **North:** A single family dwelling, zoned RF, townhouse units, zoned RM-15, zoned RF and RM-15, designated Urban in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Land Use

- The subject site is designated "Urban" in the Official Community Plan and "Urban Residential" in the Semiahmoo Peninsula Plan, with an existing Licensed Care Facility and Senior's Housing units
- The applicant is proposing to rezone from CD By-law No. 13088 to CD By-law No. 12000 in order to increase the floor area ratio from 0.61 to 0.63, to accommodate the enclosure of a portion of an open deck to create an additional strata unit.
- Although only two requirements of CD By-law No. 13880 are being revised, CD By-law No. 13880 was written with reference to two legal lots that no longer exist. Amending CD By-law No. 13880, therefore, would require revising numerous sections of the By-law in order to relate the By-law to the new legal description. As a result, it is more practical to replace CD By-law No. 13880 with a new CD By-law rather than amending existing CD

By-law No. 13880.

- The proposed additional strata unit with a floor area of 80 m<sup>2</sup> (860 sq. ft.) is situated in the southwest corner of the building that was built as an addition to the existing senior's care facility in 1998.
- In the process of calculating the floor area for the proposed enclosure, it was brought to light that the existing buildings on the subject site exceeded the permitted floor area of 7,591 m<sup>2</sup> (81,712 sq. ft.) in CD By-law No. 13088 by 152 m<sup>2</sup> (1,636 sq. ft.).
- The proposed floor area ratio of 0.63 will accommodate the proposed 80 m<sup>2</sup> (860 sq. ft.) in additional floor area, and the existing floor area of 7,743 m<sup>2</sup> (83,348 sq. ft.) on the subject site. The total floor area proposed is 7,823 m<sup>2</sup> (84,209 sq. ft.).
- The proposed enclosure of the open deck to create the additional strata unit on the southwest corner of the existing care facility will have very little impact on adjacent sites to the west and south. To the west, the proposed strata unit will face the inner courtyard and parking lot, and to the south, the unit will face existing parking spaces for the current care facility.

#### Proposed CD By-law

- The proposed CD By-law states that the maximum density for the Lands shall not exceed a floor area ratio of 0.63 and the maximum floor area permitted on the Lands shall be 7,830 m<sup>2</sup> (84,284 sq. ft.). Lot coverage shall not exceed 24 %.
- All other provisions permitted under CD By-law No. 13088 remain unchanged.

#### PRE-NOTIFICATION

Pre-notification letters were sent on August 24, 2004 and staff received 4 telephone calls from residents with general inquiries about the proposed development. They were all in support of the proposed development.

*(Staff provided residents with detailed information pertaining to the location of the proposed strata unit, the amount of additional floor area and explained the increase in floor area ratio for the proposed development.)*

#### 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, Typical Floor Plans and Elevations      |
| Appendix III. | Engineering Summary                                |
| Appendix IV.  | CD By-law  |

#### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 21, 2004.
- Soil Contamination Review Questionnaire prepared by David Danyluck and dated August 25, 2004.

Murray Dinwoodie  
General Manager  
Planning and Development

LC/kms

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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:                David Danyluck  
                         Address:            4517 - 202 Street  
   Langley, B.C. V3A 6M6  
                         Tel:                    604-530-0978
  
2.      Properties involved in the Application
  - (a)      Civic Address:            1653 - 140 Street
  
  - (b)      Civic Address:            1653 - 140 Street  
                 Owner:                    The Owners of Strata Plan LMS 3250  
                 PID:  
                 Lot
  
3.
  - (a)      Introduce a By-law to rezone the property.

**DEVELOPMENT DATA SHEET**

**Proposed Zoning: CD**

| <b>Required Development Data</b>           | <b>Existing Development</b> | <b>Proposed</b>       |
|--|-----------------------------|-----------------------|
| <b>LOT AREA*</b> (in square metres)        |                             |                       |
| Gross Total                                |                             |                       |
| Road Widening area                         |                             |                       |
| Undevelopable area                         |                             |                       |
| Net Total                                  | 12,352 m <sup>2</sup>       | 12,352 m <sup>2</sup> |
| <b>LOT COVERAGE</b> (in % of net lot area) |                             |                       |
| Buildings & Structures                     |                             |                       |
| Paved & Hard Surfaced Areas                |                             |                       |
| Total Site Coverage                        | 24%                         | 24%                   |

|                                     |                      |                      |
|-------------------------------------|----------------------|----------------------|
| SETBACKS ( in metres)               |                      |                      |
| Front                               | n/a                  | n/a                  |
| Rear                                |                      |                      |
| Side #1 (N,S,E, or W)               |                      |                      |
| Side #2 (N,S,E, or W)               |                      |                      |
| Side #3 (N, S, E or W)              |                      |                      |
|                                     |                      |                      |
| BUILDING HEIGHT (in metres/storeys) |                      |                      |
| Principal                           | n/a                  | n/a                  |
| Accessory                           |                      |                      |
|                                     |                      |                      |
| NUMBER OF RESIDENTIAL UNITS         |                      |                      |
| Bachelor                            | n/a                  | n/a                  |
| One Bed                             | 1                    | n/a                  |
| Two Bedroom                         | n/a                  | 1                    |
| Three Bedroom +                     | n/a                  | n/a                  |
| Total                               | 1                    | 1                    |
|                                     |                      |                      |
| NUMBER OF CARE UNITS:               | 95                   | 0                    |
|                                     |                      |                      |
| FLOOR AREA: Residential             | 7,743 m <sup>2</sup> | 80 m <sup>2</sup>    |
|                                     |                      |                      |
| FLOOR AREA: Commercial              | n/a                  | n/a                  |
| Retail                              |                      |                      |
| Office                              |                      |                      |
| Total                               |                      |                      |
|                                     |                      |                      |
| FLOOR AREA: Industrial              | n/a                  | n/a                  |
|                                     |                      |                      |
| FLOOR AREA: Institutional           |                      |                      |
|                                     |                      |                      |
| TOTAL BUILDING FLOOR AREA           | 7,743 m <sup>2</sup> | 7,823 m <sup>2</sup> |

*\* 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             | Existing Development | Proposed |
|---------------------------------------|----------------------|----------|
| DENSITY                               |                      |          |
| # of units/ha /# units/acre (gross)   |                      |          |
| # of units/ha /# units/acre (net)     |                      |          |
| FAR (gross)                           | 0.61                 | 0.63     |
| FAR (net)                             |                      |          |
|                                       |                      |          |
| AMENITY SPACE (area in square metres) |                      |          |
| Indoor                                | n/a                  | n/a      |
| Outdoor                               |                      |          |
|                                       |                      |          |
| PARKING (number of stalls)            | n/a                  | n/a      |

|  |     |     |
|--|-----|-----|
| Commercial   |     |     |
| Industrial   |     |     |
| Residential Bachelor + 1 Bedroom                           | n/a | n/a |
| 2-Bed  |     |     |
| 3-Bed  |     |     |
| Residential Visitors                                       |     |     |
| Institutional  | n/a | n/a |
| Total Number of Parking Spaces                             | n/a | n/a |
| Number of disabled stalls                                  | n/a | n/a |
| Number of small cars                                       | n/a | n/a |
| Tandem Parking Spaces: Number / % of Total Number of Units | n/a | n/a |
| Size of Tandem Parking Spaces width/length                 | n/a | n/a |

|               |    |                                 |    |
|---------------|----|---------------------------------|----|
| Heritage Site | NO | Tree Survey/Assessment Provided | NO |
|---------------|----|---------------------------------|----|