

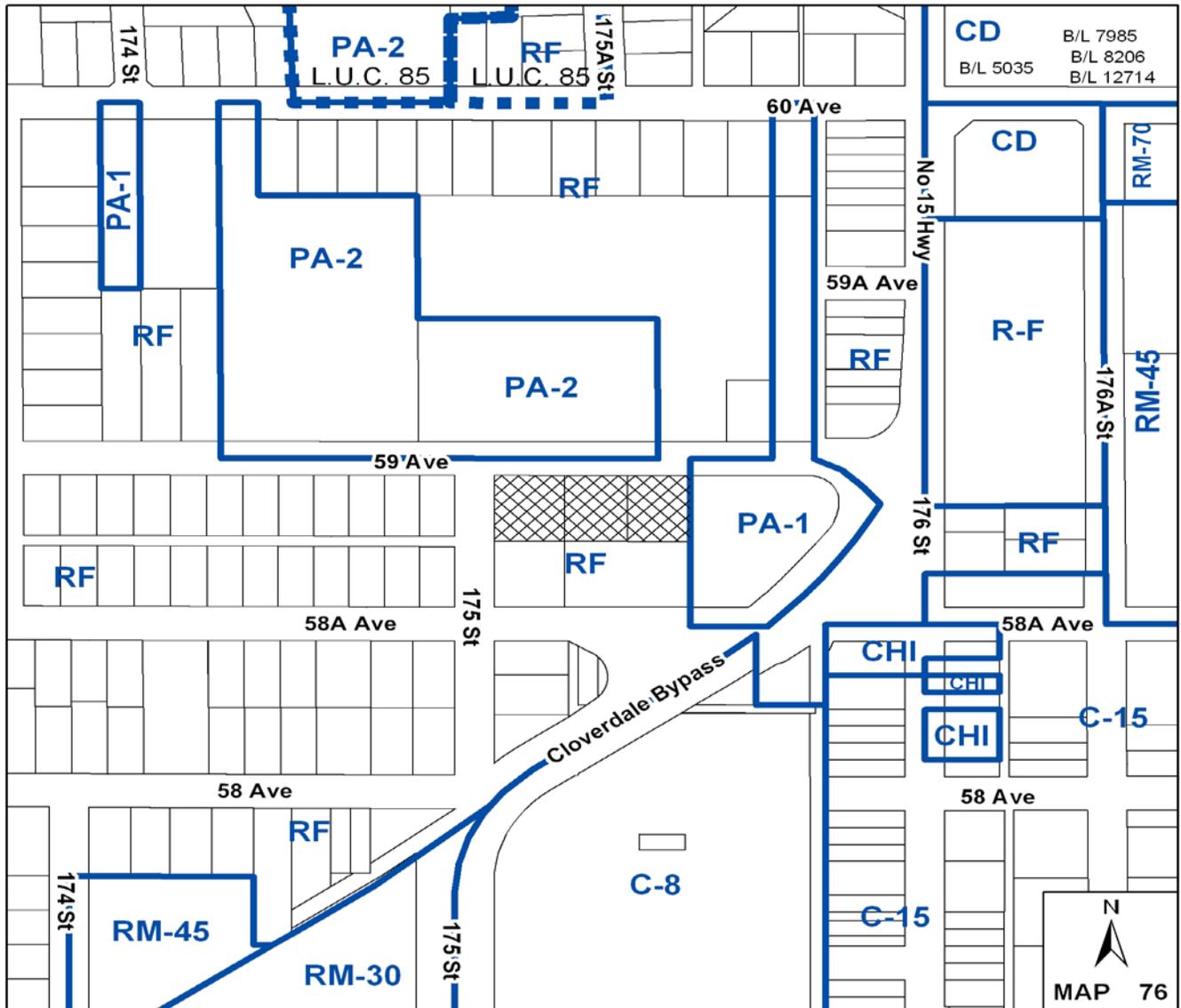
Proposal: Rezone from RF to CD. Development Permit to allow the construction of a 4-storey, 72-unit apartment building for seniors in the Cloverdale Town Centre.

Recommendation: Approval to Proceed

Location: 17510/26/42 - 59 Avenue **Zoning:** RF

OCP Designation: Multiple Residential

NCP Designation: Medium Density Res. **Owner:** Cloverdale Senior Citizens Housing Society



PROJECT TIMELINE

Completed Application Submission Date:	June 28, 2005
Application Revision & Re-submission Date:	August 19, 2005
Revised Submission Date:	May 8, 2006
Planning Report Date:	May 29, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to allow the construction of a four-storey, 72-unit seniors' apartment building in the Cloverdale Town Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
2. Council authorize staff to draft Development Permit No. 7905-0159-00 in accordance with the attached drawings (Appendix IV).
3. 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;
 - (b) submission of a consolidation plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant enter into a Housing Agreement with the City to ensure that only individuals 65 years of age or older will live in the proposed building; and
 - (f) demolition of existing buildings to the satisfaction of the Building Division.

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 V).
- Ministry of Transportation: No concerns (Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** The most westerly lot (17510 - 59 Avenue) is vacant. There are existing homes on the two other parcels.
- **East:** Cloverdale United Church, zoned PA-1, designated Multiple Residential.
- **South:** Vacant land and single family residential dwellings, zoned RF, designated Multiple Residential.
- **West:** Across 175 Street, single family residential dwellings, zoned RF, designated Urban.
- **North:** Across 59 Avenue, Cloverdale Catholic Elementary School, zoned PA-2, designated Urban.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Medium Density Residential

DEVELOPMENT CONSIDERATIONS

- The approximately 3,900-sq. m. (0.96-acre) site, consisting of three single family lots fronting 59 Street, is designated Multiple Residential in the Official Community Plan (OCP) and Medium Density Residential in the Cloverdale Town Centre Plan.
- The subject site forms part of the small enclave bounded by Cloverdale By-pass to the south and east, 59 Avenue to the north and 175 Street to the west, serving as the western boundary of the Cloverdale Town Centre Land Use Plan area. Except for the Institutional designation on the property directly south-west of 59 Avenue and Cloverdale By-pass (which currently accommodates a church), this portion of the Town Centre is designated Medium Density Residential in the Town Centre Plan. The land use designation is consistent with the Multiple Residential designation in the OCP.
- As envisioned in the Town Centre Plan, multi-family developments will be developed on this particular enclave based on 45 units per acre (under the RM-45 Zone) in order to increase the population base around the Town Centre, thereby creating a vibrant community.

- However, given its size of less than a hectare, if developed under the RM-45 Zone, the subject site may only accommodate a maximum of 31 units, with a floor area ratio (FAR) of 0.93. The applicant, the Cloverdale Senior Citizens Housing Society, has advised that the viability of the project depends on its ability to achieve 72 units and a floor area ratio of 1.2. As such, the project is proceeding under a "Comprehensive Development Zone (CD)".
- The proposed seniors housing and the associated proposed increase in the number of units and floor area ratio are supportive of the Plan's intent of establishing strong and healthy Town Centres and to increase the residential population in and around the Town Centre to lend support to its commercial business growth.
- The proposed development, consisting of one-bedroom and studio suites, with small kitchenettes, will cater to independent seniors who do not require medical support and are able to look after themselves. The proposed dwelling units are fairly small with an average floor area of 48 sq. m. (514 sq. ft.).
- Future residents will have an option to take full meals in a common dining facility, located at the main floor area. A commercial scale kitchen will be established to provide meals to future residents. Support services (barber shop, hair salon and podiatry clinic) will be available, all of which will be located at the main floor area. A library, living room and a sunroom will serve as venues for socialization, which will be linked to the proposed outdoor amenity spaces.

Proposed CD Zone

- In order to assist the applicant in meeting its target of building 72 units on the subject site, a CD Zone, based on the RM-70 Zone, is proposed (Appendix III). A comparison of the proposed CD Zone and the RM-70 Zone is shown below:

	Based on RM-70 Zone and 0.3909 ha. (0.96 acre) site	Proposed CD Zone
Permitted Uses	Multiple unit residential buildings and child care centres	Multiple unit residential buildings
Density (FAR)	1.16	1.20
Lot Coverage	33%	33%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.3 to 8.8 m. (24-29 ft.)
Building Height	50 metres (164 ft.)	16 metres (52 ft.)
Parking	94 spaces for residents; 14 for visitors	21 spaces, to be available for both residents and visitors

- While a 50-metre (164 ft.) tall building is permitted under the RM-70 Zone, the proposed CD Zone restricts the building height to a maximum of 16 metres (52 ft.), thus reducing its impact on the neighbouring land uses.
- A wider setback of 8.8 metres (29 ft.) as opposed to the standard 7.5 metres (25 ft.) is proposed along the west property line, respecting the existing single family homes west of 175 Street.
- A minor reduction in setbacks is proposed along the north property line, primarily to accommodate the columns supporting the porte cochere.

- Under the RM-70 Zone, parking space requirements for the proposed development are as follows:
 - 104 parking spaces for residents based on 1.3 spaces/dwelling unit; and
 - 14 spaces for visitors based on 0.2 space/dwelling unit.
- However, the proposal is geared strictly for seniors, aged 65 years and over. Owing to their age profile, it is assumed that only a very limited number of residents will own vehicles and thus, only a very few parking spaces will be required. In addition, the subject site is close to transit plus other amenities located in the Cloverdale Town Centre. Consequently, the applicant is proposing reduced parking from a total of 108 spaces (94 for residents; 14 for visitors) to 21 spaces.
- The proposal for reduced parking spaces is supported by a parking study (proposed by ND Lea, a transportation consulting firm), which demonstrates that in general, car ownership is substantially low amongst seniors and that an average ratio of 0.25 parking space/unit is evident in similar housing projects that have been established in the Lower Mainland.
- Based on the number of parking spaces being proposed (21 spaces) and the proposed number of dwelling units (72), a ratio of approximately 0.3 parking space/unit is achieved. This ratio also considers parking requirements for staff as noted in the study. The Engineering Department has accepted the parking study.
- To ensure that the proposal will remain seniors oriented (to be occupied by residents 65 years and older) and thus the provided parking spaces will remain adequate for the intended residents and their visitors, the applicant has agreed to enter into a Housing Agreement with the City. Council's final approval on the Housing Agreement is a subject condition of rezoning.

PRE-NOTIFICATION

- Pre-notification letters were sent on July 11, 2005 and staff received 2 phone calls from neighbouring residents who wanted confirmation on project orientation and timing of development.

(The callers were advised that the project is intended for seniors and that the developer expects to commence construction as soon as project approvals are in place.)

DESIGN PROPOSAL AND REVIEW

- The proposed 72-unit apartment complex will be built as a 4-storey, wood frame building with architectural features such as gables, dentils and wood brackets that reflect the heritage past of the Cloverdale Town Centre.

- Vehicular access to the site will be provided off 59 Avenue, where a one-way drop-off area (defined by decorative pavers) is indicated at the main entrance to the building. Parking spaces for residents and visitors are to be located at the easterly portion of the site to be accessed by a separate driveway off 59 Avenue.
- Pedestrian access to the building will be provided off 175 Street, also to be defined by coloured decorative paving.
- The proposed building will have horizontal vinyl siding (in a combination of beige and light brown colours) and cultured stone brick facing (in antique red colour). Roofing material will consist of slate blue duroid shingle. The proposed colour palette complements the predominantly white building façade and black roof of the Cloverdale United Church, a heritage building located directly east of the subject site.
- The approved Arborist Report indicates that there are 15 mature trees on the site, all of which are exhibiting decay due to poor maintenance (improper pruning) and therefore, these trees have to be removed. These trees are also in conflict either with the proposed building envelope or the proposed driveways and parking area.
- A total of 81 trees consisting of a mix of 5- and 6-cm. caliper trees such as Maples, Sweet Gum, Magnolias, and Cedar will be planted on the site to replace the trees that have to be removed. Ornamental and flowering shrubs (azaleas, rhododendrons, hydrangeas, and roses) will augment the proposed replacement trees.
- The above-noted proposed landscaping will be further enhanced by a combination of wood arbour and a low seating wall, to be installed parallel to the west property line (fronting 175 Street). A walking path for residents along the south and west portions of the site will be provided, linking the 2 separate seating areas (that will also feature decorative pavers) and terminating at the sunny dining patio to the south.
- Arbours are also proposed on both sides of the drop-off area along 159 Street, which mitigate the massing of the proposed 4-storey building.
- A 1.2-metre (4-ft.) high wood picket fence is proposed to define the private spaces along the west and north edges of the site. A 1.8-metre (6-ft.) high solid wood fence will be installed along the east and south property lines for privacy and security. Fencing along the east and south property lines will be complemented with a combination of deciduous and coniferous trees.

ADVISORY DESIGN PANEL

- ADP Meeting Date: December 15, 2005
- ADP comments and suggestions have been satisfactorily addressed.

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.	Contour Map
Appendix III.	CD By-law
Appendix IV.	Proposed Site Plan, Typical Floor Plans and Elevations and Landscape Plans
Appendix V.	Engineering Summary
Appendix VI.	Ministry of Transportation
Appendix VII.	ADP Comments and Applicant's Response

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 28, 2006.
- Arborist Report dated October 2005.
- Soil Contamination Review Questionnaire prepared by John Castell dated June 2, 2005.

How Yin Leung
Acting General Manager
Planning and Development

JDM/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD Based on RM-70

Required Development Data	Minimum Required / Maximum Allowed in RM-70 Zone	Proposed CD Zone
LOT AREA* (in square metres)		
Gross Total		3,909.88 m ²
Road Widening area		
Undevelopable area		
Net Total		3,909.88 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	31%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		
		62%
SETBACKS (in metres)		
Front (176 Street)	7.5 m	8.8 m
Rear	7.5 m	28.49 m
Side #1 (North @ 59 Avenue)	7.5 m	6.0 m
Side #2 (South)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	15.59 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		6
One Bed		62
Two Bedroom		4
Three Bedroom +		
Total		72
FLOOR AREA: Residential	4,535 m ²	4,684 m ²
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA	4,534 m ²	4,684 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)	1.16	1.2
AMENITY SPACE (area in square metres)		
Indoor	201 m ²	308 m ²
Outdoor	201 m ²	1,750 m ²
PARKING (number of stalls)		
Commercial		-
Industrial		-
Residential Bachelor + 1 Bedroom	94	
2-Bed		
3-Bed		
Residential Visitors	14	
Institutional		-
Total Number of Parking Spaces	108	21
Number of disabled stalls	2	(2)
Number of small cars	25	
Tandem Parking Spaces: Number / % of Total Number of Units		-
Size of Tandem Parking Spaces width/length		-

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

