

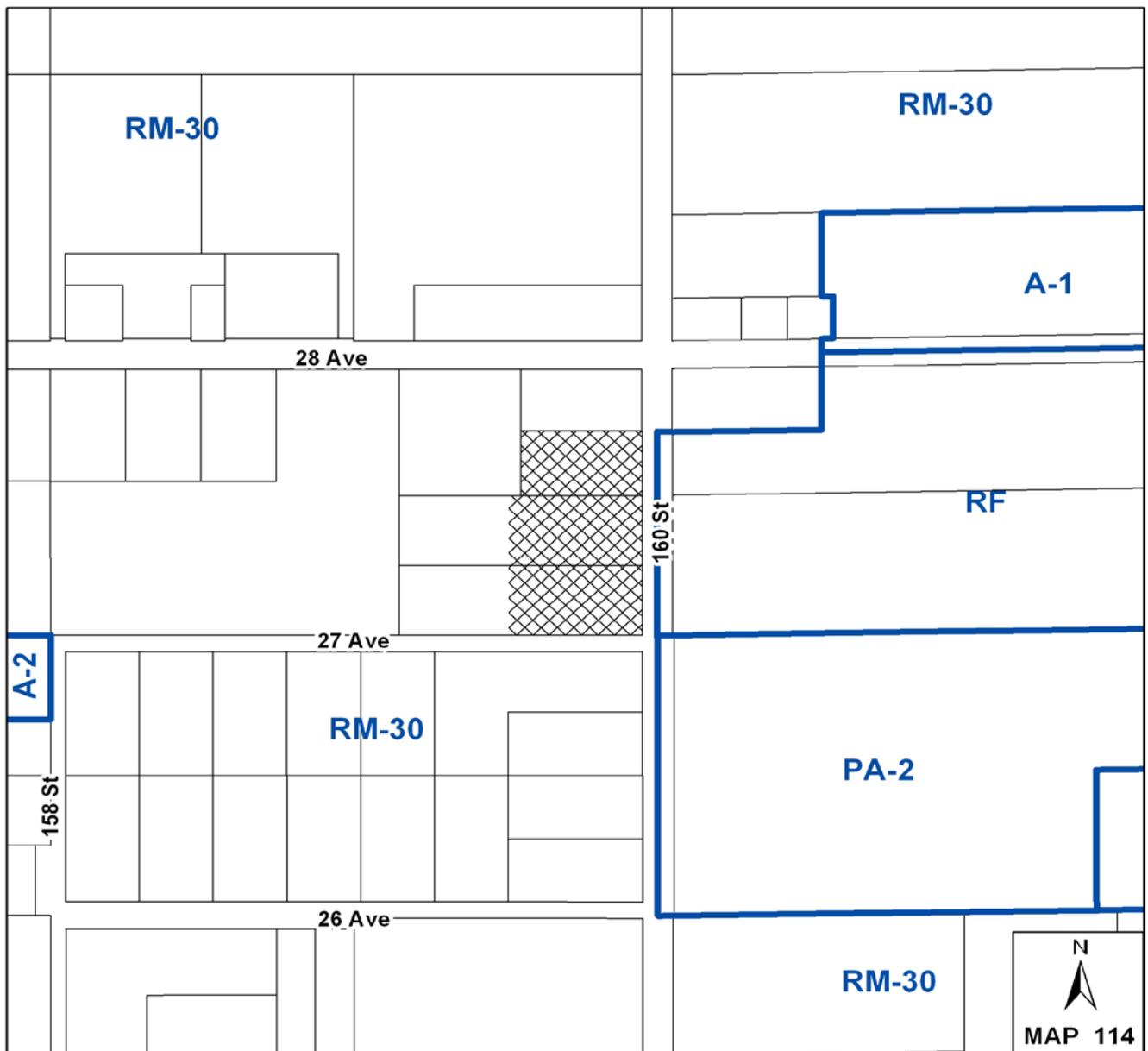
**Proposal:** OCP amendment from Suburban to Urban, rezoning from RA to CD and Development Permit to permit the development of a 112 bed care facility and 40 unit assisted living building.

**Recommendation:** Approval to Proceed

**Location:** 2765 - 160 St & Portions of 2713, 2741- 160 St      **Zoning:** RA

**OCP Designation:** Suburban

**NCP Designation:** Care & Asst. Living Facility      **Owner:** 0725134 BC Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: September 30, 2005  
Application Revision & Re-submission Date: March 1, 2006  
Planning Report Date: July 24, 2006

## PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a 112 bed care facility and 40 unit assisted living building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the property in the Official Community Plan from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VIII).
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
4. Council authorize staff to draft Development Permit No. 7905-0312-00 in accordance with the attached drawings (Appendix IX).
5. 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; however, the applicant has been advised that the development application may proceed through to Third Reading and a Servicing Agreement will not be issued to the Developer until the lands have been secured and Detention Pond "G" has been successfully constructed and accepted by the Engineering Department;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) an acceptable landscaping plan to the satisfaction of City staff;
- (e) registration and finalization of a Housing Agreement;
- (f) registration of a Restrictive Covenant for creek setback with the Department of Fisheries and Oceans;
- (g) the sale of the portion of lands identified as park in the Morgan Heights NCP to the City;
- (h) the securement of the detention lands and an accepted design; and
- (i) the provision for a total of 70 parking stalls to the satisfaction of staff.

### 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 IV). The required community detention lands are required to be secured by the City prior to final adoption.
Parks:	No concerns (Appendix V).
Department of Fisheries and Oceans:	Support.
Fire Department:	The applicant must provide a survey indicating if a radio amplification system is necessary to assist Fire Service with transmission (Appendix VI).

### SITE CHARACTERISTICS

- **Existing Land Use** Single family homes.
- **Significant Site Attributes** Class B watercourse within the 160 Street right-of-way.
- **East:** Single family homes, zoned RA, designated "Low Density Residential" in the Morgan Heights NCP.
- **South:** Single family homes, zoned RA, designated Medium Density Residential in the Morgan Heights NCP.
- **West:** Single family homes, zoned RA, designated Medium-High Density Residential Morgan Heights NCP.
- **North:** Across 28 Avenue, single family homes, zoned RA, designated Cluster Housing North Grandview NCP amendment area.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment to Urban.

NCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Proposed Care Facility

- The applicant is proposing to rezone the property from One Acre Residential Zone (RA) to Comprehensive Development Zone (CD) based on the Special Care Housing 2 Zone (RMS-2). The proposed zone is intended to permit the development of a care facility, consisting of 112 care beds and 40 assisted living units. The 112 beds will be licensed and the assisted living units will be registered. None of the units will be available for market housing.
- The site is designated for a Care and Assisted Living Facility in the Morgan Heights Neighbourhood Concept Plan that was adopted by Council on September 12, 2005.
- This project is proposing to create a "Campus of Care" which is based on a social model of care, matching people of like abilities and care stages in order to facilitate interaction, better care and accommodate different stages of care needs.
- The uses on the site will be a combination of complex care and assisted living care. The assisted living portion of the site is designed to accommodate residents who do not yet need complex or long term care, but who do require personal, medical and support assistance. Residents will have kitchen facilities, limited to a fridge and microwave, and will be provided all meals in a common dining area with housekeeping also provided for.
- The site will provide common outdoor and indoor amenities, such as patios, gardens and entertainment areas.

### Creek Preservation

- Wills Brook, a Class B watercourse, is located within the required 160 Street road widening requirement on the site. The loss of this habitat was anticipated during the development of the Morgan Heights NCP and compensation has been provided on the site and been accepted by the Department of Fisheries and Oceans (DFO). A portion of Wills Brook is also located within the required 160 road widening requirement adjacent to the site. As the timing of this road widening is unknown, it was determined by the DFO that a 15 metre (50 ft) setback be maintained by the care facility on the north east portion of the site. This setback area would be protected by a restrictive covenant between the property owner and DFO. The habitat loss and compensation map is attached as Appendix VII.

### Comprehensive Development Zone

- The applicant is proposing a CD Zone to permit the development of a care facility and assisted living building. The care facility uses are proposed to provide a range of care types, from complex to assisted living (Appendix VIII).
- The CD Zone is based on the RMS-2 Zone and similar in its provisions, and includes the provision for a multiple unit residential building, as per the RM-45 Zone.
- The permitted uses are similar to those outlined in the RMS-2 Zone with the removal of a dwelling unit and an eating establishment limited to 20 persons.
- The maximum density and floor area ratio of 1.0 is the same as the RMS-2 Zone and the proposed lot average of 40% is less than the 45% outlined in the RMS-2 Zone.
- The maximum building height of 18.43 metres (60.5 ft.) is higher than the 13 metres (43 ft.) outlined in the RMS-2 Zone in order to compensate for the reduced lot coverage due to environmental setbacks.

### Parking Requirements:

- The applicant is proposing to construct one level of underground parking. In total, the number of parking stalls proposed is 70 for both the complex care and assisted living component. This equates to a ratio of 0.45 stalls per resident of the care facility and 0.50 stalls per resident of the assisted living.
- The Engineering requested a minimum of 20 stalls be provided for the assisted living care units. The minimum 20 stalls were based on similar rates for other projects in various municipalities and the preliminary results from the parking generation rate study currently being undertaken by the City.
- The applicant has committed to registering a housing agreement in order to ensure that the assisted living use is maintained on the site for the proposed 40 assisted living units. The finalization of the housing agreement and associated by-law is a requirement for the final adoption of this project.

### Parkland

- The Morgan Heights Neighbourhood Concept Plan (NCP) identifies portions of 2713 and 2741 – 160 Street as City Park. The boundaries of the parkland and proposed care facility are generally in accordance with those outlined in the Morgan Heights NCP (Appendix V).
- The applicant has agreed to the sale of these portions of lands to the City for Parks purposes. This sale is a condition of final adoption.
- Access to the care facility is proposed from 27 Avenue and the access driveway is located directly adjacent to the proposed Park site.

- The design of the community detention pond is subject to further review and requires approval from Parks, Recreation and Culture.
- Parks, Recreation and Culture has agreed to the proposed development and has no objections to the proposal, subject to comments (Appendix V).

### PRE-NOTIFICATION

Pre-notification letters were sent on March 20, 2006, and staff received the following comments:

- Concern regarding the design, including the scale and massing, height and use of retaining walls was expressed from Southridge School, which is located across 160 Street.

*(The applicant responded to the concerns outlined above in a number of ways. The assisted living building was originally proposed to be five (5) stories in height and has been reduced to four (4). The roof line has been lowered to reduce the massing. The prominence of retaining walls has been reduced along 160 Street by lowering or elimination. Additional landscaping is being proposed along all of the property lines in order to provide greater screening of the site. Staff will continue to review the grading and landscaping on the site as part of the detailed Development Permit).*

- One resident submitted a letter to the City opposing the development in principle, due to the non-residential land-use, traffic concerns and the impact on their property value.

*(The care facility use is in compliance with the Morgan Heights NCP, approved by Council. The proposal is in keeping with the uses and scale outlined in the NCP. The massing of the project has been reviewed in order to minimize the impact along 160 Street).*

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### DESIGN PROPOSAL AND REVIEW

- This project was subject to detailed internal and external design review.
- Detailed site planning was undertaken as a result of access restrictions, parkland requirements, the required 15 metres (50 ft.) setback for Wills Brook and the floor area requirements of the care facility itself.

- The site consists of three (3) buildings that are connected by a corridor. The two (2) complex care buildings surround an outdoor courtyard and patio. These are located on the southern and central portion of the site. The third building is the assisted living care and fronts the drop off area and four above grade parking stalls and abuts the riparian area. This building is located at the northern portion of the site.
- Grading on the site is challenging as the site drops by approximately 8 metres (26 ft.) from south to north.
- The area of the site is 2.98 acres (1.2 ha) and the total proposed above grade floor area is 11,308 square metres (121,722 sq.ft.).
- The proposed floor area ratio is 0.94.
- The buildings range in from 2 to 4 storeys with a maximum building height of 18.43 metres (60.5 ft.).
- The architectural design of the buildings are consistent and articulated in order to create variety and interest.
- Exterior materials include hardiplank siding with brick siding on the lower portions as an accent material and cedar shingles under the gables.
- Fiberglass laminated shingle roofing and duroid shingle roofing is proposed.
- The landscaping on the site is extremely important to the overall design because of the scale of the project and the grading of the site.
- The landscaping plans have been reviewed but will be subject to further detailed review. The grading, landscaping and fencing along the site will be subject to further design detail and must be satisfactory to staff prior final adoption (Appendix IX).
- The Fire Department has reviewed the design of the building. The applicant will be required to undertake a survey to demonstrate the necessity for a radio amplification system that may be required in order to facilitate adequate communication on site for Fire Services (Appendix VI).

#### ADVISORY DESIGN PANEL

- The project was forwarded to Advisory Design Panel (ADP) on April 12, 2006 and on May 11, 2006.
- The applicant re-submitted to ADP as there were a number of unresolved comments in relation to Form and Character, Site Plan and Landscaping, CPTED and Access as well as Planning Comments (Appendix X).
- At the re-submission date, the applicant successfully resolved the majority of the items identified by the panel (Appendix X).

- Landscaping, fencing and grading details still require further review on the site. Final architectural details and the review of acceptable landscaping and grading plans are a condition of final adoption.
- The applicant is still required to resolve the following items prior to final adoption:
  1. Articulate ridge line of west two blocks (i.e. chamfer ends).
  2. Articulate north elevation at entry.
  3. Resolve landscape details with the Planning Department, including:
    - (a) Address future conditions re: grade change due to street widening (i.e. avoid retaining walls, soften due to views);
    - (b) Resolve perimeter fencing location and character; and
    - (c) Landscape treatment to give scale to the buildings and define the street edge.
  4. Surface parking location to be reviewed.

#### 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.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	Fire Comments
Appendix VII.	Habitat Map and Riparian Setback Area
Appendix VIII.	CD Zone
Appendix IX.	Design Drawings
Appendix X.	Advisory Design Panel Comments

#### INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated April 4, 2006.
- Soil Contamination Review Questionnaire prepared by Wendy Whelen dated September 30, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

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(d) Civic Address: Portion of 2741 - 160 Street  
Owner: 0725134 B.C. Ltd.

Director Information:

Cheryl L. Bennewith  
Arnold Bennewith  
Todd Simons

Officer Information: (as at May 20, 2005)

PID: 004-843-240  
Lot 2 N ½ LS 8 Section 23 Township 1 New Westminster District Plan 8592

3. Summary

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (a) Introduce a By-law to rezone a portion of the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		12,060 m <sup>2</sup>
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		40%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (South)		8.5 m
Rear (North)		5.88 m
Side #1 (East)		7.5 m
Side #2 (West)		5.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal - Block A		15.6 m
Principal - Block B		18.43 m
NUMBER OF RESIDENTIAL UNITS		40
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		3,912 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		6,888 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA		

*\* 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
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		46
Institutional		33
Total Number of Parking Spaces		80
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	YES
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CONTOUR MAP FOR SUBJECT SITE

