

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7905-0313-00

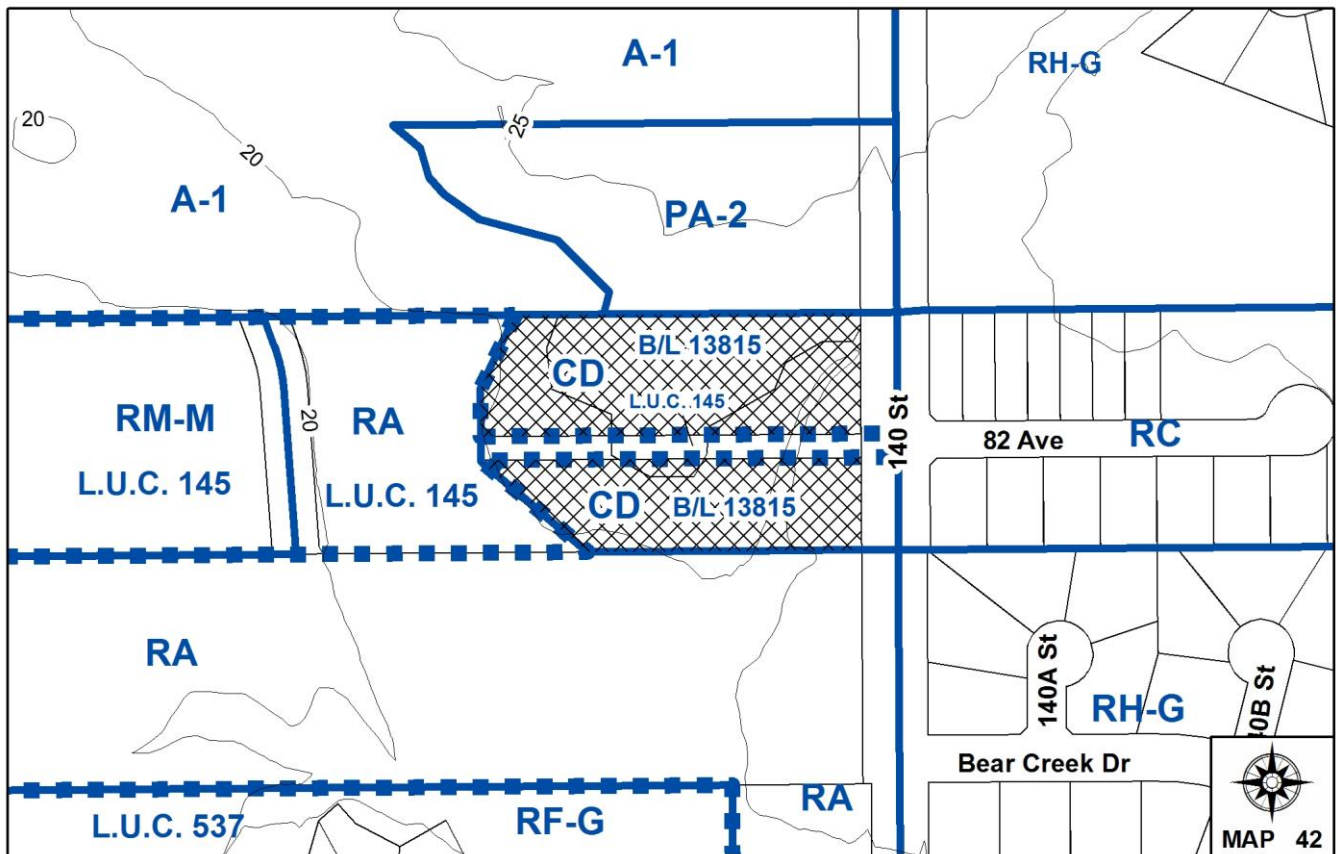
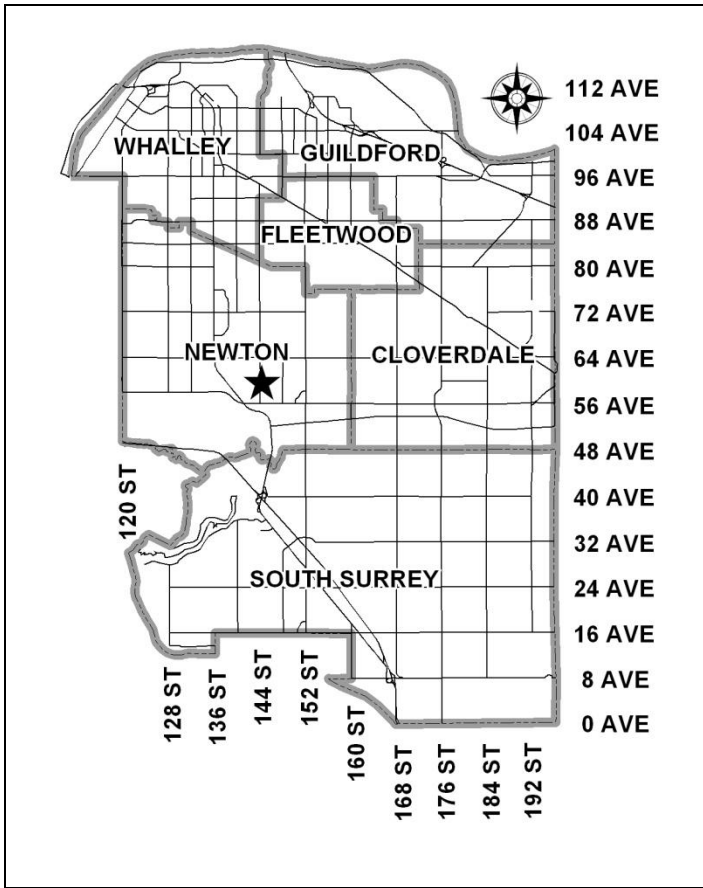
Planning Report Date: July 12, 2010

PROPOSAL:

- **Housing Agreement Amendment**

to amend the definition of "senior" from a person who is 75 years old to 65 years old in order to reduce the restricted age of occupancy.

LOCATION: 8239 and 8213 – 140 Street
OWNER: 656166 B.C. Ltd.
ZONING: CD (By-law No. 13815)
OCP DESIGNATION: Multiple Residential
LAP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law introduction to amend Housing Agreement By-law No. 15091.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The owner is proposing to amend the definition of "senior" in the Housing Agreement, to reduce the minimum age of occupancy from 75 to 65.

RATIONALE OF RECOMMENDATION

- The decrease in age will not significantly change the concept of the project, as a seniors' supported living home.
- The parking requirements for a seniors assisted living facility are satisfied.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Housing Agreement No. 15091 (Appendix II).
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) finalization of a Housing Agreement amendment.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped land, with 130 unit seniors apartment building at Third Reading.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Church	Suburban	PA-2
East (Across 140 Street):	Single family.	Suburban	RH-G
South:	Bear Creek Park.	Suburban	RA
West:	Bear Creek Park.	Suburban	LUC No. 145

DEVELOPMENT CONSIDERATIONSBackground

- This project was originally approved as a 95 bed senior's care facility under project No. 7998-0190-00, and was amended under project No. 7903-0273-00 in order to increase the number of units to 128. A Housing Agreement (No. 15091) was registered as part of this project in order to restrict the occupancy to a senior 75 years in age, or older.
- The project was further amended under the current project No. 7905-0313-00 in order to increase the number of units from 128 to 131 for a supported living senior's facility. This increase in units required an amendment to the CD By-law in order to increase the permitted unit density to 87 units per hectare (39 u.p.a). A Development Variance Permit was also issued in order to accommodate the 79 parking stalls proposed as part of the development.

- Parking rates for senior's facilities have since been revised by the City. Current parking requirements for this supportive living facility are 66 parking stalls. Thus, the 79 parking stalls proposed exceed current requirements.
- The current proposal, 7905-0313-00, was granted Third Reading by Council on January 30, 2006.

Current Proposal

- The applicant is requesting to complete the project as a senior's assisted facility for persons 65 years or older.
- The registered Housing Agreement defines a "qualified occupant" as a "senior" who is at least 75 years of age.
- Therefore, an amendment to the Housing Agreement is required in order to allow for persons 65 years of age, or older.
- Age 65 exceeds the 55 year age requirement to qualify as a senior under the BC Housing programs.
- The City has no objection to the proposed age reduction which is similar to other Housing Agreements recently approved by the City which defines the "qualified occupant" and "senior" as a person 65 years of age or older.
- Engineering staff have reviewed the proposed amendment and have no objections or further requirements.
- This project is aiming to finalize in the near future in order to construct the facility.
- The Housing Agreement Amendment is required prior to finalization of the project.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Housing Agreement |

Jean Lamontagne
General Manager
Planning and Development

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