

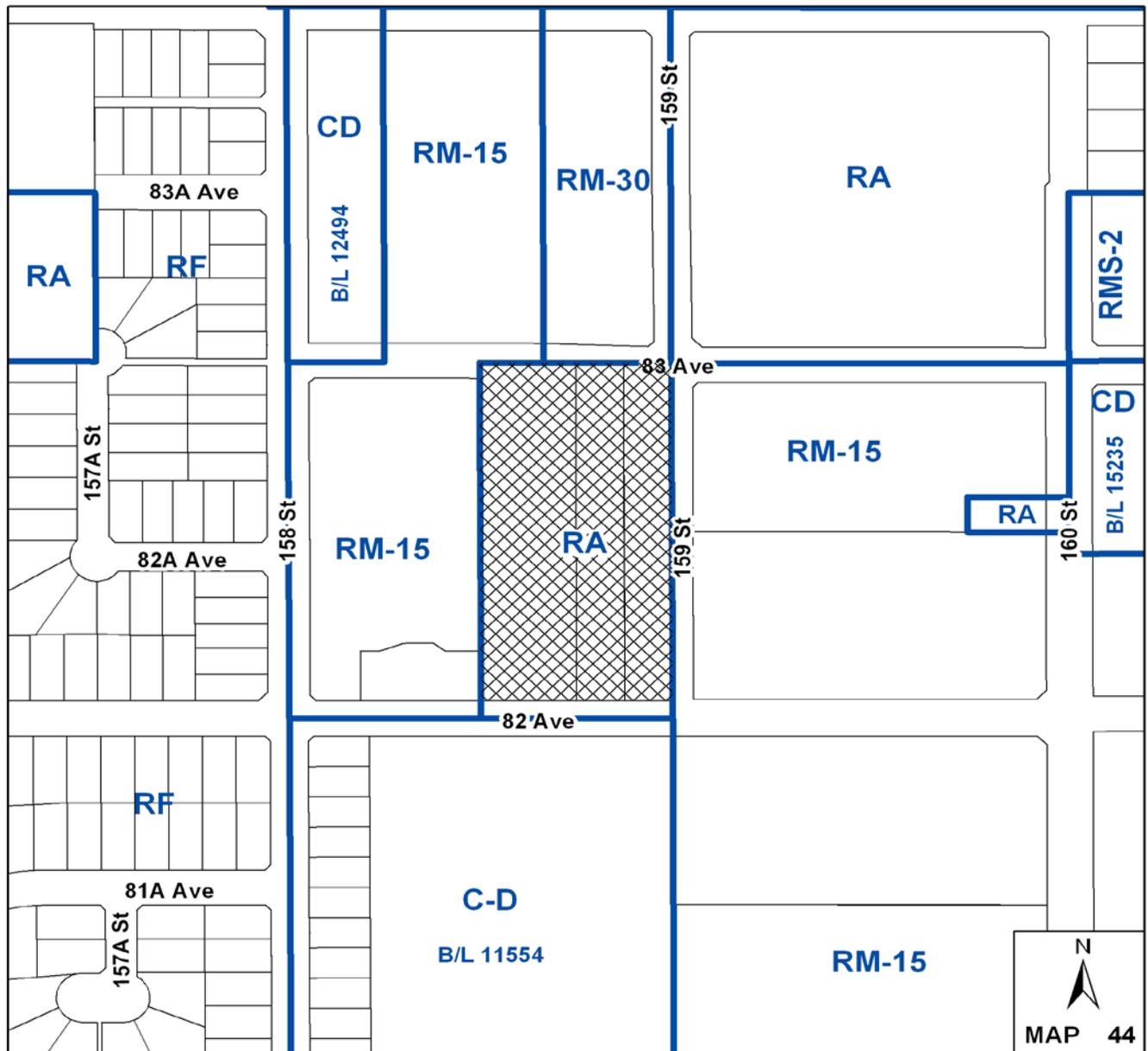
Proposal: Amend NCP from Low Density Townhouses to Institutional. Rezone from RA to RMS-2 and Development Permit in order to allow construction of a 2-storey, 192-bed care facility in Fleetwood.

Recommendation: Approval to Proceed

Location: 15871/81/95 - 82 Avenue **Zoning:** RA

OCP Designation: Urban

LAP Designation: Low Density Townhouses **Owner:** Fraser Health Authority



PROJECT TIMELINE

Completed Application Submission Date: May 3, 2006
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- an amendment of the Fleetwood Town Centre NCP from Low Density Townhouses to Institutional;
- a rezoning from RA to RMS-2; and
- a Development Permit

in order to facilitate the construction of a 2-storey, 192-bed care facility in Fleetwood Town Centre

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential (RA) Zone" to "Special Care Housing 2 Zone (RMS-2)" and a date be set for Public Hearing;
2. Council authorize staff to draft Development Permit No. 7906-0193-00 generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final approval of the Development Permit:
 - (a) ensure that all engineering issues and requirements, including restrictive covenants and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation and road dedication plan to the satisfaction of the Approving Officer;
 - (c) address the anticipated amenity shortfall as a result of the proposed NCP amendment to the satisfaction of the Acting General Manager, Planning and Development;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) resolution of architectural and landscaping issues to the satisfaction of the Acting General Manager, Planning & Development.

4. Council pass a resolution to amend the Fleetwood Town Centre NCP to redesignate the site from Low Density Townhouses to Institutional when the project is considered for final adoption.

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).

SITE CHARACTERISTICS

- **Existing Land Use** The site is vacant.
- **Significant Site Attributes** There are large coniferous trees on the site that are worth preserving.
- **East and West:** Two-storey townhouses, zoned RM-15, designated Urban.
- **South:** Two-storey townhouses, zoned CD (By-law No. 11554), designated Urban.
- **North:** Three-storey townhouses, zoned RM-30 designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Needs amendment to Institutional.

JUSTIFICATION FOR PLAN AMENDMENT

- The approximately 1.84-ha. (4.55-acre) site is designated Low Density Townhouses in the Fleetwood Town Centre Land Use Plan (Appendix V).
- The Fraser Health Authority has owned the site for a number of years in anticipation of the need to establish a care facility in the growing neighbourhood.
- The proposed facility will accommodate those patients who currently occupy two separate buildings within the Surrey Memorial Hospital complex, which are slated to be demolished to give way to the planned expansion of the Hospital's emergency services. The construction of the expanded emergency services is expected to commence by Fall 2007, triggering the need for establishing the replacement facility in a timely manner to ensure that continuing care will be administered to those who will be displaced by the planned construction.

- While Fleetwood is largely a residential community, the current model in providing care for the target clients (mostly elderly with complex health-related needs) calls for the integration of such facilities within established neighbourhoods. This model allows aging in place, thereby reducing stress that is experienced by patients resulting from separation from friends and families.
- In July 2003, Council approved a seniors care facility, privately operated, at 16011 – 83 Avenue with 108 beds. This existing facility is currently at full capacity.
- Were the site to be developed in accordance with the current NCP designation (Low Density Townhouses), the developer would have to pay NCP amenity contributions of approximately \$75,700 based on the potential number of townhouse units (65 units) times the per unit contribution as specified in Schedule G of the Zoning By-law (at \$1,164/unit as of March 2006). However, the amenity contributions for non-residential development, including Institutional uses such as care facilities, are considerably less at approximately \$1,206 per acre (also as of March 2006) or the equivalent of \$5,487 for the entire site. To address this issue, the applicant has agreed to provide the requisite amenity contributions based on the original NCP designation, i.e., at approximately \$75,000. The contribution will be a subject condition of rezoning.
- Staff are in support of the proposed amendment.

DEVELOPMENT CONSIDERATIONS

- The subject site is located north of 82 Avenue and east of 159 Street in the Fleetwood Town Centre. It is designated Urban in the Official Community Plan (OCP).
- The proposal involves a rezoning from RA to RMS-2 in order to allow the construction of a 2-storey, 192-bed care facility owned by the Fraser Health Authority. (The original application was for 216 beds but was reduced as agreed between the applicant and the Fraser Health Authority.) The proposed use is permitted under the Urban designation. This type of use is encouraged to locate in designated Town Centres.
- The proposed development meets all the provisions of the RMS-2 Zone as indicated in the following table:

	RMS-2 Zone	Proposal
Density (FAR)	1.0	0.73
Lot Coverage	45%	32%
Building Height	13 m (42 ft.)	8.27 m (27 ft.)
Building Setbacks	7.5 m (25 ft.) from all lot lines	Varies from 8.0 m (26 ft.) to 22 m. (72 ft.)
No. of Parking Spaces	116	116

DESIGN PROPOSAL AND REVIEW

- The proposed 2-storey building will front 159 Street, with 2 separate driveways proposed for its primary access. A secondary access is indicated at 82 Avenue, to provide egress and ingress for delivery and garbage trucks. Special pavers will be installed to define both access points.
- The proposal is providing a total of 116 surface parking spaces. The proposal will facilitate the dedication and construction of the south half of 83 Avenue fronting the site to the north. When completed, this will improve traffic circulation in this particular neighbourhood.
- The design of the proposed building follows the dominant architectural style (Tudor) that characterizes the adjacent multiple residential development. This design features prominent gables with ornamental wood trims.
- The proposed building floor plan indicates 4 separate pods for each floor, each pod accommodating beds for residents and the corresponding functional rooms (nurse stations, dining area, lounge area, laundry). Each pod is self-contained with dedicated staffing, thereby ensuring quick response by caregivers.
- The proposed building materials include hardi plank siding (in lighter brown) and high profile fiberglass shingles for roofing (weathered wood). Stones in natural colours will be used as accent materials.
- Two separate (enclosed for safety reasons) landscaped courtyards are proposed, each with a water feature (reflecting pool), a seating area, community garden, and pathways for the enjoyment of the future residents.
- The Arborist Report indicates that there are approximately 75 trees on the site, 21 of which have been found to be in poor condition. While the rest of the trees may be in good to fair condition, these trees have to be removed as they are within the building envelope, in conflict with the proposed road widening (159 Street and 83 Avenue) or will be impacted by the proposed site grading.
- The subsequent loss of trees will be addressed by the applicant's proposal to install approximately 200 trees of different varieties as part of the proposed landscaping. Specifically, flowering Magnolias and Spruce will be installed in the proposed courtyards and Maples (of different types) will be installed in the parking area, based on one tree every 6 parking stalls.
- The proposal also indicates outdoor amenity spaces consisting of a "Forest Stroll" within the proposed 8-metre (26-ft.) building setback along the westerly edge of the site and an "Orchard Lane", which is proposed on the north-west portion of the subject site. Both amenity spaces will be planted with a combination of deciduous and coniferous trees such as Spruce, Cedars, and Maples. The proposed landscaping within these two portions of the site will also accommodate seating areas, pathways, and picnic tables for the use of staff and patients alike. At the request of the neighbours, public access to these spaces will not be allowed for security reasons.

ADVISORY DESIGN PANEL

- ADP Meeting Date: June 29, 2006.
- The following issues were identified at the ADP Meeting which the applicant has agreed to resolve prior to Final Adoption to the satisfaction of Planning & Development:
 - Resolve site grading to address the existing grade;
 - Architectural elevations to incorporate firewalls;
 - Details and treatments of proposed exit doors should be consistent with the rest of the building;
 - Resolve colour scheme to include warmer tones;
 - Articulate roofline and length of building to provide strong visual break;
 - Consider additional covered activity space within the courtyards;
 - Courtyard elevations should include gables; and
 - Provide landscaping details.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- Pre-notification letters were sent on May 19, 2006 and staff received 3 letters/e-mails; a phone call and an inquiry at the Planning & Development counter with the following comments:
 - the proposal will generate additional traffic;
 - existing trees will be lost;
 - a care facility is not compatible with residential uses; and
 - the otherwise quiet neighbourhood will be impacted by the intrusion of emergency vehicles.

Public Information Meeting

- In order to clarify the nature of the proposal and its perceived impacts, the applicant conducted a Public Information Meeting (PIM) on June 6, 2006 at the Fleetwood Community Centre (15895 – 82 Avenue). Approximately 60 residents and property owners attended the 2.5-hour PIM, which consisted of an oral presentation by the applicant and his consultants, followed by an open forum.
- At the end of the meeting, the attendees completed 19 questionnaires, where except for one attendee, all respondents indicated support for the proposed development, with emphasis on the need to address the following issues:
 - Improve the traffic within the neighbourhood.

(At the PIM, the applicant assured the attendees that traffic generated by the proposed development will be considerably less than if the site were to be developed for townhouses. Specifically, the nature of the proposal precludes car ownership by residents. Staff and visitors will largely generate traffic. On the other hand, a 65-unit townhouse development in this particular site has a potential to generate 130 cars or 390 trips per day.)

- Retain as many trees as possible.

(Existing trees are proposed to be removed as they are in conflict with road widening and the proposed building envelope and surface parking. The applicant is proposing to install a variety of replacement trees that will form part of the proposed landscaping.)

- Provide significant landscaping to mitigate visual impact.

(The applicant has agreed to address this issue in the proposed landscaping to the satisfaction of the City.)

- Improve on-site drainage.

(Site grading will be required as part of the development, to address drainage issues.)

- Ensure security along the proposed pathways abutting the existing townhouse development to the west.

(The proposed "Forest Stroll" along the westerly edge of the site abutting the existing townhouse development to the west will be strictly limited to staff and care facility residents and visitors. Controlled gates will be installed to ensure this condition.)

- Some attendees directly inquired from City staff (who also attended the PIM as an observer) on the process that is involved if the applicant decides to increase the building height from its current proposal of 8.27 metres (27 ft.) to 13 metres (42 ft.) which is permitted under the RMS-2 Zone. Staff advised that the Development Permit, which requires Council approval, regulates the building height, among other things. Therefore, should the applicant decide to build a taller building contrary to the approved Development Permit, the applicant's building permit application would be put on hold. Consequently, the applicant would be required to apply for a new Development Permit, at which time staff would have an opportunity to review the proposal and the neighbourhood would be consulted. Following the review process, staff would have to seek a Council decision on any new Development Permit.

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.	Architectural and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Proposed NCP Amendment
Appendix VI.	ADP Minutes

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 5, 2006.
- Tree Survey and Arborist Report prepared by Van der Zalm & Associates and dated June 15, 2006.
- Soil Contamination Review Questionnaire prepared by Kirk Fisher and June 12, 2006.

How Yin Leung
Acting General Manager
Planning and Development

JDM/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: RMS-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,349 m ²
Road Widening area		2,787 m ²
Undevelopable area		
Net Total	n/a	16,562 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	31.9%
Paved & Hard Surfaced Areas		22.9%
Total Site Coverage		54.8%
SETBACKS (in metres)		
Front (East)	7.5 m	15.82 m
Rear (West)	7.5 m	7.98 m
Side #1 (North)	7.5 m	22.41 m
Side #2 (South)	7.5 m	16.95 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	8.27 m
Accessory		
NUMBER OF CARE BEDS		192
FLOOR AREA: Residential		
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	16,562 m ²	12,068 m ²
TOTAL BUILDING FLOOR AREA	16,562 m ²	12,068 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	0.73
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	116	116
Total Number of Parking Spaces	116	116
Number of disabled stalls	2	4
Number of small cars		3
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	YES
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CONTOUR MAP FOR SUBJECT SITE

