

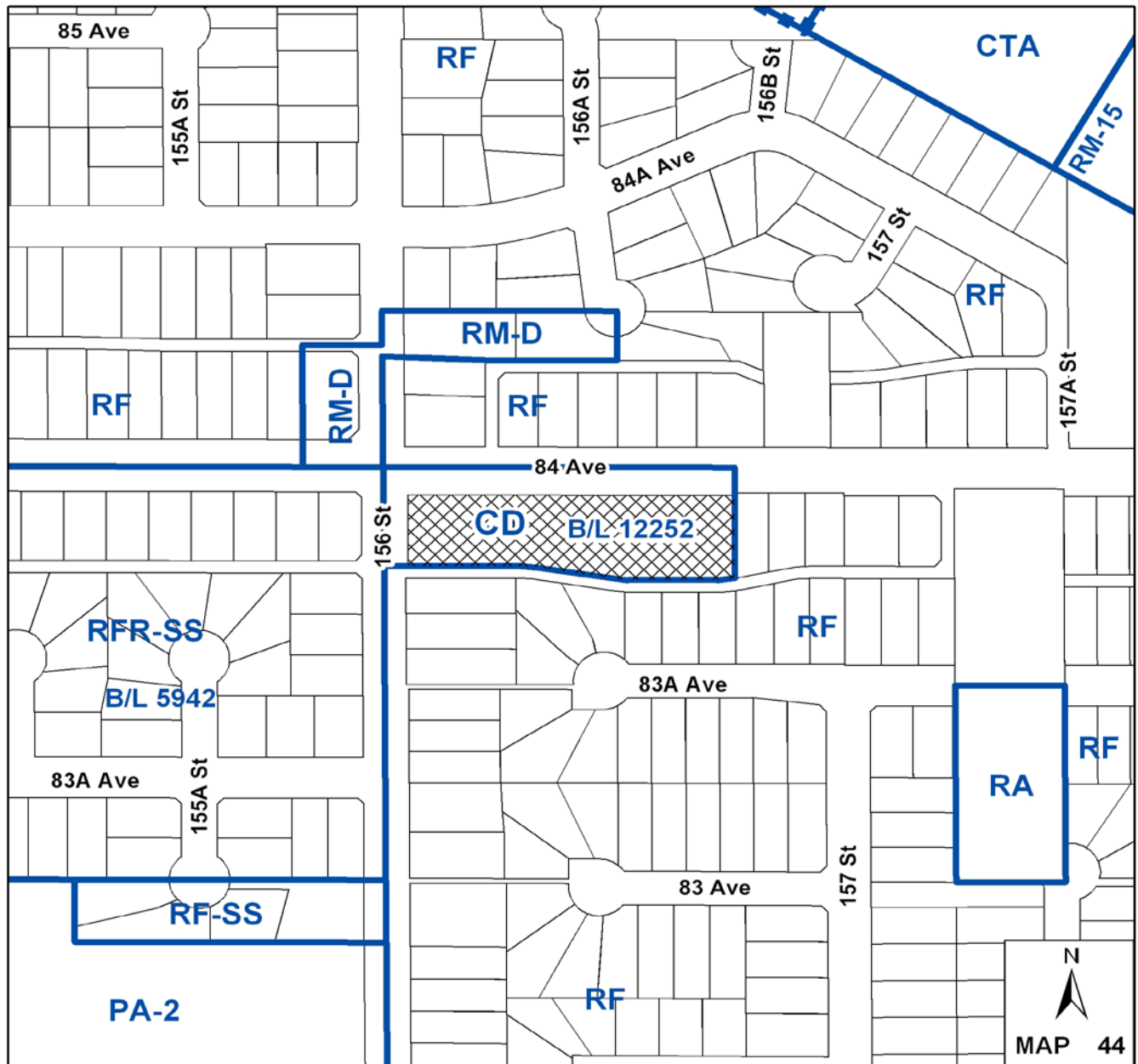
**Proposal:** Rezone from CD (By-law No. 12252) to a new CD and a Development Permit to permit the partial demolition and reconstruction of an existing care facility.

**Recommendation:** Approval to Proceed

**Location:** 15640 - 84 Avenue      **Zoning:** CD (By-law No. 12252)

**OCP Designation:** Urban

**NCP Designation:** Single Family Urban      **Owner:** Evergreen Cottages Corp.



## PROJECT TIMELINE

Completed Application Submission Date: May 19, 2006  
Application Revision & Re-submission Date: October 6, 2006  
Planning Report Date: October 30, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from CD (By-law No. 12252) to a new CD By-law; and
- a Development Permit

to demolish and reconstruct the Evergreen One building, to expand the Evergreen Cottages care facility in the Fleetwood Town Centre.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 12252) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0223-00 generally in accordance with the attached drawings (Appendix III).
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) resolution of outstanding design issues to the satisfaction of the City Architect; and
  - (c) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

## 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).

Parks: No concerns (Appendix V).

### SITE CHARACTERISTICS

- **Existing Land Use** Existing 45-bed care facility consisting of three buildings.
- **East:** Single family dwellings, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Plan.
- **South:** Single family dwellings, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Plan.
- **West:** Single family dwellings, zoned RFR-SS (By-law No. 5942), designated Single Family Urban in the Fleetwood Town Centre Plan.
- **North:** Across 84 Avenue, single family dwellings, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Plan.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site is approximately 1.5 acres (6,040 square metres) in size. The site is located on the south side of 84 Avenue, east of 156 Street. The subject site is designated Urban under the Official Community Plan and Single Family Urban in the Fleetwood Town Centre Plan.
- An existing care facility, providing multiple levels of care, consisting of 45 beds in three buildings is currently located on the subject site. The facility is commonly known as Evergreen Cottages.
- In September 1994, the existing care facility was rezoned from "Single Family Residential (RF)" to "Comprehensive Development (CD By-law No. 12252)" to bring the facility into conformance, as well as to permit the development of a third building.
- At that time, two lots were consolidated into one large lot, as it exists today. The three buildings on the site are referred to as Evergreen One, Two and Three.

#### Current Proposal

- The applicant is proposing to rezone from Comprehensive Development (CD By-law No. 12252) to a new Comprehensive Development Zone (CD), in order to permit the construction of a new three-storey building and expand the existing care facility.

- Evergreen Cottages has been in operation on the subject site since the early-1990s and provides multi-level care for individuals living with Huntington's, advanced Multiple Sclerosis or brain injuries.
- The facility presently contains 45 beds and has a maximum of 13 staff members per shift.
- The applicant is proposing to demolish the existing two-storey Evergreen One building, located on the western portion of the subject site at the corner of 156 Street and 84 Avenue. There are currently 10 care beds within the Evergreen One building. The proposed building will accommodate 20 additional beds for a total of 30 beds as well as a new aquatic centre in the basement.
- In the interim, while the new building is being constructed, the residents currently living in Evergreen One will be relocated. Five of the ten residents will be relocated to Evergreen Two and the remaining five will be relocated to an existing nearby facility.
- The new Evergreen One building will also provide more common space and expanded area for administrative staff, improving both staff working conditions and communication.
- When completed, the entire facility will house 66 care beds as shown in the following table. The maximum number of staff that will be at the facility during a shift will be 15.

Building	Number of care beds
Evergreen One	24
Evergreen Two	12
Evergreen Three	30
Total	66

- There is currently one dwelling unit located within the care facility, in the Evergreen Three building.
- The applicant has attempted to maintain the low profile through the design of the proposed building to ensure the development remains unobtrusive and reflects the scale and residential character of the surrounding single family neighbourhood.
- Further, as the residents of the facility are unable to drive, the facility will continue to generate a low volume of vehicular traffic.

#### Proposed CD By-law (Appendix VI)

- The proposed zoning for the site is a Comprehensive Development Zone based on the existing Comprehensive Development Zone (CD By-law No. 12252) which is based upon the RMS-1 Zone.
- The major changes to the current zoning that regulates the site and the proposed, is a simplification of the permitted uses and an increase in the floor area ratio (FAR).

- The current permitted uses include accessory uses such as barbershop and hair salon, eating establishment and convenience store. As these services are only for residents of the facility and not separate businesses, they have not been included in the proposed CD By-law but will be permitted as ancillary to the care facility.
- The current CD By-law allows two dwelling units, although only one dwelling unit exists on the site. The applicant has requested to retain the option of incorporating a second dwelling unit and, therefore, the proposed CD By-law will allow two dwelling units provided they are contained within the principal building.
- The current CD By-law prescribes a maximum of 45 persons in care. The intent is to expand the facility to accommodate 66 persons in care. The proposed CD By-law has been drafted to allow flexibility in the number of residents, by not establishing a maximum, but rather relying on South Fraser Health to determine the maximum based on the size of the building.
- The floor area ratio has increased from 0.50 to 0.65. The increase is due to the third floor accommodating a floor within the roof truss for administration offices and common area.
- The following table provides a description of the proposed and existing CD Zones:

	Existing CD Zone (By-law No. 12252)	Proposed CD Zone
Permitted Uses	To accommodate up to 45 persons receiving care and specific accessory uses. Two dwelling units	To accommodate a care facility with no prescribed limit. Two dwelling units.
Floor Area Ratio (FAR)	0.50	0.65
Lot Coverage	37%	32%
Setbacks		
Front (north)	5.0 metres (16 ft.)	7.5 metres (25 ft.)
Rear (south)	3.5 metres (11 ft.)	To porte cochere: 0.60 metre (2 ft.). To column of semi circle covered walkway: 2.7 metres (9 ft.) To building face: 7.5 metres (25 ft.)
Side (east)	1.3 metres (4.2 ft.)	To columns of covered entry: 3.3 metres (11 ft.) To building face: 7.5 metres (25 ft.)
Side (west)	1.3 metre (4.2 ft.)	7.5 metres (25 ft.)
Building Height	9 metres (30 ft.)	9 metres (30 ft.)

### Parking

- The existing 45-bed care facility provides 26 parking spaces.
- Based on the requirements of the Off-Street Parking provisions of the Zoning By-law, the proposed 66-bed facility would require 22 parking spaces for employees, 1 parking space per doctor, 17 parking spaces for visitors and 2 drop-off parking spaces for a total of 52 parking spaces.

- The proposed CD By-law reflects reduced on-site parking requirements. The applicant is proposing to provide a total of 34 parking spaces, which is 18 fewer parking spaces than the 52 parking spaces required under the Zoning By-law.
- However, the number of parking spaces proposed exceeds the parking ratio of 0.45 spaces per bed for other care facility projects, which have been recently approved.
- At the parking ratio of 0.45 parking spaces per bed, the applicant would be required to provide 30 parking spaces. The four additional spaces proposed can accommodate the parking requirement for two dwelling units. There is currently one dwelling unit within the care facility and it is located in the most easterly building (Evergreen Three).
- The residents are not expected to have vehicles due to their physical disabilities. The parking provided is for staff and visitors. The total maximum expected staff at peak hours is 15.
- The Engineering Department has accepted 34 parking spaces as sufficient for this development.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 24, 2006 and staff received one phone call in response.

- One individual indicated that there would be increased in congestion in the lane from which the site is accessed and the hedge at the south west corner of the site impedes the view of vehicles leaving the lane.

*(Staff explained that the applicant will be providing 34 on-site parking spaces for visitors and staff which, according to the applicant, should be adequate to service the 66-bed facility.*

*The applicant will be removing the existing hedge at that corner and installing low planting and ground cover)*

### DESIGN PROPOSAL AND REVIEW

- The proposed new building will be three storeys in height and will generally share the same footprint as the existing building on the property at the corner of 84 Avenue and 156 Street.
- The massing of the proposed building is similar to that of the existing buildings on the site except there is a third storey located in the roof line (attic). Therefore the building has appearance of a two-storey building but actually accommodates three storeys.
- The new Evergreen One building is proposed to be connected to the existing Evergreen Two building by a common area that includes a roof top garden and covered walkway.
- The site is accessed from the lane along the south property line. The lane can be accessed from either 156 Street or via a driveway from 84 Avenue.

- The applicant has proposed a porte cochere off the lane to provide covered vehicular pick-up and drop-off.
- Pedestrian entryways to the proposed building are provided from a covered walkway off 156 Street and the porte cochere entry on the south side of the building off the lane.
- The style of the proposed new building is similar to that of the existing care facility, with the use of vinyl siding in mist blue and white fascia and soffits to ensure the compatibility between the new and existing buildings.
- In order to enhance the pedestrian entrance on the west side of the site, fronting 156 Street, the applicant is proposing to locate a free-standing sign as well as a landscape feature to open up this corner of the site. The existing free-standing sign is being relocated to the western elevation from its current location, fronting 84 Avenue. It has been recommended that the proposed landscaping will contain a trellis entryway feature, vines and flowering shrubs at the entrance of the walkway.
- Michael J Mills Consulting has prepared the Arborist Report. There are no mature trees identified on the subject site. The applicant will be providing a revised landscaping plan to reflect the recommendations from staff.
- The perimeter of the southern portion of the site, on which the new building will be located, will be heavily planted to screen the new building from the parking and the lane.
- It is the applicant's intent to create secure private gardens for the residents in which they can spend time in a safe and controlled environment. There will be a number of separate secure areas, one of which will be on the grounds of the new Evergreen One building.
- The existing cedar hedge along the perimeter of the site on which the existing care facility is located is already mature and will be retained except at the south-west corner. This cedar hedge creates a continuous streetscape around the site.
- Flowering trees will be planted and dispersed along the hedging in an attempt to break up the continuous hedge and enhance the 84 Avenue streetscape.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory, except for the following minor landscaping issues, which the applicant has agreed to address prior to the issuance of the Development Permit.

- Resolution of landscaping details;
- Free-standing sign to be relocated to front 156 Street at western pedestrian entrance;
- Stamped concrete or unit pavers to be installed at the semi circle driveway at vehicle drop-off at south; and
- Resolution of finishing materials and elevation design.

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.	Site Plan, Typical Floor Plans and Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 11, 2006.
- Soil Contamination Review Questionnaire prepared by Sig Toews dated May 11, 2006.
- Existing CD By-law No. 12252

How Yin Leung  
Acting General Manager  
Planning and Development

JJ/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Hendrik Van Ryk, H & H Total Care Services Ltd.  
                         Address:                    15660 - 84 Avenue  
   Surrey, B.C. V3S 2N5  
                         Tel:                            604-597-7931

2.      Properties involved in the Application

(a)      Civic Address:            15640 - 84 Avenue

(b)      Civic Address:            15640 - 84 Avenue  
                 Owner:                        Evergreen Cottages Corp., Inc. No. 379210  
                 PID:                              023-343-443  
                 Lot 1 Section 26 Township 2 New Westminster District Plan LMP 27235

3.      Summary

(a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	6,040 sq.m.	
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	0.37	0.32
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	3.5 m	0.60 m/2.7 m/7.5 m
Side #1 (West)	1.3 m	7.5 m
Side #2 (East)	1.3 m	3.3 m/7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9 m	9 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		66
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		3,900

*\* 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)		0.65
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		
Total Number of Parking Spaces	52	34
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

