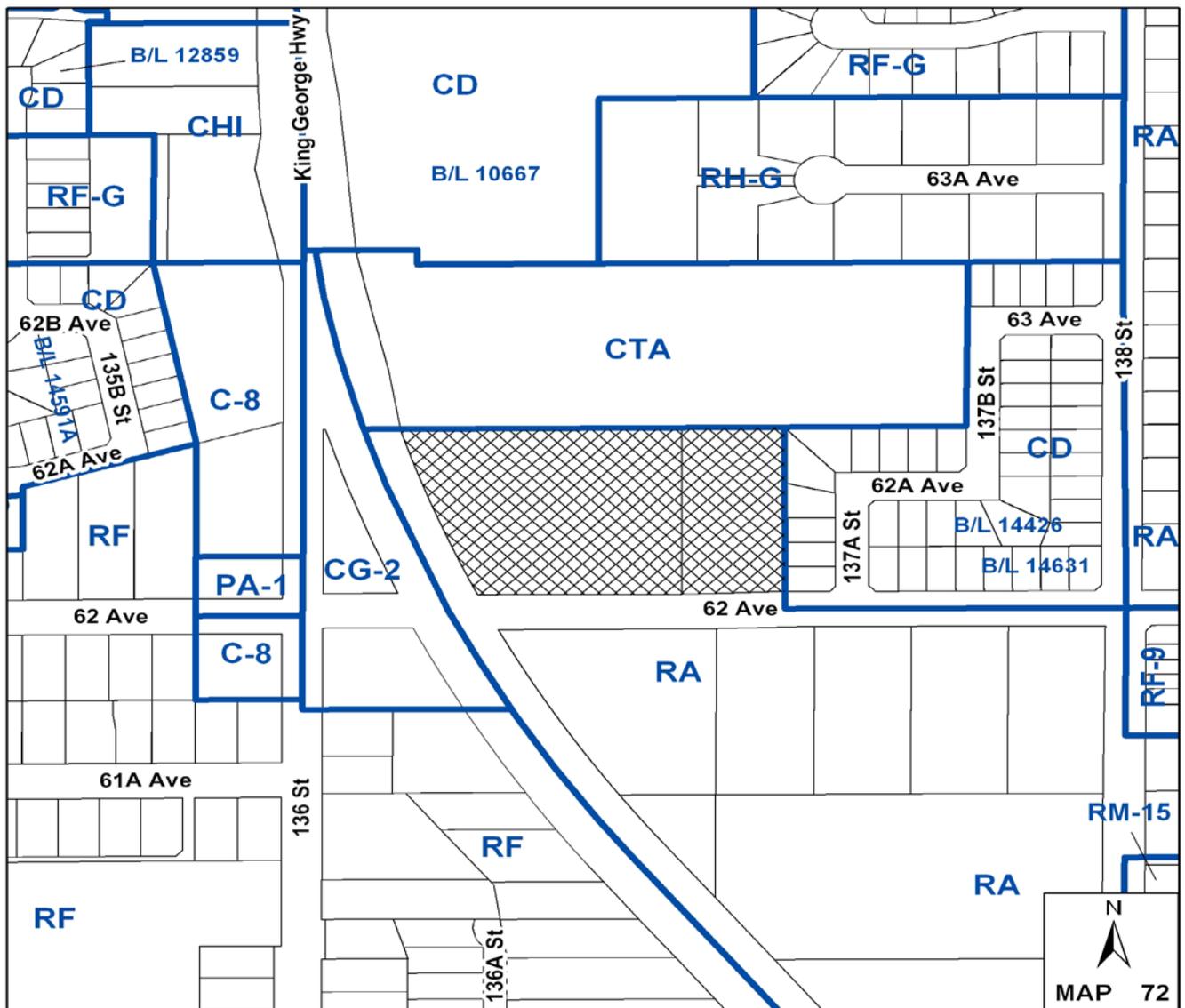


**Proposal:** NCP Amendment from Townhouse (15 upa max.) to Institutional. Rezoning from RA to RMS-2 and a Development Permit to allow the construction of a 120-bed residential complex care facility.

**Recommendation:** Approval to Proceed

<b>Location:</b> 13719/13657 - 62 Ave	<b>Zoning:</b> RA
<b>OCP Designation:</b> Urban	
<b>NCP Designation:</b> Townhouses (15 upa max.)	<b>Owner:</b> Sea Port Ventures Inc., et al



## PROJECT TIMELINE

Completed Application Submission Date: July 4, 2006  
Planning Report Date: November 20, 2006

## PROPOSAL

The applicant is proposing:

- an NCP amendment from "Townhouses (15 upa max)" to "Institutional";
- a rezoning from RA to RMS-2; and
- a Development Permit

in order to permit the development of a two-storey 120-bed residential care facility (complex care).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Care Housing 2 Zone (RMS-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0338-00 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) submission of a subdivision (lot consolidation) layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the site for the protection of a riparian creek protection area as per the requirement of the Department of Fisheries and Oceans;

- (f) registration of a statutory right-of-way to provide future access to the property to the north, at 6280 King George Highway when it redevelops; and
  - (g) address the anticipated NCP amenity contribution shortfall as a result of the proposed NCP amendment to the satisfaction of the Acting General Manager, Planning and Development.
4. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses (15 upa max)" 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).
- A servicing agreement will be required.
- Parks: No concerns (Appendix V).

### SITE CHARACTERISTICS

- **Existing Land Use** Two older single family dwellings on the two (2) existing lots, which will be demolished.
- **Significant Site Attributes** A tributary of Hyland Creek transverses the north-western edge of the site.
- **East:** Newer, single family dwellings on small lots, zoned CD (By-law No. 14426), designated Urban in the OCP.
- **South:** Across 62 Avenue are older dwellings on lots, zoned RA, designated "Apartments 45 upa max" in the South Newton NCP and Urban in the OCP.
- **West:** Across King George Highway is a gas station on a lot, zoned CG-2, designated Commercial in the OCP.
- **North:** Existing Mobile Home Park on a lot, zoned CTA, designated "Townhouses 15 upa max" in the South Newton NCP and Urban in the OCP.

### PLAN AND POLICY COMPLIANCE

- OCP Designation: Urban. Complies.
- NCP Designation: "Townhouses 15 upa max". Does not comply. The NCP needs amendment to "Institutional".

## DEVELOPMENT CONSIDERATIONS

- The site comprises of 2 lots, located at 13657 and 13719-62 Avenue, on the east side of King George Highway, north of 62 Avenue. It is designated "Urban" in the OCP and "Townhouses 15 upa max" in the South Newton NCP.
- The proposed NCP amendment is to redesignate the site from "Townhouses 15 upa max" to "Institutional", as shown in Appendix X, to accommodate a 120-bed seniors care residential facility. The proposed NCP amendment is supportable for the following reasons:
  - The proposed use (care facility) is permitted under the "Urban" designation, and encouraged around residential neighbourhoods close to main roads. The site is located at the periphery of the South Newton neighbourhood and adjacent to King George Highway.
  - The proposal is compatible to the surrounding neighbourhood, because the site is surrounded by single family residential to the east (a landscape buffer is provided as a transition area), King George Hwy to the west and commercial beyond King George Hwy, a mobile home park on land that is designated "townhouses" in the NCP and future apartments to the south across 62 Avenue.
  - The proposed development is slightly over the limits of the RMS-1 Zone and significantly below the provisions of the RMS-2 Zone, as indicated in the table below:

	<b>RMS-1 Zone</b>	<b>Proposal</b>	<b>RMS-2 Zone</b>
Density (max. FAR)	0.5	0.52	1.0
Lot Coverage (max.)	25%	27%	45%
Building Height (max)	9 m	11.5m (38 ft.)	13 m (42 ft.)
Building Setbacks (min)	7.5 m	Varies from 7.5 m (25 ft.) to 18 m. (59 ft.)	7.5 m (25 ft.) from all lot lines
(Min.) No. of Parking Spaces		77 Stalls	72 Stalls

- Had the site developed in accordance with the current NCP designation ("Townhouses 15 upa max"), the developer would have to pay NCP amenity contributions based upon the potential number of townhouse units (44 units) times the per unit contribution as specified in Schedule G of the Zoning By-law. Since amenity contributions for non-residential development, including Institutional uses such as care facilities are considerably less, the applicant has agreed to address the impact of this amenity contribution short-fall.

## DESIGN PROPOSAL AND REVIEW

### Architectural and Site Layout

- The site planning approach responds to the slope and shape of the site, the unique programmatic requirements associated with care and housing of the elderly, and the residential neighbourhood context.

- The building form sits on a single-level underground parking structure and service space. A covered entry canopy provides rain shelter for the residents and visitors. The loading area on the southwest corner is screened from view by a wood trellis and landscaping.
- The building plan is organized with a central core area and four resident wings attached at each corner giving the building an "H" shape with open-ended courtyards that measure 15m (49 ft.) to 18m (59 ft) in width. The central core minimizes travel distance, offers effective security, and encourages socializing, with activity rooms and access to secured outdoor courtyards. These courtyards allow for maximum exposure to natural light, views, and fresh air, and include landscape elements such as benches, trellis features, gardens, and a fountain. On the west side we have featured a gazebo and walking paths as an added amenity. Individual resident rooms feature generous bay windows, which offer space for reading or quiet contemplation.
- The massing along any property line is articulated into three distinct elements - a courtyard flanked by two-storey home components on either side. In response to the single family neighbourhood context, the project's character and materials suggest a residential and non-institutional aesthetic. The project uses warm earth tone colours on the Hardi-siding, panels and wood trims. The use of sloping asphalt roofs, bay windows, residential railings on decks, architectural detailing, and enhancement of existing landscaping will respect the heritage and character of the surrounding neighbourhood.
- The design of the project is based upon the "Home" concept. This concept creates several smaller, self-contained households or homes, to accommodate small groups of residents in a manner more in keeping with an extended family arrangement. Each home has its own dining, living, activity, bathing, and support services. Three homes on the ground floor and four on the second floor and area connected by a central area that serves as a supportive social space for the residents. On the second level, the central area also includes a private family dining area as well as large outdoor decks. On the main level, this area includes a lounge, general store, hair salon, library, activity rooms, clinic, and pharmacy and has access to secure landscaped courtyards.
- The proposed 2-storey building will front 62 Avenue, with 2 separate driveways proposed for its primary access. The main access off 62 Avenue serves the surface parking, drop-off roundabout, and loading space. The other access to the site is for the underground parking and for future extension to provide access for future development on that property to the north. The access to the main entrance has decorative pavers with a turn around circle.

#### Tree Preservation, Creek Protection and Landscaping

- The Arborist Report indicates that the tree inventory includes hedgerow of moderate quality, native conifers and a single cedar, and deciduous trees. Approximately 28 mature trees are identified, Eight (8) of which are in good condition, and are recommended for retention. 20 trees are recommended for removal, 4 of which have been found to be in poor condition and declared hazardous. The rest, which are in relatively good to moderate condition, are also recommended to be removed, as they are within the building envelope, in conflict with the proposed road construction or will be impacted by the proposed site grading.
- The proposed loss of trees will be addressed by the applicant's proposal to install approximately 142 trees of different varieties as part of the proposed landscaping. The number of replacement trees exceeds the required number specified in the new Tree Protection By-law.

- The general landscaping consists of trees and shrubbery of various species, and decorative pavers at the entrance and within the two court yards. In addition, a further outdoor amenity area is provided at the southwest corner of the site, consisting of limestone pathways and a gazebo for the enjoyment of the residents.
- There is a 30-metre (98 ft.) from top-of-bank riparian leave strip setback area, which will be protected. A no-build restrictive covenant will be registered on title based on the Fisheries & Oceans/Ministry of Environment Land Development Guidelines.

### Signage

- Two free-standing signs are proposed for this development. One (2.4 metres /8 ft. in height) at the southwest corner of the site and the other (1.2 metres/4 ft. in height) adjacent to the west entry driveway, on which the address for the site will be located. Both signs will have formed concrete bases with a heavy timber frame on top, surrounding the Suncreek Village name, which is composed of raised letters on panel. No fascia signage is proposed.

### Road Access to the property to the North

- The subject site and the property to the north were all designed to have access from 62 Avenue under one comprehensive development. No access to King George Hwy will be allowed because of the volume of traffic at this location. As condition of approval of this development, the applicant has agreed to provide an eight-metre (26 ft) right-of-way along the east property line (Appendix XI) to provide future access to the property to the north. To mitigate any future impact of this access road on the nearby single family dwellings to the east, a 6-metre (20 ft.) landscape buffer is provided. This buffer was achieved in consultation with the property owners of the five homes abutting the site to the east, and brings the total separation between those lots and the proposed care facility to 18 metres (60 ft.).

## PUBLIC CONSULTATION

### Pre-notification

- Pre-notification letters were sent on August 17, 2006, and staff received the following comments:
  - Several calls were received by staff - all of which expressed concerns about the development being a drug-rehabilitation centre.

*(The callers were assured that this is a care facility mainly for the care of the elderly not a rehabilitation centre.)*

- Staff also received a letter from a neighbour to the east who was concerned about the buffer along the east property line. He proposed that the buffer be consolidated to the properties to the east.

*(The applicant indicated that they want to keep the buffer in their possession so that it can be maintained adequately, and with the same quality. The person who*

*raised the concern later wrote to advise us that he would support the proposal, on condition that he is involved in the design of the landscaping. As a result, all the property owners along the east property line, were involved in the design of the landscaping.)*

### The NCP Amendment Public Consultation Process

- The Public Information Meeting for the NCP amendment was held on September 13, 2006. Invitation letters were mailed to 169 addresses, representing the property owners within 100 metres (300 ft.) of the outer edge of the subject site.
- The meeting format was an open house, where the proposed design of the care facility (Appendix III), including the proposed design of the complex and pictures of similar facilities operated by the developer were displayed. A comment sheet was also made available for those who would like to express their opinion in writing.
- Nineteen (19) people signed the sign-in sheet, excluding the applicant, the consultant of the project and the City staff member. However, the consultant of the project counted 30 people in attendance. Of the nineteen (19) who signed the sign-in sheet, fourteen (14) provided written comments in support.
- The following is the summary of the concerns raised at the meeting and the applicant's response shown in italics:

#### Type of Care Facility

- A number of people were concerned that the development would be a drug rehabilitation centre or halfway house, which would create potential "trouble" in the neighbourhood.

#### *Response:*

*(These concerns arose due to the fact that the development proposal sign did not explicitly specify "seniors" and residents were not familiar with the term "complex care." At the meeting, the developer confirmed that this was going to be a seniors' complex that would be relatively quiet. The 24-hour staffing arrangement would also enhance neighbourhood security..)*

#### Building Height

- The owners of the properties immediately adjacent to the site along the east side (five houses on 137 A Street) wanted confirmation that this would not be a towering, 3-storey complex.

#### *Response:*

*(The proposed building as stipulated in the Development Permit is only 2 stories, approximately 11.5 metre (38 ft.) in height.)*

### Aesthetic Expression & the Neighbourhood Context

- The question raised was whether the project would look like a huge concrete institution or if it would fit in the neighbourhood.

#### *Response:*

*(The neighbours were shown images of other complex care facilities designed by NSDA [Architect of the Project] as examples of how the finished building would fit into the residential neighbourhood context. It was confirmed that the proposed development (Suncreek Village) would have a low-scale, residential feel design and would be a wood-frame construction. Local residents in attendance were pleased with the design of the building.)*

### Parking Facilities

- There were some concerns about the number and placement of parking stalls on the site.

#### *Response:*

*(It was explained that most of the parking would be underground, with a few short term parking stalls at ground level to facilitate pickup and drop-off of residents. In terms of numbers, the current design provides for five more stalls than the City Parking Bylaw requires. It was also explained that staff of the facility would probably arrive and leave in shifts at certain times of the day, hence alleviating the worry of a constant or heavy flow of traffic to and from the facility.)*

### Access to Loading - Noise and Odors from Kitchens

- A few neighbours asked about the location of the loading/kitchen areas, as they were concerned about potential noise and odors emanating from this area.

#### *Response:*

*(Upon being shown the location of the loading/kitchen areas at the southwest quadrant of the building, which is a fair distance from the adjacent residential property, the concerns about noise and odor were abated.)*

### Possible Implications on Property Values

- Residents living on 137 A Street were concerned that the care facility and proposed access driveway behind their houses would impact their property values.

#### *Response:*

*(The applicant advised that, there is no evidence that property values would be affected by the proposed care facility. The proposal is a high quality development, which in their view will add value to the surrounding neighbourhood.)*

### Traffic

- There were some concerns regarding volume of traffic.

#### *Response:*

*(The proposed development will not generate traffic any close to what a typical townhouse development on a similar land size would, since seniors do not drive.)*

### Landscaping Along Property Lines

- Two neighbours immediately adjacent to the site to the east along 137A Street were concerned about loss of privacy due to the north-south road [access to the underground parking and to the future development to the north] and type of landscaping planned.

#### *Response:*

*(It was explained that if the site were developed for townhouses, as per the NCP, the standard setback would only be 7.5 metres (25 ft.) from east property line, and buildings would likely be three storeys in height. With the current design, the building is only two storeys, and is set back 18 metres (60 ft.). The 18 metre (60 ft.) setback includes a 6-metre (20 ft.) berm with trees and shrubs, an 8-metre (26.2 ft.) wide roadway, and a 4-metre (13 ft.) strip between the roadway and the proposed building. In comparison to a typical townhouse development, the proposed design would create a superior interface and provide more privacy for the adjacent neighbours.)*

- Residents of the trailer homes to the north of the property asked about landscaping along the north property line.

#### *Response:*

*(When shown the landscape plan that includes a stone retaining wall along the north property line, the neighbours were satisfied with the landscaping design. One resident requested confirmation that some of the old cedars along the property line be left in place. The applicant has confirmed that the subject trees will be retained.)*

- In addition to the above concerns raised there were many comments in support of the project.

### Impact on Schools and Services

- The comments from the school district indicate that the location of this development is within the McLeod Road Elementary School catchment. As this is not a family oriented development, it will not have any impact on the school enrollment.
- In regard to services, the proposed NCP amendment will implement the water, storm and sanitary sewer servicing strategies outlined in the approved NCP. The changes in the NCP designation will not change the overall servicing standards for the area, outlined in the NCP servicing plan.

ADVISORY DESIGN PANEL

ADP Meeting Date: November 9, 2006

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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	ADP Comments and Applicant's Response
Appendix VIII.	Context Map
Appendix IX.	South Newton NCP
Appendix X.	NCP Amendment
Appendix XI.	Access Driveway to the Property to the North

INFORMATION AVAILABLE ON FILE

- Tree Survey Plan and Arborist Report dated October 27, 2006.
- Soil Contamination Review Questionnaire prepared by Daljit Gill dated July 6, 2006.
- NCP Amendment Public Information Meeting Report, prepared by NSDA Architects and dated September 19, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

AGA/kms

v:\wp-docs\planning\plncom06\10061143.aga.doc  
KMS 10/16/06 1:13 PM

Information for City Clerk

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

1. (a) Agent:      Name:                      Daljit Gill  
                         Address:                      12502 - 57A Avenue  
                                                              Surrey, B.C.  
                                                              V3X 2S6  
                         Tel:                              604-594-9474  
                         Fax:                              604-495-4560

2.      Properties involved in the Application

- (a)      Civic Address:              13657 and 13719 - 62 Avenue
- (b)      Civic Address:              13657 - 62 Avenue  
            Owner:                              Sea Port Ventures Inc.  
            PID:                                      004-464-664  
            Parcel One (Explanatory Plan 9795) Except: Firstly: Part Subdivided by Plan  
            42433, Secondly; Part dedicated road on Plan BCP23421, Lot 4 Section 9  
            Township 2 New Westminster District Plan 3416
- (c)      Civic Address:              13719 - 62 Avenue  
            Owners:                              Banta S. Sabharwal and Lajwanti K. Sabharwal  
            PID:                                      006-476-228  
            Lot 22 Section 9 Township 2 New Westminster District Plan 42433

3.      Summary of Actions for City Clerks Office

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

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RMS-2**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		15,643.9 sq.m.
Road Widening area		
Undevelopable area		1,899.4 sq.m.
Net Total		13,744.5 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		26.9%
Paved & Hard Surfaced Areas		9.2%
Total Site Coverage	45%	36.1%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	15 m
Rear	7.5 m	18 m
Side #1 (North)	15 m	7.5 m
Side #2 (South)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	11.5 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total Number of Beds		120 units
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		7,215.4 sq.m.
<b>TOTAL BUILDING FLOOR AREA</b>		7,215.4 sq.m.

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		77 upha/31upa
# of units/ha /# units/acre (net)		87 upha/35 upa
FAR (gross)		0.46
FAR (net)	1.00	0.52
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	n/a	n/a
Outdoor	n/a	n/a
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	72 stalls	77 stalls
Total Number of Parking Spaces	72 stalls	77 stalls
Number of disabled stalls	1 stall	3 stalls
Number of small cars	0	0
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

CONTOUR MAP FOR SUBJECT SITE

