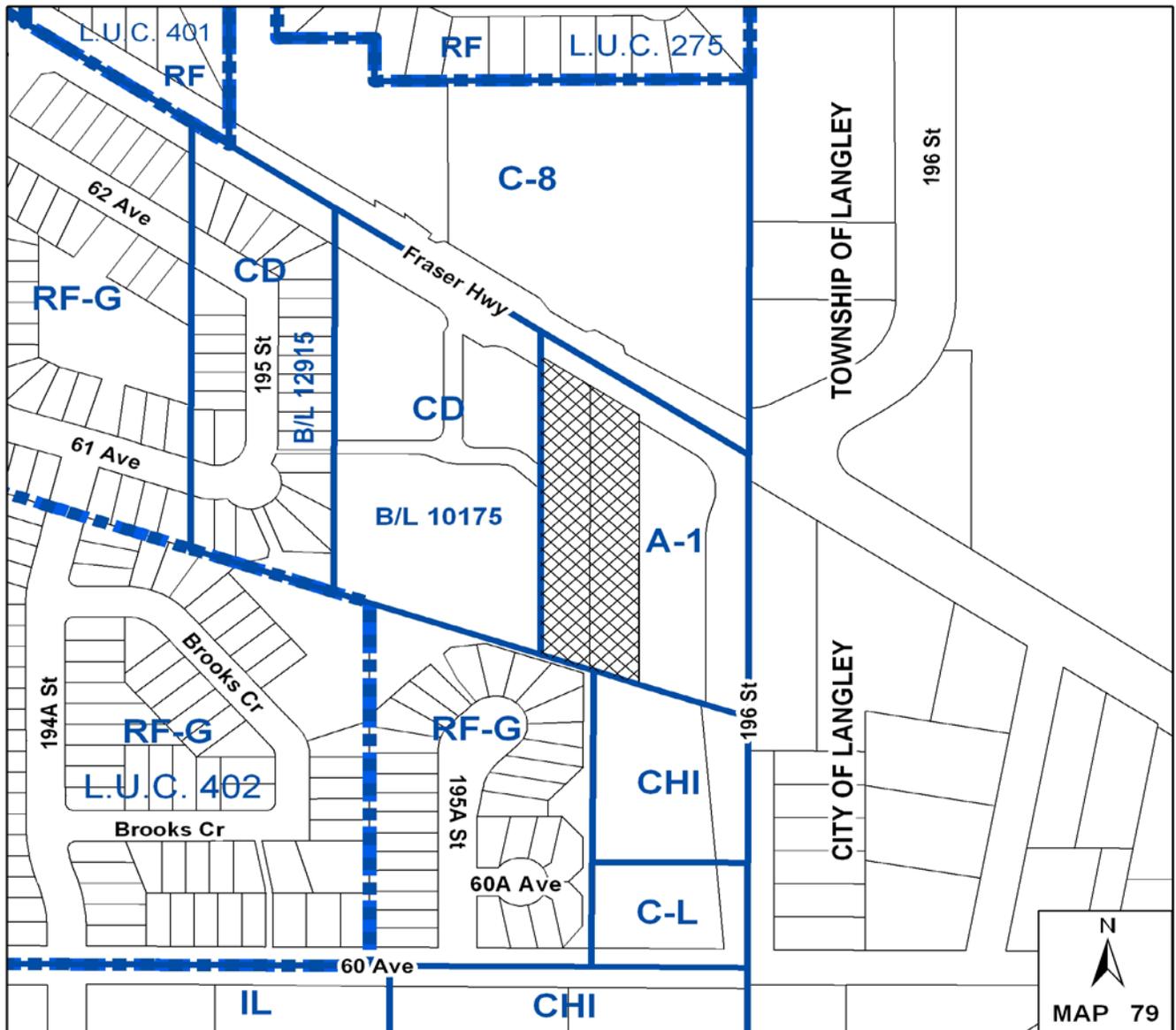


Proposal: Rezone from A-1 to CD and Development Permit, in order to allow construction of a 2-storey, 110-bed seniors' care facility.

Recommendation: Approval to Proceed

Location: 19560/19572 Fraser Hwy **Zoning:** A-1

OCP Designation: Urban **Owner:** Baltic Properties (Brookside) Ltd.



N
 MAP 79

PROJECT TIMELINE

Completed Application Submission Date: August 22, 2006
Application Revision & Re-submission Date: December 5, 2006
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from A-1 to CD; and
- a Development Permit

in order to facilitate the construction of a 2-storey, 110-bed seniors' care facility.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" 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. 7906-0377-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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 consolidation plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a revised landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) resolution of architectural issues to the satisfaction of the City 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:	(Appendix V).
Ministry of Transportation:	Comments not received to date.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
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SITE CHARACTERISTICS

Existing Land Use	The site is vacant.
East:	Single family dwelling, zoned A-1, designated Commercial under application (File No. 7993-0406-00) to rezone from A-1 to CD to construct three commercial buildings (Third Reading).
West:	Four-storey apartment building, designated Multiple Residential and display home for Viceroy Homes, designated Commercial, both zoned CD (By-law No. 10175).
South:	Single family dwellings, zoned RF-G, designated Urban.
North:	Across Fraser Highway, existing shopping centre, zoned C-8, designated Commercial.

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 2.1 acres (8,300 square metres) in size. The site is located on the south side of Fraser Highway, west of 196 Street.
- The applicant is proposing to rezone from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD) and a Development Permit in order to permit the construction of two, two-storey buildings to accommodate a 110-bed seniors' care facility.
- The applicants have confirmed that the proposed facility will be devoted strictly to persons with limited cognitive and physical abilities and are, therefore, in need of constant care.
- The subject site is designated Urban in the Official Community Plan (OCP).
- The proposed development complies with the OCP.

- The proposed location allows the care facility to be located within an established neighbourhood. It is a low impact use and will blend into the existing community with its residential character.
- The subject site, consisting of two parcels, will be consolidated into one lot with access through the property to the west via a 9.8-metre (24-ft.) wide dedicated lane. The lane will bisect the lot, therefore to provide legal frontage to Fraser Highway for the southern portion, the lot will be "hooked" over the lane. The proposed development will be prohibited access from Fraser Highway.
- Redevelopment of the parcel to the east of the subject site would potentially provide a future connection for the subject development to 196 Street.
- A dedication of 6.1 metres (20 ft.) along the northern property line is also being provided along Fraser Highway for future road widening.

Proposed CD By-law (Appendix VII)

- The proposed zoning for the site is a Comprehensive Development Zone based on the RMS-2 Zone.
- The RMS-2 Zone is intended to accommodate and regulate the development of care facilities within the Town Centre. The subject site is not located within a Town Centre, however, it is considered an appropriate location, given its proximity to commercial uses both in Surrey and nearby Langley Township.
- The RMS-2 Zone also permits uses that include one dwelling unit and accessory uses such as barbershop and hair salon, eating establishment and convenience store. As these services are not being proposed, they are not included in the proposed CD By-law.
- The application proposes a floor area ratio (FAR) of 0.89 and 45% lot coverage.
- The following table provides a description of the RMS-2 Zone and the proposed CD Zone:

	RMS-2 Zone	Proposed CD Zone
Permitted Uses	Care facility, one dwelling unit & specific accessory uses, including offices & eating establishments.	Care facility.
Floor Area Ratio (FAR)	1.00	0.89
Lot Coverage	45%	45%
Setbacks		
Front (north)	7.5 metres (25 ft.)	6.4 metres (25 ft.) to building face
Rear (south)	7.5 metres (25 ft.)	7.5 metres (25 ft.)
Side (east)	7.5 metres (25 ft.)	To columns of covered patio: 6.3 metres (20 ft.)*. To building face: 7.5 metres (25 ft.)*
Side (west)	7.5 metre (25 ft.)	To the northwest corner of building one: 4.6 metres (15 ft.)*. To building face: 7.5 metres (25 ft.)*
Building Height	9 metres (30 ft.)	9 metres (30 ft.)

* It is proposed that eaves projecting more than 0.6 metre (2 ft.) may encroach into the setback area.

- The proposed reduced setbacks are acceptable, as the applicant has proposed extensive landscaping within each setback to screen the development from the neighbouring uses. The landscaping provides a buffer from adjacent uses as well as creating a pleasant environment for residents.

Parking

- The applicant is proposing 44 parking spaces, which will be located in two underground parkades. In addition to this, there are 3 surface parking stalls proposed at the entrance of Building 2, located south of the lane, for short term parking and loading.
- Based on the requirements of the Off-Street Parking provisions of the Zoning By-law, the proposed 110-bed facility would require 37 parking spaces for employees, 28 parking spaces for visitors and 2 drop-off parking spaces for a total of 67 parking spaces. There would also be 1 parking space per doctor that would be required in addition to the 67 parking spaces.
- A recent parking study prepared by a traffic consultant indicates that existing care facilities and seniors housing developments in the Lower Mainland, including Surrey, registered an estimated parking demand of 0.39 per resident. Using this rate, the proposed care facility with 110 beds, would require approximately 43 stalls to meet parking demand at peak hours.
- The proposed CD By-law proposes reduced on-site parking requirements. The applicant is proposing to provide a total of 44 parking spaces, at least 23 fewer parking spaces than the 67 parking spaces required under the Zoning By-law.
- The applicant is providing parking spaces at the parking ratio of 0.40 parking spaces per bed.
- The residents are not expected to have vehicles due to their limitations. The parking provided is for staff and visitors.
- The Engineering Department has accepted 44 parking spaces as sufficient for this development.

PRE-NOTIFICATION

Pre-notification letters were sent on December 5, 2006 and staff received two phone calls in response.

- One individual indicated that they would like to see some landscaping along the western edge of the subject site adjacent to the existing apartment building.

(Staff explained that the applicant will be providing landscaping on the site including a buffer from the proposed care facility and existing apartment building to the west.)

- One individual inquired about the proposed road pattern.

(Staff explained that the applicant would be dedicating a lane through the site that is intended to connect to 196 Street in the future. Staff advised that access to the subject site is prohibited from Fraser Highway.)

DESIGN PROPOSAL AND REVIEW

- The proposed development consists of two, 2- storey buildings located on either side of the proposed access lane, which will run diagonally through the site (Appendix III).
- The two buildings will operate independent of each other with regard to access and parking.
- With the exception of two short-term surface parking spaces for Building 2 (the southern building), parking for each building will be provided in two underground parking garages.
- The design of the two-storey buildings will reflect a residential character, consisting of painted wood trim, decorative wood brackets, and board and batten siding.
- High profile asphalt shingles in variegated grey will be used for roofing, while hardi-plank siding in light green will be used for cladding. Vinyl board and batten in sierra brown will be used in a vertical strip along the top of the building with white for doors, trim around windows and gutters.
- Brick veneer, in a deep brownish red will be introduced as an additional accent material on each elevation, the main façade of the building and the porte cochere to soften the building mass.
- On each floor of both buildings, the rooms are situated to operate around pods, 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 floor plan indicates two pods on each floor in Building 1, with 12 beds in one pod and 14 in the other. In Building 2 on each floor, there are five pods with four pods consisting of 3 or 4 beds and one larger pod of 16 beds.
- A large kitchen forms part of the proposal where the residents' meals will be prepared on a daily basis. The kitchen facility will be located in Building 2 and will be shared between both buildings.
- A pedestrian walkway is provided across the internal road to link the two buildings.
- This pedestrian walkway will primarily used by staff to transport meals from the kitchen in Building 2 to Building 1.
- A well-designed porte cochere will provide an attractive entrance to proposed Building 1 off the dedicated lane. Building 2 will provide three additional surface parking stalls for short term parking and loading immediately adjacent to a covered entrance.
- Special treatment will be used to identify the entry and exit points on each driveway entrance to the underground parking area.
- The surface parking area for Building 2 will be finished with decorative pavers. The pedestrian walkway linking the proposed buildings across the internal road will also be defined by a painted band.

- As a care facility, residents will have their meals served in common dining areas that will be located on each floor. There are two common dining areas located on each floor to serve the specific needs of each pod. Therefore, proposed units will not have any cooking facilities.
- The proposal includes eight separate outdoor patio areas located within the side and rear yards where benches and arbours will be installed for the use of the residents. Significant landscaping including flowering shrubs such as rhododendrons and roses as well as deciduous trees will be installed in and around the outdoor patio areas.
- Mike Fadum of MGF Horticultural Inc. Vegetation Consulting, has prepared the Arborist Report.
- A total of 38 mature trees have been identified on the subject site. These trees consist mainly of Cottonwood, Maple, Poplar and Alder. Of this total, 1 will be retained in the rear yard of proposed Building 2. There are also 22 undersized Norway Maple trees that the applicant proposes to retain on the south-east corner of Building 1.
- The trees to be removed are either located within the road dedications, are in poor condition and not suitable for long term preservation or located within the proposed building envelopes.
- The landscape plan proposes a total of 130 trees to be planted on the site together with a variety of shrubs and perennials.

ADVISORY DESIGN PANEL

- ADP Meeting Date: December 5, 2006.
- The following issues were identified at the ADP Meeting which the applicant has agreed to resolve to the satisfaction of Planning & Development:
 - CPTED notes for underground parking
 - Include high profile asphalt shingles
 - Special paving to mark vehicular entries off road through site
 - Resolution of landscaping along Fraser Highway

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.	ADP Comments and Applicant's Response
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 1, 2007.
- Soil Contamination Review Questionnaire prepared by Will McKay dated August 22, 2000.

How Yin Leung
Acting General Manager
Planning and Development

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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: Ron Allen Architects Inc.
 Address: Suite 360 - 4464 West 10 Avenue
 Vancouver, B.C.
 V6R 2H9
 Tel: 604-688-6532

2. Properties involved in the Application

- (a) Civic Address: 19560 and 19572 Fraser Highway
- (b) Civic Address: 19560 Fraser Highway
 Owner: Baltic Properties (Brookside) Ltd.
 PID: 001-449-036
 Lot 8 Except: Parcel "A" (Explanatory Plan 9808) Section 10 Township 8 New
 Westminster District Plan 8210
- (c) Civic Address: 19572 Fraser Highway
 Owner: Baltic Properties (Brookside) Ltd.
 PID: 011-305-410
 Parcel "A" (Explanatory Plan 9808) Lot 8 Section 10 Township 8 New
 Westminster District Plan 8210

3. Summary of Actions for City Clerks Office

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,300 m ²
Road Widening area		986 m ²
Undevelopable area		
Net Total		7,314 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	44.5%
Paved & Hard Surfaced Areas		18.6%
Total Site Coverage		63.1%
SETBACKS (in metres)		
Front		6.4 m
Rear		7.5 m
Side #1 (E)		4.7 m
Side #2 (W)		4.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		110
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		6,496 m ²
TOTAL BUILDING FLOOR AREA	6,496 m ²	6,496 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)		0.89
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		44
Number of disabled stalls		2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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CONTOUR MAP FOR SUBJECT SITE

