

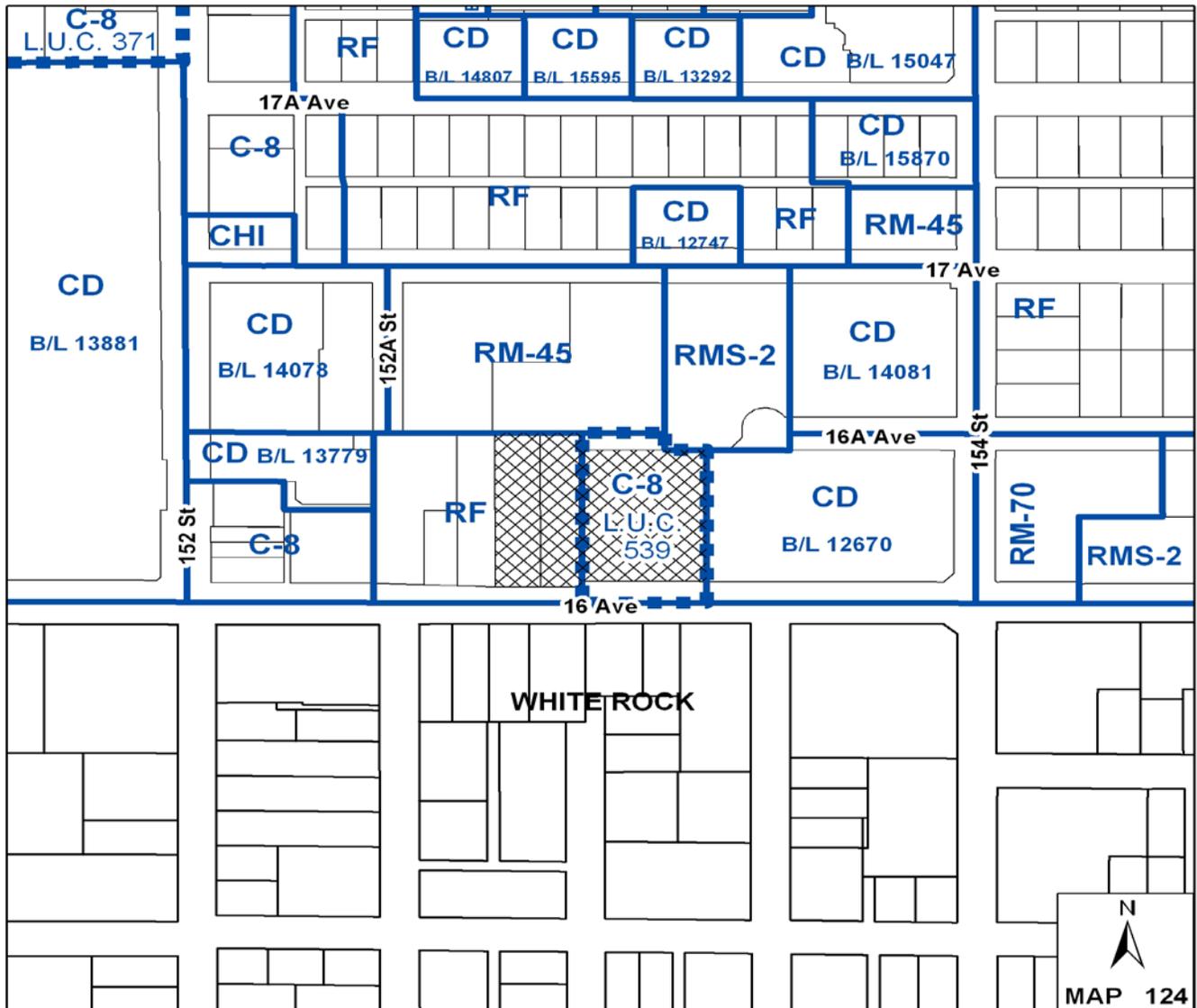
Proposal: OCP Amendment from "Multiple Residential" to "Town Centre", discharge LUC No. 539, rezoning from RF and C-8 to CD and DP to allow the development of a mixed-use building including a seniors' residence.

Recommendation: Approval to Proceed

Location: 15285, 15291 & 15321 - 16 Avenue **Zoning:** RF and LUC No. 539 (C-8)

OCP Designation: Multiple Residential

LAP Designation: Multiple Res. **Owner:** Abby Lane Retirement Residence Inc.



PROJECT TIMELINE

Completed Application Submission Date: October 20, 2006
Planning Report Date: June 11, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment from "Multiple Residential" to "Town Centre";
- a Land Use Contract No. 539 discharge;
- a rezoning from RF and C-8 to CD; and
- a Development Permit

in order to permit the development of an eight-storey mixed-use complex, comprising of a seniors retirement and independent living facility, office space limited to medical offices and limited retail space with a total floor area of 22,220 square metres (239,182 sq.ft.).

RECOMMENDATION

The Planning & Development Department recommends that:

1. By-law No. 14989 be filed.
2. a By-law be introduced to amend the Official Community Plan by redesignating the subject properties from "Multiple Residential" to "Town Centre" and a date for Public Hearing be set (Appendix XIII).
3. a By-law be introduced to discharge Land Use Contract No. 539 and a date for Public Hearing be set.
4. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
6. Council authorize staff to draft Development Permit No. 7906-0454-00 in accordance with the attached drawings (Appendix III).

7. 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 including cash-in-lieu of replacement trees, going towards the City's Green Fund;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) address the impact of the proposed development on Parks, Recreation and Culture amenities in the neighbourhood;
 - (f) establishment of a Housing Agreement for senior citizen's housing with the City; and
 - (g) final approval of the Stage 2 Semiahmoo Town Centre Plan and enabling amendments to the Official Community Plan to allow a maximum density on the subject site of 2.5 Floor Area Ratio (FAR).

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached. A Servicing Agreement will be required (Appendix IV).
- Parks: Support. The Parks, Recreation and Culture Department has expressed a concern regarding the impact of the proposed retirement residence on the Parks, Recreation & Culture amenities in the neighbourhood. The applicant will be required to address this concern prior to final adoption of the by-law (Appendix V).
- School District: Surrey School District No. 36 advised that the proposed 204-unit senior's retirement complex will not have an impact on school age enrollment (Appendix VI).
- City of White Rock: No concerns (Appendix XIV).

SITE CHARACTERISTICS

- **Existing Land Use** Two vacant lots and a medical building, which will be removed.
- **Significant Site Attributes** There are mature trees on the vacant lots. A majority of these trees will be within the roadway or the building envelope.
- **East:** A four-storey apartment building, zoned CD (By-law No. 12070), designated "Multiple Residential" in the OCP and "Multiple Residential" in the Semiahmoo Town Centre Plan.
- **South:** Across 16 Avenue in White Rock, are a water tower and three multiple residential buildings ranging in height from 3 storeys to 12 storeys.
- **West:** Across vacant site, zoned RF, designated "Multiple Residential" in the OCP.
- **North:** Three-storey apartment buildings zoned RM-45 and RMS-2 and designated "Multiple Residential" in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Multiple Residential. Does not comply. Needs amendment to "Town Centre". The proposal also requires that Council approve the final Stage 2 Semiahmoo Town Centre Plan, and enabling amendments to the OCP to allow an increased density of 2.5 floor area ratio (FAR).

LAP Designation: Does not comply.

JUSTIFICATION FOR PLAN AMENDMENT

Background & Land Use Rationale

- The subject site and the surrounding properties to the north, east and west are designated "Multiple Residential" in the OCP.
- A review of the Semiahmoo Town Centre Development Concept Plan commenced in June 2004. Council approved the Stage 1 Land Use Concept of the updated Semiahmoo Town Centre Plan on September 25, 2006.
- The Stage 1 Plan allows the increase of maximum FAR within the "Town Centre" designation from 1.5 to 2.5. (Appendix XII). In addition, the Stage 1 plan suggested that a logical expansion of the "Town Centre" designation would be along the north side of 16 Avenue, east of the future extension of 152A Street. An OCP amendment should be considered to allow "Town Centre" types of uses adjacent to 16 Avenue if the proposal addresses the principles contained in the Stage 1 plan.

- The subject site is within the area of the proposed expansion, and the proposed development is accommodated in an eight-storey tower/podium massing, with parking located underground, and provides open space and green space with other amenities at the ground level, in accordance with the design principles of the Stage 1 plan.

The Public Information

- A Public Information meeting was held on January 30, 2007, to introduce the subject project to the local community and to solicit feed back from area residents.
- 532 invitations were sent to surrounding residents. Thirty-five (35) attendees signed the attendance sheet. Eighteen residents indicated that they would like to receive further information on the project. The developer has committed to update the residents on the project as requested. One participant left a filled-in comment sheet and provided general support for the project. The owners of the project and their consultants were in attendance, together with two members of City staff.
- In general, the attendees were in support of the proposed increase in density to a maximum 2.5 FAR and the maximum height to eight(8) storeys. Support was also expressed for the underground parking. Other issues raised related to height, parking, tenure, relocation of the existing uses on the property, and tree retention, were addressed by the applicant.

Planning Analysis

- The following are Land Use rationale in support of the plan amendment:
 - The extended mixed-use and increased FAR in this area is not setting a precedent, due to the fact that the surrounding properties are already developed into three and 4-storey apartments;
 - The proposal is consistent with the Stage 1 Semiahmoo Town Centre Plan;
 - The increased FAR and mixed-use development will become part of the "Town Centre" designation envisioned along 16 Avenue, and reflects the land uses across on the City of White Rock side of the street;
 - The increase in residential units in this area, accompanied with transportation and utility improvements to accommodate the anticipated growth, will provide the needed walkable character of the streets;
 - The increased density is supported by underground parking; and
 - A similar development concept is expected between the subject site and future 152A Street, which will complete the development along 16 Avenue, between 152 Street and 154 Street.

DEVELOPMENT CONSIDERATIONS

Proposed CD By-law

- The intent of the project is to develop an eight-storey mixed-use complex based on a mix of "Town Centre Commercial Zone (C-15)" and "Multiple Residential 45 Zone (RM-45)", only allowing residential uses for seniors with a housing agreement, and limited office and retail uses, which would complement the seniors residence (the main component of the development). The allowable setbacks, lot coverage, floor area ratio and height are modified, in order to better reflect the sensitivity required for development, adjacent to the surrounding residential uses.
- A summary of the proposed CD Zone in comparison with the C-15 Zone and RM-45 Zone is provided below.

	C-15	RM-45	CD	Comment
Maximum Site Coverage	80%	45%	55%	<i>The site coverage is slightly greater than the RM-45 Zone site coverage. However, much less than the C-15 site coverage</i>
Maximum FAR	1.5 (67% Residential)	1.5	2.5	<i>The FAR is consistent with the FAR proposed for Town Centre designation in the Semiahmoo Town Centre Plan review.</i>
Minimum Setbacks	2m (6.6 ft.) front, 7.5m (25 ft.) rear 3m (10 ft.) side 2m (6.6 ft.) side on flanking street	7.5m (25 ft.)	7.5m (25 ft.) except on the 16 Avenue frontage where the setback is 6 m (20 ft.)	<i>The setbacks are to reflect the setbacks for RM-45 and RM-70. Except for the setback along 16 Avenue, which is consistent with the setbacks on the south side of the Road in White Rock. This brings the building entrance closure to the street. Only the two-storey south wings of the building, amounting to 42% of the building face, have the 6-metre (20 ft.) setback. The rest of the building is setback 27 metres (88.6 ft.) from the property line.</i>
Maximum Height	14m (46 ft.)	15 metres (50 ft)	30m (98.43 ft.)	<i>The increased height is to accommodate the increased density. Architectural elements and view and shadow impact analysis were used to minimize the impact of the proposed building character of the surrounding buildings.</i>

Parking

- The proposed development will provide underground parking with 174 stalls. The required parking was derived from Zoning By-law requirement for Medical clinics (doctors' offices), retail (for the Pharmacy) and the rates for seniors residences recommended by the Traffic Impact Study for this project, prepared by OPUS Hamilton Consultants Ltd. The Engineering Department reviewed the Traffic Impact Study and supports its recommendations.

- The parking study concluded that for the "Supportive" use category a parking ration of 0.46 stalls per unit is recommended, given the location of the site within a town centre, which will be adequately served by transit. From that analysis the minimum parking requirement for this project is 157 Stalls. The parking ratio of 0.46 stalls per unit has been included in the CD By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on November 23, 2006 and staff did not receive any comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was necessary to consult specifically with the following with respect to the proposed OCP amendment:

- Surrey School District (No. 36); and
- The City of White Rock

No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

DESIGN PROPOSAL AND REVIEW

- The project consists of 142 senior's rental suites and 62 senior's condominiums. The residential suite sizes range from 654 to 1,070 square feet. The proposal also includes 1,666 square metres (17,932 sq.ft.) of commercial space (medical/dental offices and a pharmacy).
- The design rationale for this project has been developed through careful consideration of the neighborhood that it is situated in. In order to affect a gentle transition into the high-density Town Center area along 152 Street, the proposed building starts with a six-story wing shrouding its central eight-storey element. The location of the eight-storey wing is central to the site in order to reduce shadows cast against neighbours. The two-story podium elements on the north and south sides of the six-story wings help to make a transition in mass from the streets.
- The proposed building follows an elegant Georgian inspired architectural theme. The classic exterior colour palette of taupe, black and white is chosen to convey a sense of tradition and quality. This style has been achieved through the use of symmetrical massing, a central chateaux style hip roof and ornamentation on the podium levels of the building.
- A grand porte cochere entrance is proposed and the proposal offers a number of amenities including a Spa/Wellness Centre, Pub, Library, Theatre and Gardening/Woodworking shops.
- The primary public common spaces in the project orient outward towards the north courtyard, which will be developed with generous hard and soft landscaping.

- Roof terraces made available by the terraced nature of the massing, facilitate accessible green roof gardens, which are designed in a general theme as ground level landscaping.
- The building massing strategy has been developed in response to the neighbouring built environment and takes into consideration the impact on views and shadow.

Road Access and Parking

- The main access to the site will be from 16th Avenue, leading to both the main entry and the underground parking ramp. The project proposes to utilize the 16A Avenue road extension to extend a service driveway into the site to access a loading area at the northeast corner of the building, and one-way secondary egress ramp from the underground parking garage.
- Parking will be provided in a one level underground parkade. Gated ramp access to the parkade will be provided from the entry court turnaround. The first zone of the parkade will be provided for commercial tenants. There will be secondary gates within the parking structure to access the residential and staff parking. Scooter and bicycle parking will be provided in a designated area.

Indoor and Outdoor Amenity

- The facility will have several amenity spaces for use by residents. The amount of indoor amenity space is 1,360 square metres (14,640 sq.ft.). This exceeds the minimum required amenity area of 612 square metres (6,588 sq.ft.). The outdoor amenity area amounting to 1,239 square metres (13,337 sq.ft.) also substantially exceeds the size required in the Zoning By-law.

Landscaping

- The landscaping consists of trees, shrubbery and ground cover. The emphasis is laid on attention to details extending to the exterior spaces as well. The development will incorporate several accessible roof gardens and the wellness walk trail around the building will meander through the property, passing by the grand arbour in the rear garden supporting climbing, flowering vines and creating a sensory delight. Attractive water features, both active and reflective, will sparkle during the day and shimmer in the evening.
- The applicant retained Dunster & Associates Environmental Consultants Ltd. to prepare an arborist report for the project, based on the tree management plan prepared by eckford + associates landscape architecture. The report identified 74 mature trees, and concluded that the development will require significant disturbance for the installation of new roads, services and underground parking, and will directly impact trees within the areas of construction and building envelopes. As a result of the significant disturbance, few opportunities for tree preservation exist. Of the 74 trees identified, eight (8) trees are proposed to be preserved and incorporated into the landscaping, and the rest will be removed. The landscaping plan can only accommodate 86 new trees, leaving a deficit of 38 trees. The applicant will be required to contribute cash-in-lieu of this deficit, to the City's Green-Fund.

- A water feature is proposed in the urban plaza environment that has been created between the two buildings. The plaza provides a transition to the common residential lobby, which has been generously glazed to provide views through to the residential gardens beyond. Ground floor units and indoor amenity rooms have been provided with large private patio spaces, which are linked to walkways, gardens, seating, and a water feature, which have been designed for use by all apartment residents. Sidewalks up to 5.3m (17.4 ft.) in width are surfaced with unit pavers to provide a pleasant shopping experience and ample space for the retail uses to spill out onto the sidewalk.

ADVISORY DESIGN PANEL

ADP Meeting Date: April 26, 2007

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.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments and Applicant's Response
Appendix IX.	CD By-law
Appendix X.	Shadow Analysis
Appendix XI.	Context Map
Appendix XII.	Semiahmoo Town Centre Plan Land Use Map
Appendix XIII.	OCP Amendment Map
Appendix XIV.	Letter from the City of White Rock

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 13, 2007.
- Tree Survey Plan dated May 19, 2007.

- Arborist Report dated May 19, 2007.
- Soil Contamination Review Questionnaire prepared by Shelley Litke dated December 15, 2006.
- Public Information Meeting Results dated February 13, 2007.

How Yin Leung
Acting General Manager
Planning and Development

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PID: 012-463-124
West Half Lot 5 Block 1 Section 14 Township 1 New Westminster District Plan
2015

- (d) Civic Address: 15321 - 16 Avenue
Owner: Abby Lane Retirement Residence Inc.
PID: 005-502-128
Lot 206 Section 14 Township 1 New Westminster District Plan 56570

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to discharge Land Use Contract No. 539.
- (c) Introduce a By-law to rezone the property.
- (d) File By-law No. 14989

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,106.25 m ²
Road Widening area		761.85 m ²
Undevelopable area		
Net Total		8,344.40 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		49.14%
Paved & Hard Surfaced Areas		21.12%
Total Site Coverage		70.26%
SETBACKS (in metres)		
Front (16A Avenue)		7.5 m
Front (16 Avenue)		6 m
Side #1 (East)		7.5 m
Side #2 (West)		7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal		28 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		162 units
Two Bedroom		42 units
Three Bedroom +		
Total		204 units
FLOOR AREA: Residential		20,554 m ²
FLOOR AREA: Commercial		
Retail		146 m ²
Office		1,520 m ²
Total		1,666.00
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
FLOOR AREA: Indoor Amenity Space		1,360 m ²
TOTAL BUILDING FLOOR AREA		22,220 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)		2.29
FAR (net)		2.5
AMENITY SPACE (area in square metres)		
Indoor		1,360 m ²
Outdoor		1,239 m ²
PARKING (number of stalls)		
Commercial		75 stalls
Industrial		
Residential Bachelor + 1 Bedroom 2-Bed and 3 Bed		93 stalls
Residential Visitors		6 stalls
Residential Staff		
Institutional		
Total Number of Parking Spaces		174
Number of disabled stalls		5
Number of small cars		16
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

