

City of Surrey
ADDITIONAL PLANNING COMMENTS
File: 7907-0071-00

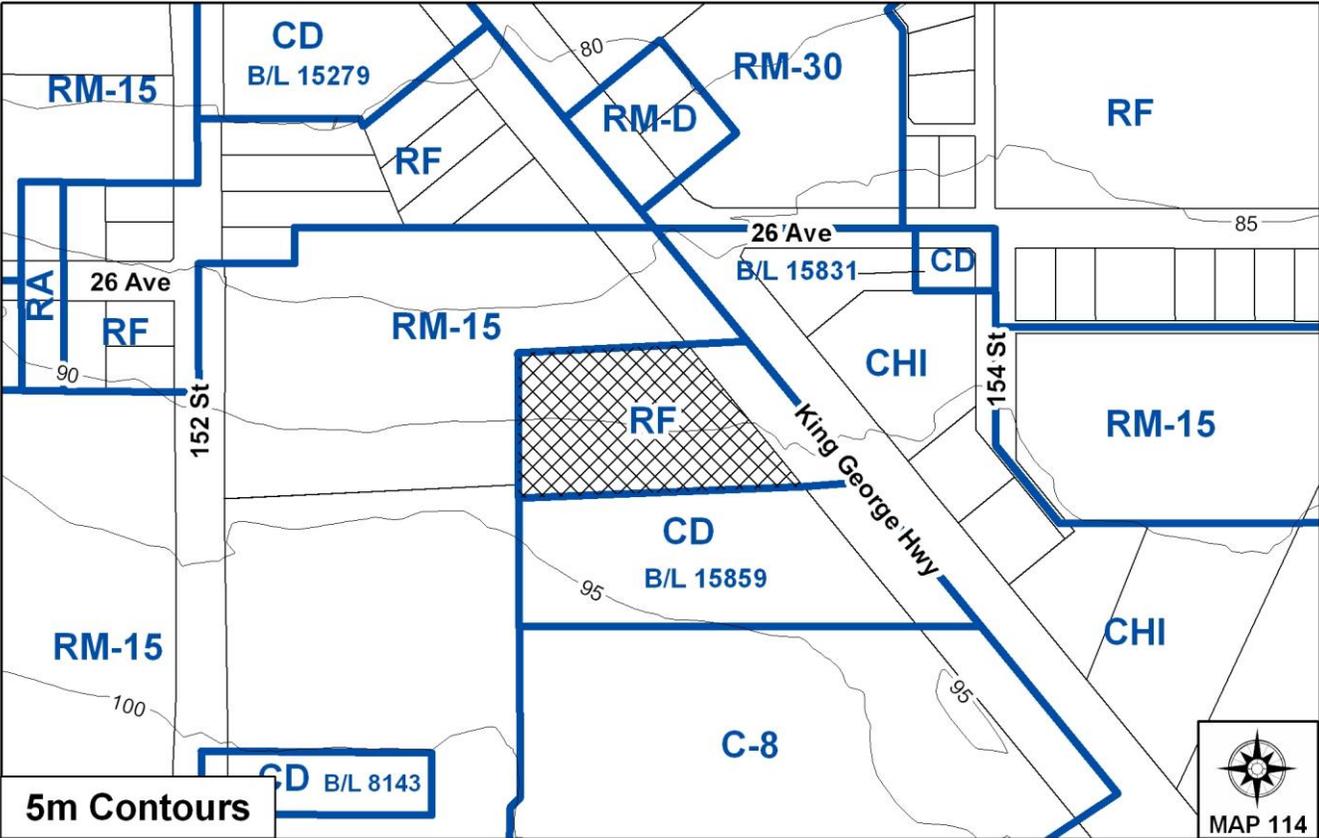
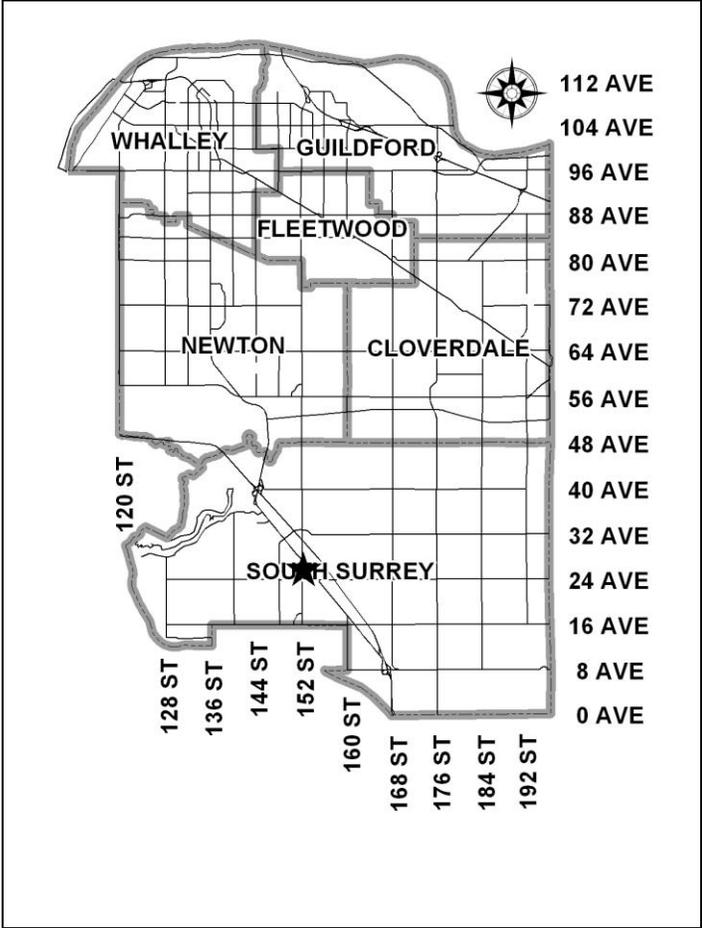
Planning Report Date: May 12, 2008

PROPOSAL:

- **Rezoning** from RF to CD (based on RMS-2 and RM-45)
- **Development Permit**
- **Housing Agreement**

in order to permit the development of a seniors' residential housing development consisting of 78 assisted living units and 146 residential care beds.

LOCATION: 2567 King George Highway
OWNER: Manor Care (White Rock) Inc., Inc. No. 0768331
ZONING: RF
OCP DESIGNATION: Multiple Residential
LAP DESIGNATION: Garden Apartments (30 upa)



RECOMMENDATION SUMMARY

- The application be referred back to staff for resolution of the vehicle access and loading space issues documented in this Report.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The King George Highway Corridor Plan designates this area as Garden Apartments (30 upa).
- The applicant is proposing a Senior's Care and Assisted Living Facility with at higher density (approximately 100 upa) and a built form similar to RM-45 requiring an amendment to the King George Highway Corridor Plan.

RATIONALE OF RECOMMENDATION

- At the March 10, 2008 Council Meeting the applicant requested and was granted the elimination of the frontage road planned for the subject site.
- Staff worked with the applicant to define the Design Criteria for the access alternatives that the applicant was requesting.
- The applicant has changed their access proposal and now proposes full access and a loading space at the north end of the site directly adjacent to the Woodgrove Townhouse site.
- The applicant has done initial consultation with Woodgrove Townhouse residents, however, this consultation has not been concluded.
- The applicant has requested to proceed to Council with this issue outstanding.
- Should Council choose to consider the Rezoning By-law and allow this proposal to proceed, appropriate motions should be passed (By-law Introduction, scheduling of Public Hearing, drafting of Development Permit and prescription of conditions) as outlined in the later part of this Report.

RECOMMENDATION

The Planning & Development Department recommends that application be referred back to staff for resolution of the vehicle access and loading space issues documented in this Report.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Parks, Recreation & Culture:	Parks, Recreation and Culture has no concerns with the proposed development but does have some concerns about the pressure the facility will place on existing parks, recreation and cultural facilities in the neighbourhood.

ADDITIONAL PLANNING COMMENTS

Background

- The subject application involves a Rezoning and Development Permit at 2567 King George Highway and proposed to develop a senior's housing complex consisting of 78 assisted living units and 146 residential care beds.

March 10, 2008 Planning Report (Appendix VII)

- At their March 10, 2008 Council Meeting, Council considered the Planning Report for the subject application, and directed "That Application 7907-0071-00 be referred back to staff to reconsider bringing forward the application without a frontage road " (Alternative 'C', Appendix III) per the applicant's request.
- In support of their request, the applicant had presented a site plan with a driveway access at the north end of the project for resident and employee access and a second joint access directly from King George Highway at the south end of the subject lands for delivery and service vehicles for this project and main access for the Pacifica (development to the south) as a potential alternative to the frontage road (Appendix III).
- The second access on the south side was for the delivery and service vehicles accessing this site and potentially for all the residential traffic to and from the Pacifica, the seniors project to the south. This proposal was included in the March 10, 2008 Planning Report as Alternative C (Appendix III).
- The Engineering Department had advised the applicant prior to the March 10, 2008 Council Meeting that the second vehicular access proposed in Alternative C did not meet Engineering Design Criteria. This was also summarized in the March 10, 2008 Planning Report. The applicant failed to address this issue and without completing a detailed driveway design, requested that the project be presented to Council to make a recommendation on the frontage road.

- After Council's direction of March 10, 2008, staff worked with the applicant to further define the Design Criteria for the second south access in accordance with Council's direction, however, the applicant decided not to pursue the finalization of the design of the southern access due to the impacts that it appeared to have on the proposed building due to required queuing and other technical requirements. As a result, the applicant has now proposed a different access and loading arrangement utilizing the single access on the north side of the site.
- Since initial discussions, staff have not been provided with any additional access designs for the southerly driveway to review and determine if any were acceptable. The applicant has advised that the south driveway location is not suitable for the project as the design could not be achieved without impact to the site design.

May 1, 2008 Revised Access Proposed

- The applicant proposes an alternative access arrangement and loading layout than previously identified. (Appendix II) Their reasons for doing so are that they could not achieve the Engineering Design Criteria without impacting Heritage Trees, and that the adjacent landowner to the south refused to work with the applicant on a shared access location.
- The revised layout proposes a single site access on the north side for all the residential and commercial functions of the building, including relocation of the loading area to the north side of the project.
- The relocated loading space is accessed from a ramp to the underground parking and is proposed within 2 to 3 metres (6 to 10 feet) of the Woodgrove Townhouse complex, and approximately 2.5 metres (8 feet) below grade.
- Delivery trucks and service vehicles will enter the main entry turning circle on the north side of the project and back down the underground parking access ramp to the loading space.
- The applicant reports that approximately 1 – 2 delivery/service vehicles per day are required for their operations.
- The applicant proposes a 1.5 metre (5 foot) acoustic wall extending above the retaining wall to mitigate the additional noise associated with delivery and service trucks and back-up beepers. The applicant also proposes to increase the landscaping in the interface area and to ensure that delivery and service vehicles are only engaged during weekday business hours as well as incorporating signage to advise drivers to turn off vehicles while in the loading space. Details of the loading space location are provided in Appendix II.
- Ambulance and emergency services vehicles will likely utilize the drop-off zone in front of the main entryway to the building.

Consultation with Pacifica (South) and Woodgrove Townhouse Complex (North)

- The applicant has reported that concerns from the Pacifica landowner have been addressed by consolidating all access and the loading area at the north side of the project.

- The applicant reports that they are addressing and will continue to address the adjacent landowner comments from the residents of the Woodgrove Townhouse project.
- It is important to note, that Woodgrove Townhouse residents supported the removal of the frontage road if the access for delivery and service vehicle entry and the associated loading area were located on the south side of the project. The applicant has now proposed a loading space within the north setback to the Woodgrove Townhouse complex, which is directly contrary to the request and position of the Woodgrove residents and increases the impact to their site.
- For this reason, the applicant was requested to consult with Woodgrove Townhouse residents in order to ascertain whether they have concerns. The applicant has been attempting to work with Woodgrove residents to define and try to address the concerns that they have expressed to the applicant in initial discussions.
- Despite the fact that these concerns have not been fully addressed, the applicant has chosen to proceed to the May 12, 2008 Council with their commitment that they will continue to work with Woodgrove on their concerns, which included the following:
 - Concerns about the proximity and visibility of a loading space;
 - Concerns about the noise and pollution directly adjacent to townhouse units; and
 - Concern about the sightlines and ability to see the trucks.
- The applicant was requested to consult further with the residents to address these concerns and this issue has not been resolved. Staff additionally have not had the opportunity to discuss the revised proposal with the Woodgrove Townhouse residents as the representative from Woodgrove has advised staff that they are not in a position to discuss the concerns and provide a formal response until after their May 12, 2008 meeting. Given that the proposed access location is contrary to the past formal comment from Woodgrove and that the applicant has been unable to address their concerns, staff are recommending that the application be referred back to staff until the issue is addressed. Once the issue is resolved, the By-law can be introduced and a Public Hearing date can be set and the proposal can proceed with the main elements of the site layout confirmed.
- Alternatively, Council may determine that this project can move forward and the Rezoning By-law be introduced a Public Hearing date be set without further consultation with the Woodgrove Townhouse residents. In this case, Council is advised that there will likely be outstanding concerns from the Woodgrove Townhouse residents, given the conditional support they expressed for the project in their formal comments to the City and overviewed in the March 10, 2008 Planning Comments. This alternative is discussed later in this Report.

Housing Agreement

- The applicant has proposed parking that is reduced from the City of Surrey Zoning By-law required parking for Care Facilities and Multi-Family Buildings.
- The reduction in the parking is acceptable to Engineering and Planning and has been included in the CD By-law.

- The reduction in parking necessitates the registration of a Housing Agreement for the site to ensure that the facility remains senior's-oriented for persons over 65 years of age.
- The Housing Agreement must be adopted by By-law and it has been included in these Additional Planning Comments to accompany the Rezoning By-law for the site.

Project Design

- The project design was discussed fully in the March 10, 2008 Planning Report, attached to this Report as Appendix VII.

Outstanding Design Issues

- The only proposed changes to the plans that have been made by the applicant since the March 10, 2008 Planning Report is the change in access and loading, revision of storage area in a basement level and landscaping plans. These revised drawings are attached as Appendix II to the Additional Planning Comments.
- The project design is reasonably well-developed, however there are a number of design issues that remain outstanding with this project that the applicant has advised they will address after Third Reading. These are as follows:
 - Elimination of the parking in the setback in front of the main entryway which is contrary to the Zoning By-law;
 - Treatment of the main entry;
 - Accent colour and materials;
 - 'Front of house' treatment to ensure the building addresses King George Highway;
 - Sidewalk access and pathways;
 - Grading, retaining wall and lighting details; and,
 - Treatment of loading space if retained.

PRE-NOTIFICATION

- Pre-notification and consultation were discussed in the March 10, 2008 Planning Comments, attached to this Report as Appendix VII.

COUNCIL RECOMMENDATION OPTIONS

- Planning has recommended that the application be referred back to staff to resolve the vehicle access and loading space issues, with emphasis on further consultation with the Woodgrove Townhouse residents.
- However, should Council be satisfied with the actions of the applicant, they may choose to consider the Rezoning By-law and set a date for Public Hearing.
- Should Council choose to consider the Rezoning By-law, it has been attached to this Report and Planning would recommend the following:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and the item be referred back to staff and a date be set for Public Hearing.
2. a By-law be introduced for a Housing Agreement on the site and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7907-0071-00 in accordance with the attached drawings (Appendices II and VIII) (original drawings in Planning Report).
4. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues documented in this report to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (g) resolution of final access driveway design to the satisfaction of the Engineering Department.
5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the land from Garden Apartments (30 upa) to Senior Multiple Residential when the project is considered for final adoption.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Site Plan and Landscape Plans
- Appendix III. Alternative C Site Plan as Shown in March 10, 2008 Planning Report
- Appendix IV. Engineering Summary
- Appendix V. Proposed CD By-law
- Appendix VI. Proposed Housing Agreement By-law
- Appendix VII. March 10, 2008 Planning Report

Jean Lamontagne
General Manager
Planning and Development

TW/kms

v:\wp-docs\planning\plncom08\05071003.tw.doc
KMS 5/7/08 10:20 AM

Information for City Clerk

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

1. (a) Agent: Name: Robert Isaac Rental, Isaac Renton Architects Inc.
 Address: #206 - 2780 Granville Street
 Vancouver, B.C.
 V5H 3J3
 Tel: 604-682-1344

2. Properties involved in the Application

(a) Civic Address: 2567 King George Highway

(b) Civic Address: 2567 King George Highway
 Owner: Manor Care (White Rock) Inc., Inc. No. 0768331
 PID: 003-985-954
 Lot 11 Section 23 Township 1 New Westminster District Plan 17534

3. Summary of Actions for City Clerk's Office