

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0370-00

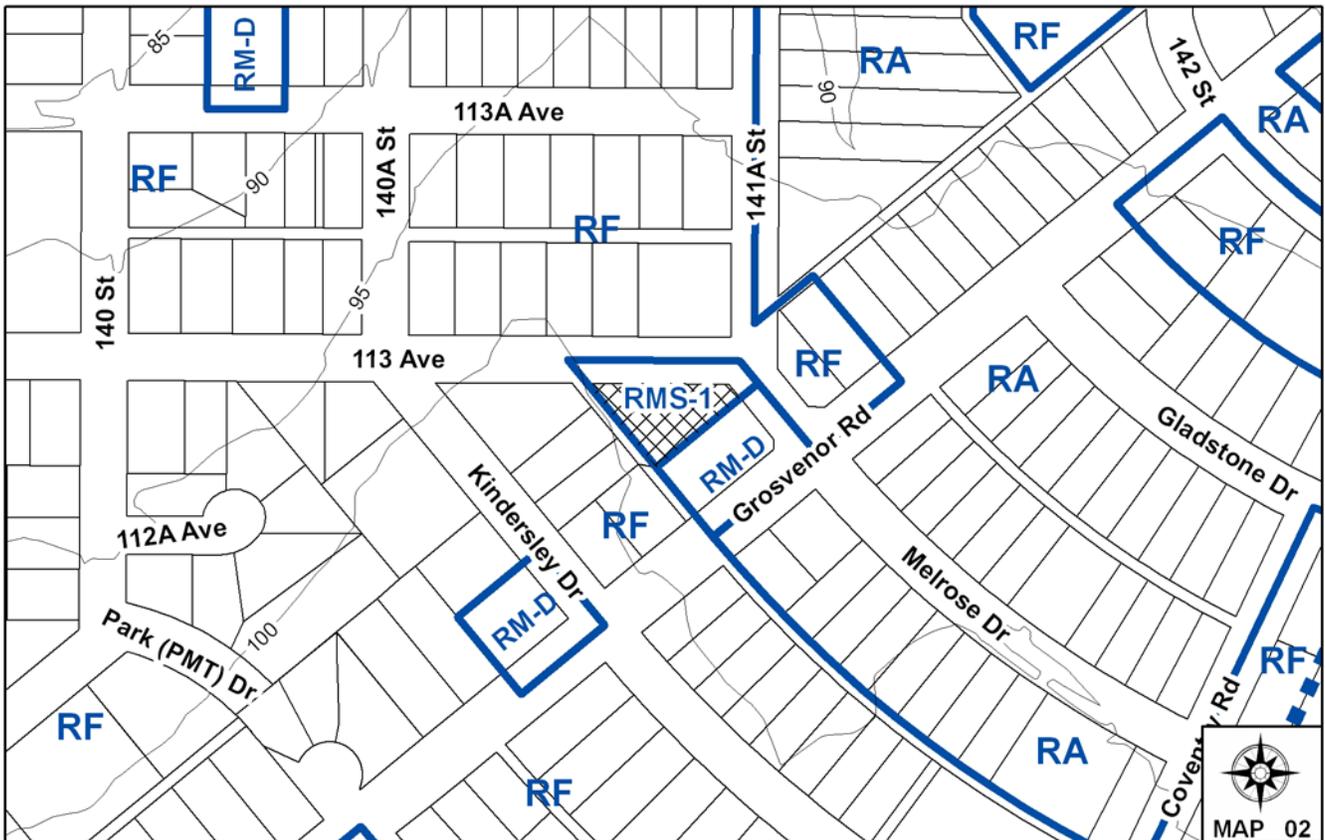
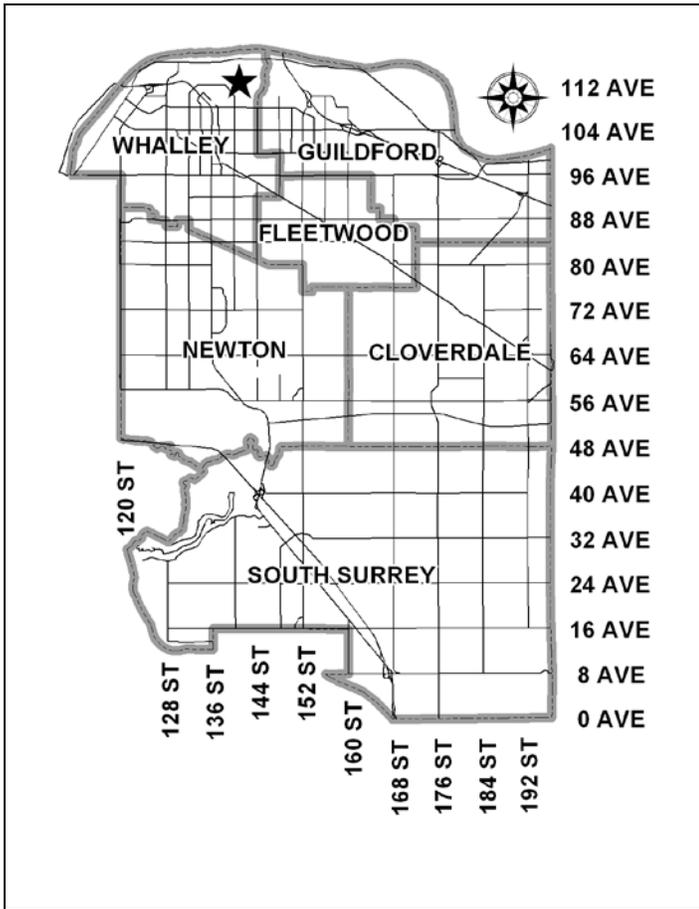
Planning Report Date: April 14, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the expansion of an existing care facility.

LOCATION: 14122/14124 - 113 Avenue
OWNER: BCPC Holdings Ltd.
ZONING: RMS-1
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed expansion will require a reduced west side yard setback.

RATIONALE OF RECOMMENDATION

- Complies with existing RMS-1 zoning except one side yard setback.
- The proposed side yard setback relaxation is for a single storey addition adjacent an unopened lane allowance, thereby resulting in minimal impact.
- The expansion is required to meet new Fraser Health Authority requirements to provide single occupancy rooms for clients in care programs.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0370-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0370-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the RMS-1 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).
3. Council instruct staff to resolve the following issue 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; and
 - (b) issuance of Development Variance Permit No. 7907-0370-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Existing duplex occupied by a care facility ("The Chrysalis") that houses two, 10-bed Mental Health care programs operated by VCPC Holdings Ltd.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 113 Avenue):	Single family dwellings	Urban	RF
East (Across Melrose Drive):	Single family dwellings	Urban	RF
South:	Duplex, and single family dwelling	Urban	RM-D and RF

Direction	Existing Use	OCP Designation	Existing Zone
West (Across unopened lane):	Single family dwellings and vacant single family parcels	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1,246.25-square metre (0.31-acre) subject site is located on the south side of 113 Avenue in the Kwantlen Park area. An existing duplex on the subject site has operated as a licensed mental health care facility by VCPC Holdings Ltd. since the site was rezoned to RMS-1 in October 1982. The facility is called "The Chrysalis", and is in the Surrey North Mental Health catchment area.
- Each of the duplex units houses ten (10) residents, for a total of twenty (20) residents. The duplex units are physically separated from each other, but operate under one Health Care Manager. The ten residents of one duplex unit are in a short-term (6-month to 3-year), psycho-social rehabilitation program that provides support, and re-training for life skills such as cooking and socializing. The ten residents of the second duplex unit are in a long-term, constant care program for more serious but stable mental illnesses such as Bipolar Disorder or Schizophrenia.
- Kitchens and dining rooms are present in each duplex unit. Both kitchens are used in the meal preparation for all twenty residents, but the residents are served meals in their own dining area. The residents share the outdoor activity area.
- The care facility has a gross floor area of 503.4 square metres (5,419 sq.ft.) with a building height of 5.8 metres (19 ft.) at its highest point.
- The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "Special Care Housing 1" (RMS-1). The site is adjacent to a 5.0-metre (16.5-ft.) wide unopened lane along the west property line.
- The applicant wishes to apply for a building permit to construct a 35.8-square metre (385-sq.ft.) ground floor expansion. The purpose of the proposed expansion is to meet new Fraser Health Authority requirements to provide single occupancy rooms for clients in care programs. Currently, some residents at the Chrysalis are required to share bedrooms. The proposed building addition is not intended to increase the number of residents in care but to provide individual bedrooms for each of the existing 20 residents in care.
- The RMS-1 Zone permits a maximum floor area ratio (FAR) of 0.5 and a maximum lot coverage of 25%. With the proposed additions, the care facility would have an FAR of 0.43 and a lot coverage of 23%.
- The proposed additional rooms will be located on the ground level along the east and west sides of the existing duplex. The exterior will be clad in cedar siding (brown) to match the existing cladding material.

- The RMS-1 requires front, rear and side yard setbacks of 7.5 metres (25 ft.). The proposed east expansion will be located 18.1 metres (59 ft.) from the east property line, while the proposed west expansion will be located 4.4 metres (14.4 ft.) from the west property line. The applicant is requesting Council approval of a Development Variance Permit for the western expansion (see By-law Variance section).
- An Arborist Report is not required for this project, as no trees will be removed.
- The existing landscaping consists of a large front lawn in the northwest corner of the subject site, surrounded by a planter box and planted with existing conifers. There is a large hard surface in the east side yard that serves as a well-used activity space for the residents of the facility. In addition, a number of planter boxes and a mix of deciduous and coniferous trees are interspersed around the site. Improvements to the existing landscaping will consist of new trees planted in the front yard ("Japanese Snowbell"), as well as the rear yard ("Honey Locust") to serve as a buffer between the activity space and the dwelling to the south. New planter boxes are to be located adjacent to the proposed additions, for use by the residents of the facility.

PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit and Development Variance Permit Applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposal, and staff have not received any comments on this proposal as a result of the Development Proposal Sign.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the west side yard setback of the RMS-1 Zone from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.).

Applicant's Reasons:

- The variance is required to accommodate the additional bedrooms on the west side at the ground level.

Staff Comments:

- The existing 5.0-metre (16.5-ft.) unopened lane adjacent to the western property line of the subject site effectively provides for a 9.4-metre (31-ft.) west side yard setback.
- The proposed addition will be 3.1 metres (10.1 ft.) in height (measured to the mid-point of the sloped roof).
- Staff support the proposed setback variance.

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. Site Plan and Building Elevations
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7907-0370-00

Jean Lamontagne
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: Corazon de la Paz
 Address: 14122/14124 - 113 Avenue
 Surrey, BC
 V3R 7H1
 Tel: 604-583-9564

2. Properties involved in the Application
 - (a) Civic Address: 14122/14124 - 113 Avenue

 - (b) Civic Address: 14122/14124 - 113 Avenue
 Owner: VCPC Holdings Limited, Incorporation No. 385030
 PID: 005-175-879
 Parcel "A" Block 128 New Westminster District Reference Plan 53959

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0370-00.

DEVELOPMENT DATA SHEET

Existing Zoning: RMS-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,246.25 m ²
Road Widening area		
Undevelopable area		
Net Total	n/a	1,246.25 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	23.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	4.73 m (existing)
Rear	7.5 m	5.2 m (existing)
Side #1 (West)	7.5 m	4.4 (proposed)
Side #2 (East)	7.5 m	18.17 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	5.8 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional	623 m ²	539.19 m ²
TOTAL BUILDING FLOOR AREA	623 m ²	539.19 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)	0.5	0.43
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	8	5 (existing)
Total Number of Parking Spaces	8	5 (existing)
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	NO
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