

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7909-0107-00

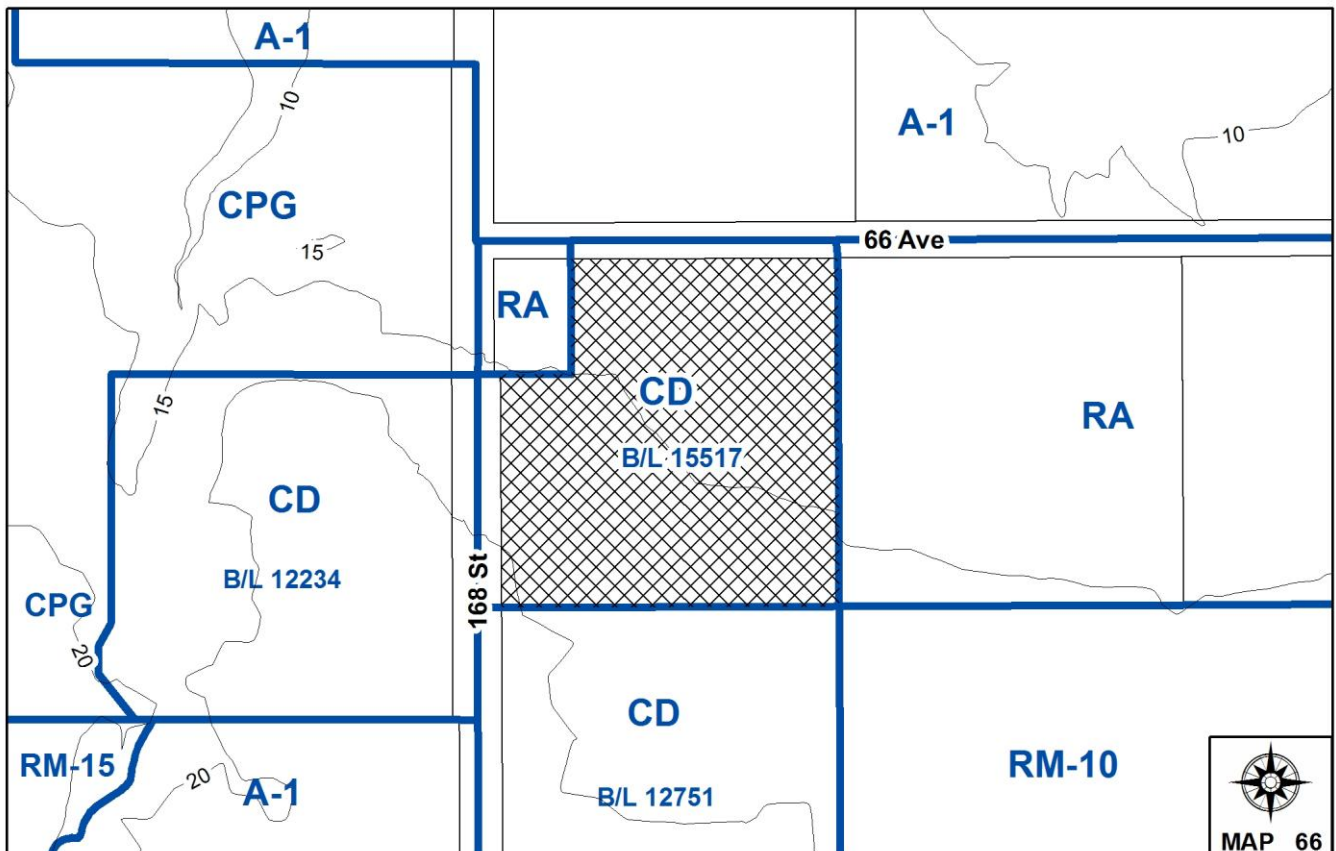
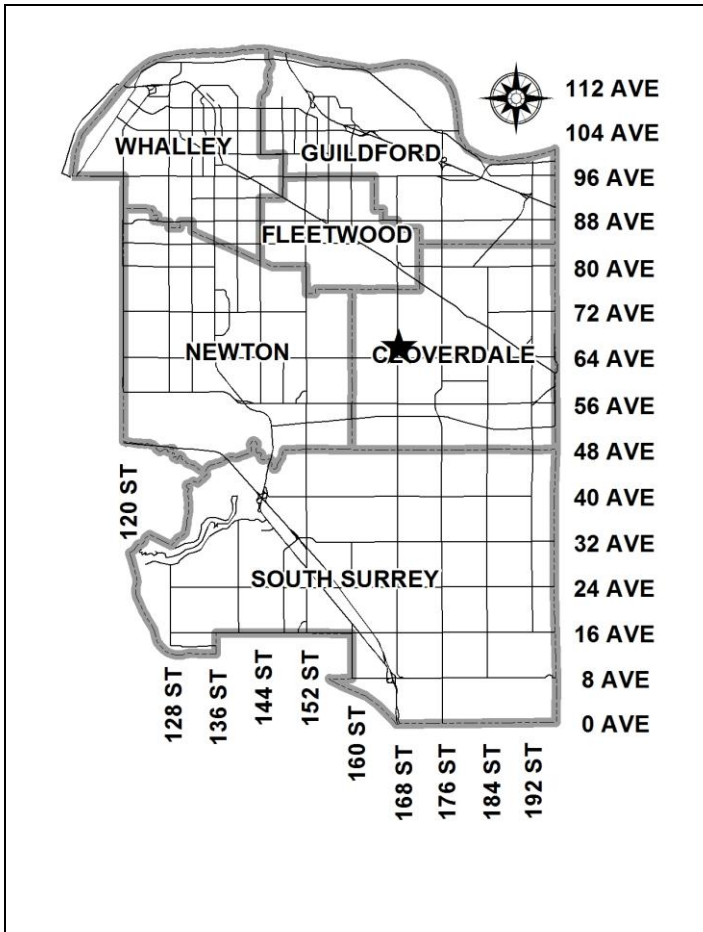
Planning Report Date: June 7, 2010

PROPOSAL:

- **Development Permit**

in order to permit the development of Phase 2 of an existing care facility for persons with Alzheimer's/Dementia.

LOCATION: 16850 - 66 Avenue
OWNER: Czorny Alzheimer Centre Society
ZONING: CD (By-law No. 15517)
OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the existing zoning and the original Development Permit.
- The Agricultural Land Commission has approved the proposed second phase of the Czorny Alzheimer Centre as a non-farm use.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7909-0107-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

ADDITIONAL REFERRALS

Agricultural Land Commission (ALC): The ALC approved the proposal as a non-farm use on March 25, 2010 (see Appendix III).

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the southeast corner of the intersection at 66 Avenue and 168 Street in Cloverdale. The property is 3.37 hectares (8.4 acres) in size and zoned Comprehensive Development Zone (CD By-law No. 15517). The land is designated Agricultural in the Official Community Plan (OCP) and is within the Agricultural Land Reserve (ALR).
- The applicant, Czorny Alzheimer Centre Society, operates an Alzheimer's/Dementia residential facility on the site, which was previously approved under Application No. 7902-0040-00. The approval was supported by an Agricultural Land Commission (ALC) decision that allowed the non-farm use for Phase I of the facility.
- The current application proposes a second phase for this facility, which required a separate ALC approval for a non-farm use.
- At the October 5, 2009 Regular Council - Land Use meeting, Council considered the initial Planning Report on the associated non-farm use application and approved staff's recommendation that the proposed Phase II non-farm use within the ALR be referred to the ALC for their consideration "...and, upon receipt of a positive decision of the Agricultural Land Commission, instruct staff to bring the Development Permit forward for Council's consideration." (Appendix V)

- Subsequently, at the March 25, 2010 meeting of the Provincial Agricultural Land Commission, approval was granted allowing for the proposed non-farm use (see Appendix V).

Current Application

- The current application proposes a Development Permit to construct the second phase of the Czorny Alzheimer's Centre.
- Phase II is attempting to and being designed to achieve LEED Gold certification.
- The second phase will approximately double the size of the existing facility from 3,117 square metres (33,551 sq. ft.) and 36 beds to 6,275 square metres (67,544 sq. ft.) and 72 beds.
- The proposal has increased in size by 318 square metres (3,423 sq. ft.) from the original proposal which was presented to Council last fall. The increased space is in response to programming requirements that were identified by both the owner and Fraser Health. Specifically more service space, a large meeting room and a workshop have been added.
- The expanded facility and other onsite buildings represent a floor area ratio (FAR) of 0.20 and lot coverage of 20.7%. The proposed FAR complies with the maximum 0.30 FAR and 25% lot coverage permitted in the CD Zone (By-law No. 15517).
- A total of 78 parking spaces (47 new) are proposed which exceeds the Surrey Zoning By-law requirement of 46 spaces.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Van Der Zalm & Associates Inc. and dated March 29, 2010, identifies 28 mature trees on the developable portion of the site, 22 of which are proposed to be retained.
- There are 13 additional offsite trees on either the property to the northwest or the property to the south, all of which will be retained.
- The table below provides a summary of the proposed tree retention and removal by species:

| Tree Species | Number of Trees | Number to be Retained | Number to be Removed |
|------------------|-----------------|-----------------------|----------------------|
| Black Cottonwood | 12 | 8 | 4 |
| Lombardy Poplar | 4 | 4 | 0 |
| Common Hazelnut | 1 | 1 | 0 |
| Apple | 3 | 3 | 0 |
| Black Walnut | 2 | 2 | 0 |
| Cherry | 3 | 2 | 1 |
| Weeping Willow | 1 | 1 | 0 |
| Horse Chestnut | 1 | 1 | 0 |
| Red Alder | 1 | 0 | 1 |
| Total | 28 | 22 | 6 |

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The application proposes 103 replacement trees to be provided, which is 96 trees more than the 7 required under the Tree Protection By-law.

PRE-NOTIFICATION

No pre-notification notices were mailed as part of this application as it does not propose rezoning. No comments were received in response to the development proposal sign.

DESIGN PROPOSAL AND REVIEW

- The Phase II expansion will be consistent and complementary with the rancher/farm style character design of Phase I. Phase II will be connected to the existing Phase I complex on the west side of the facility.
- The application proposes the development of a single-storey addition that consists of three "cottage" buildings connected by a common corridor. Each of these "cottages" will have 12 bedrooms, a resident kitchen and dining facility, two separate lounges, laundry facilities, a mop room and a bathing station.
- Additional amenities and facilities, including meeting rooms, an expanded kitchen, offices, a post office, a resource centre, and fridge/freezers are proposed as part of the Phase II addition.
- Building materials include cementitious panel siding (green and cream colours), extensive glazing with cream and green colour wood trim frames and metal roofs (galvanized aluminum). The buildings incorporate gable roofs with large overhangs for weather protection.
- Access to the site will continue from 66 Avenue.

Landscaping

- Landscaping is intended to be consistent with the existing development including the expansion of the large bio-swale/detention pond that is located along 66 Avenue.
- The existing pathway system developed in Phase I will extend around Phase II. Handrails to facilitate resident mobility will be provided for internal portions of the pathway which are closer to the "cottages."
- Each cottage will have an individual concrete patio area that will provide private outdoor space for residents' use. The patio spaces will incorporate wood trellises, small water fountains and moveable planters.
- The applicant will continue to operate a tree nursery on the southeast portion of the property in support of the Northview Golf and Country Club. The tree nursery is required to fulfill the previous ALC requirement that the owner maintain the agricultural integrity of the site, once soil improvements are complete.

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel but was reviewed by the Acting City Architect and City Landscape Architect. The applicant has addressed most design concerns to the satisfaction of staff with the exception of the following:

- Resolution of conflicts between the proposed landscaping/grading and tree retention;
- Provision of evergreen shrubs on the north side of the Bioswale to help screen the parking area from 66th Avenue;
- Clarification for what species will be planted within the bioswale;
- Hydro kiosks are to be located and screened;
- Details indentifying how lines are to be painted on the gravel parking stalls and what type of edging will be provided. A section through the gravel parking stall, asphalt surface and permeable concrete is also required;
- Additional detail for the type of bollard lights and for the Trellis structure; and
- Hedging is to be increased along the west property line and is to incorporate a bench.

The applicant has agreed to resolve these design concerns prior to consideration of final approval.

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. | Proposed Site Plan, Building Elevations and Landscape Plans |
| Appendix III. | Minutes of the March 25, 2010 Provincial Agricultural Land Commission Meeting |
| Appendix IV. | Summary of Tree Survey and Tree Preservation |
| Appendix V. | Initial Planning Report dated October 5, 2009 |

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: Kirk Fisher, Lark Group
 Address: Building A, Unit 101, 17802 - 66 Avenue
 Surrey, BC
 V3S 7X1
 Tel: 604-576-2935

2. Properties involved in the Application

(a) Civic Address: 16850 - 66 Avenue

(b) Civic Address: 16850 - 66 Avenue
 Owner: Czorny Alzheimer Centre Society, Inc. No. S47939
 PID: 012-830-313
 Lot 8 Except: Firstly, Parcel "A" (Explanatory Plan 12317), Secondly, Part on Plan
 BCP18454 Section 18 Township 8 New Westminster District Plan 2611

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15517)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed (Phase II) | Total (Phase I & II) |
|-------------------------------------|---|------------------------|--------------------------------|
| LOT AREA* (in square metres) | | | |
| Gross Total | | | |
| Road Widening area | | | |
| Undevelopable area | | | |
| Net Total | | | 33,791 m ² |
| LOT COVERAGE (in % of net lot area) | | | |
| Buildings & Structures | 25% | 10.0% | 20.7% |
| Paved & Hard Surfaced Areas | | | |
| Total Site Coverage | | | |
| SETBACKS (in metres) | | | |
| North | 30 m | 55.82 m | 30 m |
| South | 20 m | 24.23 m | 24.23 m |
| Side #1 (East) | 15 m | 49.23 m | 15 m |
| Side #2 (West) | 10 m | 19.3 m | 13.2 m (existing house) |
| BUILDING HEIGHT (in metres/storeys) | | | |
| Principal | 9 m | 8.0 m | 8.0 m |
| Accessory | 4.5 m | | 4.5 m |
| NUMBER OF INSTITUTIONAL UNITS | | | |
| Bachelor | | | |
| One Bed | | 36 | 72 |
| Two Bedroom | | | |
| Three Bedroom + | | | |
| Total | | 36 | 72 |
| FLOOR AREA: Residential | | | 337.2 m (existing house) |
| FLOOR AREA: Industrial | | | |
| FLOOR AREA: Institutional | | 3,158 m ² | 6,275 m ² |
| TOTAL BUILDING FLOOR AREA | | 3,158 m ² | 6,612.2 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 (Phase II) | Total (Phase I & II) |
|--|------------------------------------|---------------------|----------------------|
| DENSITY | | | |
| # of units/ha /# units/acre (gross) | | | |
| # of units/ha /# units/acre (net) | | | |
| FAR (gross) | | | |
| FAR (net) | 0.30 | .09 | 0.19 |
| 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 (Employee) | 24 | | |
| Institutional (Doctor) | 1 | | |
| Institutional (Visitor) | 19 | | |
| Institutional (Drop off) | 2 | | |
| Total Number of Parking Spaces | 46 | 47 | 78 |
| Number of disabled stalls | 1 | 1 | 3 |
| Number of small cars | | | 4 |
| Tandem Parking Spaces: Number / % of Total Number of Units | | | |
| Size of Tandem Parking Spaces width/length | | | |

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