

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7909-0107-00

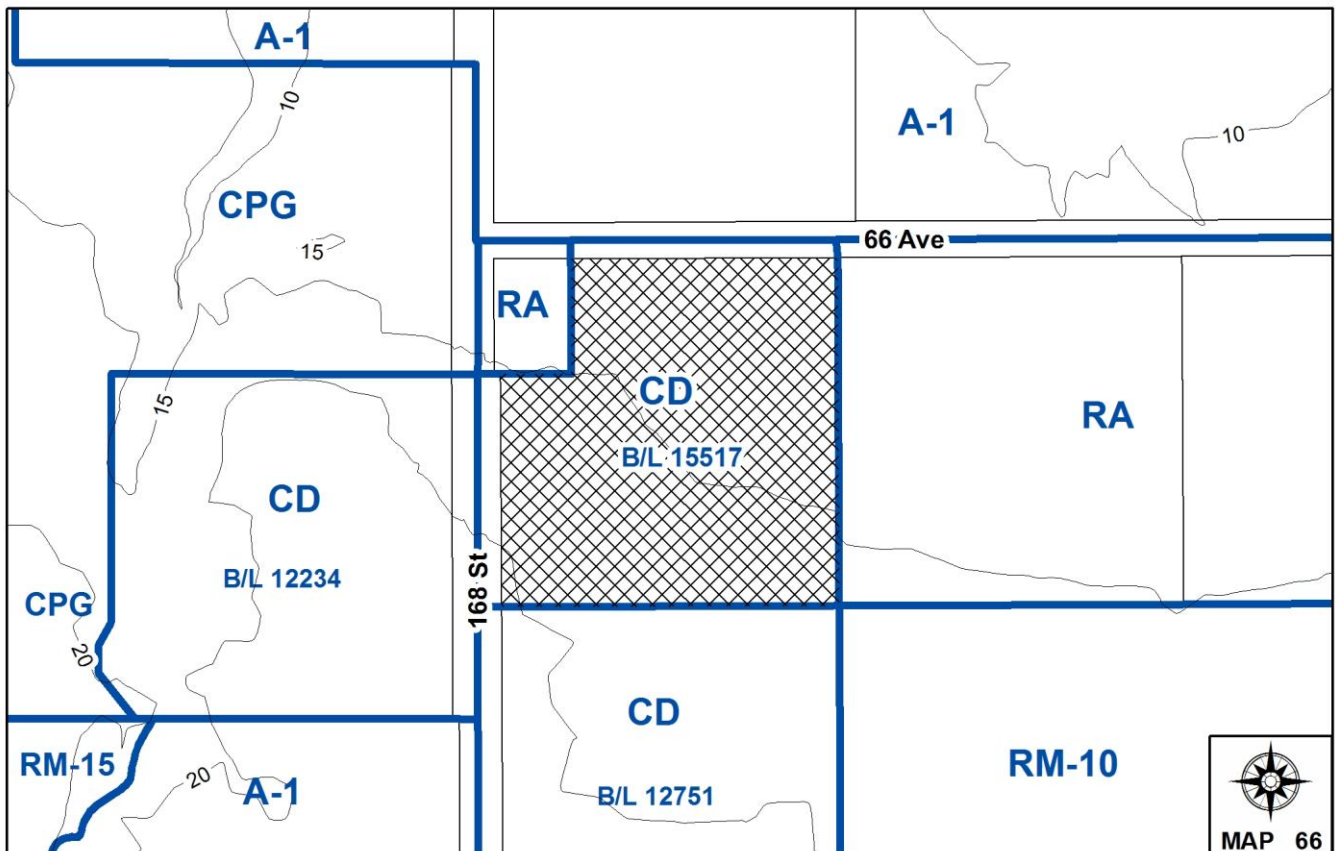
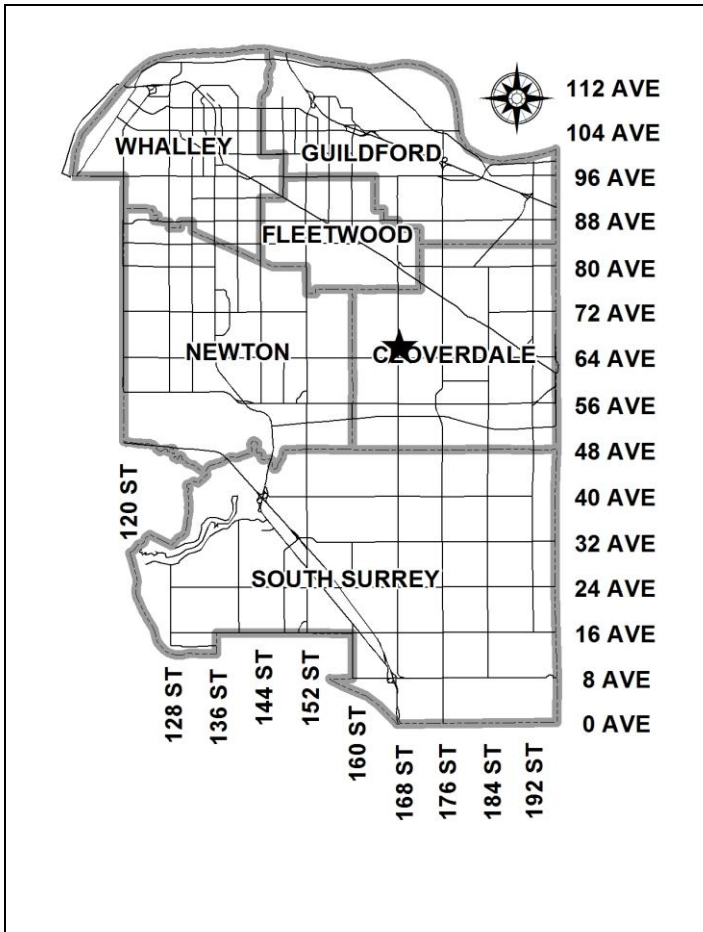
Planning Report Date: October 5, 2009

PROPOSAL:

- **Non-farm Use** within the ALR

in order to permit the construction 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

- Authorize the referral of the proposed non-farm use (Phase 2) to the ALC for their approval.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the existing zoning and the original Development Permit.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize referral of the proposed non-farm use to the Agricultural Land Commission and, upon receipt of a positive decision of the Agricultural Land Commission, instruct staff to bring the Development Permit forward for Council's consideration.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Agricultural Advisory Committee (AAC): The proposal will be forwarded to the AAC for information at their upcoming October 8, 2009 meeting, as AAC previously commented on the proposed non-farm use at the time of rezoning.

SITE CHARACTERISTICS

Existing Land Use: Existing care facility for persons with Alzheimer's and/or Dementia, and an on-site caretaker's residence.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 66 Avenue):	Existing farm.	Agricultural in the ALR	A-1
East:	Existing farm.	Agricultural in the ALR	RA
South:	Existing townhouses.	Urban	CD (By-law No. 12751)
West (Across 168 Street):	Existing single family dwelling. Northview Golf Course and existing single family dwellings.	Agricultural in the ALR	RA, CPG, CD (By-law No. 12234)

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site is located to the southeast of the intersection of 66 Avenue and 168 Street in the Cloverdale area. The subject 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 Agricultural Land Commission (ALC), in February, 2003, approved a non-farm use of the subject site to develop Phase 1 of a non-profit Alzheimer's/Dementia facility. The rezoning by-law and Development Permit for Phase 1 was subsequently approved by Council on June 25, 2005 under Application No. 7902-0040-00.
- The ALC approved the non-farm use for Phase 1 subject to the following conditions (with the applicant's response in italics):
 - Siting of the facilities as close as possible to the adjacent urban development.
The applicant subsequently obtained approval of the ultimate location of Phase 1 of the Czorny Alzheimer Centre.
 - Agricultural development of the remainder.
The applicant agreed to maintain the agricultural integrity of the site by operating a tree nursery on the southeast portion of the site, which will produce trees for the neighbouring Northview Golf and Country Club. The applicant has been actively improving the soil and expects to begin planting in the coming year.
 - Registration of a covenant acknowledging the noise, odours and dust associated with developing in an agricultural area.
The applicant registered a Section 219 Restrictive Covenant on the property advising the owner of adjacent farm uses and related impacts.
 - Compliance with applicable Acts, regulations, by-laws of the local government.
The applicant has complied with all City of Surrey requirements.
- The existing, 3,168-square metre (34,102 sq.ft.) Phase 1 facility consists of 36 rooms with single beds and ensuite bathrooms. In addition, residents share a common living room, dining room, kitchen, and recreational and utility rooms.
- The facility also includes space for 16-20 adults in an adult day care program, an Alzheimer Resource Centre, a dementia research facility, and administrative offices.
- Access to the site is gained from 66 Avenue.
- A total of 29 parking spaces are currently available for employees and visitors as per the requirements of Surrey Zoning By-law No. 12000.

Current Application

- The applicant has applied for a Development Permit and a non-farm use to construct the second and final phase of the Czorny Alzheimer's Centre.
- The applicant will operate a tree nursery on the southeast portion of the property as required to meet the needs of the Northview Golf and Country Club, in order to fulfill the ALC requirement that the owner maintain the agricultural integrity of the site, once soil improvements are complete.
- The proposed Phase 2 will increase the size of the existing Alzheimer's Facility by 2,839.9 square metres (30,568 sq.ft.) and 36 beds.

- The addition will result in 72 beds and a total floor area of 6,008.1 square metres (64,671 sq.ft).
- A total of 48 new parking spaces will be available for employees and visitors as per the requirements of Surrey Zoning By-law No. 12000, for a total of 77 spaces.

Non-Farm Use Application and Subsequent Process

- As described above, the applicant received approval from the ALC in February, 2003 for Phase 1 of the facility. The applicant will use a portion of the site for a tree nursery.
- The applicant is now requesting a further non-farm use to proceed with Phase 2 of the existing facility.
- Should Council decide that the proposed non-farm use within the ALR has merit, it will be forwarded to the Agricultural Land Commission (ALC) for consideration.
- Should the ALC look favourably upon the request, staff will bring forward a subsequent report on the proposed Development Permit application. The applicant is requesting that Council consider the non-farm application in advance of the detailed Development Permit application in order to obtain a decision from the ALC as quickly as possible.

DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the proposed expansion of the Alzheimer's facility. Upon receipt of a decision from the ALC, the Development Permit will be forwarded to Council for their consideration in a subsequent report.
- The design and related landscaping for the proposed expansion will be in keeping with the design and landscaping of the existing, first phase.
- The Phase 2 expansion will continue the existing, rancher/farm style character of the facility, with the addition of three interconnected "cottages" that will operate as one complex. The Phase 2 complex will, in turn, be connected to the existing, Phase 1 complex. The single storey, rancher/farm style character is in keeping with its context.
- The building form incorporates gable roofs with large overhangs for weather protection. Cladding materials will include fiber cement siding and exposed wood. The colours of the Phase 2 buildings are still to be determined, but are intended to be complementary of the existing green and yellow of Phase 1.
- Twelve (12) rooms, providing one bed each, will be accommodated in each cottage. Each cottage will have access to individual, landscaped courtyards that will provide seating for residents and visitors.
- The additional landscaping is intended to be consistent with the existing landscaping on site, including the proposed expansion of the large bio-swale/detention pond that is located along 66 Avenue.

- A detailed review of the design proposal will be included in the subsequent report to Council, should ALC approval for Phase 2 be given.

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.	Engineering Comments
Appendix IV.	CD By-law No. 15517
Appendix V.	Letters from ALC dated February 25, 2003 and May 26, 2004 (File No. 0-34383)

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
 - (a) Refer proposed ALR non-farm use application (Phase 2) to the Agricultural Land
 Commission (ALC) for their consideration.

DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		33,791.03 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	17.8%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	30 m	30 m
Rear	20 m	25.8 m
Side #1 (East)	15 m	15 m
Side #2 (West)	10 m	26.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	5.2 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		72
Two Bedroom		
Three Bedroom +		
Total		72
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		6,008.1 m ²
TOTAL BUILDING FLOOR AREA		6,008.1 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)	0.30	0.178
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	44	77
Total Number of Parking Spaces	44	77
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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