

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0191-00

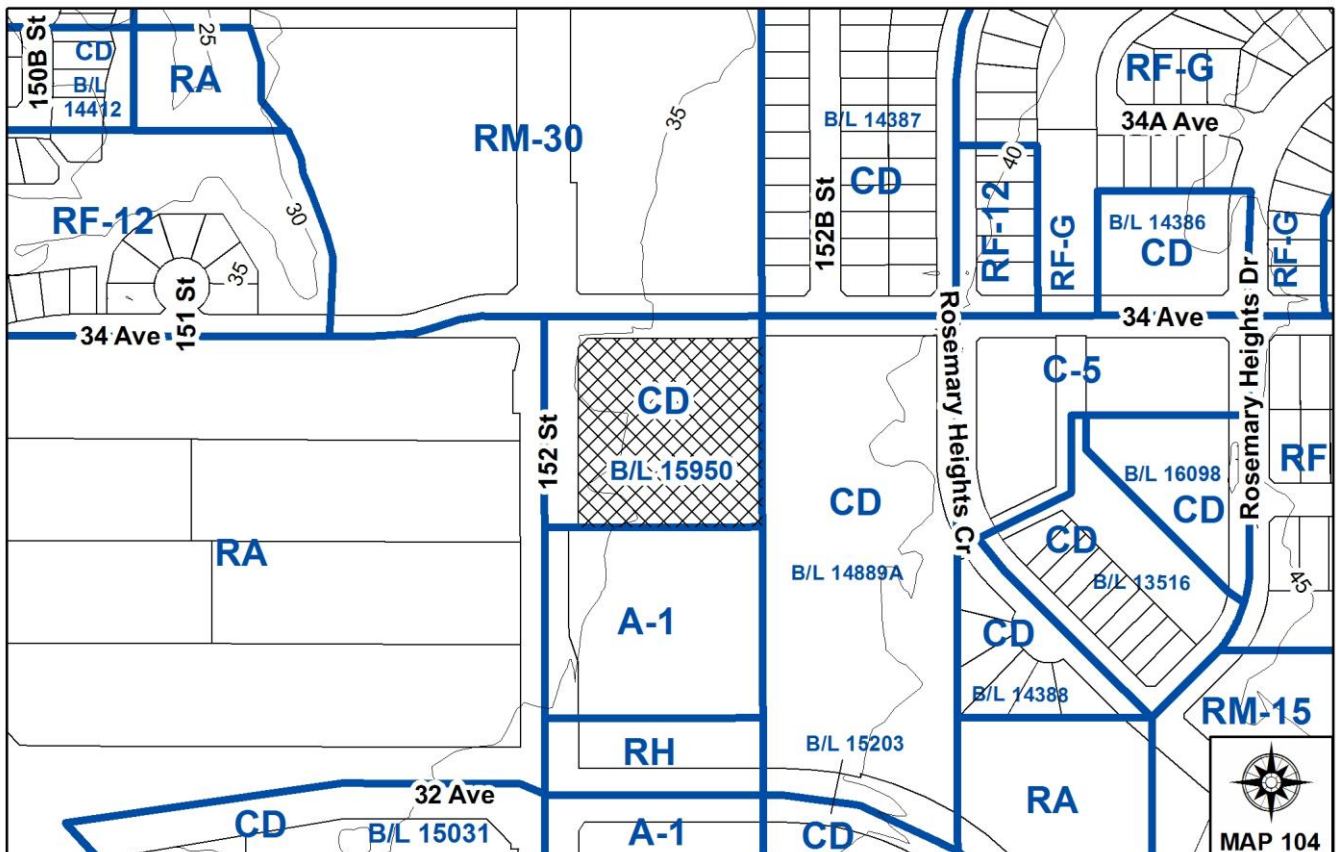
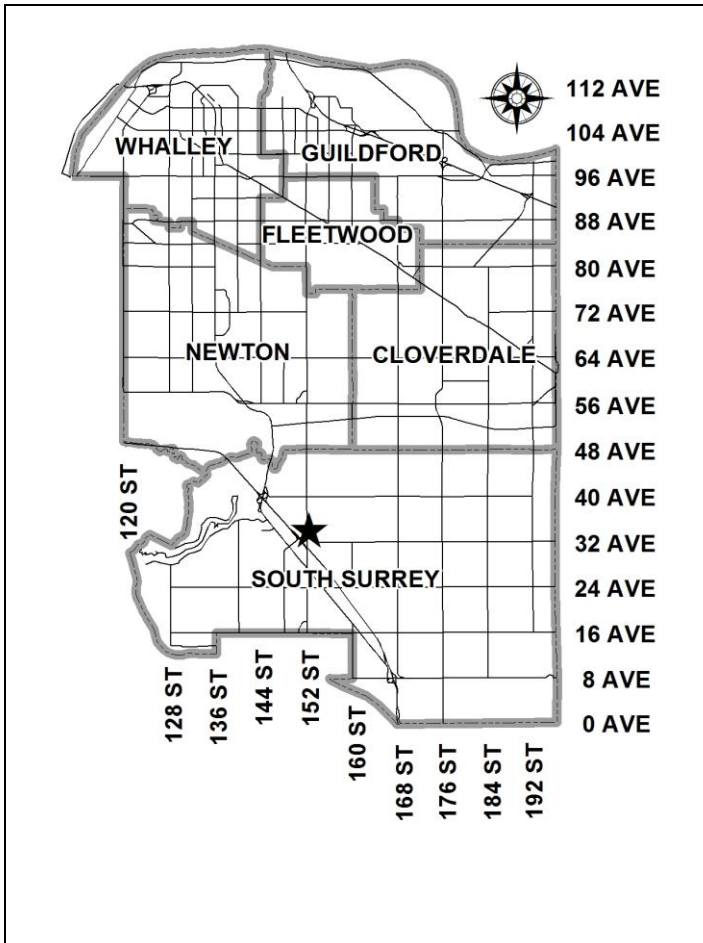
Planning Report Date: November 30, 2009

PROPOSAL:

- Amend CD By-law No. 15950
- Housing Agreement Amendment

in order to increase the number of assisted living units in an existing seniors housing project from 61 to 63.

LOCATION: 15240 - 34 Avenue
OWNER: Rosemary Heights Seniors Village Holdings Ltd.
ZONING: CD
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Institutional Residential



RECOMMENDATION SUMMARY

- By-law Introduction to amend Housing Agreement By-law No. 15951.
- By-law Introduction and set date for Public Hearing to amend Comprehensive Development Zone By-law No. 15950.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The owner is proposing to increase the number of seniors housing assisted living units from 61 to 63.
- Both the CD By-law and Housing Agreement that were prepared for the assisted living care facility (under Surrey Project No. 7905-0246-00) make specific reference to a maximum of 61 assisted living units permitted, therefore, amendments to the CD Zone and Housing Agreement are required.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The increase in units from 61 to 63 will have no negligible change to the building or the exterior of the project, as the units are being created through the conversion of unused, surplus indoor amenity space.
- There is sufficient parking to serve the additional units.
- The proposal was discussed with the adjacent strata (Rockwell) and no concerns were expressed to the City.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 15950 and a date be set for Public Hearing (Appendix III).
2. a By-law be introduced to amend Housing Agreement No. 15951 (Appendix IV).
3. Council instruct staff to resolve the following issue prior to final adoption of the zoning and Housing Agreement By-laws:
 - (a) finalization of a Housing Agreement amendment.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Senior's assisted living and care facility.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Townhouses.	Multiple Residential/ Garden Apartments	RM-30
East:	Townhouses	Urban/Townhouse	CD
South:	Undeveloped land.	Multiple Residential/ Institutional Residential	A-1
West (Across 152 Street):	Undeveloped land.	Multiple Residential/ High Rise Apartment	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is the Rosemary Heights Senior's Village, an assisted living and care facility.
- The site was rezoned and issued a Development Permit to allow for a care facility in October 2006. The site has been constructed and operating as a senior's care and assisted living facility since June 2008.

- The Comprehensive Development (CD) Zone specifies that a maximum of 61 assisted living units are permitted. Schedule A of the Housing Agreement also specifies that the number of assisted living units be 61.
- The applicant proposes to convert unused, surplus amenity space into two (2) additional units, thereby increasing the number of assisted living units from 61 to 63. An amendment to the CD Zone and Housing Agreement is required to facilitate the proposal.

Proposal:

- The senior housing project includes two (2) small amenity areas on the second and third floors.
- These 2 amenity areas are isolated and are not considered functional for amenity use, therefore the applicant proposes to convert these into 2 additional assisted living units.
- The facility has larger amenity areas in the building, which include a library and lounge on the main floor, a media and recreation room in the basement and an exercise gym in the basement. These rooms are programmed and relatively well used common areas, which provide for social activity and interaction.
- The spaces proposed for conversion are approximately 46 sq. m (500 sq. ft.) each, which is slightly larger than the majority of the other existing units.
- Staff are supportive of the proposed amendment because of the need for additional assisted living units for seniors.
- The parking requirements under the original rezoning was proposed at a ratio of 0.61 stalls per unit, for a total of 92 stalls. The additional two assisted living units results in a parking ratio of 0.60 per unit. This ratio is still higher than the comparable rate in the Metro Vancouver area of 0.49. The Engineering Department has reviewed the proposal and has no objection.
- There have been no parking issues in the neighbourhood since the facility has been in operation, and staff are satisfied with the current parking provisions.

Comprehensive Development (CD) Zone and Housing Agreement Amendment:

- Both the CD Zone and the Housing Agreement By-law require amending in order to accommodate the increased number of assisted living units.
- Part 2, Subsection D.4 of the CD Zone allow for 61 assisted living units. The CD Zone amendment (Appendix III) allows for a maximum of 63 units.
- There is no change to the existing floor area ratio (FAR), which is a maximum of 1.0.
- The CD Zone is being amended to reflect the current legal description and address of the property.

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- Schedule A of the Housing Agreement includes the provision for 61 assisted living units. An amendment to the Housing Agreement By-law (Appendix IV), must be approved with a revised Schedule A which allows for 63 assisted living units.

PRE-NOTIFICATION

A pre-notification letter was sent out on October 20, 2009. Staff received one phone call regarding landscaping between the facility and the townhouse development to the east. The landscaping requirements outlined in the original Development Permit have been installed.

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
Appendix III.	Proposed CD By-law Amendment
Appendix IV.	Proposed Housing Agreement Amendment By-law

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.6 m
Rear	7.5 m	7.6 m
Side #1 (West)	7.5 m	12 m
Side #2 (East)	7.5 m	10.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		34 assisted living/ 82 residential care
One Bed		29 assisted living
Two Bedroom		8 residential care
Three Bedroom +		
Total		151
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		
Office		
Total		n/a
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional	8,887.5 m ²	8,851.8 m ²
TOTAL BUILDING FLOOR AREA	8,887.5 m ²	8,851.8 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)	1.0	1.0
AMENITY SPACE (area in square metres)		1,114 m ²
Indoor		1,918 m ²
Outdoor		
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		92
Total Number of Parking Spaces		92
Number of disabled stalls		3
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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