

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0206-00

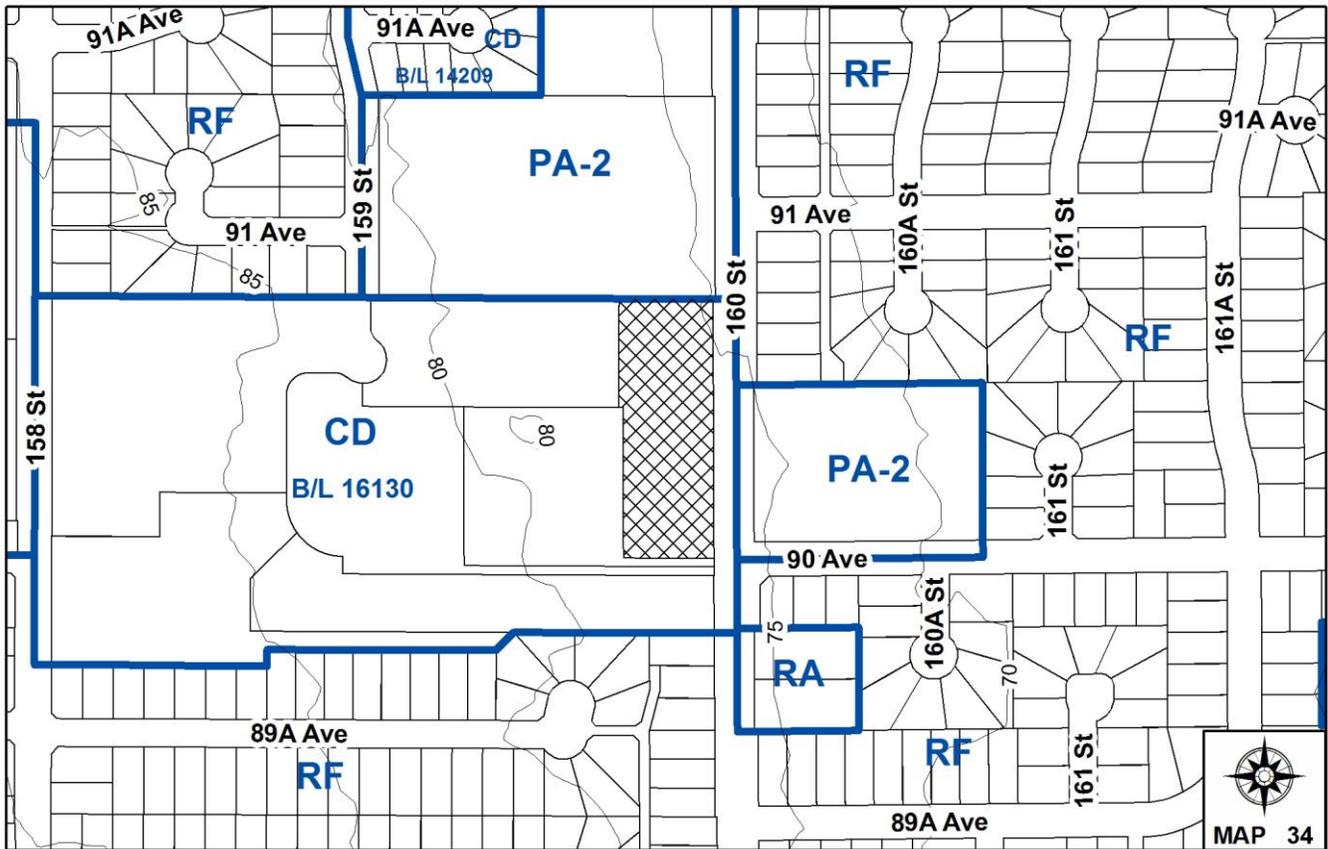
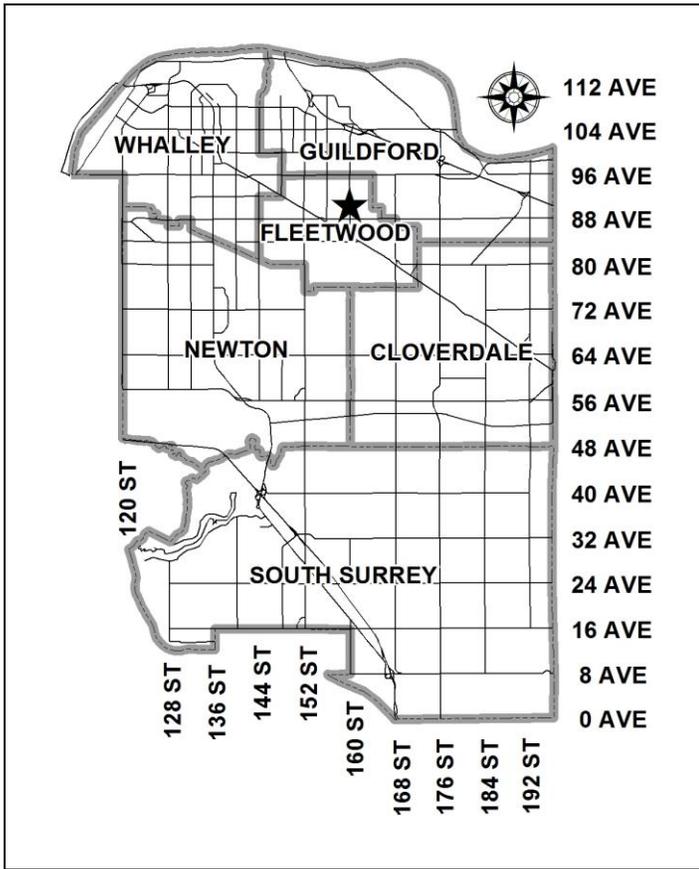
Planning Report Date: May 3, 2010

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 4-storey seniors apartment building containing 53 independent living units, as part of Elim Village.

LOCATION: 9045 - 160 Street
OWNER: Elim Housing Society
ZONING: CD (By-law No. 16130)
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to building height and setbacks.

RATIONALE OF RECOMMENDATION

- Complies with OCP designation.
- The height variance is required for the northeastern corner of the building, where the grade changes to allow for the building to step down towards 160th Street.
- The proposed setback variances affect only the internal property lines of the Elim Village development and have no implications for the surrounding community.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7909-0206-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7906-0206-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum (west) rear yard setback of the CD Zone (By-law No. 16130) from 10 metres (33 ft.) to 0.0 metres (0.0 ft.);
 - (b) to reduce the minimum south side yard setback of the CD Zone (By-law No. 16130) from 10 metres (33 ft.) to 8.5 metres (28 ft.); and
 - (c) to vary the maximum building height of the CD Zone allowed from 12 metres (39 ft.) to 15.5 metres (51 ft.).
3. Council instruct staff to resolve the following issues 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;
 - (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;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) issuance of Development Variance Permit No. 7909-0206-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel owned by Elim Housing Society, currently used for temporary parking.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Surrey Christian School.	Urban	PA-2
East (Across 160 Street):	Existing single family dwellings and church (Guildford Church of the Nazarene).	Urban	RF and PA-2
South (Across shared drive aisle):	Existing duplex units, part of Elim Village.	Multiple Residential	CD (By-law No. 16130)
West:	Existing care facility and assisted living apartment, part of Elim Village	Multiple Residential	CD (By-law No. 16130)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is one of several parcels owned by the Elim Housing Society that is part of Elim Village, a comprehensive aging-in-place retirement community and care facility.
- Elim Housing Society is a registered Christian non-profit society established in 1994.
- In 1999, the Elim Housing Society applied to redevelop the Burnaby Lake greenhouse site on 160 Street in Fleetwood for a comprehensive seniors housing and care facility complex.
- The project was to consist of 318 residential units in 7, 3-storey apartment buildings, 36 townhouse units in duplex form, a 140-bed care facility, related amenity spaces and 150 square metres (1,600 sq.ft.) of convenience commercial space to serve the residents of the complex.
- The Official Community Plan (OCP) Amendment By-law, redesignating the site from Urban to Multiple Residential, and Comprehensive Development (CD) By-law No. 13757, rezoning the site to permit the proposed development, were given final adoption on May 29, 2000.
- As part of the project, the Elim Village Housing Society entered into a Housing Agreement with the City (By-law No. 13964 and Amendment By-law No. 15493) that restricts occupancy of dwelling units in Elim Village to those persons over the age of 60, their spouses or care givers, and those who have severe medical conditions causing pre-mature aging.
- In 2003, the Elim Housing Society applied to expand the Elim Village by adding an additional lot along 158 Street. This additional lot was redesignated from Urban to Multiple Residential and the entire site rezoned to a new Comprehensive Development (CD) Zone (By-law No. 15492) in July 2005.
- The site was again rezoned to a new CD Zone (By-law No. 16130) on December 4, 2006 in order to construct a 118-bed complex care facility that was proposed to be in a slightly different location with a revised design than in the original proposal.

- The complex care facility ("Building H"), eighteen duplexes (36 units) as well as four, 3-storey apartment buildings containing a total of 121 units ("Buildings A – D"), a three-storey assisted living apartment building containing 97 units ("Building E"), and a large, 1,350-square metre (14,531 sq.ft.) amenity building have been constructed on the site.

Current Application

- Elim Housing Society has now submitted a development permit application to construct a 53-unit, 4-storey seniors apartment building with independent living units ("Building K"). This development constitutes the next phase of the multi-phase, multi-building Elim Village project.
- The residents of "Building K" will be able-bodied individuals capable of independent living.
- The applicant is also requesting a Development Variance Permit for the following:
 - to reduce the rear (west) yard setback from 10 metres (33 ft.) to 0.0 metre (0.0 ft);
 - to reduce the south side yard setback from 10 metres (33 ft.) to 8.5 metres (28 ft); and
 - to increase the maximum permitted height from 12 metres (39 ft.) to 15.5 metres (51 ft).
- The Elim Village site is currently zoned "Comprehensive Development Zone (CD) (By-law No. 16130). The proposed apartment building will be constructed in Block D of the CD By-law (see Appendix VII), and is therefore subject to the requirements of this portion of the by-law.
- Block D consists of three separate legal lots, which were created under Subdivision Application No. 7907-0398-00. The proposed "Building K" and the future "Building J" are located at 9045 – 160th Street, or Lot 3. In addition, Block D also consists of the existing 109-unit, three-storey assisted living building ("Building E", located at 9080 – 159th Street, or Remnant 1), and will be the site of future Buildings G and F (located at 9025 – 160th Street, or Lot 1).
- The site drops approximately 2.5 metres (8 ft.) from the southwest to northeast. The slope does not exceed 5%, however, and will therefore be comfortable for residents.
- The maximum density permitted in Block D of the CD By-law is 32 upa (78 uph), with a maximum floor area ratio (FAR) of 1.12 and a maximum lot coverage of 33%. The applicant is proposing a density of 26.4 upa (64.9 uph), FAR of 0.70, and a lot coverage of 21% for "Building K". Combined with "Building E", which is on a separate legal lot, the combined density is 24.8 upa (60.1 uph), with a combined density of 0.58 and lot coverage of 16.6%.
- The required outdoor amenity space to be provided as part of Block D of CD By-law No. 16130 is 604 square metres (6,501 sq.ft.).
- The amount of outdoor amenity space proposed as part of the "Building K" development is 1,400 square metres (15,070 sq.ft.). An additional 654 square metres (7,040 sq.ft.) of outdoor amenity space is provided as part of "Building E" for a total of 2,054 square metres (22,110 sq.ft.) of outdoor amenity space in Block D. The proposed outdoor amenity space consists of a large garden with pathways and seating areas, and is consistent with the outdoor amenity space provided throughout Elim Village. See the Design Proposal and Review section for greater detail.

- The amount of indoor amenity space proposed is 60 square metres (646 sq.ft.). The required indoor amenity space to be provided as part of Block D of the CD By-law is 1,100 square metres (11,841 sq.ft.). An additional 1,342 square metres (14,446 sq.ft.) of indoor amenity space is provided as part of "Building E" for a total of 1,402 square metres (15,091 sq.ft.) of indoor amenity space in Block D. In addition, the main Elim Village amenity building on Block C consists of 1,350 square metres (14,531 sq.ft.) of amenity space.
- All indoor and outdoor amenity space provided throughout Elim Village is accessible to all residents of Elim Village.
- A total of 53 parking spaces will be available for residents based on 1 space per unit, meeting the minimum parking requirements in CD By-law No. 16130. All of these spaces are provided as underground parking, which is accessible from the north side of the building.
- Based on the CD By-law requirement for visitor parking of 0.2 parking space per unit, a total of 11 parking spaces are required for visitors. The applicant is proposing 15 visitor spaces, provided as surface parking.
- The applicant is also proposing sustainability features. See the Design Proposal and Review section for details.

Tree Preservation

- DMG Landscape Architects prepared the Arborist Report and Trees Preservation/ Replacement Plans (Appendix IV). The Arborist Report indicates there are twenty-one (21) mature trees on the subject site. In addition, there are four (4) non-by-law sized trees on the site. The Report proposes the removal of twenty (20) mature trees and four (4) other trees because they are located within the area to be excavated for underground parking. The Report proposes one (1) on-site, protected tree be retained.
- In addition, the Arborist Report indicates there are eight (8) mature trees located off the site on City property. All eight of these trees are proposed to be retained. However, they may be impacted by future road widening along 160th Street.
- The following chart provides a summary of the proposed tree retention and removal by species:

<i>Tree Species</i>	<i>Total Number of Trees</i>	<i>Proposed for Retention</i>	<i>Proposed for Removal</i>
Spruce	1	0	1
Japanese Cherry	3	1 *	2
Blue Cedar	1	0	1
Western Red Cedar	10	0	10
Deodor Cedar	5	2 *	3
Douglas Fir	7	4 *	3
Tulip Tree	1	1 (on-site)	0
Nootka Cypress	1	1 *	0
Maple	3	0	3
Goldenchain	1	0	1
TOTAL	33	9 (8*)	24

* indicates off-site trees

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As twenty (20) protected trees are to be removed, a total of forty (40) replacement trees would be required for this application. As per the landscaping plan prepared by DMG Landscape Architects, the applicant proposes approximately fifty-one (51) replacement trees to be planted. As such, monetary compensation is not required.

PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposal, and staff did not receive any comments.

DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the proposed apartment development.
- Access to the site is from the main entrance off of 160th Street. The proposed "Building K" is oriented towards the interior road network, with the principal entrance and the vehicle entrance gaining access from this private road. However, the apartment does provide an attractive elevation fronting 160th Street.
- The proposed apartment building is consistent in form and character with the existing buildings on site. A masonry veneer ("Mission Red") and precast concrete lintels ("White") have been introduced to the building at various heights to accent the base. Vinyl siding ("Crème") and Hardi-board (white) clad the rest of the elevation, divided at each floor by rough hewn lumber. Windows are vinyl and are either white or light grey in colour.
- The roof massing consists of hipped roofs with accent gables, trimmed in rough sawn lumber and cedar shake shingles.
- The roof consists of high profile asphalt shingles (grey and black).
- The building's ground floor units have private patios that are accessible from the pathway that surrounds the building.
- The principal entrance to the building is through a porte cochere that is visually open on three sides, allowing for clear visual access to the main entry. The use of the porte cochere is a common entry feature used throughout the site, and is of sufficient height to allow for emergency vehicles and handi-darts to access the main entrance.

Outdoor Amenity Space and Landscaping

- The proposed landscaping design is consistent with the existing landscaping program for the remainder of Elim Village. The overall design provides for public plazas, water features, lawn areas and seating areas connected by a pedestrian circuit that meanders throughout the entire village.
- The primary landscaped amenity space for "Building K" is located along 160th Street. A metal picket fence with flowering shrubs planted in front and behind provides the interface to 160th Street.

- The outdoor amenity space incorporates a walking path, reflecting pond, and seating areas. Landscaping of this space consists of a variety of evergreen and flowering trees including Maple, Cypress, Dogwood, Japanese Pagoda and Cedar, amongst others, as well as shrubs such as Azalea, Rhododendron, Laurel, Holly, Camellia and others. The overall effect is to develop a space that provides interest throughout the year.
- As the grade falls significantly across the site, existing boulders found on the site have been used as retaining walls to manage the changes in grade.
- The applicant has also indicated that the previous owner of the site, Burnaby Lake Greenhouses, has approached the Elim Housing Society with respect to contributing to the entry gateway plaza off of 160th Street. The design of this plaza will be completed at a later stage.

Sustainability Features

- The applicant is proposing to incorporate the following sustainability features and initiatives into the development:
 - building siting that respects the existing grades to minimize the transfer of soil off-site;
 - geothermal heating and cooling system for at least 75% of the building;
 - energy-efficient interior lighting;
 - low-glare exterior light fixtures;
 - motion-sensor faucets and flush valves to conserve water;
 - sealed thermal low-e glazing windows and quality insulation for energy efficiency;
 - natural ventilation system;
 - lighter, more reflective surface materials to minimize heat gain;
 - sun shading devices to maximize the shading effect at peak summer sun angles, on the east and south elevations;
 - durable, renewable building materials and environmentally-friendly materials, adhesives and paints;
 - selective natural plant material to minimize irrigation; and
 - reduced asphalt, increased permeable paving and bioswales to reduce surface run-off and enhance storm water management.

ADVISORY DESIGN PANEL

ADP Meeting Date: April 8, 2010

The ADP comments and suggestions have been addressed to the satisfaction of staff.

In addition to the above, there are minor items to be resolved to the satisfaction of the Landscape Architect prior to consideration of Final Approval of the Development Permit.

The applicant has agreed to work with City staff to resolve any outstanding issues.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the rear (west) yard setback for Block D of CD By-law No. 16130 from 10 metres (33 ft.) to 0.0 metre (0.0 ft) to permit the porte cochere to extend to the internal property line.

Applicant's Reasons:

- The building location has been chosen to take advantage of the existing grades on the site.
- The setback is to allow for the porte cochere, which is to be located on an internal property line.

Staff Comments:

- The setback is to an internal lot line and will not have an impact on the surrounding community.
- Staff support the proposed setback variance.

(b) Requested Variance:

- To reduce the south side yard setback for Block D of CD By-law No. 16130 from 10 metres (33 ft.) to 8.5 metres (28 ft).

Applicant's Reasons:

- The building location has been chosen to take advantage of the existing grades on the site, which drops approximately 2.5 metres (8 ft.) from one end of the building to the other.

Staff Comments:

- The setback is to an internal lot line and will not have an impact on the surrounding community.
- Staff support the proposed setback variance.

(c) Requested Variance:

- To increase the maximum permitted height for Block D of CD By-law No. 16130 from 12 metres (40 ft.) to 15.5 metres (51 ft).

Applicant's Reasons:

- The building location has been chosen to take advantage of the existing grades on the site.
- The height increase is only for the northeastern corner of the building, where the grade changes to allow for the building to step down towards 160th Street.

Staff Comments:

- The building height variance allows for the building to work with the existing grades.
- Staff support the proposed building height 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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	ADP Comments and Applicant's Response
Appendix V.	Development Variance Permit No. 7909-0206-00
Appendix VI.	Existing Block Plan

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: Doug Chrystal, Chrystal Management
 Address: #200, 18619 – 96 Avenue
 Surrey, BC
 V4N 4A9
 Tel: 604-728-3055

2. Properties involved in the Application

(a) Civic Address: 9045 – 160 Street

(b) Civic Address: 9045 – 160 Street
 Owner: Elim Housing Society, Inc. No. S-34405
 PID: 028-029-241
 Lot 3 Section 35 Township 2 New Westminster District Plan BCP42040

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7909-0206-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16130)

Required Development Data	Minimum Required / Maximum Allowed (Block D)	Proposed (Building K)
LOT AREA* (in square metres)		
Gross Total		8,170 sq.m.
Road Widening area		-
Undevelopable area		140 sq.m.
Net Total	26,900 sq.m.	8,030 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	21%
Paved & Hard Surfaced Areas		23%
Total Site Coverage		44%
SETBACKS (in metres)		
Front	10 m	12 m
Rear	10 m	0.0 m
Side #1 (North)	10 m	71.5 m
Side #2 (South)	10 m	8.5 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	15.5 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
One Bed		3
One Bed + Den		4
Two Bedroom		46
Three Bedroom +		
Total		53
FLOOR AREA: Residential		5,708 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		5,708 sq.m.

* 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 (Block D)	Proposed (Building K)
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	78 uph/32 upa	64.9 uph/26.4 upa
FAR (gross)		
FAR (net)	1.12	0.70
AMENITY SPACE (area in square metres)		
Indoor	1,100 sq.m.	60 sq.m.
Outdoor		1,400 sq.m.
PARKING (number of stalls)		
Commercial	53	53
Industrial		
Residential		
Residential Visitors	11	15
Institutional		
Total Number of Parking Spaces	64	68
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	YES
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