

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0077-00

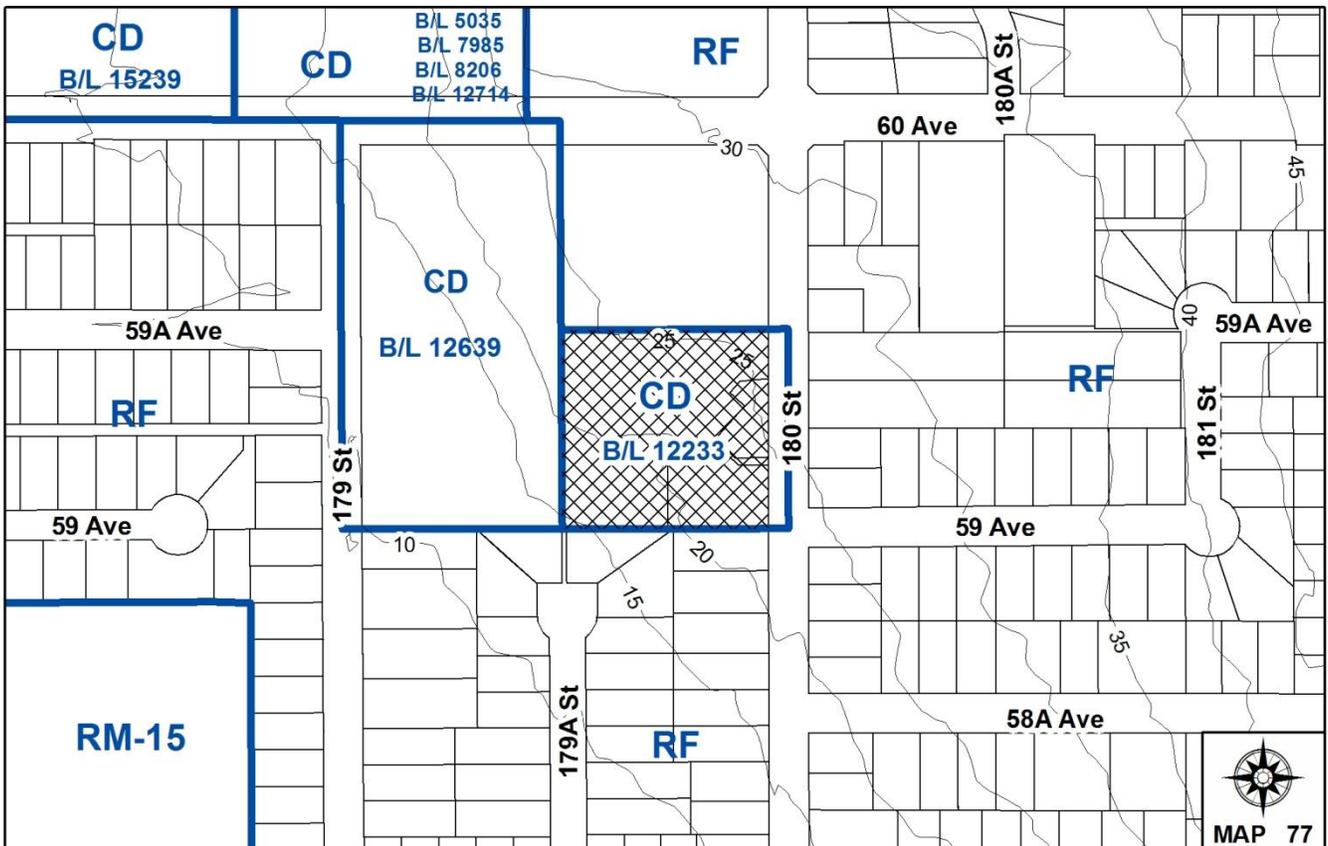
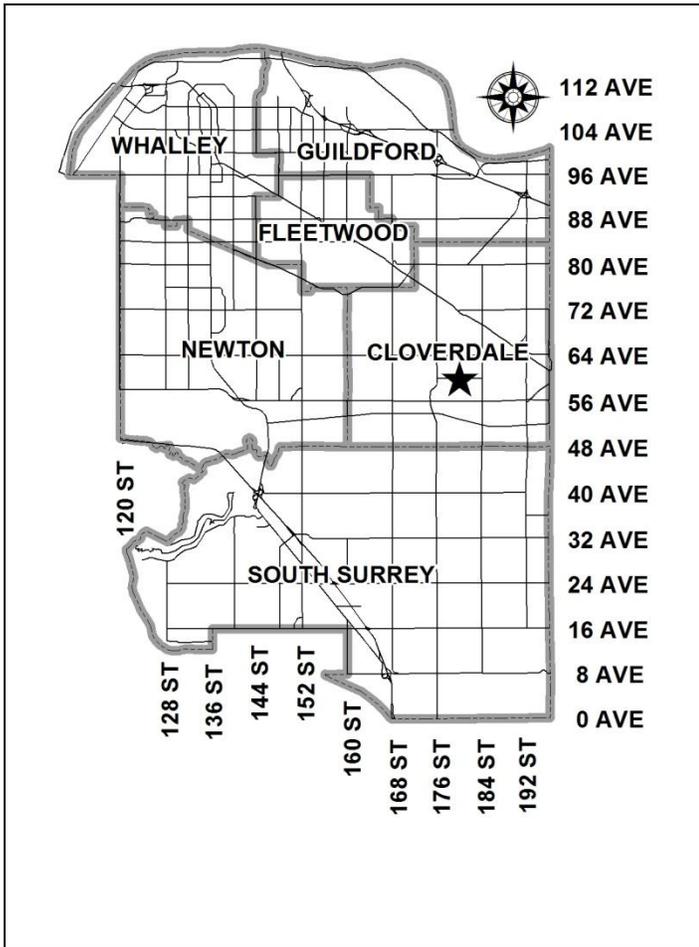
Planning Report Date: July 26, 2010

**PROPOSAL:**

- **OCP Text Amendment**
- **Temporary Commercial Use Permit**

in order to allow a temporary office use for a communications company in an existing seniors care facility.

**LOCATION:** 5939 – 180 Street  
**OWNER:** Lutheran Senior Citizens Housing Society  
**ZONING:** CD (By-law No. 12233)  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment.
- Approval for Temporary Commercial Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed office use will require an amendment to the Official Community Plan (OCP) to establish the site as a Temporary Commercial Use Permit Area.

### RATIONALE OF RECOMMENDATION

- The proposed office use will have a minimal impact on the existing seniors care facility and residential neighbourhood.
- The required parking for the proposed office use can be accommodated in the existing parking for the seniors care facility since there has been a reduction from 142 to 86 resident beds.
- The proposed temporary use will provide the applicant up to two years to find a permanent location for their business.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Commercial Use Permit No. 7910-0077-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to approval:
  - (a) the intended office tenant, TotalConnect Life Safety Systems Inc., submit an application for a business license.
5. Council direct staff to bring forward this application two (2) months from the date of approval to proceed (i.e. first Council Hearing after September 26, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

REFERRALS

Engineering: The Engineering Department has no objection to the project as there are no engineering requirements for this application.

SITE CHARACTERISTICS

Existing Land Use: A seniors care facility.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Playing field for adjacent Zion Lutheran Christian Church and School.	Urban	RF
East (Across 180 Street):	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West:	Zion Lutheran Christian Church and School.	Urban	CD (By-law No. 12639)

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is located at 5939 - 180 Street in Cloverdale, and is approximately 1.0 hectare (2.60 acre) in size, designated Urban in the Official Community Plan (OCP) and located within a neighbourhood of single family residential lots.
- The property is zoned Comprehensive Development By-law No. 12233 which permits the operation of a care facility and accessory uses related to the care facility.
- The Lutheran Senior Citizens Housing Society is a non-profit organization. Zion Park Manor is owned and operated by the Lutheran Senior Citizens Housing Society and is located on the subject site.
- According to the applicant, in 2008, the number of resident beds at the seniors care facility was reduced from 142 to 70 due to a lack of funding from Fraser Health Authority. At the same time, 32 rooms were renovated into 16 suites and made available for private rentals. Currently, there are a total of 86 resident beds in use at the seniors care facility.
- The Lutheran Senior Citizens Housing Society is in the process of developing a new business plan for Zion Park Manor, but currently has no plans to renovate or redevelop the vacated areas.
- TotalConnect Life Safety Systems Inc. is a communications company that specializes in monitoring and communications hardware and services for care facilities. They were unable to renew their lease at another location and approached Zion Park Manor for an "in-kind" arrangement for office space. They have been operating in the care facility since January 1, 2010.
- The "in-kind" arrangement will have TotalConnect providing the care facility with a new "Nursecall" system (an emergency communications system connecting resident rooms to nurse's stations), and a telephone system for the facility in exchange for office space.
- Zion Park Manor currently has no operating or capital funds to lease or purchase the equipment. The arrangement allows the seniors care facility to make some much-needed upgrades to the existing communications system.

### Current Proposal

- The proposed office use comprises a floor area of 532 square metres (5,726 sq. ft.) and is located on the lower floor of the southeast wing of the seniors care facility.
- TotalConnect Life Safety Systems Inc. has ten employees; four full-time, four part-time and two telecommuting contractors. The bulk of the employees are salespeople and installation personnel who generally travel to other sites during the day.
- TotalConnect will operate from Monday to Friday from 8:00 am to 6:00 pm. The activities of the proposed office use will not have an impact on the existing operations of the seniors care facility

- TotalConnect staff will enter the building from the underground parkade, then up an elevator to the lower level proposed office use area. Staff will also have the option of entering from street level from the side door, labelled "Exit A" on the site plan, from 180 Street (Appendix II).
- Clients will enter from a side entrance labelled "Exit A" facing 180 Street or from the underground parking entrance. There is also an emergency exit labelled "Exit B" that is located at the northeast corner of the proposed office use area leading out to 180 Street.
- Under Zoning By-law No. 12000, the required parking for the proposed 532 square metres (5,726 sq. ft.) of office space is eleven (11) parking stalls based on two (2) parking spaces for every 100 square metres (1076 sq. ft.) of commercial floor area. Nine (9) designated parking spaces will be located in the underground parkade and two (2) parking spaces will be designated above ground in the visitor parking area.
- The parking stalls required for the proposed office use can be accommodated within the existing parking at the care facility due to the reduction of 56 resident beds and associated parking spaces.
- There are two existing firewalls separating the office use from the other wings of the facility. The Fire Department has no concerns regarding the proposed office use.
- There will be no additional signage on the outside of the care facility identifying the proposed office use as all client visits will be by appointment only.
- The proposed temporary office use will have little impact on the surrounding neighbourhood and will not set a precedent for temporary commercial uses in institutional areas as the use is based on a very specific arrangement between a health-care related communications company and the seniors care facility.
- The two-year temporary commercial use permit will allow TotalConnect Life Systems Inc. some time to find another permanent location for their business.

### PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the subject property and pre-notification letters were mailed on June 28, 2010 and staff received three comments from residents.

- Two residents were concerned that the communications company would put up a large cellular tower as part of the proposal and that the proposed office use will increase traffic and parking issues in the area.

*(Staff clarified that the proposed tenant is a health-related communications company specializing in care facility communication hardware and services and is not a telecommunications company. The application is not for a proposed cellular tower; it is to allow a temporary office use in the seniors care facility.)*

*All parking will be accommodated on-site; all staff will park in the underground parkade and TotalConnect clients will have two designated spots in the above ground visitor parking area for clients. There will be no additional signage on the building and all clients will be visiting TotalConnect by appointment only. Traffic impacts to the surrounding residential*

*neighbourhood should be minimal due to the nature and small scale of the proposed office use.*

*Both residents had no concerns regarding the proposed office use after staff provided the requested information.)*

- One resident was concerned that the proposed office use will exacerbate existing traffic and parking problems in the area. The resident cites that during peak hours when the nearby school is in session and during special events at the care facility, the area is congested with parked cars, sometimes blocking their driveway.

*(The applicant has sent out a notice reminding all staff and families of residents to park in the underground parkade and visitor's surface parking on the subject site, and be mindful of the surrounding neighbours' properties and access.*

*Staff indicated that the applicant has advised that with the recent decrease from 142 to 86 resident beds, there has been a significant reduction in the number of staff, residents and visitors and associated traffic and parking needs.*

*All parking will be accommodated on-site; staff will park in the underground parkade and there will be two designated spots in the above ground visitor parking area for clients. There will be no additional signage on the building and all clients will be visiting TotalConnect by appointment only. Traffic impacts to the surrounding residential neighbourhood should be minimal due to the nature and small-scale of the proposed office use.)*

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### CONCLUSION

- The proposed temporary office use will have little impact on the surrounding neighbourhood and will not set a precedent for temporary commercial uses in institutional areas as the use is based on a very specific arrangement between a health-care related communications company and the seniors care facility.
- The two-year temporary commercial use permit will allow TotalConnect Life Safety Inc. some time to find a permanent location for their business.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II.  | Site Plan  |
| Appendix III. | Temporary Commercial Use Permit No. 7910-0077-00   |
| Appendix IV.  | Proposed OCP Text Amendment By-law                 |

Jean Lamontagne  
General Manager  
Planning and Development

LC/kms

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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:                    Thomas Crump, Lutheran Senior Citizens Housing Society  
                         Address:                    5939 – 180 Street  
                                                            Surrey, BC  
                                                            V3S 4L2  
                         Tel:                                    604-576-2891

2.      Properties involved in the Application

- (a)      Civic Address:                    5939 – 180 Street
- (b)      Civic Address:                    5939 – 180 Street  
            Owner:                                    Lutheran Senior Citizens Housing Society  
            PID:                                        001-810-561  
            Strata Lot 2 Section 8 Township 8 New Westminster District Strata Plan  
            NW1449 Together with an Interest in the Common Property in Proportion to  
            the Unit Entitlement of the Strata Lot as Shown on Form 1

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to amend the Official Community Plan.
- (b)      Proceed with Public Notification for Temporary Commercial Use Permit No. 7910-0077-00.

## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 12233)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	10,481 sq.m.	10,481 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	40%
SETBACKS ( in metres)		
Front	7.5 m	7.5 m
Rear	3.6 m	3.6 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m/2 storeys	13 m/2 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		
Retail		
Office		532 sq.m.
Total		532 sq.m.
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	6,288 sq.m.	5,756 sq.m.
TOTAL BUILDING FLOOR AREA	6,288 sq.m.	6,288 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	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.60	0.60
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial (Office Use)		11
Industrial		
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional	42	31
Total Number of Parking Spaces	42	42
Number of disabled stalls	n/a	n/a
Number of small cars	n/a	n/a
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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