



Corporate NO: R016

Report COUNCIL DATE: January 22, 2001

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	January 18, 2001
FROM:	General Manager, Planning & Development	FILE:	7900-0061-00
SUBJECT:	Yellow Rose Motel, 13375 King George Highway, By-law No. 14139 Community Consultation		

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Consider Third Reading of By-law No. 14139, which, if approved, will rezone a portion of the site at 13375 King George Highway from CTA to C-15 to allow construction of a motel and commercial space; and
3. Consider the input from the Public Safety Committee prior to final adoption of the By-law.

BACKGROUND

On October 16, 2000 a Public Hearing was held in relation to an application to rezone the property at 13375 King George Highway from CTA to C-15. The applicant is proposing to construct a 60-room motel and some commercial space on the site that currently accommodates an older motel use. Subsequently to the Public Hearing, Council deferred third reading of the related by-law and requested a report from staff regarding potential land uses for the area in the vicinity of the proposed motel.

At the November 6, 2000 Regular Council meeting, Council received Corporate Report No. R248 (Appendix III) that provided the information requested by Council. Council resolved to receive the Report as information and instructed "*staff to undertake a public consultation process with the applicant and the neighbourhood, including providing a copy of the report to the neighbourhood*". Council also referred the application to the Public Safety Committee for comment. The Public Safety Committee meetings of November and December were cancelled. The next scheduled meeting for this Committee is January 17, 2001.

INTENT

The purpose of this report is to advise Council of the results of a meeting held with the neighbourhood property owners/residents regarding the subject development proposal.

The Public Safety Committee will report directly to Council after considering the application. Any recommendations made by the Committee can be made a condition that must be satisfied prior to adoption of the related rezoning by-law by way of a Council resolution.

DISCUSSION

In accordance with Council's direction, a meeting was arranged with neighbourhood property owners to discuss the proposal. In this regard, a letter from the applicant was delivered on November 27, 2000 to all property owners between King George Highway and Hilton Road, and between Bolivar Crescent and Bolivar Road (Appendix I) that invited them to a meeting to be held on November 29, 2000 at City Hall.

The meeting was held in the Planning & Development Department. Four owners of properties within the subject block (including the applicant) attended the meeting along with a representative from the Whalley Ratepayers and Merchants Association, and the applicant's architect. Staff from the Planning and Development Department and the Engineering Department also attended. A property owner representative who was unable to attend the meeting forwarded comments by way of a letter that was submitted to staff by another property owner who attended the meeting. Copies of Corporate Report No. R248 (Appendix III) had previously been provided to some of the property owners in the subject block by the applicant and additional copies of the report were made available at the meeting. In addition, a copy of the report was forwarded separately by the City Clerk's office to Mr. Jens Pedersen who spoke at the Public Hearing on behalf of an owner of property in the subject block.

The remainder of this report documents information that was provided to those in attendance at the meeting and the issues that were raised by the property owners who attended the meeting followed by the response provided by City staff or the applicant in relation to each issue.

Road Network

Neighbourhood representatives requested clarification on the need for the road (136A Street) proposed to bisect the subject site and block (See Appendix II).

It was explained that King George Highway is a limited access arterial road, and where possible, alternative access is to be provided to reduce the number of driveways off this highway to provide access to adjacent properties. The construction of 136A Street will assist traffic in moving between Bolivar Crescent and Bolivar Road and improve access to the City Centre Inner Ring Road system, which will have a traffic signal at the King George Highway/Bolivar Crescent intersection.

The properties in the subject block fronting King George Highway are split-zoned with CHI "Highway Commercial" zoning on the portions of each lot fronting on King George Highway, and RF "Single Family Residential" zoning at the rear of each lot facing onto the existing residential lots that front on Hilton Road to the northeast. The properties are also split designated in the OCP, with a "Commercial" designation on the portion of each lot zoned CHI fronting King George Highway, and with a "Multiple Residential" designation on the rear portion of the properties zoned RF. The proposed dedication of 136A Street will run along the division between these two land use designations. The road will provide for direct access to the future multiple residential developments fronting the northeast side of this proposed street.

The property owners asked if there had been any consideration in moving 136A Street to the northeast to coincide with the Hilton Road location and use this existing road to provide for traffic circulation.

The property owners were advised that this option was reviewed, but could not be supported based on the existing road alignment of the Inner Ring Road, the proposed alignment of the (112 Avenue) Outer Ring Road, and the existing single-family neighbourhood along Hilton Road. The relocation of 136A Street would be intrusive by introducing additional traffic into the existing single-family neighbourhood.

The property owners questioned the installation of a new traffic signal at the intersection of 132 Street and King George Highway (Appendix II). Although not yet operational, concern was expressed that the traffic signal at this location will draw vehicles away from the King George Highway corridor which in turn would negatively impact the commercial viability of the properties located on the east side of King George Highway.

City staff explained that the purpose of this signal (which became operational on January 17, 2001) is to assist in vehicular movement in and around the City Centre, and to relieve some of the traffic volume that will otherwise be prone to use other surrounding roads. The Outer Ring Road, which includes 132 Street, will assist in moving vehicles through as well as around the City Centre. King George Highway will continue to carry relatively high traffic volumes due to its design and, therefore, commercial viability for properties fronting King George Highway should not be negatively impacted.

Land Uses

The current Official Community Plan designation for the subject block is Commercial for the portion of the subject property fronting King George Highway, and Multiple Residential for the rear portion of the subject property, with the proposed 136A Street being the boundary between the two uses. At the meeting, staff explained that the current designations would allow for a floor area ratio (FAR) of 1.5 for both the Commercial and Multiple Residential designations in this block.

The residents commented that they would like to see the entire Commercial designated area within the subject block develop at the same time.

City staff explained that staff have encouraged the applicant to consider a joint re-development scheme with adjacent properties. However, given that the applicant has decided to proceed independently, City staff will ensure that development of the remaining properties would not be compromised.

The future of the Multiple Residential designated properties was reviewed with the residents. It was explained that the properties could proceed independently. However, a joint venture may be more practical due to the size of the remnant properties. Due to current market conditions, it is anticipated that the "Multiple Residential" portion of each of these sites will develop subsequently to the commercial portions.

Subject Proposal

City staff explained that the Yellow Rose Motel site is currently zoned CTA and the site can be redeveloped with a new motel under the existing zoning, but at a lower density than the current proposal. The current proposal, however, is consistent with the density envisioned in the City Centre Plan for the subject block. The rezoning of the site to C-15 (i.e., a Floor Area Ratio of 1.5) is moving toward achieving the ultimate density envisioned for the subject block.

The applicant's architect described the building as a three-storey motel containing 60 rooms accessed from

exterior walkways. The layout includes 17 rooms on the main floor, 19 rooms on the second floor and 24 rooms on the third floor. Along the King George Highway street frontage, 133 square metres (1,432 sq. ft.) of retail space is proposed. A caretaker's suite is provided on the second floor, above the retail area. The proposed building has a combination of brick finishing on the first floor, and acrylic stucco and metal siding on the second and third floors along the King George Highway and future parallel road frontages. A metal/glass canopy will be provided along the King George Highway street-frontage to provide visual interest, and weather protection for pedestrians. The building has been setback 3.6 metres (12 ft.) from King George Highway. To assist in creating a continuous street facade, a porte cochere with a brick column and a steel beam is proposed. The development will have a total floor area ratio (FAR) of 0.86 and a lot coverage of 35.3% which are below the maximum FAR of 1.5 and maximum lot coverage of 80% permitted in the C-15 Zone (Appendix IV).

City staff explained that the Urban Design Vision for the City Centre encourages buildings to be brought forward to the street in order to create a pedestrian friendly environment. The current proposal has satisfied this vision by providing a street façade through the siting of the building, and providing commercial retail units along King George Highway. As the adjoining properties redevelop, the future buildings will reflect this setback to create the environment envisioned for the City Centre.

At the conclusion of the meeting, the neighbourhood property owners and residents in attendance indicated support for the proposed development and expressed the hope that it will spur additional development within the block in near future.

Additional Comments

At the meeting, a letter was submitted by one of the property owners on behalf of Mr. Jens Pedersen, a representative of another property owner within the subject block. The letter expressed a concern that the motel is not being developed as a franchise operation and that it could negatively impact the property values of the adjoining properties. The owner advised the person who submitted the letter that they intend to pursue a franchise relationship with a motel chain, but at this time they have not yet decided on the specific chain.

CONCLUSION

In accordance with Council's direction, staff and the rezoning applicant invited the owners of properties from the block in the vicinity of 13375 King George Highway to a meeting to discuss the proposed motel/commercial development. City staff responded to questions that were raised about the road network planned for the area and land uses planned for this area of City Centre. The applicant's architect provided an overview of the motel/commercial redevelopment proposal and its compliance to the OCP and Urban Design Vision. The neighbourhood representatives in attendance at the meeting were generally satisfied with the explanations provided and have indicated support for the proposed development.

Any recommendations of the Public Safety Committee related to this application can be added to the conditions to be satisfied by the applicant prior to final adoption of the related Rezoning By-law by resolution of Council.

It is recommended that Council receive this report as information and consider Third Reading of By-law No. 14139.

Murray D. Dinwoodie

General Manager

LAP/kms Planning & Development Department

Appendix I. Map of Property Owners Receiving Invitation and Those in Attendance

Appendix II. Proposed Road Network and Signalization

Appendix III. Corporate Report No. R248 (without Attachments)

Appendix IV. Site Plan, Elevations and Landscaping Plan

Appendix V. Original Planning Report (without Attachments)

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