



Corporate NO: R147 **Report** COUNCIL DATE: June 26, 2000_

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 21, 2000**

FROM: **General Manager, Planning & Development** FILE: **7999-0084-00**

SUBJECT: **Proposed Hotel at 2257 and 2261 King George HighwayRezoning By-law No. 14003**

RECOMMENDATION

The Planning & Development Department recommends that Council receive this report as information.

BACKGROUND

Council on April 17, 2000 gave Third Reading to By-law No. 14003 to rezone properties located at 2257 and 2261 King George Highway from Single Family Residential Zone (RF) and Highway Commercial Industrial Zone (CHI) to Comprehensive Development Zone (CD) to allow development of a 46-unit, 3-storey hotel. In granting Third Reading, Council passed a resolution that prior to Final Adoption, the applicant and the neighbourhood along with the Planning & Development Department meet to go over the issues raised at the Public Hearing in an attempt to reach resolution and staff report back to Council on this matter [Res. R00-977].

DISCUSSION

In accordance with Council's instructions, a meeting between the applicant and the neighbourhood together with representatives of the Planning & Development Department was held on May 9, 2000. All the speakers at the Public Hearing who raised concerns over the proposed development (a total 15 residents representing 13 neighbouring properties) were invited to this meeting with 11 residents representing 8 properties attending.

The main issues raised at the Public Hearing were discussed/clarified at this meeting with the applicant's response to these issues, as follows:

1. Land Use Compatibility (proposed hotel with neighbouring residential properties)

The subject property is designated Commercial in both the Official Community Plan and the King

George Highway Corridor Land Use/Development Concept Plan. The proposed hotel complies with both these plans. The developer explained that a rear lane and appropriate on site landscaping and site design provide a buffer between the commercial properties fronting King George Highway and the established residential area on the west side of Madrona Place.

2. *Provision of a more substantial buffer between the proposed hotel and neighbouring residential properties.*

The developer will increase the height of the proposed cedar hedge along the rear of the property (i.e. the west side) from 10 feet to 15 feet to match the existing cedar hedge (Appendix I).

3. *Safety, privacy and noise impacts of proposed hotel/strangers in an area which has an elementary school.*

With respect to safety and security, the developer will install extensive chain link fencing along the south property line of the hotel site and off-site on the neighbour's property to the south to impede hotel clients from wandering into the residential neighbourhood and to prevent neighbourhood residents from short-cutting through the hotel property. The developer will also work with the immediate neighbours to restrict access to the lane by a gate or chain which is closed every night. Such an arrangement would be acceptable to both the Engineering and Fire Departments

The issue of noise from the outdoor pool was raised as a concern. The developer explained that the pool is only a shallow pool with a water depth of only 4 to 6 feet with no diving board which normally generates most of the noise. However, the developer will install a 6 foot high solid wood screen around the west and south sides of the pool to mitigate noise from the pool or hot tub. This screen will be made of treated wood left in a natural colour, be incorporated into the proposed fencing around the pool and will be screened on both sides by landscaping.

To further address any noise concerns, the developer will register a restrictive covenant limiting the operating hours of the pool from 10:00 a.m. to 9:30 p.m. The developer has indicated that the posted time for the closing of the pool will be 9:00 p.m. but the restrictive covenant will specify a 9:30 p.m. closing time to allow "stragglers" to exit the pool and clear the pool deck.

While it is not expected that there will be many late night check-ins, the developer will allocate three parking stalls along the King George Highway frontage of the site for late arrivals in order to reduce late night traffic at the rear (west side) of the site.

4. *Potential Phase 2 development on the properties to the south.*

The developer responded that there is no Phase 2 development planned at this time. The site plan which shows a possible Phase 2 is only a concept plan which is intended to demonstrate that the two lots to the south may be developed independently of the subject properties. The developers have no ownership interest in the two properties to the south at this time.

5. *Impacts of a 24 hour a day business*

The developers indicated that while there may be the occasional late night check-in, they expect the majority of their customers to check-in during the afternoon and early evening hours. They also pointed out that there are no facilities such as a lounge or restaurant which could generate evening traffic to the hotel.

6. *Traffic Impacts of the proposed hotel.*

The existing access lane to King George Highway through the site will be relocated to the north further away from 156 Street as part of the hotel proposal. The Engineering Department supports the proposed driveway location.

With regards to the road network in this area, the Engineering Department is reviewing the King George Highway Corridor Plan approved by Council in 1996 to determine whether any changes to the approved plan are warranted. The Plan's recommendation to construct a raised median on King George Highway through the 156 Street intersection to address the poor angle at this intersection will be analyzed as part of this review. This review will take place over the next several months.

7. *22 Avenue as a through road to King George Highway.*

There are no plans to extend 22 Avenue through to King George Highway.

8. *The possibility of a future licensed establishment/neighbourhood pub in the proposed hotel.*

The developer explained that they have no plan nor does the building design lend itself to any application for a liquor license for a bar, lounge, neighbourhood pub or public restaurant. It was further explained that the proposed CD By-law does not allow a neighbourhood pub, lounge or cabaret as a permitted use without an amendment to the by-law which would require a Public Hearing.

To further address residents' concerns over this matter, the developer has agreed to register a restrictive covenant on title that any liquor license shall be limited to the sale of liquor as part of a family-style restaurant only.

Post-Meeting Follow-up

Each of the residents attending the May 9 meeting with the developer was sent a letter on May 18, 2000 from the Planning & Development Department outlining the actions the developer is prepared to undertake to address the concerns raised at the Public Hearing. To date, staff have received no comments on this letter.

In summary, the developer has agreed to undertake the following actions to address neighbourhood concerns:

- (a) revise the landscape plan to increase the height of the proposed cedar hedge along the rear of the site from 10 feet to 15 feet to match the existing cedar hedge;
- (b) install chain link fencing along the south property line of the hotel site and off-site on the neighbouring property to the south;
- (c) revise the landscape plan to add a 6 foot high solid wood screen around the west and south sides of the swimming pool;
- (c) modify the site plan to allocate three parking stalls along the King George Highway frontage of the site for late night check-ins;
- (d) register a restrictive covenant limiting the operating hours of an outdoor swimming pool from 10:00 a.m. to 9:30 p.m. only; and

(d) register a restrictive covenant that any liquor license shall be limited to the sale of liquor as part of a family-style restaurant only.

CONCLUSION

A meeting was held on May 9, 2000 between the developer and neighbours together with the Planning & Development Department to go over the issues raised at the Public Hearing. The developer has agreed to undertake a number of design modifications to the project including increasing the height of the proposed cedar hedge along the rear of the hotel property, installing chain link fencing along the south property line of the site and off-site on the on the neighbouring property to the south, and adding a solid wood screen around the west and south sides of the swimming pool. In addition, the developer has agreed to register restrictive covenants limiting the operating hours of an outdoor pool from 10:00 a.m. to 9:30 p.m. and that any liquor license shall be limited to the sale of liquor as part of a family-style restaurant only. Staff will ensure that these actions are secured and appropriate legal agreements are in place before submitting the rezoning by-law for Final Adoption and the development permit for final approval.

Murray D. Dinwoodie

General Manager

GF/kms Planning & Development Department

Appendices

1. Site Plan

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