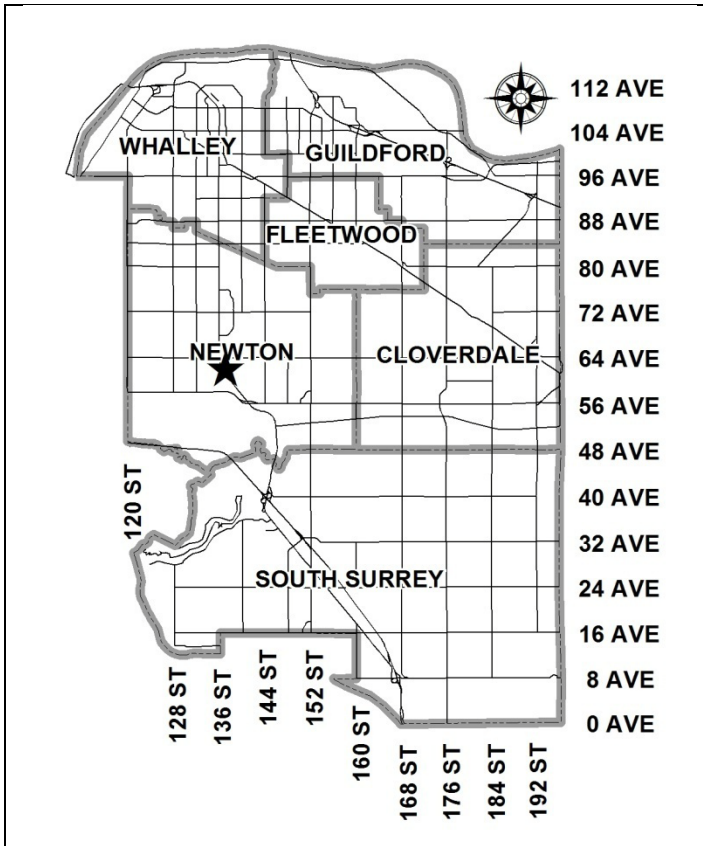


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0095-00

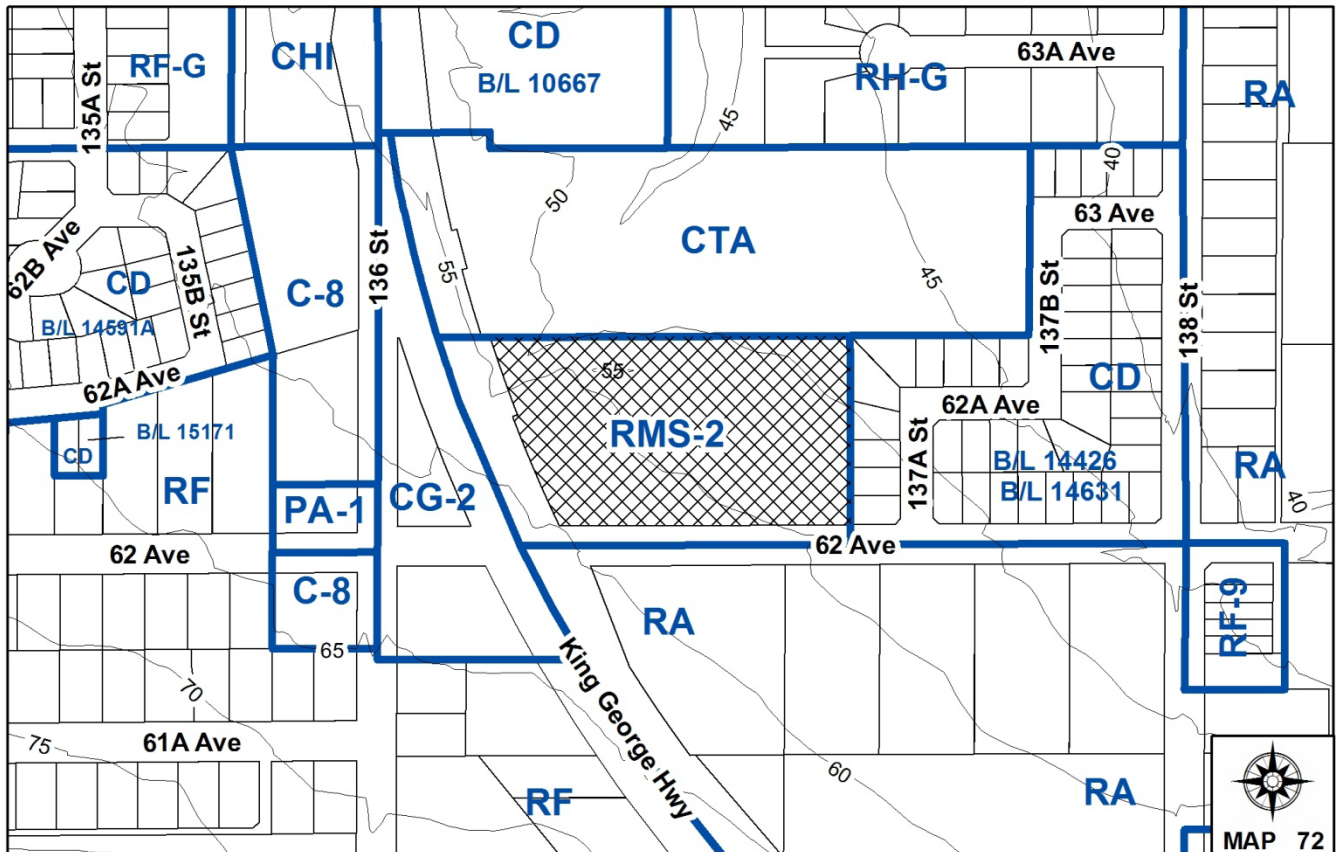
Planning Report Date: September 12, 2011



**PROPOSAL:**

- **Development Variance Permit**  
 in order to allow subdivision into two RMS-2 lots.

**LOCATION:** 13687 - 62 Avenue  
**OWNER:** Suncreek Developments Ltd., Inc.  
 No. 761994  
**ZONING:** RMS-2  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Institutional



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A variance is required for the west side yard setback from the existing building to the new property line, from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

RATIONALE OF RECOMMENDATION

- The variance is required because the applicant wishes to subdivide the existing lot into two. Once subdivided, the existing building will not comply with the west yard setback requirement. Proposed Lot 1 houses the existing senior's residential care facility. An assisted living building is proposed on the newly created lot (proposed Lot 2). The applicant has indicated that two legal parcels will help to facilitate mortgage financing for the assisted living project.
- The applicant has advised that the assisted living project will be the second phase for this campus of care. The two buildings will function together as a single unit. There are no interface or BC Building Code concerns regarding the proposed variance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0095-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: There are no additional engineering requirements relative to the issuance of a Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: A 120-bed senior's care residential facility (Suncreek Village).

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Mobile home park	Urban/Townhouses (15 upa) and Creeks & Riparian Setbacks	CTA
East:	Single family dwellings on small lots	Urban/Single Family Small Lots	CD (By-law Nos. 14426 & 14631)
South (Across 62 Avenue):	Single family dwellings on acreage properties	Urban/Apartments (45 upa)	RA
West (Across King George Boulevard):	Gas station	Commercial	CG-2

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of King George Boulevard, north of 62 Avenue. It is designated "Urban" in the Official Community Plan (OCP) and "Institutional" and "Creeks & Riparian Setbacks" in the South Newton Neighbourhood Concept Plan (NCP).

- The site was developed under Development Application No. 7906-0338-00. This application included an NCP amendment to redesignate the site from "Townhouses (15 upa)" to "Institutional", a rezoning from RA to RMS-2, and a Development Permit to permit the development of a two-storey 120-bed residential care facility, Suncreek Village. Suncreek Village is operated by community partners Suncreek Developments and Fraser Health.
- The existing building, which houses the residential care facility, sits on a single-level underground parking structure and service space. The building plan is organized with a central core area and four resident wings attached at each corner giving the building an "H" shape with open-ended courtyards.
- A new 4-storey building is proposed, which will accommodate senior's assisted living residences. The assisted living building will share the commercial kitchen, community room and other services with the residential care building. A service corridor is proposed to connect the proposed building to the existing building. The assisted living component of Suncreek Village is the second phase for this campus of care.
- The current application, No. 7909-0095-00, is a subdivision and DVP application only. A Development Permit application will be required before the applicant proceeds with a Building Permit for the construction of the assisted living building. The developer is proposing to subdivide the lot because a separate legal parcel is required to help facilitate mortgage financing for the second phase of the project.
- Lot 2 will not be permitted its own vehicular access from 62 Avenue; access will be shared with the existing access from Lot 1. The registration of a reciprocal access/parking easement between Lot 1 and Lot 2 to ensure adequate pedestrian and vehicular access and parking is required as a condition of subdivision.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- Both the new assisted living project and existing Suncreek Village complex care project will be owned and operated by Mr. Daljit Gill as a campus of care.
- As per the Building Code Concepts for the Suncreek Village Subdivision by Gage-Babcock & Associates, April 5, 2011, the reduced setback poses no code implications or life safety issues for either building.
- Due to the 15 metre (49 ft.) setback from King George Boulevard and the 30 metre (98 ft.) setback from top-of-bank requirement for riparian area protection due to the Hyland Creek tributary that traverses the northern portion of the site, only a small portion of this site is actually useable for building on. Therefore the setback variance is an effective method of utilizing this site for the benefit of the community.

**Staff Comments:**

- Proposed Lot 2 has a constrained building envelope. A Class B watercourse runs through the northwest corner of the site, and requires a 30 metre (98 ft.) setback from top-of-bank. The proposed building will respect this 30 metre (98 ft.) setback requirement. A minimum 15 metre (49 ft.) setback is also required along King George Boulevard for a landscaped buffer. Because of the site constraints, Lot 2 has a limited building envelope, which influences the proposed boundary line subdividing the two parcels.
- The applicant hired a BC Building Code consultant to prepare a Building Code Compliance report. This report has been reviewed by the Building Division and found to be acceptable. There are no spatial separation issues.
- The applicant has advised that the assisted living project will be the second phase for this campus of care. The two buildings will function together as a single unit, and therefore there are no interface issues between buildings.
- The proposed building may require variances as well. If variances are sought, they will be dealt with when the applicant applies for a Development Permit to construct the assisted living building.

**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 Subdivision Layout and Site Plan
Appendix III.	Development Variance Permit No. 7909-0095-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/kms

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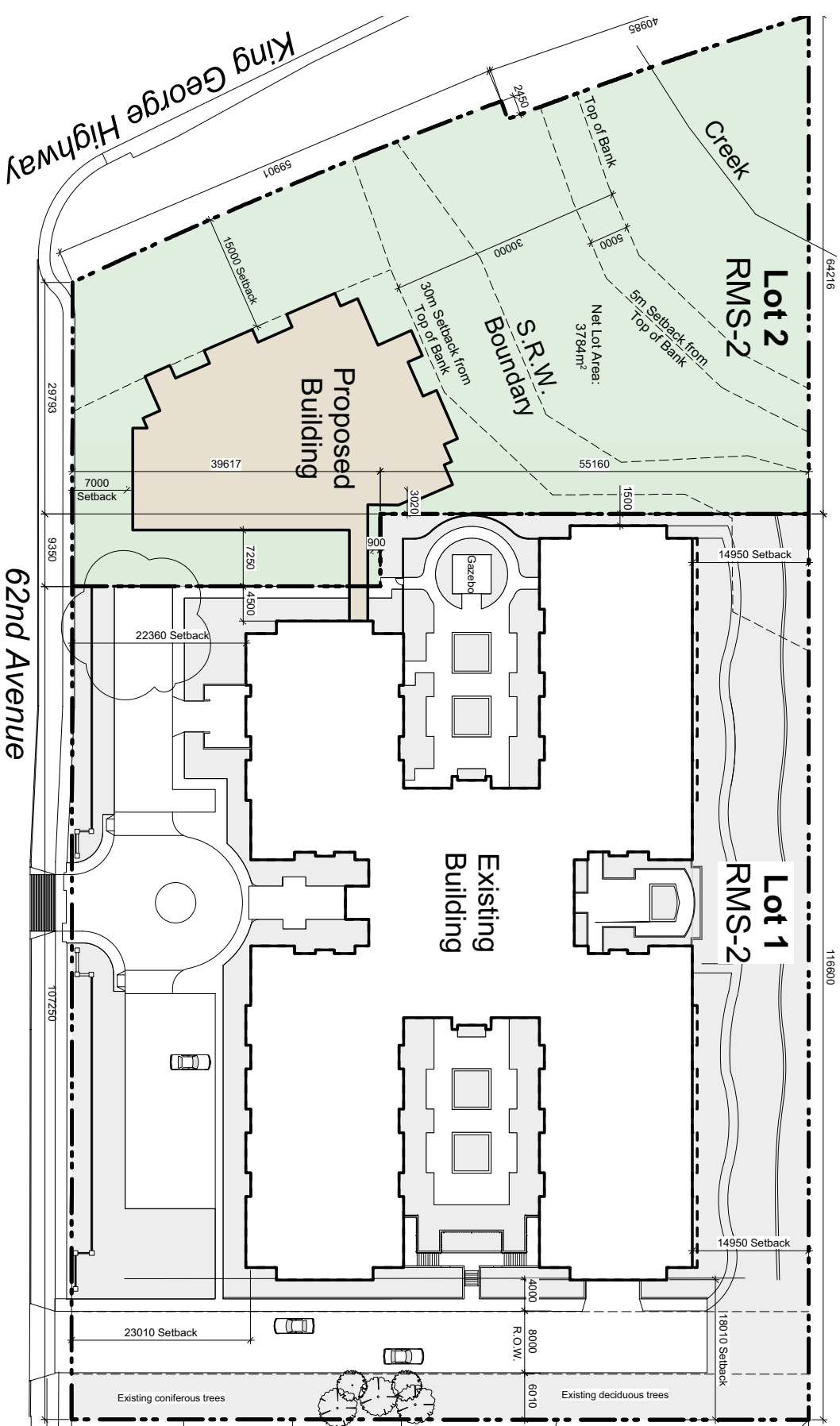


## SUBDIVISION DATA SHEET

Existing Zoning: RMS-2

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.87
Hectares	1.57
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	39 m - 107.3 m
Range of lot areas (square metres)	4,960 m <sup>2</sup> - 10,700 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	3,774.2 m <sup>2</sup> (25%)
Estimated Road, Lane & Driveway Coverage	1,375 m <sup>2</sup> (8%)
Total Site Coverage	5,149.2 m <sup>2</sup> (33%)
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	NO
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	NO

Site Plan



Scale  
1:500  
Sheet Number  
A-2

Project Number

Reference

Sheet Title  
Site Plan

Project  
Sunocreek Village  
Subdivision

NSDA ARCHITECTS  
201-134 Abbott St  
Vancouver BC  
Canada V6B 2K4  
T 604.669.1926  
F 604.683.7241

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Date Issue/Revisions  
22 April 2009 City review  
05 July 2011 Issued to City



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7909-0095-00

Issued To: SUNCREEK DEVELOPMENTS LTD.

("the Owner")

Address of Owner: 12502 - 57A Avenue  
Surrey, BC  
V3X 2S6

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-147-410

Lot 1 Section 9 Township 2 New Westminster District Plan BCP31255

13687 - 62 Avenue

(the "Land")

3. As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

- 
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
    - (a) In Section F. of Part 29 Special Care Housing 2 Zone (RMS-2) of Surrey Zoning By-law, 1993, No. 12000 the minimum east side yard setback is varied from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
  5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

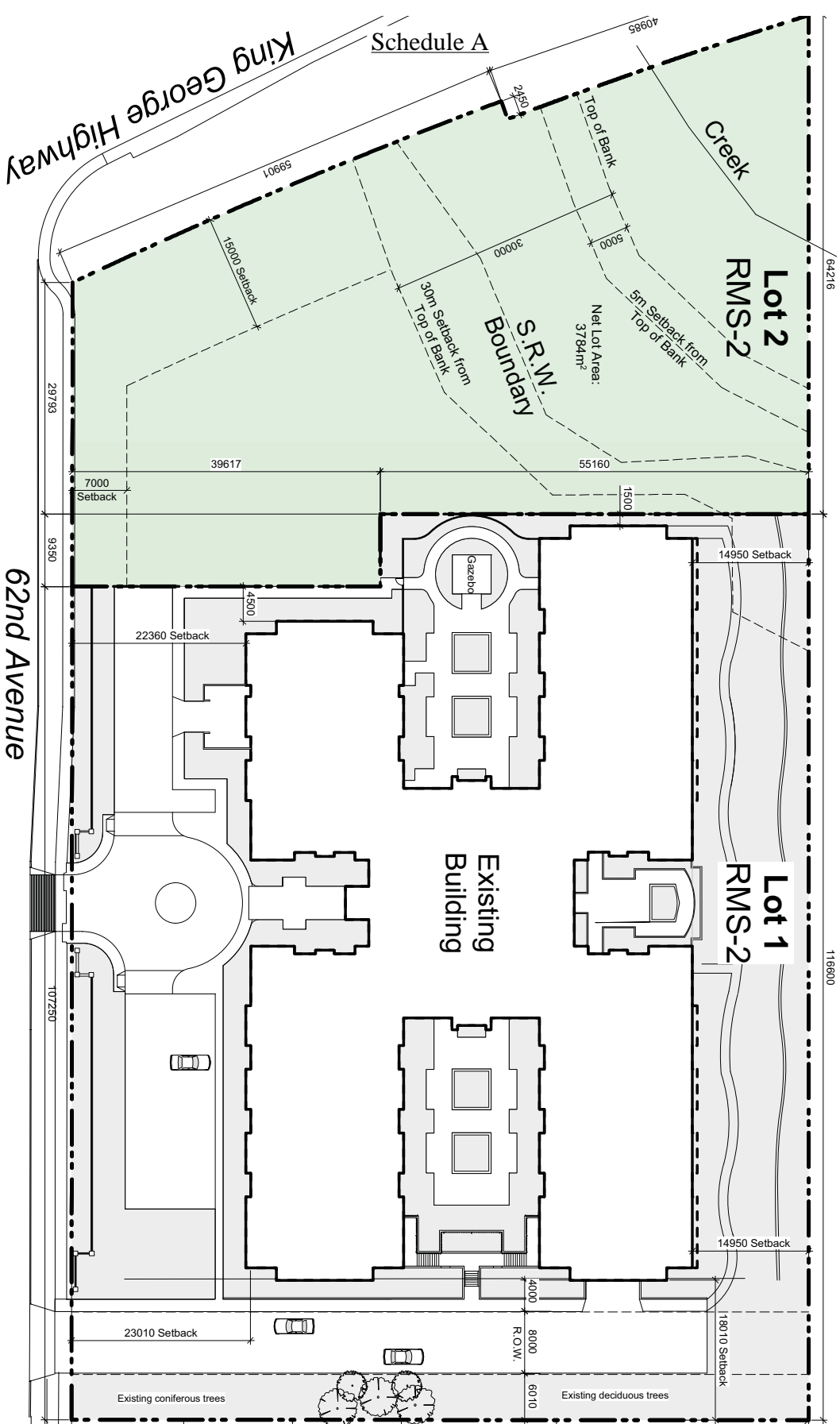
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

Site Plan



62nd Avenue

King George Highway

Schedule A

Reference  
Project Number  
Sheet Title  
Site Plan  
Project  
Sunocreek Village  
Subdivision  
Scale  
1:500  
Sheet Number  
A-2

Date  
22 April 2009  
05 July 2011  
06 Sept. 2011

Issue/Revisions  
City review  
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