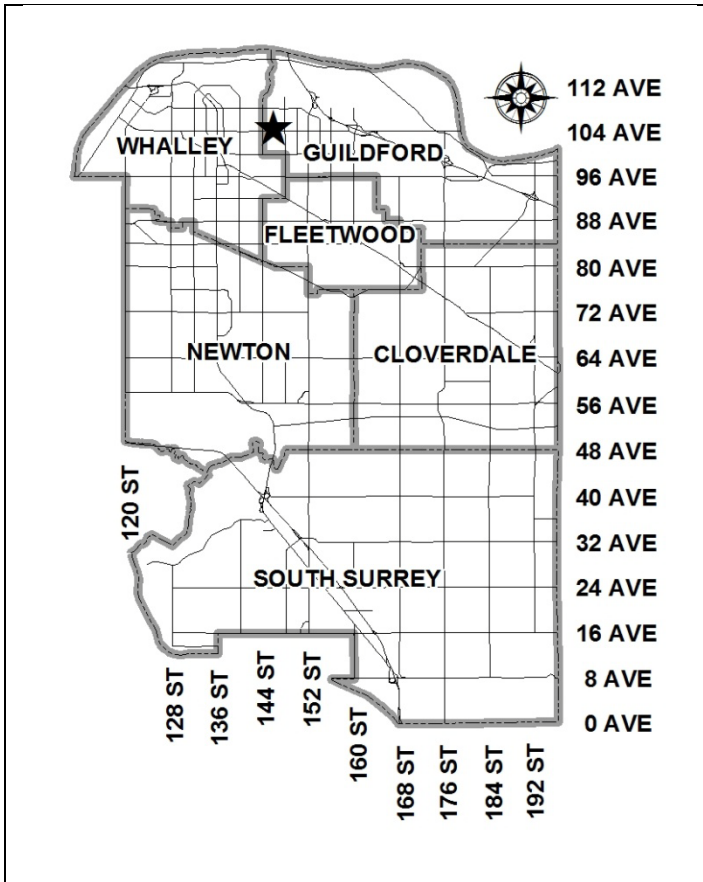


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0230-00

Planning Report Date: November 7, 2011

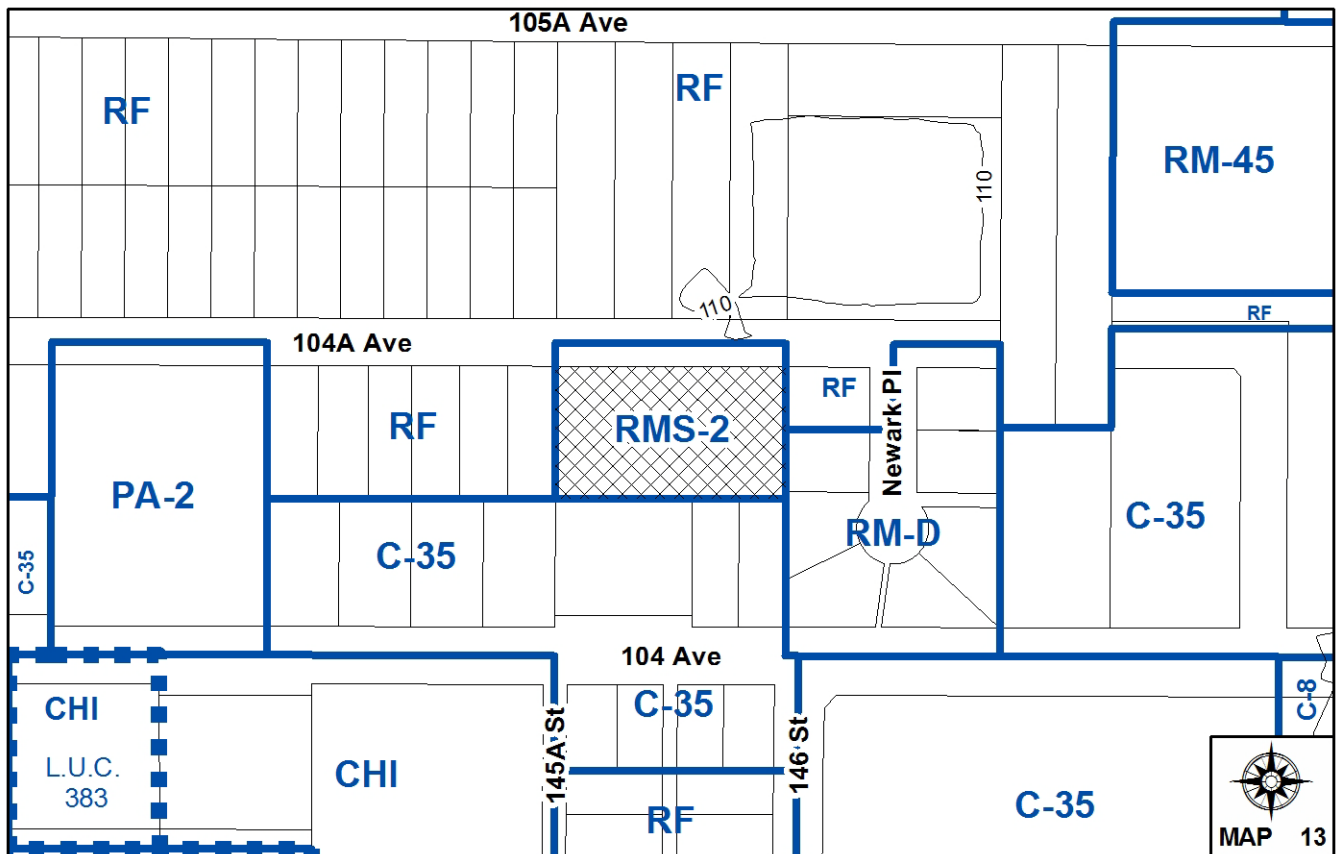


PROPOSAL:

- **Development Variance Permit**

in order to reduce the parking requirements for an existing seniors' care facility, to permit an increase in beds.

LOCATION: 14568 - 104A Avenue
OWNER: Guildford Seniors Village Holdings Ltd., Inc. No. 609220
ZONING: RMS-2
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced parking requirements for a care facility.

RATIONALE OF RECOMMENDATION

- The subject site is located within close proximity (approximately 300 metres) of public transit.
- Current on-site parking is not being fully utilized at peak times (e.g. staff shift change).
- Residents do not drive and only require parking for visitors. Parking is predominantly utilized by staff and visitors.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0230-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law to reduce the minimum number of on-site parking spaces for a residential care facility from 60 to 36.

REFERRALS

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

Fraser Health Authority: Support, provided the final plans meet all legislative requirements.

SITE CHARACTERISTICS

Existing Land Use: 89-bed seniors' residential care facility

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104A Ave):	Single family residential.	Multiple Residential	RF
East:	Duplex residential.	Multiple Residential	RF and RM-D
South:	Vacant and single family residential.	Multiple Residential	C-35
West:	Single family residential.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONSBackground:

- The subject site is located at 14568 – 104A Avenue in Guildford. The site is currently zoned Special Care Housing 2 (RMS-2) Zone, and designated Multiple Residential in the Official Community Plan (OCP).
- The subject site was developed under Development Application No. 7998-0281-00, which rezoned the site in order to permit an 81-bed residential care facility. At the time of development approval, 28 parking spaces were required and 36 were provided.
- Guildford Seniors Village, a residential care facility, has been operating at this site since 2001. The number of licensed beds subsequently increased from 81 beds to its current operation of 89 beds.

Current Proposal

- The applicant has applied to Fraser Health in order to increase its license from 89 beds to 98 beds.
- The facility proposes to convert under-utilized spaces within the existing facility in order to accommodate the proposed 9 new beds. Some of the existing spaces to be converted are meeting/activity rooms, visitor waiting areas, offices, and storage areas.
- The applicant proposes to make minor exterior changes to provide some of the new rooms with additional windows. At this time, the applicant proposes exterior changes to the southern portion of the east building façade, which is minimally visible from the street. Based on the plans submitted to-date, the proposed exterior changes can be addressed administratively through a minor DP amendment.
- The proposed increase in the number of beds requires an increased number of parking spaces, in accordance with the Surrey Zoning By-law.
- The current provisions in the Surrey Zoning By-law require a total of 60 parking spaces for a 98-bed care facility in order to accommodate staff and visitor parking. The subject site currently has 36 parking spaces.
- The applicant is requesting a variance to relax the required number of parking spaces from 60 spaces to 36 spaces.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the parking requirement in the Zoning By-law for a 98-bed care facility, from 60 spaces to 36 spaces.

Applicant's Reasons:

- The facility is currently operating with a license for 89 beds. Based on a week-long parking study conducted by the applicant in June 2011, it was found that 36 parking spaces are excessive for 89 beds. At the peak time, in mid-afternoon when staff are changing shifts, the study found that only 23 of the 36 spaces were occupied.
- The applicant believes that, when factoring the 23-space-to-89-bed parking ratio, the additional 9 beds would create an increased demand of 3 parking spaces. This would result in an anticipated parking space use of 26 spaces out of the 36 provided.
- The applicant has advised that the current maximum number of employees per shift is 25. An increase of 9 beds would result in 1 additional staff per shift. As a result, 26 parking spaces are expected to be used by employees, rather than the 33 required by the Zoning By-law.

- As a maximum of 26 parking spaces are expected to be used by staff, the remaining 10 spaces would be available for visitors.
- The applicant has advised that none of the spaces are marked “Reserved”. Parking is available on a first-come first-served basis and because they have not encountered parking shortages, they have not felt the need to mark any spaces as “Reserved”.
- The applicant suggests that the parking can be relaxed because the site is located within walking distance of regular transit service and some staff take transit. The applicant also commented that some staff live in the same neighbourhood as the facility.

Staff Comments:

- Under the provisions of the Zoning By-law, 33 parking spaces would be required for staff, 25 spaces for visitors and 2 spaces for drop-off, for a total of 60 spaces or a parking ratio of 0.61 parking space per care bed.
- The applicant is proposing to maintain their current total of 36 parking spaces and increase the beds to 98, resulting in a parking ratio of 0.36 parking spaces per care bed. The facility also has a circular driveway for drop-off and pick-up at the main entry to the building.
- The care facility is located within a 300-metre (984 ft.) walking distance to a transit stop with regular transit service, and located within approximately a 1-kilometre (0.6 mi) walking distance to the Guildford Transit Exchange.
- It is further noted that the proposed parking rate of 0.36 parking space per bed is generally consistent with the recommendations of a study on parking requirements for seniors housing prepared for the City’s Engineering Department by Opus Hamilton (Review of Parking Generation Rates – Part 1: Seniors’ Housing). This study recommends a parking ratio of 0.40 space per bed for care facilities with frequent transit service.
- Based upon this evaluation, the proposed parking reduction is supportable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7911-0230-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0230-00

Issued To: GUILDFORD SENIORS VILLAGE HOLDINGS LTD., Inc. No. 609220
("the Owner")

Address of Owner: 1160-1090 Georgia Street West
Vancouver, BC
V6E 3V7

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: 024-912-981
Lot A Section 19 Block 5 Range 1 West New Westminster District Plan LMP48242

14568 - 104A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.4 Part 5 Off-Street Parking and Loading/Unloading, the minimum number of parking spaces for a 98-bed care facility is reduced from 60 parking spaces to 36 parking spaces.
4. This development variance permit applies to only the 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.

5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



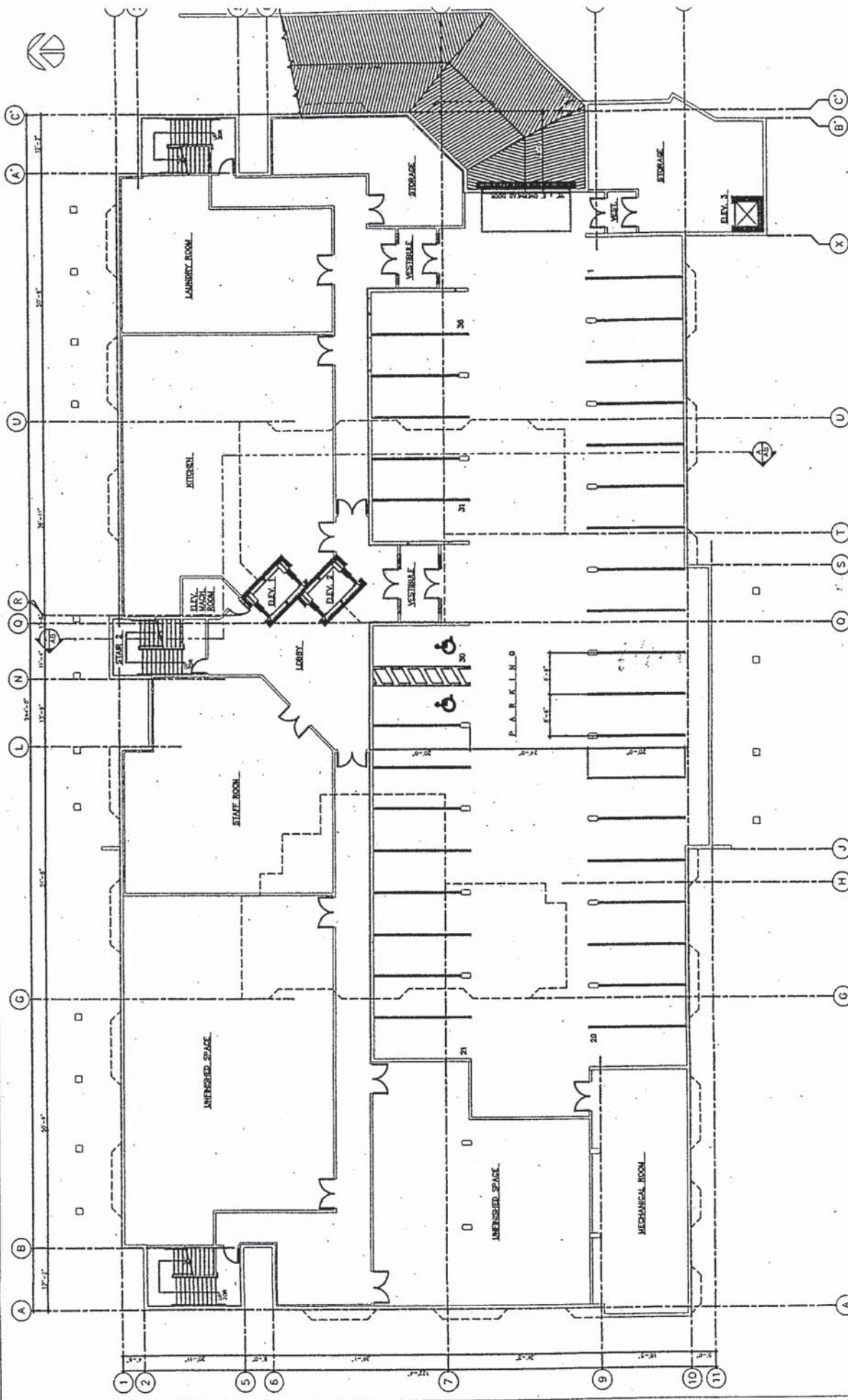
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Scale: 1 : 518

Map created on: Wednesday, 02 November 2011



NO.	DATE	DESCRIPTION
1	10/20/00	ISSUE FOR TENDER / DEVELOPMENT PERMIT
2		
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