

- a Development Permit to allow the construction of a 2-storey, 149-bed care facility; and
- a Development Variance Permit to reduce the required number of parking spaces from 90 to 68.

On July 23, 2007, a Public Hearing was held in relation to OCP Amendment and the rezoning by-laws. Subsequent to the Public Hearing, the by-laws were given third reading. There were no concerns raised at the Public Hearing. The Development Variance Permit application for the proposal (No. 7906-0103-00) to reduce required parking was approved by Council on July 23, 2007.

DISCUSSION

After the application received third reading, the applicant retained a new architect who has altered the building design and reduced the number of beds from 149 to 142. This has enhanced the project both functionally and architecturally. In addition, the ancillary uses within the proposed care facility have been refined. The applicant has funding approval from the Fraser Health Authority for 108 of the 142 beds.

Revised Design Proposal and Review

Generally, the site plan is quite similar to the original proposal. The care facility building is located on the eastern portion of the site and the surface parking is located on the western portion of the site. Minor changes to the site plan include an expansion to the west of the parking lot due to a 10-metre (30-foot) wide right-of-way along the western edge of the subject site no longer being required. Previously, to protect future access for the adjacent parcels to the south and west of the subject site, a road was envisioned along the west property line. The Engineering Department has reviewed the road network in this area further and determined that this right-of-way will not be required. As a result, the size of the parking lot was increased and the circulation has been modified with the driveway access to the site from 71 Avenue having been shifted further to the west and additional landscaping having been incorporated on the site.

The overall building concept for the care facility remains the same with both the first and second floors being broken into four distinct living areas (each referred to as a "house"). The primary change with the new design is that each of the four "houses" now has a centralized courtyard with residents' rooms surrounding the courtyard. The original proposal only had two courtyards between the two wings of the building.

The density and lot coverage for the proposed care facility have each decreased marginally. The proposed building setbacks have increased or remained the same for the building. The building height has increased marginally, but remains 2 storeys and the number of parking spaces has increased.

The following table documents the proposed changes to the care facility:

	RMS-2 Zone	Original Proposal	Revised Proposal
Permitted Uses	Care facility, one dwelling unit, accessory uses (limited personal service uses, child care facility, limited office uses, eating establishments).	Care facility and limited personal services for residents.	Care facility, limited personal services for residents and the public, and a child care facility.
Density (Floor Area Ratio)	1.0	0.78 (9,533 sq. m.) 149 beds	0.72 (9,516 sq. m.) 142 beds
Lot Coverage	45%	39%	37%
Setbacks	7.5 m (25 ft.) from all lot lines	Ranges from 7.5 m (25 ft.) to 16 m (52 ft.)	Ranges from 7.5 m (25 ft.) to 39.5 m (130 ft.)
Building Height	13 m (42 ft.)	10.2 m (33 ft.) 2 storeys	10.4 m (34 ft.) 2 storeys
Parking (spaces)	90	68	75

The architectural design of the building has changed. The original design incorporated a contemporary Craftsman style with gables and ornamental trim. The revised building façade is more Westcoast contemporary.

The building façade has been modified to include horizontal siding in cobblestone grey, hardi wall panels in brown, along with horizontal sheets of grey culture stone with a concrete wall base. The windows are vinyl with orange/brown trim.

The landscaping on the site has been revised/refined to address the minor changes to the site plan. When the original project was introduced to Council on July 9, 2007, there were a number of landscaping issues that still needed to be resolved. The revised landscaping plans have addressed these concerns.

The proposed landscaping includes the retention of one tree located at the corner of the site. While the original application included the retention of more trees, they were primarily located within the future road right-of-way on the west side of the site. This right-of-way is no longer required and the parking lot has expanded into that space. The applicant is proposing significant landscape borders and planting around the perimeter of the site and within the internal courtyards. The planting includes 123 trees of various species to replace the 64 trees being removed.

To provide security for the residents, there is a proposed, black metal picket fence, approximately 1.2 metres (4 feet) in height, extending around the majority of the perimeter of the property. The fence pickets and posts are narrow to minimize their visual impact and the fencing has brick columns at regular intervals to provide visual interest.

To reduce the visual impact of this fence, a large landscaped and terraced bed is located at the corner of 188 Street and 71 Avenue. This bed extends approximately 20 metres (65 feet) along 188 Street and slightly less along 71 Avenue. The terraced bed includes an integrated sign for the facility. The sign is concrete with stone cladding and powder coated steel letters.

Refined Land Uses

The proposed uses have been refined, while still remaining within the uses permitted in the Special Care Housing 2 (RMS-2) Zone. The original application was for a care facility and no accessory uses. The revised proposal although still primarily a care facility, includes a more formalized wellness centre and introduces a child care centre.

Wellness Centre

In the revised submission, a distinct area has been created to accommodate a "wellness centre". The wellness centre is located at the southwest corner of the building next to the service ramp. This centre includes four treatment rooms that could be used for a variety of personal, physical or mental health services, physiotherapy, rehabilitation and reception. In the original proposal these services were more subtly incorporated into the facility within each of the four living areas. In the revised plan each "house" still has a small spa room, but the bulk of these services will now be provided in the wellness centre.

Within the RMS-2 Zone, limited personal service uses and office uses limited to physical and mental health services on an outpatient basis, medical and dental offices, health clinics and counselling services are permitted as an accessory use to a care facility. The applicant has indicated that if the wellness centre is not being utilized to capacity by the residents of the facility, they may consider allowing the public limited access to the centre. This would be permitted in the RMS-2 Zone.

One of the advantages of allowing the public to use the wellness centre is that it ensures that a wide-range of service staff can be employed, which otherwise can be challenging if there are not enough demand for staff to work full-time. In addition, allowing public access to the wellness centre provides additional services directly within the community.

The wellness centre can be accessed by residents directly from the main corridor in the facility. If the centre is opened up to the public in the future, the public can access the centre directly from the parking lot.

Child Care Centre

The second change to the proposed uses on the site is the incorporation of a child care centre in the care facility. A child care centre is permitted as an accessory use in the RMS-2 Zone, but previously had not been contemplated.

The child care centre is intended primarily for the children of employees of the facility. However, similar to the wellness centre, if the child care centre is not operating at capacity then there may be an opportunity for the general public to use this service.

The proposed child care centre is located in the basement in the northwest corner of the building. The child care facility can accommodate a maximum of 25 children. There is a below grade outdoor play area for the children. The play area will include a flexible surface, play structure and landscaping.

The primary access to the child care centre will be from two sets of stairs located at the north and south ends of the outdoor play area. There is also access to the child care centre from the elevator in the lobby of the care facility.

Parking Requirements

The number of parking stalls proposed for the project has increased to 75 parking stalls to address the slight changes in the land use (addition of the wellness centre and child care centre). The original application provided a total of 68 parking stalls for the 149 bed care facility. The decrease from 149 beds to 142 beds resulted in the required number of parking stalls being reduced by four stalls (7 x 0.60). Overall, the applicant is providing a net increase of 7 parking stalls from their original application. Parking for both the child care centre and wellness centre have been accounted for in the parking requirements.

The additional parking stalls are considered to be sufficient to accommodate any additional staff and people using the facility that are not residents or employees of the facility. These stalls can be used by the childcare and wellness centre staff, for the pick-up and drop-off of children (if children other than employee's children use the facility) and for people in the neighbourhood using the facility.

Advisory Design Panel

In response to the changes to the building's form and character, the project was referred to the Advisory Design Panel (ADP) for further review and comments on June 5, 2008. The applicant has addressed all of the comments made by the ADP.

CONCLUSION

The uses that have been added to the subject project are within the scope of the RMS-2 Zone. The proposed changes to the building design have improved the functionality of the building and enhanced the architecture. Based on the above discussion, it is recommended that Council:

- Approve the revised building design, as illustrated in Appendix I to this report, to the care facility proposed to be constructed on the properties known as 7069/7083/7129 – 188 Street; and
- Instruct the City Clerk to forward a copy of this report and the associated Council resolution to the proponent, Mr. Milton Koop.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

LC/kms/saw

Attachments:

Appendix I Revised Architectural and Landscape Drawings
Appendix II Map of Subject Site



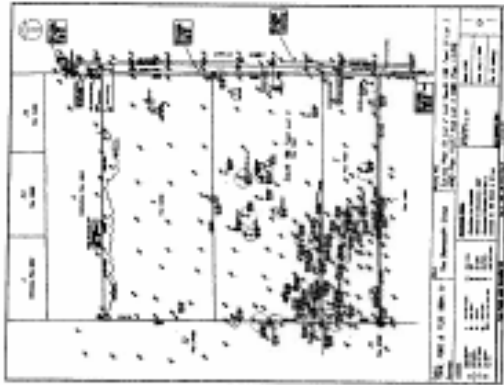
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APPENDIX I



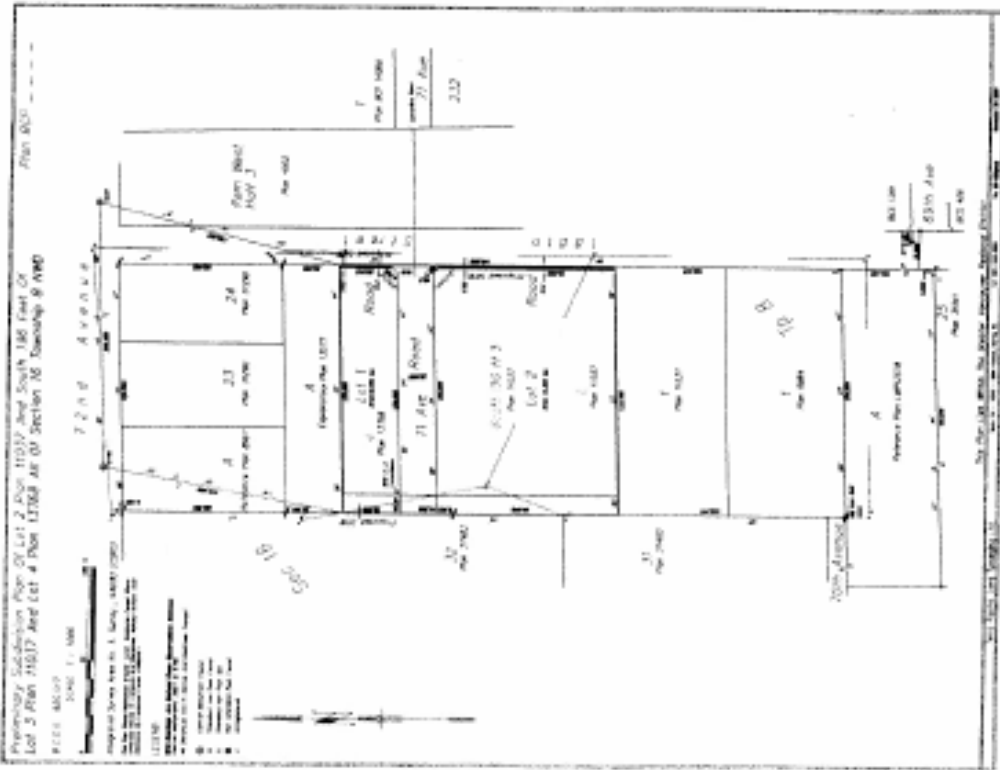
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8	Acceleration	1,100 g
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DRAWING LIST

No.	Description	Date
1	Site Plan	11/11/10
2	Survey Data	11/11/10
3	Project Data	11/11/10
4	Drawing List	11/11/10
5	Final Plan	11/11/10

Plans checked by **BOB ANSCHUTZ**
 Planning & Development, City of Surrey
 City Architect
 Date **Dec 3/08**
 Acceptable Not Acceptable **FOR DP ONLY**





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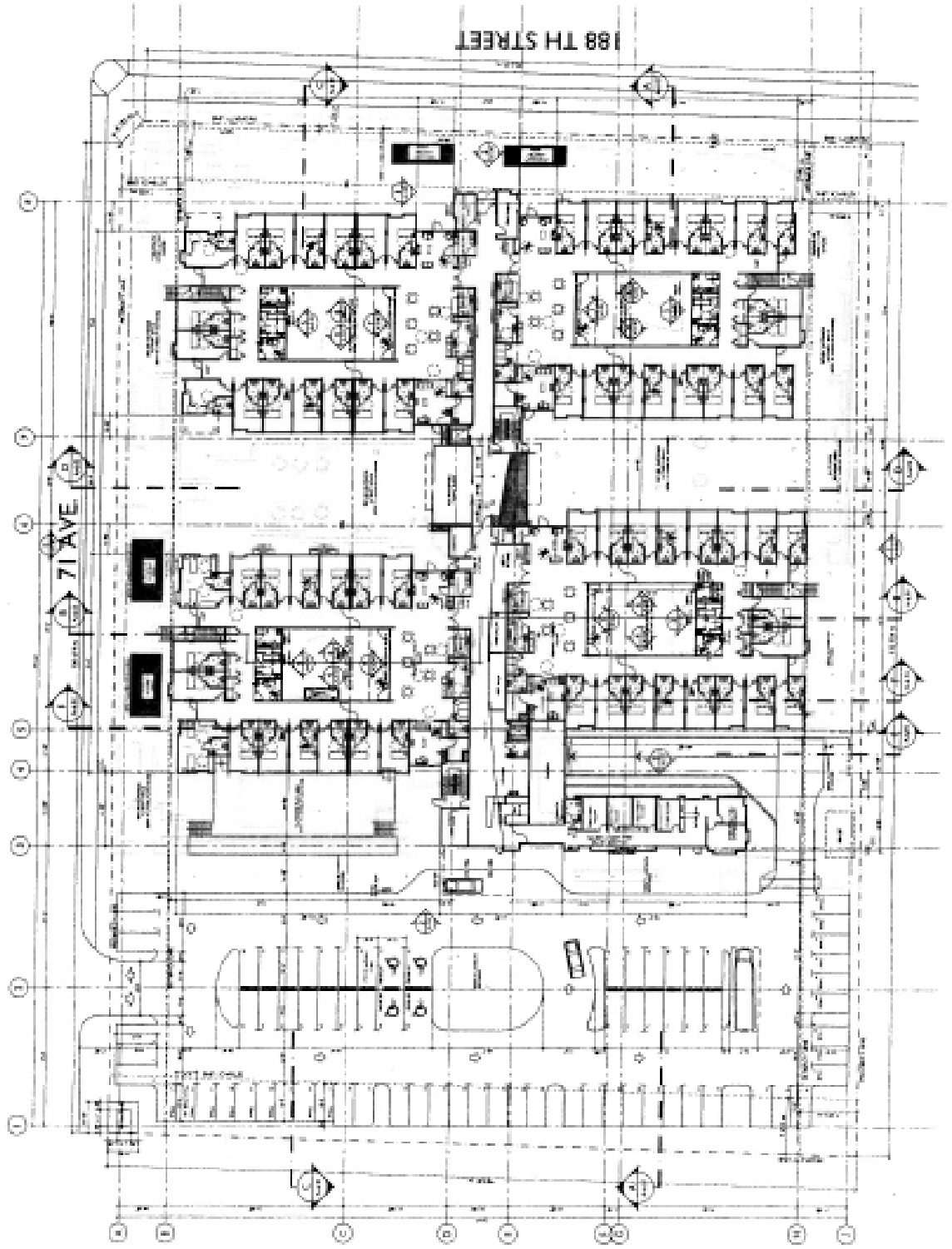
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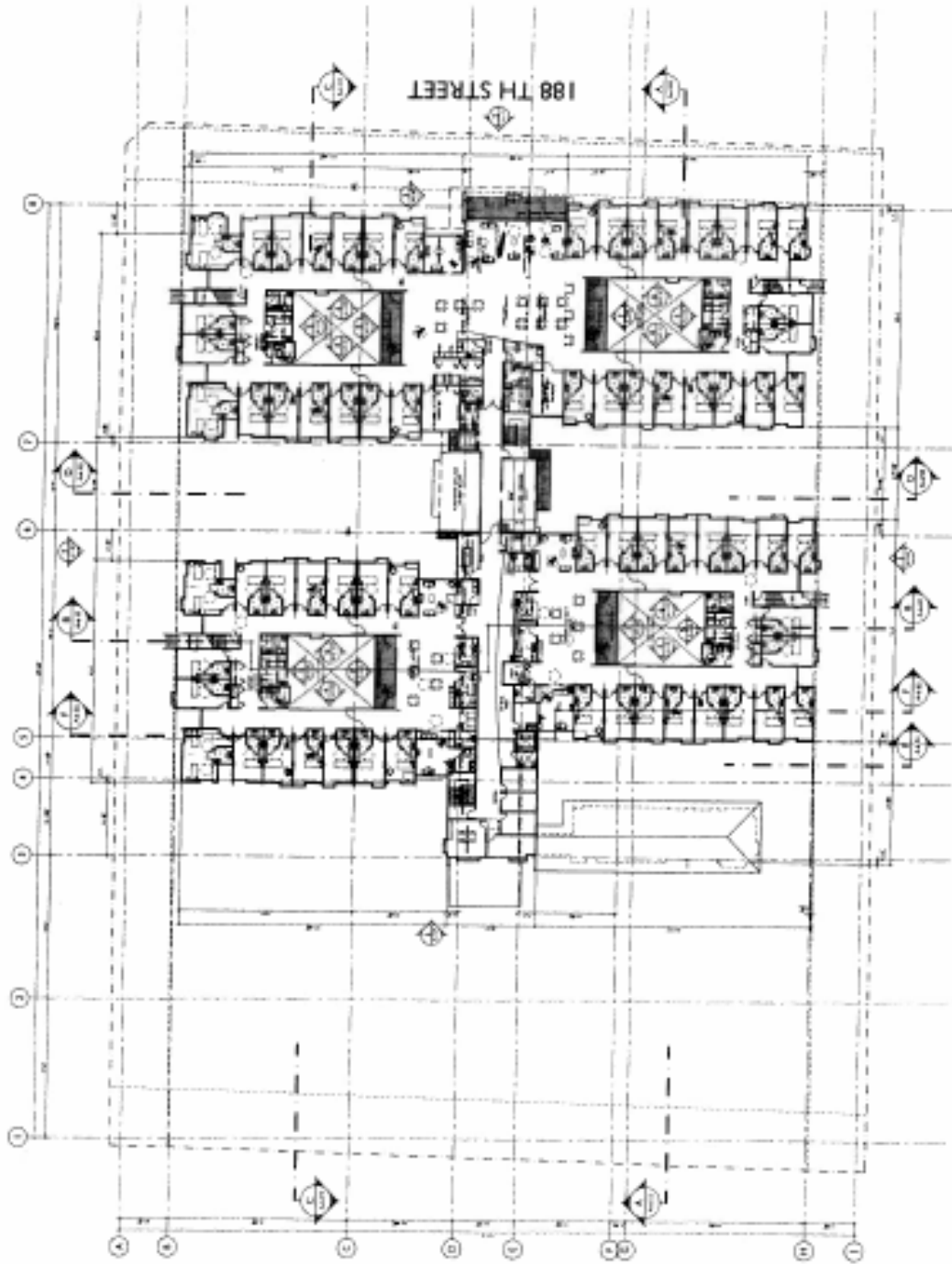
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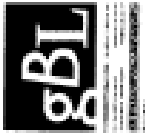
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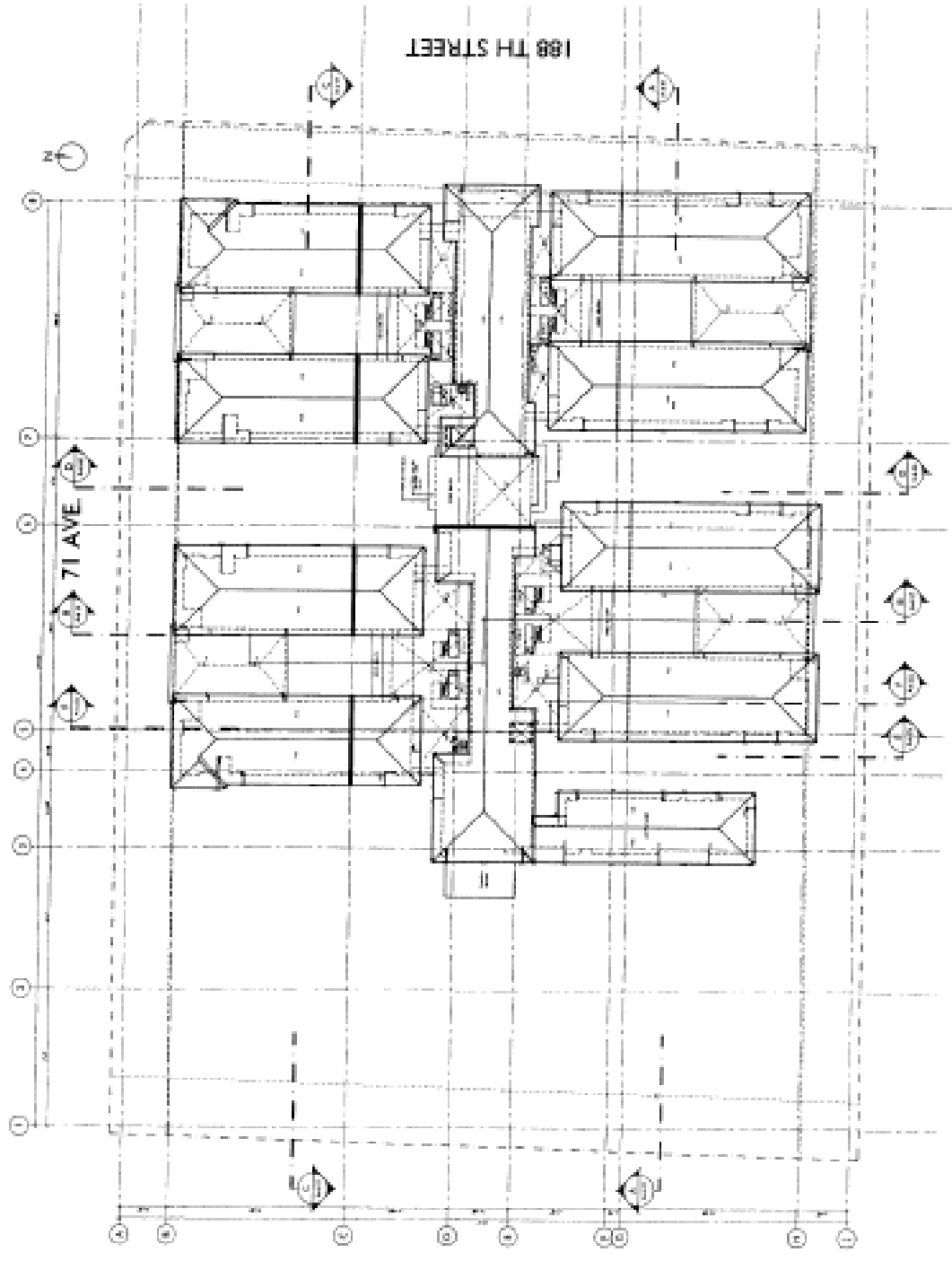
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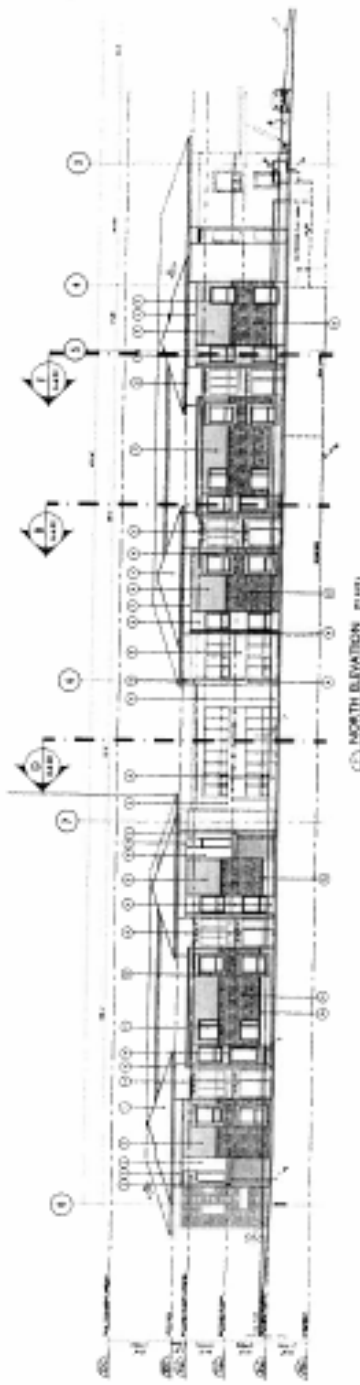
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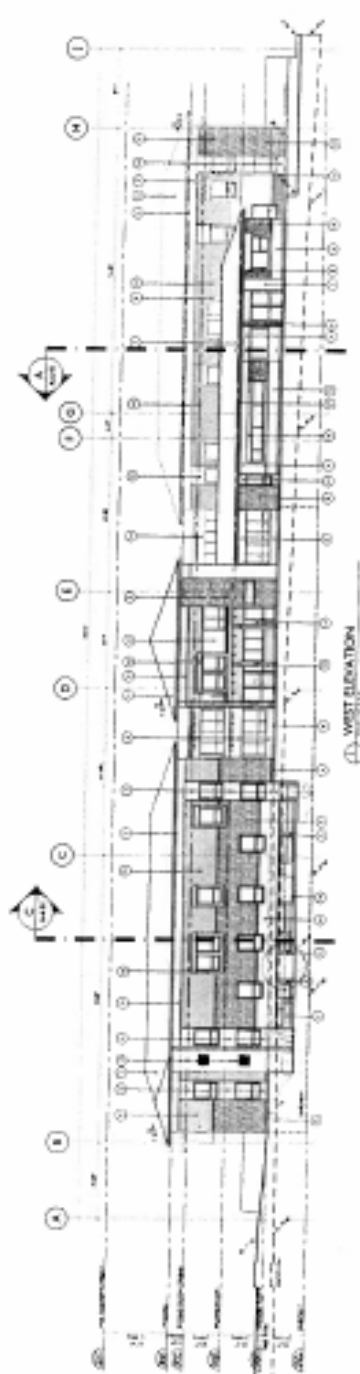


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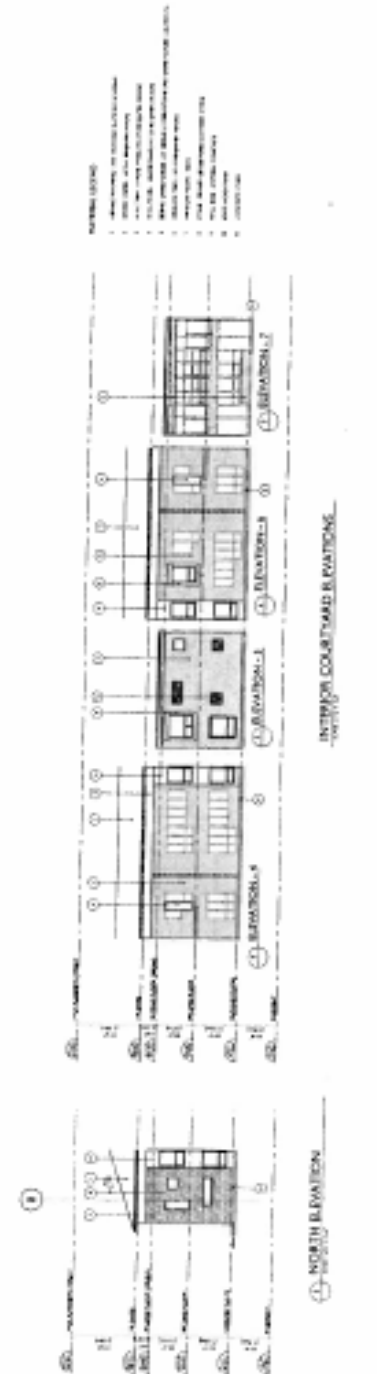
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INTERIOR COURTYARD ELEVATIONS

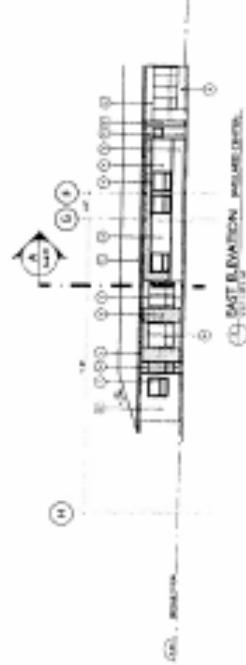
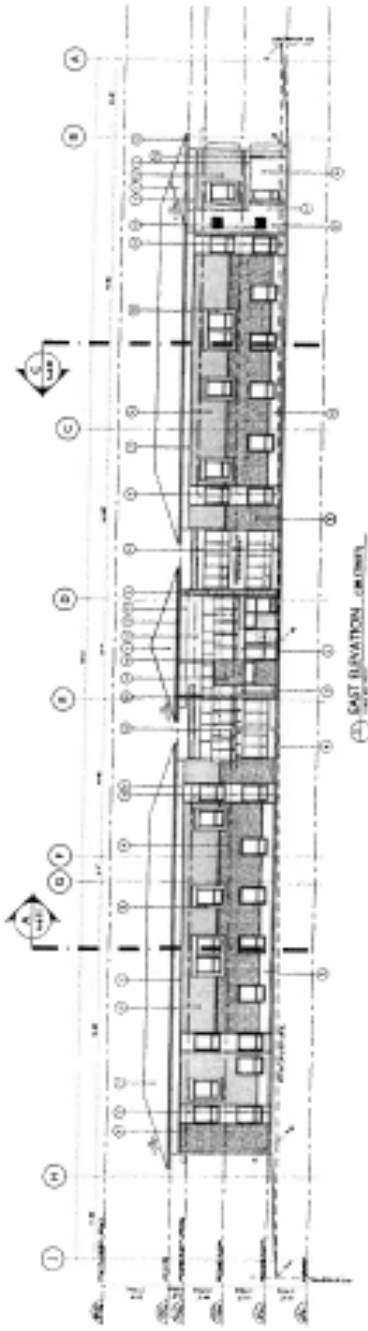
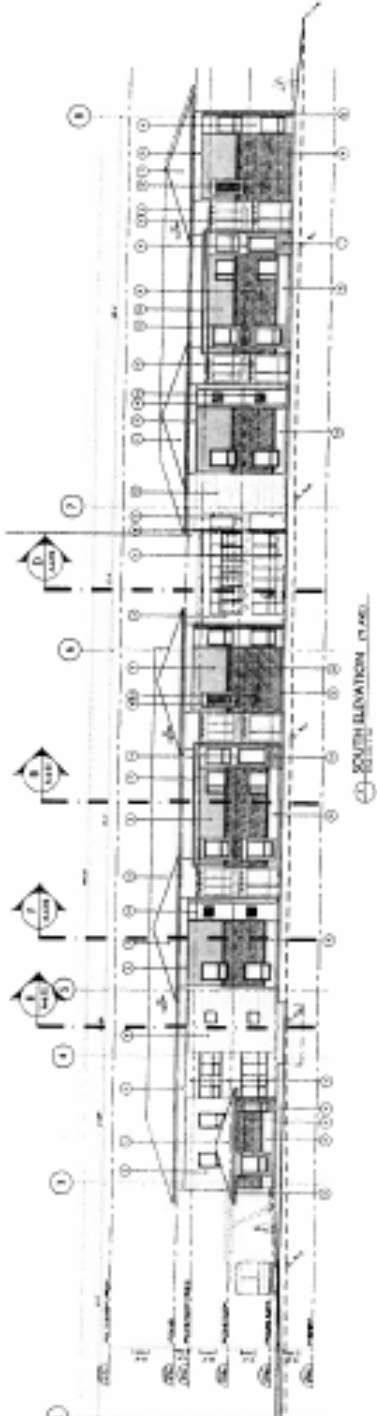
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 - 2. SEE ARCHITECTURAL SPECIFICATIONS FOR WINDOW SCHEDULE.
 - 3. SEE ARCHITECTURAL SPECIFICATIONS FOR ROOFING SYSTEM.
 - 4. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR WALL FINISHES.
 - 5. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR FLOOR FINISHES.
 - 6. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR STAIR FINISHES.
 - 7. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR RAMP FINISHES.
 - 8. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR SIGNAGE.
 - 9. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR LIGHTING.
 - 10. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR LANDSCAPE.

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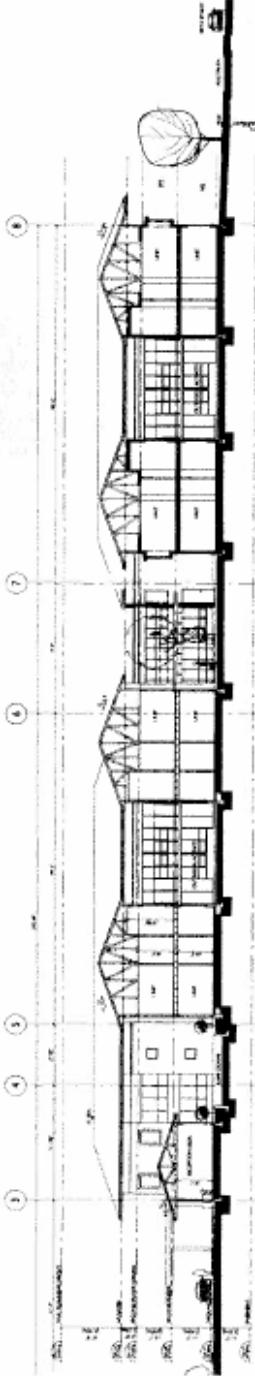
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 - 3. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 7. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE FINISH GRADE.
 - 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - 10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

**THE RESIDENCE AT
CLAYTON HEIGHTS**
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CLAYTON, N.C.
SOUTH EAST
CLAYTON, N.C.
CLAYTON, N.C.
CLAYTON, N.C.
CLAYTON, N.C.
CLAYTON, N.C.

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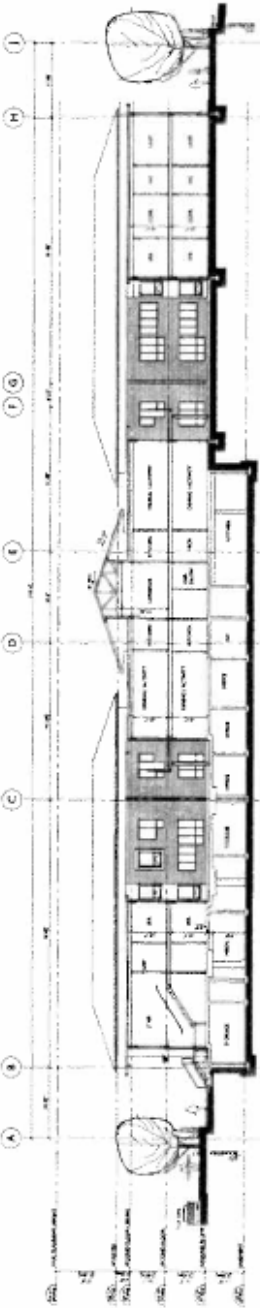
GENERAL BUILDING
CORPORATION
ARCHITECTS
1000 EAST 17TH AVENUE
DENVER, CO 80202
303.733.8800
WWW.GBLARCHITECTS.COM



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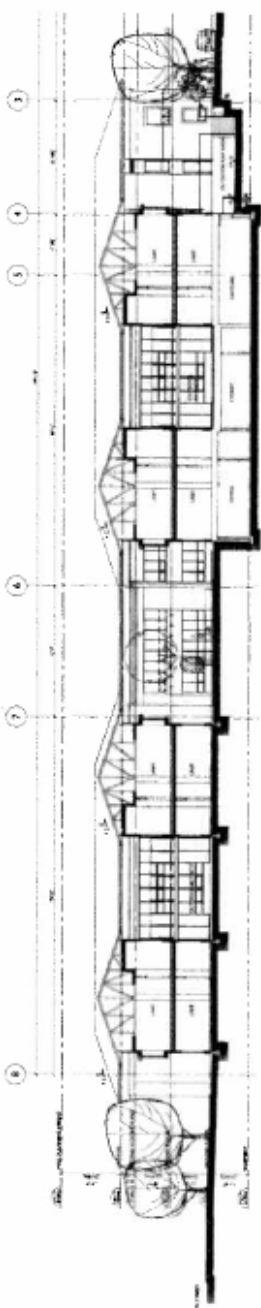


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1000 E. 17th
Denver, CO

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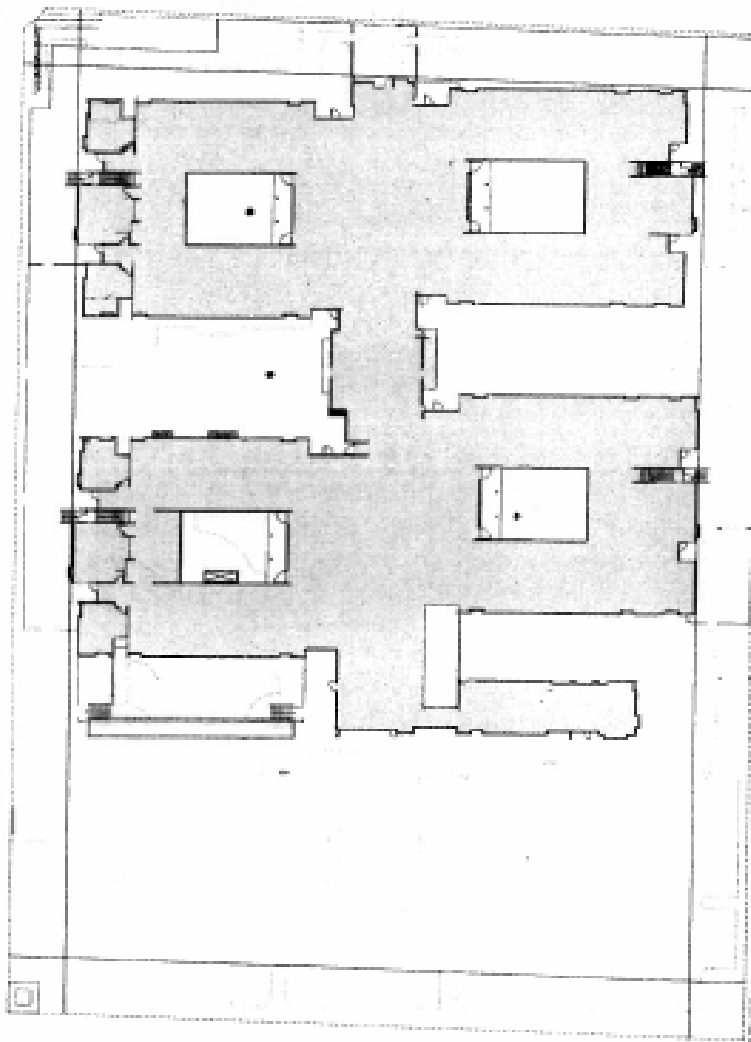


SECTION CC
SECTION CUT

Residence at Clayton Heights

71 AVE.

188 TH STREET



GENERAL NOTES

DRAWING LIST

- 01 Master Plan List
- 02 Landscape Plan
- 03 Tree Planting Plan
- 04 Streets & Circulation Plan
- 05 Tree Retention Plan
- 06 Details-1
- 07 Details-2
- 08 Entry Features and Corridor Management Details

Plans checked by *RW*
 Engineering & Development, Inc. of St. Louis
 Date 2005/03/06
 Responsible

MASTER PLAN LIST

01	Master Plan List
02	Landscape Plan
03	Tree Planting Plan
04	Streets & Circulation Plan
05	Tree Retention Plan
06	Details-1
07	Details-2
08	Entry Features and Corridor Management Details

DP2007-07

L-1-1

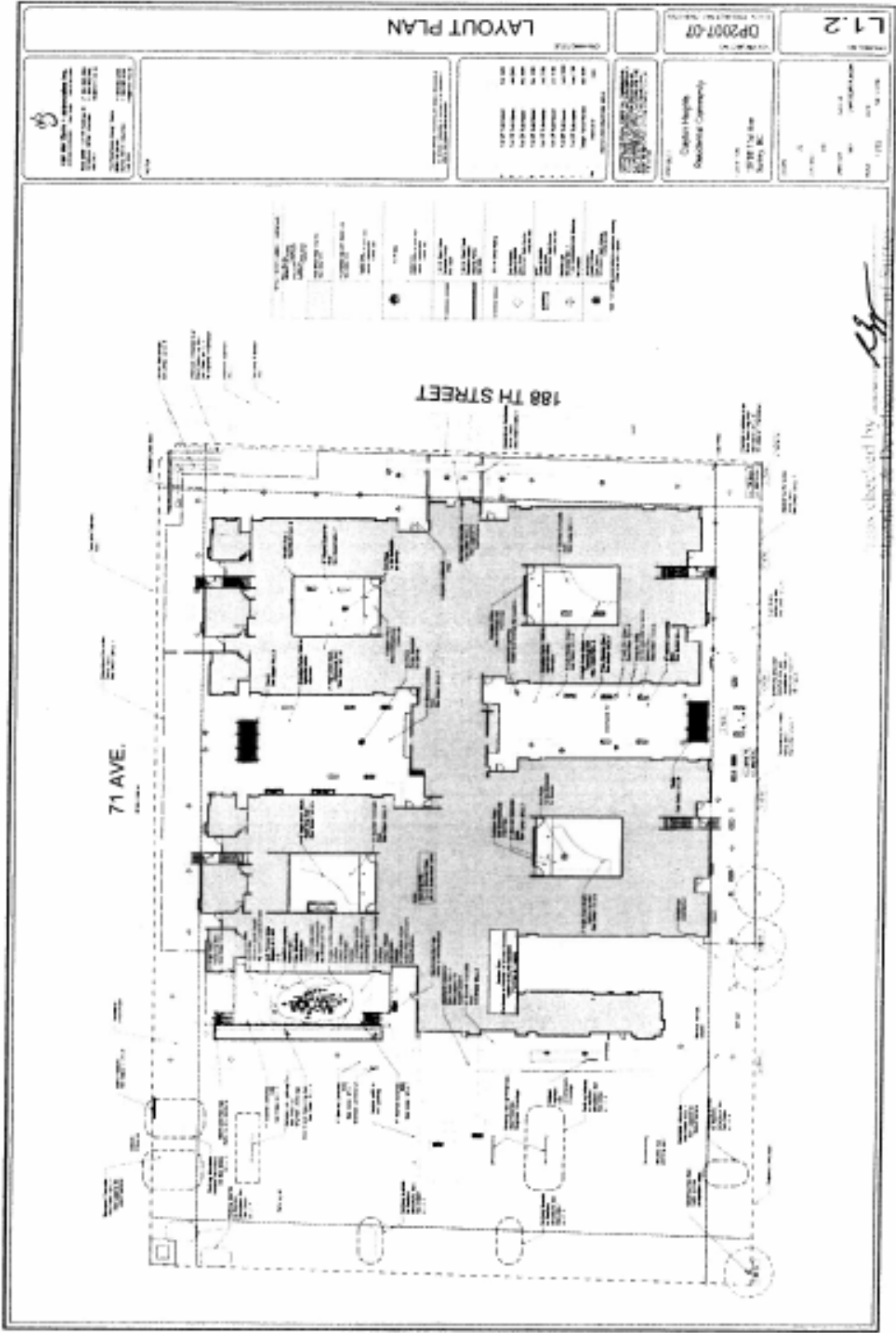
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Residence Community

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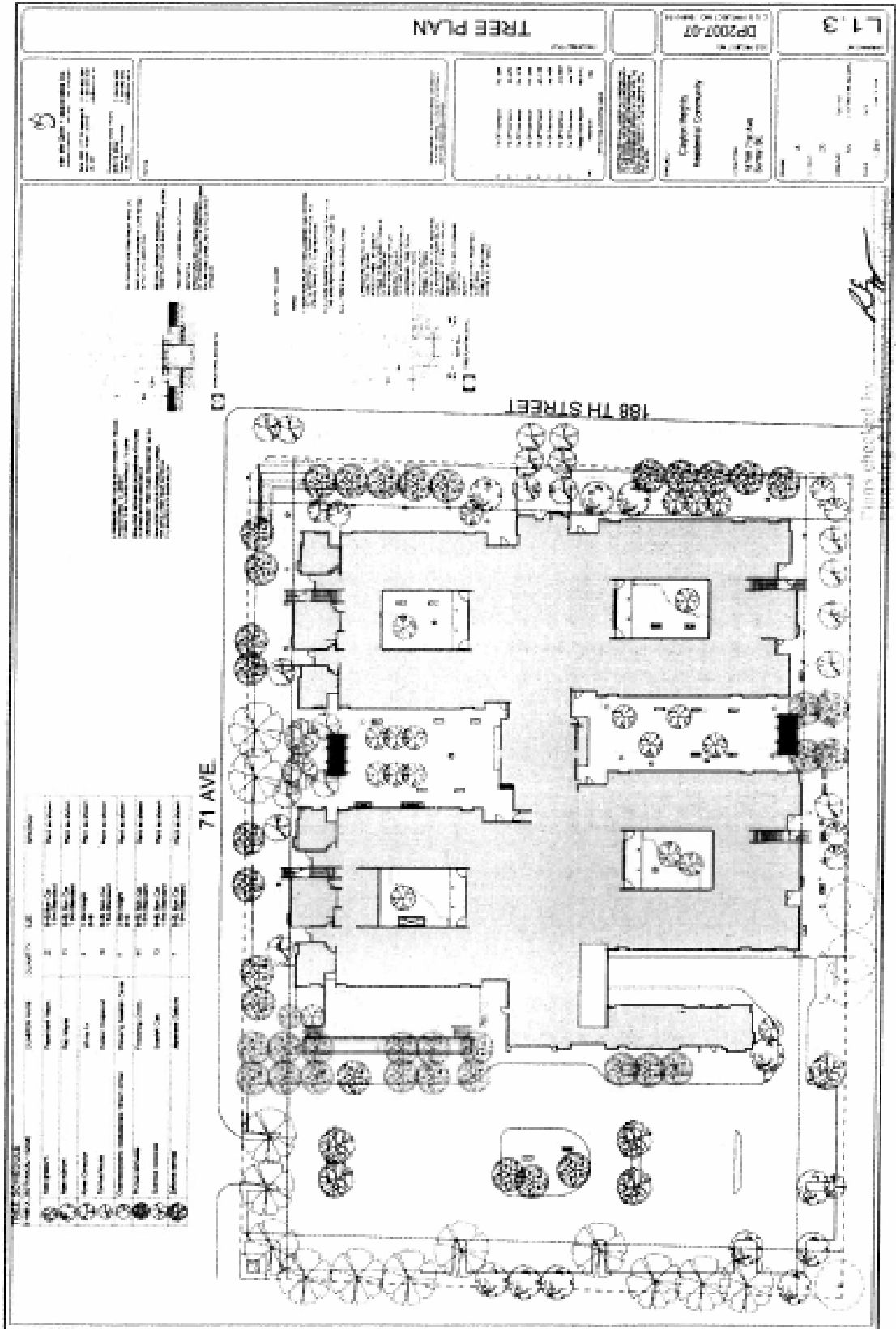
Engineering & Development, Inc. of St. Louis
 1000 N. 1st St., Suite 200
 St. Louis, MO 63102
 Phone: (314) 433-1100
 Fax: (314) 433-1101
 Website: www.edinc.com

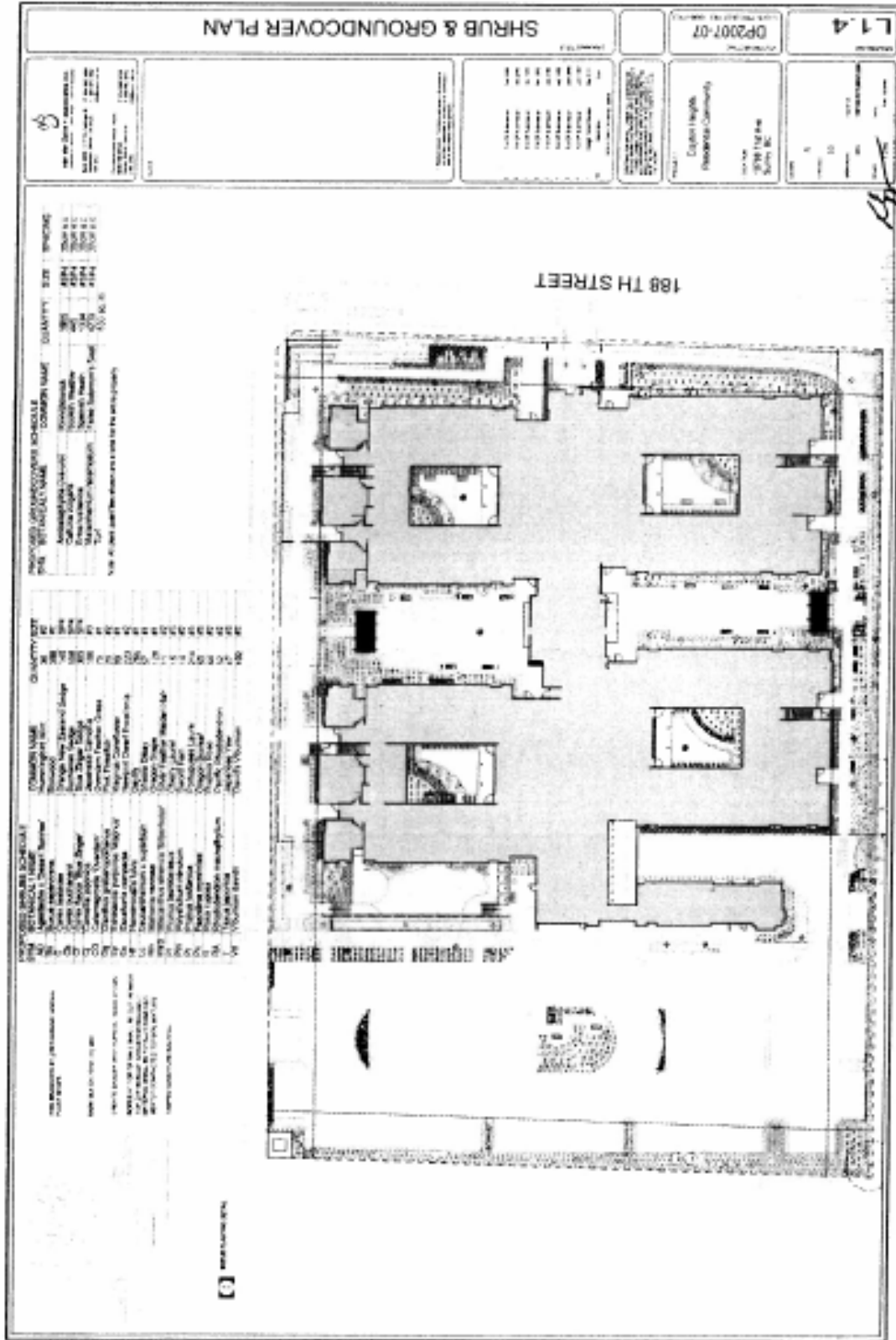


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Date 2001/02/06

✓ Acceptable Not Acceptable





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SHRUB & GROUND COVER PLAN

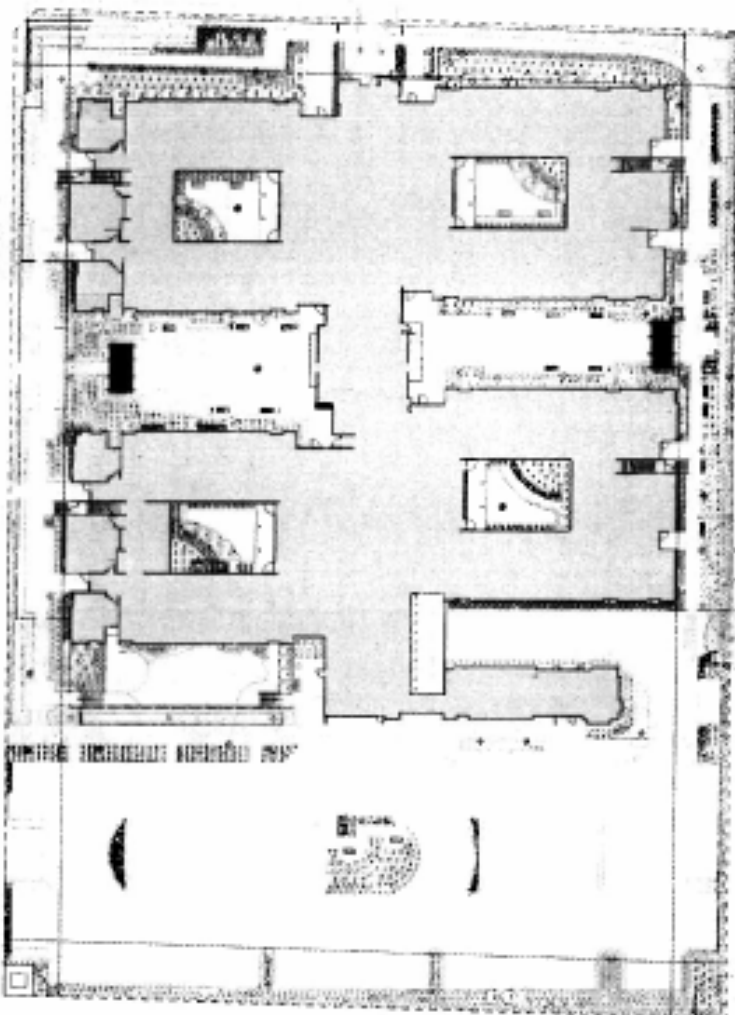
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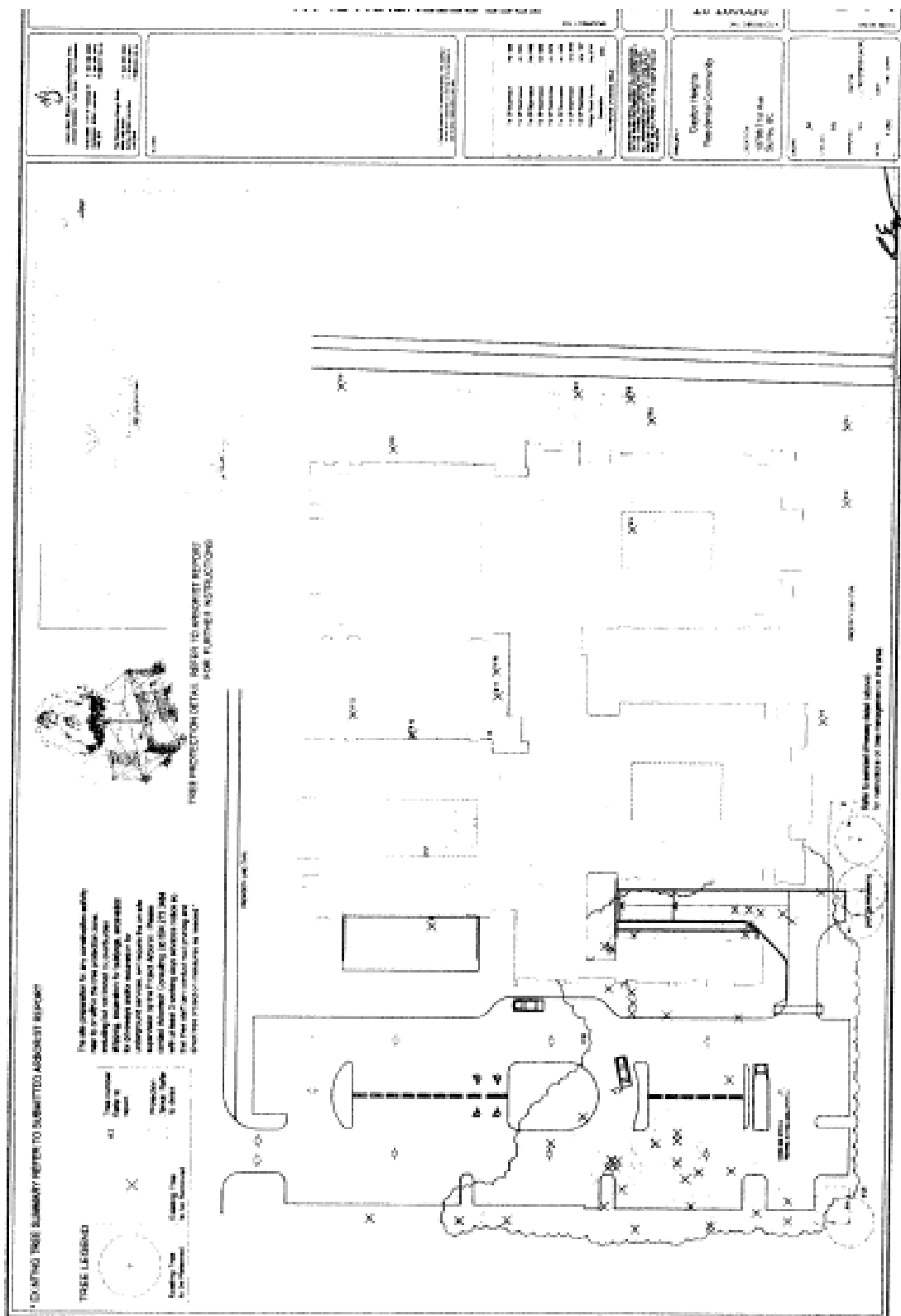
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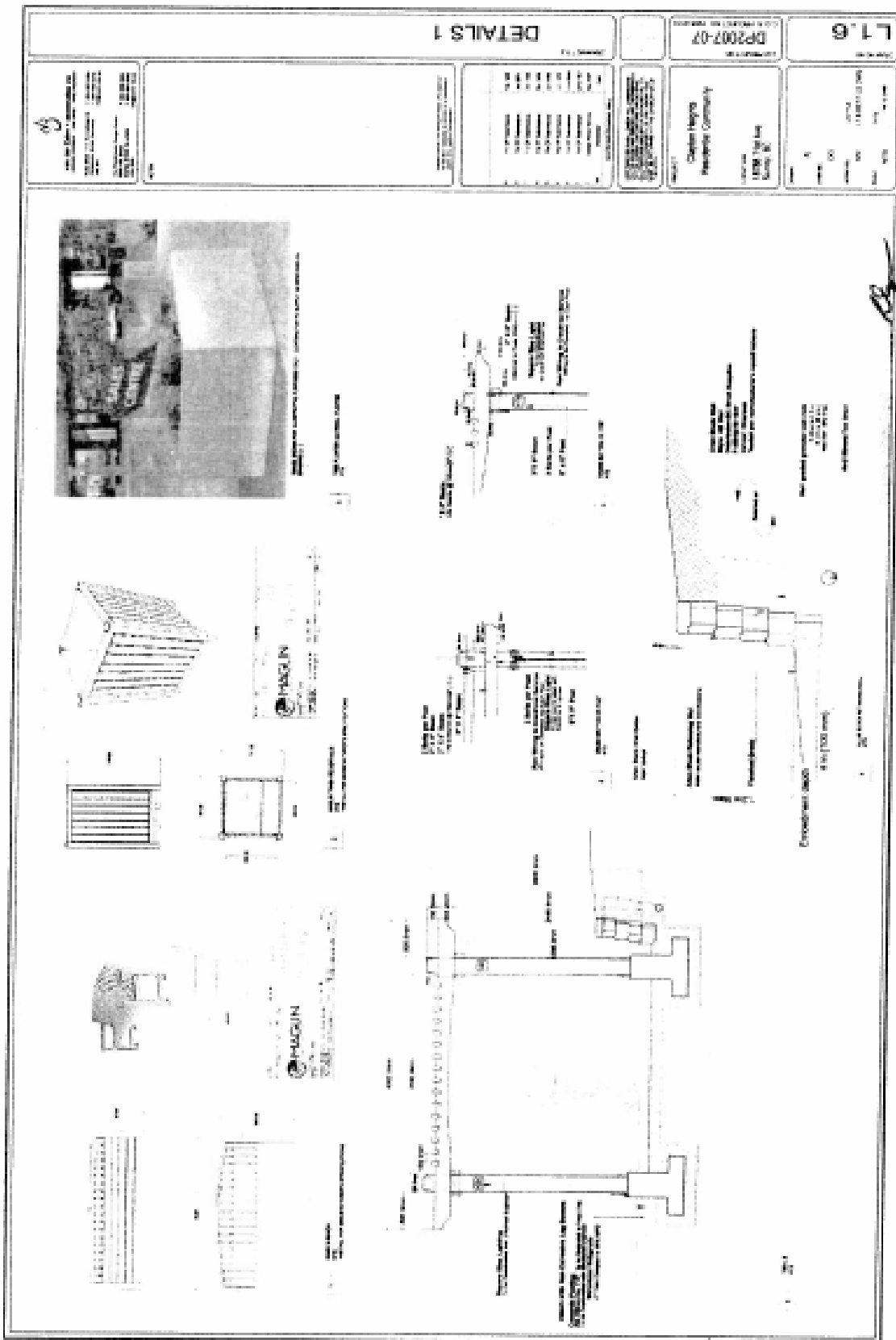


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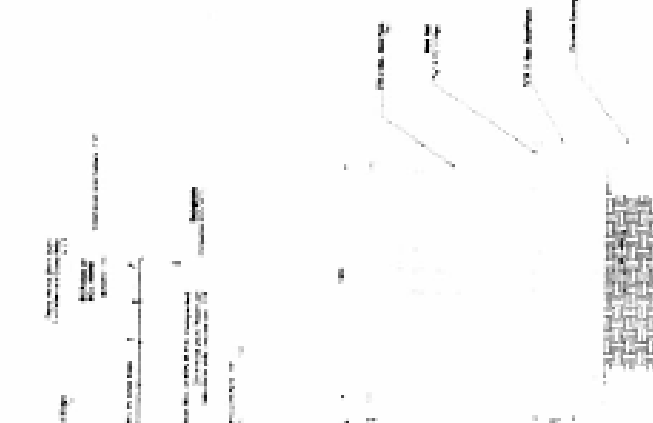


2/28/03/ab



2007/03/06

BY

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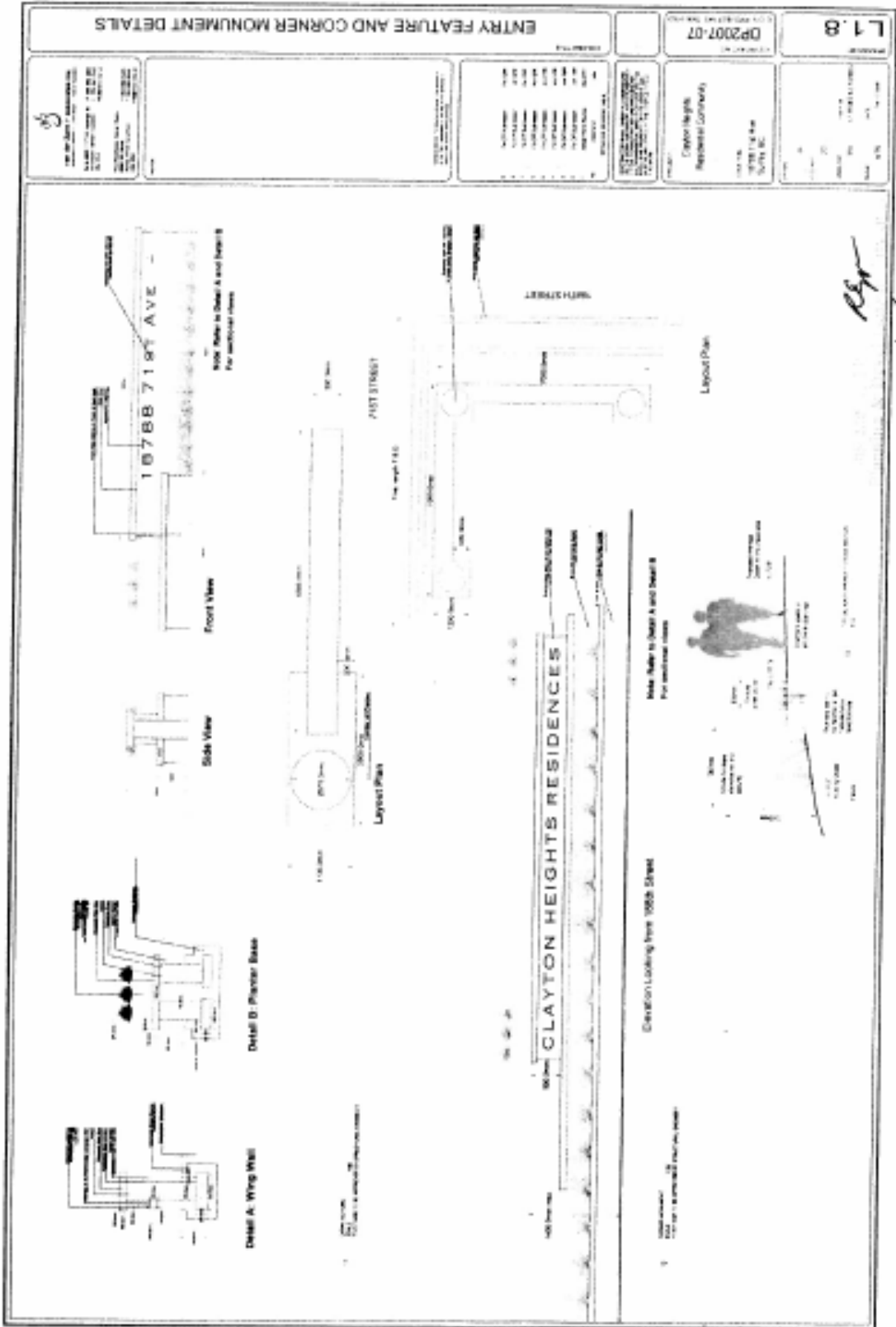
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ENTRY FEATURE AND CORNER MONUMENT DETAILS

DP2007-07

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