



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **OCP Amendment Application OCP 01-18,
Rezoning Application RZ 07-18,
Development Permit Application DP 07-18**

From: Development Services & Economic
Development Department

File #: 6620.00

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Date: August 27, 2018

COMMITTEE RECOMMENDATION:

THAT OCP Application 01-18, Rezoning Application RZ 07-18, Development Permit Application DP 07-18 to accommodate an integrated seniors citizen housing development consisting of 28 Long Term Care units, 169 Assisted Living (Congregate Housing) units and 95 Seniors-Oriented Housing Units located at 20964, 20974, 20980, 21016, 21024 Old Yale Road be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider an Official Community Plan Amendment Application, Rezoning Application and Development Permit Application by Billard Architecture consisting of a 28-bed Long Term Care facility, 169 Assisted Living (Congregate Housing) Units and 95 Seniors-Oriented housing units.

POLICY:

The subject lands are currently designated Urban Residential and Institutional in the Official Community Plan. An Official Community Plan amendment creating an Old Yale Road Seniors District is proposed to accommodate the subject development.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Billard Architecture
Owner:	Hehe Rosewood Senior Centre Inc.
Civic Addresses:	20964, 20974, 20980, 21016, 21024 Old Yale Road
Legal Description:	Lots 1 & 2, District Lot 36, Group 2, New Westminster District, Plan 5706; Parcel "A" (Explanatory Plan 10443), Lot 3, District Lot 36, Group 2, New Westminster District, Plan 7420; Lot 38 Except: Firstly: Part Subdivided by Plan 41617; Secondly: Part Subdivided by Plan 66178; Thirdly: Part Subdivided by Plan 66179; District Lot 36, Group 2, New Westminster District, Plan 26751 Lot A, District Lot 36, Group 2, New Westminster District Plan BCP50813
Site Area:	1.855 Hectares (4.581 Acres)
No. of Units:	28 Long Term Care Beds 169 Congregate Housing 95 Seniors-Oriented MF Residential
Density:	142.3 units/ha (57.6 units/acre)
Gross Floor Area:	23,503 m ² (252,995 sq ft)
Floor Area Ratio:	1.267
Lot Coverage:	18.1%
Total Parking Required:	226 (incl. 36 visitor & 12 H/C)
Total Parking Provided:	286 (incl. 67 visitor & 15 H/C)
Existing Zoning:	RS1 Single Family Residential & P2 Private Institutional/Recreational
Proposed Zoning:	CD59 Comprehensive Development
Existing OCP Designation:	Urban Residential and Institutional
Proposed OCP Designation:	Old Yale Road Seniors District
VariANCES Requested:	None
Development Cost Charges:	\$3,773,875.85 (City - \$2,650,807.24 GVS&DD - \$989,728.61, SD35 - \$133,340.00)
Community Amenity Charge:	264 Units @ \$2,000/unit = \$528,000.00

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley Specifications & MMCD Standards.

These requirements have been issued to reflect the application for rezoning and development for a proposed **292 Unit Seniors Centre; 20964-21024 Old Yale Road.**

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The developer is responsible for the following work which shall be designed by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Murray Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. As this project is located within the designated floodplain for Murray Creek, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768. The specified setback for Murray Creek shall be 15m, as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".

5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
7. A stormwater management plan for the site is required. No existing municipal drainage system exists in this area; the developers QEP will be responsible for determining if the sites can continue to drain to Murray Creek. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
9. If the proposed development will generate more than 100 additional peak direction trips (inbound or outbound) to or from the site during the peak hour, then a development traffic access and impact study will be required.
10. Old Yale Road shall be upgraded on a local road standard complete with curb, gutter, drainage, sidewalk, streetlighting as per SDR003 for the full extents of the project.
11. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost
12. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.

B) The developer is required to deposit the following bonding and connection fees:

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$20,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The developer is required to adhere to the following conditions:

1. Undergrounding of hydro, telephone and cable services to the development site is required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.

7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

1. Development Proposal

The applicant, whose client owns a senior's facility in Maple Ridge, is proposing to develop a large seniors care and housing complex on Old Yale Road at the eastern edge of the City. The complex consists of a 28-bed long term care facility, 169 "assisted living" (congregate housing) units and 95 seniors-oriented multifamily residential units.

2. Site & Context

The site is comprised of five properties on the south side of Old Yale Road adjacent to Murray Creek. Currently the site is occupied by four single family homes. Between the two road frontages of the site there remain four single family lots that are not part of the subject application. Newlands Golf & Country Club is located to the south of the subject property and a further two single family homes are located east of the site on the south side of Old Yale Road. Across Old Yale Road to the north is St. Andrews Anglican Church. Northeast of the site is farmland that stretches to the Murrayville area of the Township of Langley.

3. Official Community Plan

The existing Official Community Plan land use designations would not accommodate the proposed development so the applicant has applied to amend the OCP. In order to analyse this proposal and its land use implications, staff engaged City Spaces Consulting to prepare a planning study of the development site and the adjacent properties along Old Yale Road with development potential (i.e. excluding City parks and land within the Agricultural Land Reserve). In staff's view the scale of the proposed development and its implications for the remaining properties in the area

necessitated a comprehensive consideration beyond the development site itself.



Old Yale Road Planning Study Area (shown in blue)

The planning study recommends the creation of a new land use designation to enable the development of a seniors care campus that provides for aging in place with appropriate housing and institutional services. Accordingly, staff have prepared OCP Amendment Bylaw No. 3088 for Council's consideration. Bylaw No. 3088 would create an Old Yale Road Seniors District with associated policies and development permit area guidelines.

4. Architectural Design & Concept

The applicant's proposal includes two buildings: a main building ("Building 1") at the southeast end of the site and an annex building ("Building 2") in the northwest corner of the site.

a) Main Building ("Building 1")

The main building contains the long term care and assisted living (congregate housing) units and includes indoor and outdoor amenity

spaces as well as offices and supporting facilities for staff. The six-storey building steps down to four storeys along the street frontage providing roof gardens for the enjoyment of residents and a softer interface with Old Yale Road and the remaining single family homes. The long term care units and associated services are located on the ground floor. The assisted living units (called “congregate housing” in the City’s zoning bylaw) are located on the upper floors. The congregate housing units are complete dwellings with full living and cooking facilities intended for independent seniors but also offer shared dining and other supportive services such as nursing. The irregular floorplan follows the Stream Protection and Enhancement Area (SPEA) boundary, highlighting the environmental constraints imposed upon the site. The site plan also provides an 8.0 m fire access lane along the north façade of the building. The architectural expression is modern employing flat roofs, simple forms and minimal ornamentation. The architect has, however, incorporated natural wood trims and earth toned colours in deference to the natural setting and the agricultural heritage of the area.

b) Annex Building (“Building 2”)

The six-storey annex building houses the seniors-oriented multifamily residential units. These are apartment units designed for independent owners aged 55 and over. A curvilinear plan is used to position the building outside the environmental setback, placing the main entrance at the north end of the site, creating a strong presence on Old Yale Road. An 8.0 m wide fire access along the east façade is provided to meet fire department requirements. Muted, earth-toned colours and wood trims pay homage to the natural setting and area history. Vertical wood fins function as privacy screens and *brise-soleil* (sun screens) for balconies, adding natural materials and “warmth” to the design.

5. Environmental Considerations

The subject properties back onto Murray Creek, a Class “A” fisheries watercourse whose riparian area is identified in the City’s Environmentally Sensitive Area mapping. The ESA areas within the site have sensitivity values ranging from “Moderate” to “High”. Under the City’s Official Community Plan, development is prohibited in areas with “Moderately High” to “High” sensitivity values. The applicant engaged a Qualified Environmental Professional (QEP) to prepare a Riparian Area Assessment in accordance with provincial requirements. The RAR assessment identified a Stream Protection and Enhancement Area along Murray

Creek. The proposed development is sited outside the SPEA boundary and the City's ESA areas.

The subject properties are located within the 1 in 200 year floodplain boundaries of Murray Creek and the Nicomekl River and are thus subject to the City's Floodplain Elevation Bylaw. Under the bylaw, the development must comply with minimum building elevation and setback requirements. The applicant has engaged a civil engineer to address flood protection requirements in the development.

The applicant has provided a geotechnical engineering report with recommended design and mitigation strategies for structural integrity and soil stability.

6. CPTED

The proposed development benefitted from a Crime Prevention Through Environmental Design (CPTED) review by Liahona Security Consortium Inc. whose recommendations were incorporated into the plans.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 12, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 17th, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$2,650,807.24 to City Development Cost Charge accounts and \$550,000.00 in Community Amenity Charges.

ALTERNATIVES:

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
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Concurrence:



Rory Thompson, Fire Chief

Attachment(s):