To: Acting City Manager  
From: General Manager Planning and Development  
Subject: Development Variance Permit Application 07 008339 DV – Proposed 20-Bed Tertiary Residential Building (Cypress Lodge) for the Riverview Hospital at 2601 Lougheed Highway  
For: Committee of the Whole  

Recommendation:  
That Council approve signing and sealing of Development Variance Permit 07 008339 DV and the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

Executive Summary:  
This application relates to a proposed 20-bed facility to be known as “Cypress Lodge” on the Riverview Hospital lands. The applicant, Accommodation and Real Estate Services (ARES) (formerly known as British Columbia Building Corporation), has requested a Development Variance Permit which would delete the servicing requirements for contiguous street frontages and vary the accessory off-street parking required by the Zoning Bylaw. The proposed building is the third such facility to be located on this site and will be located adjacent to the existing two facilities known as Cottonwood and Connelly Lodges. Staff is recommending that Council authorize issuance of the Development Variance Permit 07 008339 DV.

Background:  
An application has been received for a Development Variance Permit in relation to a third residential care facility on the Riverview site (location shown on Attachments 1 and 2). This is the third such facility on the Riverview site; Council approved the Cottonwood and Connelly Lodges in 2001 and 2005. Both previous applications included variances for perimeter servicing and parking as does the application currently under consideration.

Concerns had been raised in relation to the previous lodges regarding the preference for the use of existing footprints for new buildings to avoid impacting green space or previously undeveloped lands. In 2006, Accommodation and Real Estate Services (ARES) convened “Footprint” workshops to create principles to guide the placement of new buildings.
Background: cont’d/
ARES invited the Riverview Horticultural Centre Society, Burke Mountain Naturalists, planning consultants and city staff to these workshops. These discussions are still underway; however, the proposed Cypress Lodge was reviewed against the draft principles.

The consensus from the participants was that the Cypress Lodge application rated highly in meeting the “footprint” principles. This was attributed to:
- planned acceptable quality mitigation projects to maintain landscape quality/character (tree tagging);
- no net loss (in quality terms) of green space;
- minimal impact on the overall lands (low massing, density);
- minimal impact of the selected site (groundwater restored, no shading, avoids and respects significant trees);
- use of previously disturbed site (former site of Boy’s Industrial Reform School); and
- the sense that Riverview’s “sense of place” would remain strong.

Proposed Development:
The applicant is proposing a 20-bed tertiary residential care building which is the third such facility to be located on this site and will be located adjacent to the existing facilities known as Connelly and Cottonwood Lodges (Attachment 3 illustrates the site context). The site is zoned P-1 Civic Institutional which would permit the care facility use.

A study was taken as to the best placement of the building. The subject site was chosen because it had limited impact on existing trees and was close to the existing two facilities in order that they share some core services. The subject site slopes to the east such that the main entrance on the west side of the building is at grade while a small basement area on the east side of the building also has direct grade access.

The building is a one-story structure with a small basement area for storage, mechanical, electrical and maintenance equipment (Attachments 4 and 5 illustrate the site plan and elevations). Bedrooms and offices ring the perimeter of the main floor with common areas being located internally. Some small secure outdoor patios are located on the south and east sides of the building. Materials include vertical siding on the exteriors of living areas and cementitious board paneling at common areas and entries, with asphalt shingle roofing; all in a natural colour scheme.

Vehicle access to the buildings is proposed via Campion Way. Parking for the site is located within two existing parking areas to the east of the building and between the existing two lodges.

The subject property is not located within a Development Permit Area. A Development Variance Permit is required in order to vary requirements under the Zoning Bylaw in relation to parking and under the Subdivision and Development Servicing Bylaw in relation to perimeter servicing improvements.

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Staff Review:

**Development Planning**
Staff reviewed the application in relation to the Zoning Bylaw requirements and determined that it complies except for the number of accessory off-street parking spaces. Staff are satisfied that the number of existing parking spaces are adequate; however they are to be marked for the exclusive use of the three facilities for staff and long term visitor parking. Additionally, appropriate pedestrian markings, signage and lighting are to be provided on the pathway to the three buildings.

**Transportation Planning**
The applicants are proposing a reduction from 36 spaces to 15 spaces which is substantiated by a parking study. Staff reviewed the current site plan and parking study submitted by an independent traffic engineer. The consultant’s rationale in support of the parking variance is found to be acceptable from a Transportation Planning perspective. It was demonstrated by the consultant that collectively Connolly and Cottonwood Lodges as well as Cypress Lodge which is currently proposed, would not be expected to generate more than 35 to 40 vehicles during peak activity periods. The parking area located between Connolly and Cottonwood Lodges for 13 vehicles and the parking area to the east for 28 vehicles (total 41 spaces) would accommodate the anticipated demand.

**Development Servicing**
Staff reviewed the application in relation to the Subdivision and Development Servicing Bylaw. As the proposed construction would exceed $50,000, the applicant would be required to complete all the off-site servicing requirements which would include the works along Lougheed Highway, Cape Horn Avenue, Mariner Way, Riverview Crescent, Chilko Drive and Tatla Place. Staff concur that such improvements would be onerous and in some cases undesirable. Accordingly, staff has no objection to the proposed variance relating to servicing requirements. This position is consistent with the exemption from perimeter servicing requirements granted by Council under the previous Development Variance Permits for Connolly and Cottonwood Lodges.

Staff reviewed the Phase 1 of the Stormwater Management Plan and the remedial requirements for the site, as site investigations have identified contaminated soils, abandoned oil tanks, buried concrete and fill materials on-site. At the Building Permit application stage, a Letter of Certification verifying that the building site, after remediation, meets the applicable Provincial Criteria for the intended land use as required under the *Environmental Management Act* by a geotechnical or environmental consultant will need to be submitted.

**Environmental Services**
Staff have reviewed the arborist report and correspondence relating to tree tagging and “grand landscaping”. While the proposed siting of the building does not require the removal of any trees, the arborist has recommended the removal of one twin stemmed cottonwood because twin stems do not have a good long-term chance of surviving.
Environmental Services cont'd/

Staff is supportive of the arborist's report and the proposed tagging of an additional 200 trees (300 were tagged with Latin and common names in conjunction with the Cottonwood Lodge application). While work is underway by ARES with regard to a “grand landscaping” plan for the site, it is understood that this work is at its initial stages and is unrelated to the current Development Variance Permit application.

Development Variance Permit:

The attached Development Variance Permit 07 008339 DV has been prepared for the consideration of Council (Attachment 6). The Permit is being issued to the owner of the property, British Columbia Building Corporation (BCBC). Two variances are being proposed and have been detailed in this report. The plans for this development are listed under Clause B of Schedule "A" to the Permit. A security of $105,000.00 is being taken to ensure completion of the works in accordance with the approved plans.

Conclusion:

Staff recommends approval of Development Variance Permit 07 008339 DV. Based on the information provided by the applicant, staff supports the proposed variances relating to parking and off-site servicing requirements. As is consistent with the City's Development Variance Permit requirements, owners of the neighbouring properties have been notified of this application.

J.L. McIntyre, MCIP

DCT/JMS/ms/lmc

Attachments:

1. Location Sketch
2. Ortho Photo
3. Context Plan
4. Site Plan
5. Elevations
6. Development Variance Permit 07 008339 DV (Doc# 562248)
APPLICANT: Fraser Health
OWNER: British Columbia Buildings Corporation
LEGAL: LOT 1, DISTRICT LOTS 60, 170 & 305 PLAN LMP22802
PID#: 023-052-716
ZONING: P-1
Coquitlam

DEVELOPMENT VARIANCE PERMIT

ISSUED BY: CITY OF COQUITLAM
a municipal corporation,
with offices at 3000 Guildford
Way, Coquitlam in the Province of
British Columbia, V3B 7N2

(the "City")

TO: BRITISH COLUMBIA BUILDINGS CORPORATION
a company duly incorporated pursuant to the laws
of the Province of British Columbia and having its
registered and records office at
3350 Douglas Street
Victoria, British Columbia, V8W 2T4

(the "Permittee")

WHEREAS the Permittee wishes to commence a development upon all and singular that
certain parcel or tract of land and premises situate, lying and being in the City of Coquitlam,
in the Province of British Columbia, and more particularly known and described as

Lot 1, District Lots 60, 170 and 305m Group 1, New Westminster District
Plan LMP22802; Parcel Identifier: 023-052-716

(the "Lands")

AND WHEREAS the Permittee has made application for a Development Variance Permit in
regard to the Lands pursuant to Part 26 of the Local Government Act R.S.B.C., c. 323 as
amended;

NOW THEREFORE, the City in consideration of the covenants and conditions contained
herein hereby issues this Development Variance Permit in respect of the Lands to the
Permittee as follows:

File #: 08-3060-20/07 008339 DV/1 Doc#: 562248
1. This Development Variance Permit is issued subject to all requirements contained in the City's Bylaws except where specifically varied or supplemented by this Development Variance Permit.

2. The Permittee will comply with all federal, provincial and municipal statues, regulations and bylaws and will not commence any work on the Lands until he has received a Building Permit in respect of such work from the City pursuant to City of Coquitlam Building Bylaw No. 3598, as amended or superseded from time to time.

3. The Lands will be developed by the Permittee (including his successors and assigns) in conformity with the terms and conditions set out in Schedule "A", which is attached to and forms part of this Development Variance Permit.

4. The Permittee will not sell, assign, transfer, convey or otherwise dispose of all or any part of his interest in and to the Lands, save and except for mortgage purposes, until the Lands have been developed in accordance with the conditions of this Development Variance Permit, or alternatively, until the proposed purchaser or assignee has covenanted with the City, in a manner acceptable to the City, to ensure development of the Lands in conformity with the conditions herein contained. After the successor or assignee of the applicant has covenanted in writing to the satisfaction of the City to assume all of the Permittee's obligations and liabilities herein, the obligations and liabilities of the Permittee will cease in regard to development work done thereafter by the said successor assignee.

5. As a condition of the issuance of this Permit, the City is holding a security in the form, amount, and under the terms and conditions specified in Schedule "A" hereto, to ensure that the development, including landscaping works, is carried out in accordance with the terms and conditions of this Permit and by the times specified in Schedule "A" hereto, and that an unsafe condition will not result because of a contravention of the provisions of this Permit.

6. The Permittee will install an additional 200 educational tree tags containing the Latin and common names of trees (specimen, heritage and other) to be placed by or on trees.

7. Whenever the singular or masculine is used in this Permit, the same will be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each party hereto will be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.

8. Under the Community Charter and the City's Procedure Bylaw, a reconsideration of the decision of Council that led to the issuance of this Permit may be initiated by the Mayor or Council within thirty (30) days following the meeting at which the decision was made.

9. The Permittee acknowledges that the plans listed under Clause B of Schedule "A" to this Permit have not been reviewed by the City in relation to any signage which may be depicted on the plans and the regulatory aspects of the City of Coquitlam Sign Bylaw No. 3500, 2000, as amended. Separate applications for all signs must be made under such Sign Bylaw.

File #: 08-3060-20/07 008339 DV/1 Doc#: 562248
Authorized by the City, on the ________________ day of __________________, 2007

In witness whereof this Permit has been executed by the Permittee and the City, and issued by the City on the date set out above.

The Corporate Seal of
BRITISH COLUMBIA BUILDINGS CORPORATION
was hereunto affixed in the presence of:

______________________________
Signature of Notary

______________________________
Name of Notary

______________________________
Address of Notary

Authorized Signatory

The Corporate Seal of
CITY OF COQUITLAM
was hereunto affixed in the presence of:

______________________________
Mayor - Maxine Wilson

______________________________
Clerk - Sonia Santarossa
SCHEDULE "A" OF
CITY OF COQUITLAM
DEVELOPMENT VARIANCE PERMIT 07 008339 DV
dated the _______ day of ____________________, 2007.
and issued to

TERMS AND CONDITIONS

A. The provisions of the City of Coquitlam Zoning Bylaw No. 3000, 1996 as amended,
   are varied or supplemented as follows:
   1) Section 706(4)(c) Number of Required Off-street Parking Spaces is to be
      varied from 36 spaces to 15 spaces.

B. The provisions of the City of Coquitlam Subdivision and Development Servicing
   Bylaw No. 3558, 2003, as amended, are varied or supplemented as follows:
   1) Section 8.05, Works and Services Required, the prevailing standard of the
      streets abutting the property is to be varied to preserve the consistent
      streetscape for the Lougheed Highway, Mariner Way, Riverview Crescent,
      Cape Horn Avenue, Chilko Drove and Tatla Place.

C. Development upon the Lands will substantially conform with the following
   preliminary plans and specifications:
   1) set of plans by Stantec Architecture Ltd, entitled "Fraser Health REG 05-107
      Cypress CTR Cypress Lodge Community Tertiary Rehabilitation Unit
      Coquitlam, BC, Canada" and stamped "Received AUG 10 2007, SEP 05 2007
      City of Coquitlam Development Planning Section", and more particularly
      being the following:
      a) Drawing No. A001, Wall Types, Roof Types, Symbols and Notes, Received
         AUG 10 2007, Revised 07.08.09;
      b) Drawing No. A002, Context Plan, Received SEP 05 2007, Revised 07.09.05;
      c) Drawing No. A050, Site Plan, Received SEP 05 2007, Revised 07.09.05;
      d) Drawing No. A100, Basement Level Floor Plan, Received AUG 10 2007,
         Revised 07.08.09;
      e) Drawing No. A101, Main Level Floor Plan, Received AUG 10 2007, Revised
         07.08.09;
      f) Drawing No. A102, Roof Plan, Received AUG 10 2007, Revised 07.08.09;
      g) Drawing No. A150, Floor Finish Layout Main Level, Received AUG 10 2007,
         Revised 07.08.09;
      h) Drawing No. A151, Furniture & Equipment Plan Main Level, Received
         AUG 10 2007, Revised 07.08.09;
      i) Drawing No. A200, Reflected Ceiling Plan, Received AUG 10 2007, Revised
         07.08.09;
      j) Drawing No. A300, Exterior Elevations (Coloured), Received SEP 05 2007,
         Revised 07.08.31;
k) Drawing No. A400, Building Sections, Received AUG 10 2007, Revised 07.08.09;

l) Drawing No. A600, Wall Sections, Received AUG 10 2007, Revised 07.08.09;

m) Drawing No. L1 Landscape Plan, Received AUG 10 2007, Revised 07.08.09;

n) Drawing No. L2 Planting Plan, Received AUG 10 2007, Revised 07.08.09;

o) Drawing No. G1, Grading Plan, Received AUG 10 2007, Revised 07.08.09;

2) colour material sample board by Stantec Architecture Ltd, entitled "Riverview Lands Cypress Place CT" and stamped "Received MAY 14 2007 City of Coquitlam Development Planning Section";

and will be completed within two years of the date of issuance of this Permit.

D. As a condition of the issuance of this Permit, the Permittee has been required to pay and the City is holding a security in the form of an Irrevocable Clean Letter of Credit in the amount of One Hundred and Five Thousand Dollars ($105,000.00) to ensure that the development specified in Paragraph C hereto, and particularly the landscaping works therein, is carried out in accordance with the terms and conditions of this Permit, and to ensure that an unsafe condition will not result from a contravention of the provisions of this Permit.

The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security and any interest thereon accrued by the City to carry out the work by its servants, agents or contractors. If any security remains unexpended at the completion of the works by the City, such surplus shall be paid over to the Permittee, however, if the cost of completing the work exceeds the amount of the security and interest the Permittee will pay such excess amount to the City immediately upon receipt of the City's invoice for the same. Should the Permittee carry out the development permitted by this Permit within the time set out in Paragraph C hereto and meets all of the conditions of Paragraph D, the security and any interest thereon accrued by the City will be returned to the Permittee upon:

1) issuance by the City of an occupancy certificate or certificates, where applicable; and

2) verification by the Manager of Development Services of the City or designate, that the development set out in Paragraph C hereto, and particularly the landscaping works therein, have been completed in accordance with the terms and conditions of this Permit.

E. In the event this Permit lapses, the Permittee may request refund of the security described in Paragraph D.

F. All plans and specifications referred to above are subject to any changes required by the Manager of Development Services or designate, where such plans and specifications do not comply with any duly enacted law or Bylaw, and such non-compliance is not specifically permitted by this Development Variance Permit; minor variations which do not substantially alter the work referred to in Schedule "A" may be permitted if approved in writing by the Manager of Development Service or designate.