



Agricultural Land Commission Staff Report

DATE: March 15, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51550
PROPOSAL: To develop the second phase of an Alzheimer Centre as shown on the attached plan.

PROPOSAL INFORMATION

Background: The original 2002 application in 2002 proposed a 72-bed non-profit Alzheimer's/Dementia Facility in two separate buildings. Each building would have four living nodes with 9 beds each, connected to a central building. The Facility was to be developed in two phases, in partnership with the Fraser Health Region and The Alzheimer's Society. The current application proposes phase 2.

Received Date: February 10, 2010
Applicant: Czorny Alzheimer Centre Society
Agent: Lark Group
Local Government: City of Surrey

DESCRIPTION OF LAND

PID: 012-830-313
Legal Description: Lot 8 Except: Firstly, Parcel "A" (Explanatory Plan 12317), Secondly, Part on Plan BCP18454 Section 18 Township 8 New Westminster District Plan 2611
Civic Address: 6518 - 168 Street, Surrey
Area: 3.4 ha
ALR Area: 3.4 ha
Purchase Date: June 30, 2005
Owner: Czorny Alzheimer Centre Society

Total Land Area: 3.4 ha
Total ALR Area: 3.4 ha
Current Land Use: Alzheimer Centre phase 1 in single-storey wood-frame buildings

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
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3.3 Mixed Prime and Secondary BCLI

Surrounding Land Uses:

North Poultry Facility
East Residence with Agricultural Use
South Turnberry Housing
West Northview Golf Course

Official Community Plan

Bylaw Name: 12900
Designation: Commercial/Industrial/Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: 12000
Zoning Designation: CD
Minimum Lot Size: 3.4 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 19120

Applicant: Fraser Health Authority

Proposal: To develop a non - profit Alzheimer's/Dementia Facility. The Facility will provide 72 beds in two separate buildings with each building consisting of four living nodes with 9 beds each connected to a central building. The Facility will be developed in two phases. The owners have partnered with the South Fraser Health Region and The Alzheimer's Society for the project.

Decisions:

Resolution Number	Decision Date	Decision Description
38	January 27, 2003	Allowed on the grounds of its importance to the community and the location of the property adjacent to the urban edge on lower capability agricultural land.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	That Council authorize referral of the proposed non-farm use to the ALC and upon receipt of a positive decision of the ALC, instruct staff to bring the Development Permit forward for Council's consideration.

STAFF COMMENTS

Phase one of the Alzheimer's/Dementia Facility was approved by the Commission in January 2003. The Commission agreed the proposal had merit but required that it be as close to the Turnberry residential development as possible to retain the largest area possible for agriculture and to protect the poultry operations to the north and northeast. It required development of the remainder of the property for agriculture and the registration of a covenant recognizing noise, odours and dust resulting from area agricultural operations.

The Commission received and approved a request for reconsideration based on the architect's argument that the only part of the site which could accommodate the necessary type of building was the level area near the north side of the property. The proponents offered to install buffering and to place bedroom windows away from the north side. They pointed out that placing the building on the north would allow more scope for agriculture than would a building in the middle of the south part of the property.

The required covenant was registered in favour of Surrey - covering noise, odours, chemical spray, aesthetics and light, and Surrey also covenanted buffering, storm drainage and sediment control.

No agricultural development took place and there is no discussion in the current proposal for any agricultural development on the remainder of the property. Because of the need to locate any second phase on relatively level land (i.e. not on the steep land in the southwest corner of the site), the only area available to agriculture would be in the southwest corner of the property, remote from other agriculture in the area.

The most affected poultry farmer has commented that the second phase should be of little consequence to his operation.

ATTACHMENTS

51550_ContextMap50k.pdf

51550_AirphotoMap5k.pdf

51550_AgCapabilityMap.pdf

34383 covenant excerpts.pdf

END OF REPORT

Signature

Date