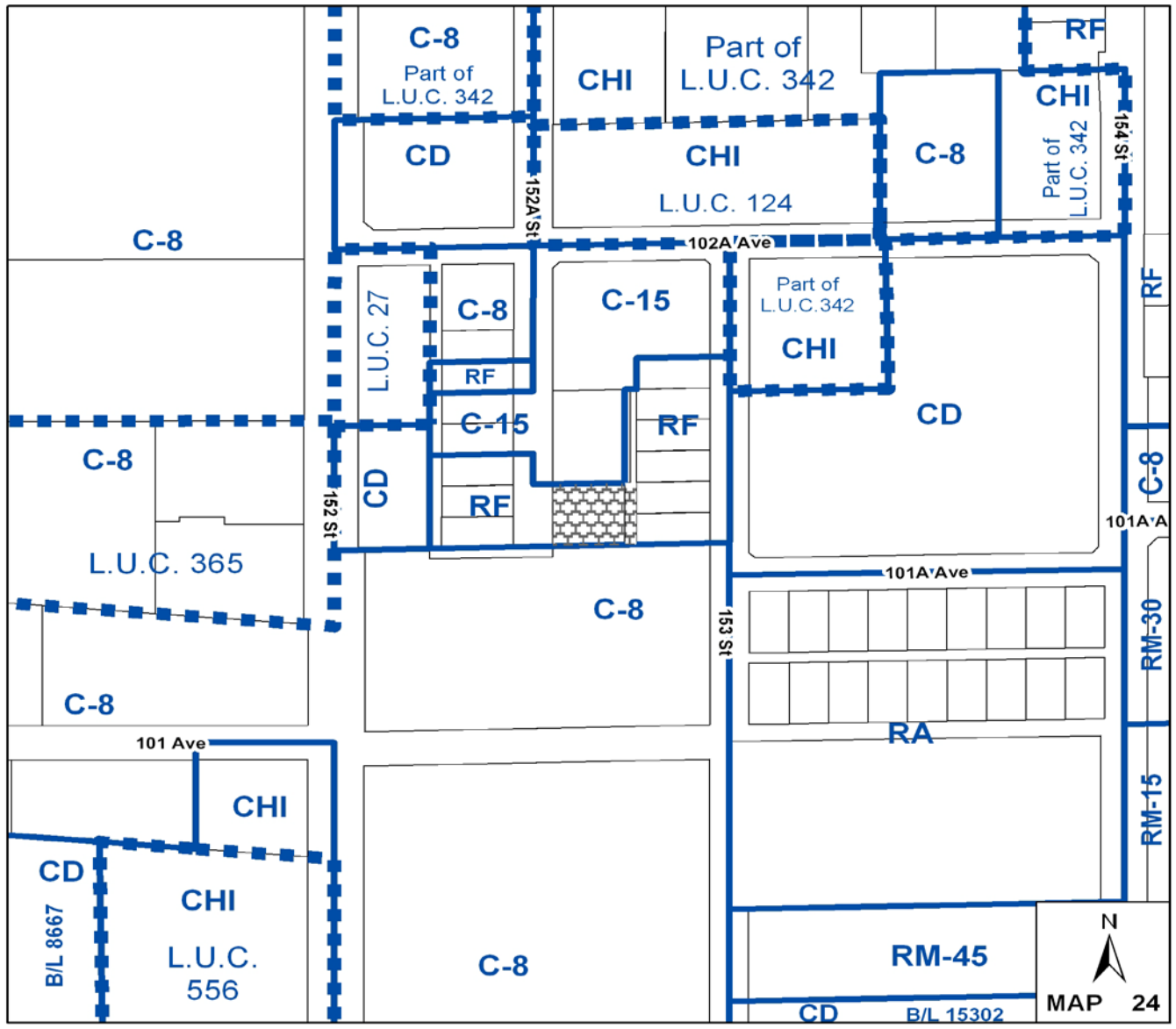


Proposal: Rezone from RF to C-15. Development Permit to permit the construction of a 3-storey retail/office building. Development Variance Permit to vary the off-street parking space requirement for office uses.

Recommendation: Approval to Proceed

Location: 10172 - 152A Street and Portion of Lane **Zoning:** RF

OCP Designation: Commercial **Owners:** Nediljko and Ika Rogic



PROJECT TIMELINE

Completed Application Submission Date: September 29, 2005
Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing:

- a rezoning from RF to C-15;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum number of on-site parking spaces from 48 to 46

in order to permit the development of a 3-storey retail/office building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Development Permit No. 7905-0287-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0287-00 (Appendix IX), varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law to reduce the off-street parking space requirement for Office Uses from 2 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area of the floors above ground to 1.85 parking spaces for every 100 square metres (1,075) of gross floor area of the floors above ground.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision (consolidation) plan to the satisfaction of the Approving Officer;

- (c) submission of a revised landscaping plan to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) registration of reciprocal access agreement and Restrictive Covenant along the at-grade drive-aisle; and
- (f) Council approval of the closure and sale of the adjoining unopened lane allowance.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant land.
- **East:** Vacant land, zoned RF, designated Commercial.
- **South:** Commercial plaza, zoned C-8, designated Commercial.
- **West:** Across 152A Street, vacant land and a parking lot, zoned RF, designated Commercial.
- **North:** Three-storey retail/office building, zoned C-15, designated Town Centre.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 10172 - 152A Street east of the Guildford Town Centre. The property is designated Commercial in the Official Community Plan (OCP) and zoned Single Family Residential (RF).
- The applicant is proposing to close the west half of the rear lane and consolidate it with the subject property in order to construct a 3-storey commercial building on a total lot area of 1,460.5 square metres (0.36 acre).

- The proposed building is 2,151 square metres (23,154 sq.ft.) with a floor area ratio (FAR) of 1.47 and lot coverage of 33%. This is within the maximum FAR of 1.5 and maximum lot coverage of 80% permitted in the C-15 Zone. (It should be noted that a similar development was approved on the site to the north. At that time, the C-15 Zone was not permitted in the Commercial designation in the OCP and furthermore; the maximum FAR permitted was 1.0. As a result, the site to the north was redesignated to Town Centre. The OCP was revised on July 30, 2001, to permit the C-15 Zone and a maximum FAR of 1.5 in the Commercial designation.)
- The proposed height of the building is 12.5 metres (41 ft.) which is less than the maximum permitted height of 14 metres (50 ft.) in the C-15 Zone.
- The proposed building setbacks comply or exceed the minimum requirements for the C-15 Zone.
- The proposed development includes a total of 46 parking spaces which does not meet the minimum parking requirements of the Surrey Zoning By-law. The applicant has requested a Development Variance Permit to reduce the number of required parking spaces from 48 to 46 (see By-law Variance Section).
- Sixteen of the parking spaces are located to the rear of the building and 30 of the parking spaces are provided underground accessible via a ramp from the drive-aisle to the rear of the building. Nine small car parking spaces are proposed which is less than the 12 permitted in the Zoning By-law (i.e. 25% of the required 48 spaces). Bicycle storage is provided in the underground parkade.
- MGF Horticultural Inc prepared the Arborist Report and Tree Preservation Summary. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 9 mature trees on the subject site. The report proposes the removal of the 9 trees because they are located within the building envelope or footprint of the proposed driveways and are of poor quality.

Proposed Lane Closure

- The existing lane to the rear of the site is currently unopened and is not required to provide access to the properties to the north or to the properties on the east side of the lane. The RF-zoned properties on the east side of the lane are undeveloped at present and are anticipated to be developed for commercial uses in the future, consistent with the Commercial designation in the Official Community Plan. Access to the future commercial development will be from 153 Street and/or joint access along a rear at-grade drive-aisle.
- Portions of the lane to the north of the subject site were closed in conjunction with Development Application Nos. 7996-0122-00 and 7901-0040-00.
- The applicant has applied to close the west half of the lane and consolidate it with the subject site. Council approval of the proposed lane closure is a subject condition of the rezoning.

Easement for Access

- The Development Permit Area Guidelines of the Official Community Plan recommend the provision of internal circulation between adjacent commercial developments to reduce the impact from traffic between properties on pedestrian activity along the fronting street.
- The property located at 10190 – 152A Street to the north of the subject site, is zoned C-15 and is currently developed with a reciprocal access agreement in favour of the property located to the north at 10233 – 153 Street and the subject site.
- It is anticipated that the property located at 10233 – 153 Street will be redeveloped in the future at which time a reciprocal access agreement with the properties to the south will be required.
- The applicant will be required to register a reciprocal access easement with the adjacent property to the north to ensure that the existing and future drive-aisles of the properties to the north will be coordinated with the north-south drive-aisle on the subject site, to allow internal circulation between the developments (Appendix VII).
- The registration of a Restrictive Covenant to accompany the access easement is required to ensure that the private easement is not discharged without the City's consent.

PRE-NOTIFICATION

Pre-notification letters were sent on October 24, 2005, and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- Consistent with the property directly north of the site, the proposed 3-storey building is located close to the street (2.3 metres/7.5 ft.) to create an urban and pedestrian-friendly streetscape.
- Access to the at-grade and underground parking located to the rear of the proposed building is provided via a covered drive-aisle off of 152A Street.
- Approximately 483 square metres (5,201 sq.ft.) of retail space is proposed on the ground floor and office space totaling 1,669 square metres (17,954.8 sq. ft.) is proposed on the top two floors.
- The exterior front building materials include brick veneer (blonde brick), large glazed windows in a medium grey, metal panels and an aluminum frame canopy extending over the main entrance and retail storefronts. The flashing, cornice and canopy elements will be painted in a subdued wedgewood blue. The north side of the building is a solid concrete block masonry fire wall. The south side and the rear façades of the building are a combination of brick veneer, concrete block, architectural concrete and glazed windows.
- The proposed building façade and material colours will complete the existing commercial building that is clad primarily in grey stucco and red brick veneer.

- Business signage will be located under the aluminum canopy at the front of the building in opaque raised letters on composite metal panels.
- The landscaping plan indicates a stamped concrete sidewalk, landscaped planters and street trees to create an attractive pedestrian environment along the building frontage on 152A Street.
- A narrow landscaping strip will be provided along the south property line adjacent to the covered access driveway and the existing chain link fence will be planted with vines. A 1.5-metre (5 ft.) wide landscape buffer is proposed along rear property line.

ADVISORY DESIGN PANEL

ADP Meeting Date: November 10, 2005.

The applicant has addressed or has agreed to address the ADP comments and suggestions as described in Appendix VI.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law to reduce the off-street parking space requirement for Office Uses from 2 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area of the floors above ground to 1.85 parking spaces for every 100 square metres (1,075) of gross floor area of the floors above ground.

Applicant's Reasons:

- The underground parking access was relocated from 152A Street to the rear of the subject property in order to facilitate joint access along the rear of the subject property exiting onto 152A Street. To accommodate the relocation of the underground parking access, the building was reduced in size and the number of parking spaces provided was reduced from 52 to 46.

Staff Comments:

- The required parking calculation was based on the parking rates for the proposed retail and office uses.
- The proposed variance will allow for joint access to be achieved along the rear of the building on the south side of 152A Street.
- The size of the proposed building was reduced from 2,207 m² (23,757 sq.ft.) which required parking spaces to 2,153 m² (23,175 sq.ft.) to accommodate the relocation of the underground parking access.

- The subject site has good pedestrian access to 152 Street which is a major transit corridor.
- The Planning and Development Department supports the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Contour Map
Appendix III.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Responses
Appendix VII.	Proposed Easement
Appendix VIII.	Portion of Lane to be Closed
Appendix IX.	Development Variance Permit No. 7905-0287-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 24, 2005.
- Arborist Report prepared by MGF Horticultural Inc. and dated November 23, 2005.
- Soil Contamination Review Questionnaire prepared by Neil Rogic dated October 12, 2005.

Murray Dinwoodie
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total (including lane consolidation)		1,460.5 m ²
Road Widening area		-
Undevelopable area		-
Net Total		1,460.5 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	80%	33%
Paved & Hard Surfaced Areas		56%
Total Site Coverage		89%
SETBACKS (in metres)		
Front	2.0 m	2.3 m
Rear	7.5 m	14.5 m
Side #1 (North)	0.0 m	0.0 m
Side #2 (South)	0.0 m	0.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	12.5 m
Accessory	4.5 m	-
NUMBER OF RESIDENTIAL UNITS		-
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		-
FLOOR AREA: Commercial		
Retail	-	483.2 m ²
Office	-	1,667.2 m ²
Total		
FLOOR AREA: Industrial		-
FLOOR AREA: Institutional		-
TOTAL BUILDING FLOOR AREA	2,191 m ²	2,151 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		-
# of units/ha /# units/acre (net)		-
FAR (gross)		
FAR (net)	1.5	1.47
AMENITY SPACE (area in square metres)		
Indoor	-	-
Outdoor	-	-
PARKING (number of stalls)		
Commercial	48	46
Industrial		-
Residential Bachelor + 1 Bedroom		-
2-Bed		
3-Bed		
Residential Visitors		-
Institutional		
Total Number of Parking Spaces	48	46
Number of disabled stalls	0	2
Number of small cars	12	9
Tandem Parking Spaces: Number / % of Total Number of Units		-
Size of Tandem Parking Spaces width/length		-

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

