

**Proposal:** Partial OCP Amendment from "Urban" to "Commercial" Rezone from C-5 and RF to C-8 and DP to accommodate expansion of an existing commercial building and parking area. DVP to reduce the east side yard setback.

**Recommendation:** Approval to Proceed

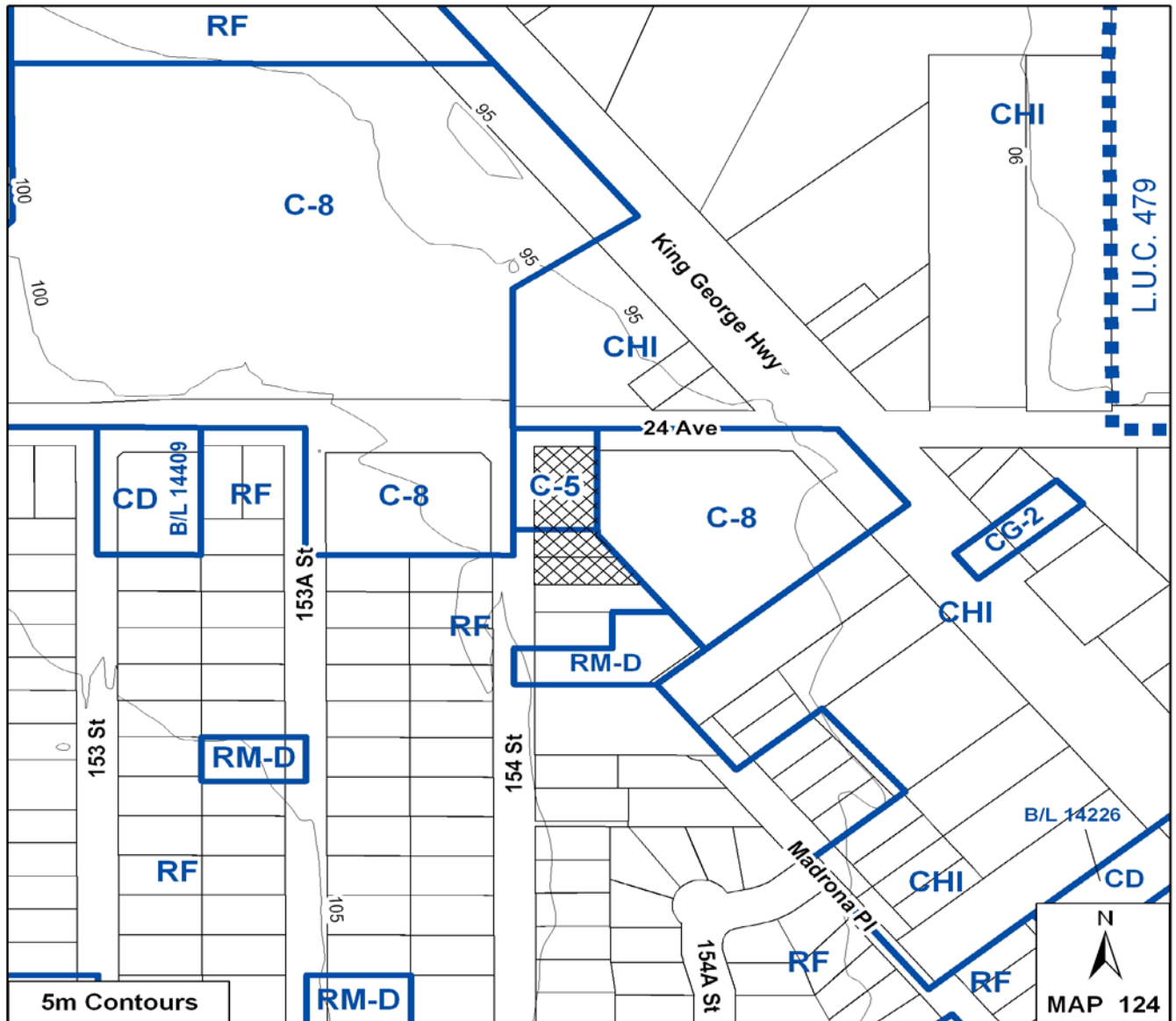
**Location:** 15414 - 24 Avenue, 2360 & 2368 - 154 Street

**Zoning:** C-5 and RF

**OCP Designation:** Commercial and Urban

**LAP Designation:** Commercial & Single Fam. Res

**Owner:** Colpac Development Ltd.



## PROJECT TIMELINE

Initial Application Date:	March 23, 2006
Completed Application Date:	December 15, 2006
Planning Report Date:	January 22, 2007

## PROPOSAL

The applicant is proposing:

- an OCP amendment from Urban to Commercial for 2360 and 2368 - 154 Street;
- a rezoning from RF and C-5 to C-8;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:
  - reduce the east side yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.)

in order to permit an addition to the existing office building and parking area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating 2360 and 2368 - 154 Street from "Urban" to "Commercial" and a date for Public Hearing be set (Appendix VI).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone 15414 - 24 Avenue from "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and to rezone 2360 and 2368 - 154 Street from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0123-00 in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7906-0123-00, (Appendix V) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum east side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.).
6. 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) ensure that a statutory right-of-way through property from 154 Street to the neighbouring eastern lot is secured;
- (c) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
7. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to redesignate 2360/2368 - 154 Street from "Single Family Residential" to "Commercial" upon final adoption of the rezoning by-law.

## 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).

Fire Department: No concerns.

## SITE CHARACTERISTICS

- **Existing Land Use** A commercial building containing a real estate office, is located at 15414 - 24 Avenue. The property at 2368 - 154 Street is vacant; the property at 2360 - 154 Street contains a single family dwelling.
- **East:** A shopping plaza, zoned C-8, designated Commercial in the OCP and Commercial in the King George Highway Corridor Study Land Use Plan.
- **South:** Single family residential, zoned RF, designated Urban in the OCP and Single Family Residential in the King George Highway Corridor Study Land Use Plan.
- **West:** Across 154 Street, a commercial building, zoned C-8, designated Commercial in the OCP and Commercial in the King George Highway Corridor Study Land Use Plan. This site was recently developed under Project No. 7903-0293-00 to create an office building, neighbourhood pub and liquor store.

- **North:** Also, a property containing a single family dwelling, zoned RF, designated Urban in the OCP and Townhouse in the King George Highway Corridor Study Land Use Plan. Across 24 Avenue, a commercial building, zoned CHI, designated Commercial in the OCP and Institutional in the King George Highway Corridor Study Land Use Plan.

### PLAN AND POLICY COMPLIANCE

- OCP Designation: Partially complies. 2360 and 2368 - 154 Street needs amendment from "Urban" to "Commercial".
- LAP Designation: Partially complies. 2360 and 2368 - 154 Street need amendment from "Single Family Residential" to "Commercial".

### JUSTIFICATION FOR PLAN AMENDMENT

- The largest of the three subject sites, 15414 - 24 Avenue, is zoned C-5 and is designated "Commercial" in the Official Community Plan (OCP). The site presently contains an existing commercial building at the corner of 24 Avenue and 154 Street. The two (2) properties to the south (2368 - 154 Street and 2360 - 154 Street) are currently zoned RF and are designated "Urban" in the OCP. The applicants are proposing to amend the OCP designation from "Urban" to "Commercial" for 2360/68 - 154 Street to allow consolidation of the three (3) properties and accommodate the expansion of the existing commercial (office) building. The applicant also proposes a corresponding amendment to the King George Highway Corridor Plan to amend 2360/68 - 154 Street from "Single Family Residential" to "Commercial".
- In 2004, a number of properties to the west across 154 Street were consolidated (15388 - 24 Avenue) and rezoned to C-8 to allow for a 2,908 sq.m. (31,300 sq.ft.) commercial building under Application No. 7903-0293-00. The site was redesignated from "Urban" to "Commercial" in the OCP and from "Townhouse" to "Commercial" in the King George Highway Corridor Plan.
- The redevelopment of 15388 - 24 Avenue triggered a review of potential land uses in the area south of 24 Avenue between 152 Street and 154 Street. The review indicated the potential to intensify density and uses in the lands south of 24 Avenue. Commercial or mixed-use developments were considered appropriate for the properties nearest 24 Avenue, with medium density multi-family and lower density multi-family proposed for properties farther than 24 Avenue.
- The subject sites (2360/68 - 154 Street) are directly bordered by commercial developments on the north and east and partially to the west, across 154 Street. The lots to the south and to the west that are currently single family residential are considered to have potential for higher density multi-family uses.

- Due to the presence of the Peninsula Village Shopping Centre and the sites' proximity to the commercial businesses on King George Highway, and the newly developing commercial centre at Grandview Corners (24 Avenue and 160 Street), the character of 24 Avenue between 152 Street and King George Highway has changed significantly to a business/commercial district and further changes in the single family neighbourhood to the south of 24 Avenue are anticipated. Therefore, the proposed OCP amendment to "Commercial" fits into the context of the surrounding neighbourhood.

## DEVELOPMENT CONSIDERATIONS

### Proposed Land Use

- The applicant is proposing to rezone the property at 15414 - 24 Avenue from C-5 to C-8 and the properties at 2360/2368 - 154 Street from RF to C-8 to allow consolidation of the three (3) parcels and allow for expansion of the existing commercial office building and parking area. The proposal is intended to allow a 134 square metres (1,440 sq.ft.) addition to the existing office building (currently a Re/Max realty office).
- The applicant has indicated that increased real estate activity in South Surrey has meant an increase in business for the Re/Max office on the site. The proposed office expansion is necessary to accommodate the growth of the business.
- The business is currently having difficulty meeting the parking demand for employees and visitors. The applicant is proposing to add a significant number of stalls to accommodate the parking demand. The By-law requires fifteen (15) parking spaces and the applicant is proposing to provide fifty-four (54) parking spaces.
- The applicant anticipates redeveloping the site in the relatively near future and this rezoning will position the site for future redevelopment in a pattern consistent with the zoning on the adjacent commercial properties.

### Site Access

- The existing northerly access on 154 Street will be closed because this access is too close to the intersection of 154 Street and 24 Avenue. The applicant will retain an access on 154 Street, further away from the intersection. The current access on 24 Avenue, which serves the existing parking area adjacent to 24 Avenue, is now restricted to right-in/right-out access because of the new median on 24 Avenue.
- The City requested that the applicant provide a 6 metre (20 ft.) temporary statutory right-of-way through the site from 154 Street to the shopping centre site to the east and the applicant has agreed to the request. This temporary statutory right-of-way will be made into a permanent right-of-way as part of the completion of the rezoning. This access will improve west-bound access on 24 Avenue for the shopping plaza to the east, which lost west-bound access on 24 Avenue as a result of the 24 Avenue road widening and median construction.

### Building Design and Landscaping

- The current office building is 441 square metres (4,750 sq.ft.) in area and is two-storeys high. The building is styled in the manner of a Southern mansion with imposing massing and columns along the front elevation. The exterior is clad with white vinyl and vinyl sash windows. The proposed addition is on the south elevation and would mimic the existing structure's style, materials and colour. Staff reviewed the proposed building plans and found them acceptable.
- A Development Variance Permit is required to vary the eastern side yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) to permit the proposed building addition. This is discussed in more detail below.
- The existing landscaping on the site will largely be retained. In areas of new development, the applicant is proposing to plant shrubbery and trees. A solid fence will be provided along the southern property line, along the south side of the access easement that connects 154 Street and the shopping plaza to the east.
- Staff have reviewed the proposed landscaping plan and have recommended that the applicant make several changes to improve the site's attractiveness. A final landscaping plan and cost estimate to the satisfaction of staff is required prior to completing the rezoning.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 20, 2006 and staff received one (1) comment:

- One (1) resident left a phone message to say that he supported the proposal and did not desire a return phone call.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) to accommodate the proposed building addition and also the legal non-conforming existing building.

### Applicant's Reasons:

- This variance will allow the proposed 134 square metres (1,440 sq.ft.) building addition to be placed in alignment with the existing building.

### Staff Comments:

- The existing office building is sited 2.45 metres (8 ft.) from the easterly property line. This building is considered legally non-conforming as the building was constructed under the Retail Commercial Zone One (C-R(1)) in the old Zoning By-law (No. 5942). The C-R(1) Zone at that time did not require side yard setbacks when the adjacent property shared the same zone.
- In the mid-1990s, many sites in the City were rezoned in the conversion to the new Zoning By-law No. 12000. The subject site was converted from C-R(1) to C-5, which requires a 7.5 metres (25 ft.) setback on all sides.
- The proposed addition will be interfacing with the back lane of the shopping plaza to the east. There will be no negative aesthetic impact on the neighbouring commercial plaza.
- The Development Variance Permit only applies to the existing building and the proposed addition to the building. The DVP will not be applicable to any future redevelopment of the site.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0123-00
Appendix VI.	OCP Amendment Map

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 7, 2006.
- Soil Contamination Review Questionnaire prepared by Allen Hipsley dated March 22, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Clarence Arychuk, Hunter Laird Engineering Ltd.  
                         Address:                    #300 - 65 Richmond Street  
                                                            New Westminster, BC  
                                                            V3L 5P5  
                         Tel:                                    604-525-4651

2.      Properties involved in the Application

- (a)      Civic Addresses:      2360 and 2368 - 154 Street; 15414 - 24 Avenue
- (b)      Civic Address:            2360 - 154 Street  
            Owner:                      Colpac Development Ltd.  
            PID:                         003-120-252  
            Lot 2 Section 14 Township 1 New Westminster District Plan 8941
- (c)      Civic Address:            2368 - 154 Street  
            Owner:                      Colpac Development Ltd.  
            PID:                         000-8878-480  
            Lot 3 Section 14 Township 1 New Westminster District Plan 8941
- (d)      Civic Address:            15414 - 24 Avenue  
            Owner:                      Colpac Development Ltd.  
            PID:                         002-088-606  
            Lot 4 Except: Part Dedicated Road on Plan BCP 22779, Section 14 Township 1  
            New Westminster District Plan 8941

3.      Summary of Actions for City Clerks Office

- (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b)      Introduce a By-law to rezone the properties.
- (c)      Proceed with Public Notification for Development Variance Permit No. 7906-0123-00.



## DEVELOPMENT DATA SHEET

**Proposed Zoning: C-8**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		2,619.8 sq.m.
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front		12 m
Rear		35 m
Side #1 (East)		DVP required: 2.4 m
Side #2 (West)		9 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		10.4 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		572.4 sq.m.
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		572.4 sq.m.

*\* 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)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	15	54
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

