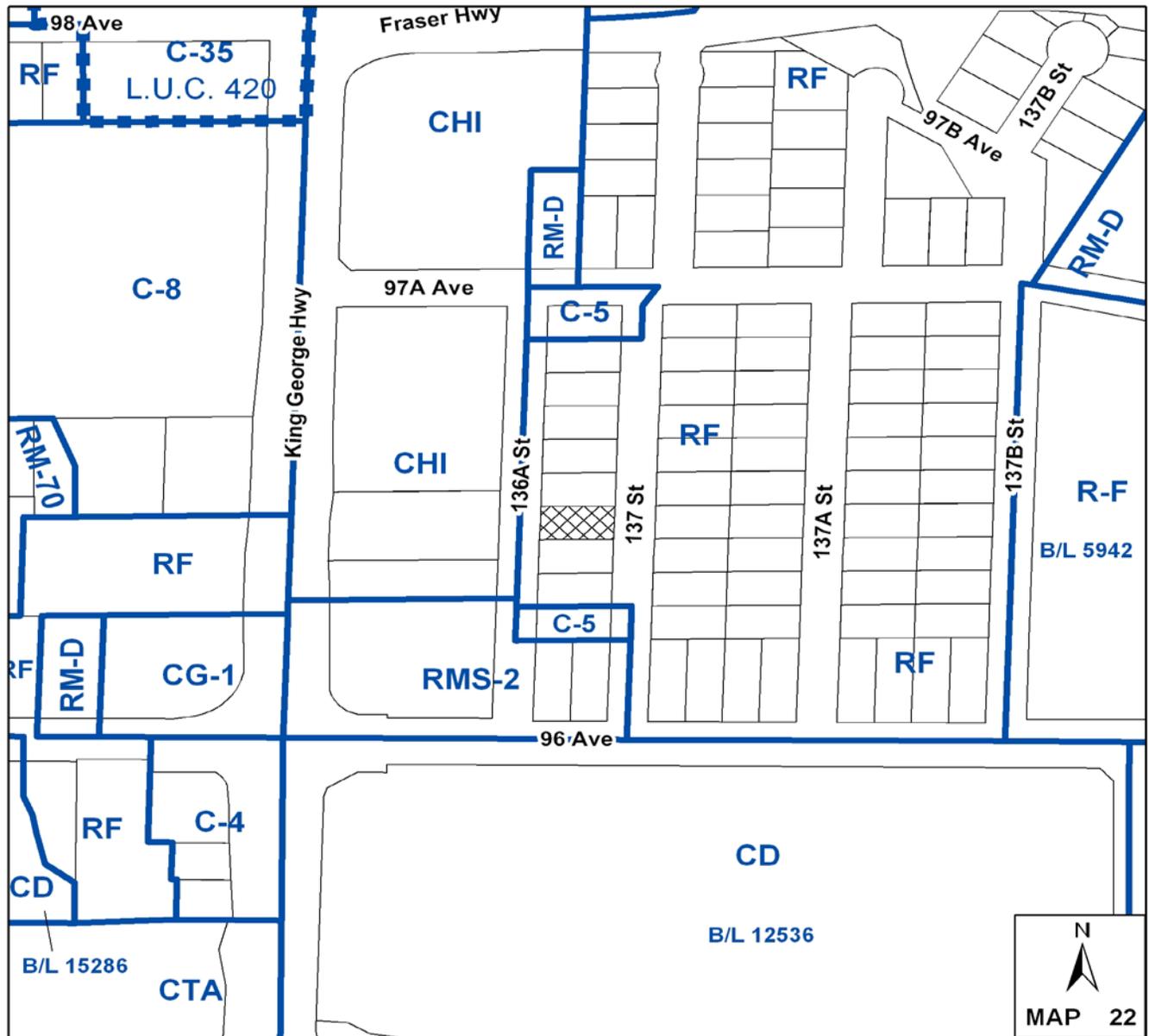


Proposal: Rezone from RF to C-5. Development Permit to permit a new medical-related office building. Development Variance Permit to vary setbacks and rear yard landscaping.

Recommendation: Approval to Proceed

Location: 9655 - 137 Street **Zoning:** RF

OCP Designation: Commercial **Owner:** Kweku Brothers Holdings Ltd.



PROJECT TIMELINE

Completed Application Submission Date:	June 13, 2006
Revised Application Submission Date:	December 8, 2006
Planning Report Date:	February 26, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RF to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following C-5 Zone regulations:
 - to reduce the northern side yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - to reduce the southern side yard setback from 7.5 metres (25 ft.) to 2.4 metres (7.5 ft.); and
 - to eliminate the 1.5 metre (5 ft.) wide landscaping strip along the western (136A Street) property line

in order to permit the development of a two-storey medical-related office building in Surrey City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0275-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7906-0275-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northern side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - (b) to reduce the minimum southern side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.4 metres (7.5 ft.); and
 - (c) to waive the requirement to provide a landscape strip not less than 1.5 metres (5 ft.) in width along the western (136A Street) property line.

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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) finalize architectural and landscaping details to the satisfaction of the City Architect and Landscape Architect; and
 - (e) removal of the existing buildings and structures to the satisfaction of the Building Division.

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** Older, single family dwelling to be demolished.
- **East:** Across 137 Street, older single family dwellings, zoned RF, designated Multiple Residential.
- **South:** Older single family dwelling, zoned RF, designated Commercial.
- **West:** Across 136A Street, medical office building, zoned CHI, designated Commercial.
- **North:** Older single family dwelling, zoned RF, designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 662-square metre (7,126 sq. ft.) subject site at 9655-137 Street in Surrey City Centre is designated Commercial under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- The applicant has applied to demolish the existing single family house on the site and to rezone the site from RF to Neighborhood Commercial Zone (C-5) in order to permit the construction of a medical-related office building.
- On May 3, 1999, the block in which the subject site is located was redesignated from Multiple Residential to Commercial to permit the block to redevelop for commercial uses. It was envisioned by the developer proposing this redesignation that the existing single family dwellings in the block would be remodeled and renovated and converted into commercial uses.
- Since 1999, two lots on the block between 136A and 137 Streets and 96 and 97A Avenues have been rezoned to C-5 and the single family dwellings on these lots renovated for medical-related office uses.
- The proposed C-5 Zone for the subject site is consistent, therefore, with other rezonings that have taken place on the block.
- However, unlike the other two lots where the existing single family homes have been retained and remodeled, the applicant is proposing to completely demolish the existing single family dwelling on the subject lot and to replace it with a totally new building.
- The new building, however, has a residential character to the design and, in terms of size and massing, is consistent with the other two renovated, converted single family dwellings on the block.
- The gross floor area of the proposed building is 363 square metres (3,909 sq. ft.) which results in an FAR of 0.5 which is the maximum FAR permitted in the C-5 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on August 16, 2006 and staff received a telephone call and a letter from a representative of the existing medical building to the west of the subject site at 9656 King George Highway.

- The individual expressed concerned that the 8 on-site parking spaces proposed for the subject site are not adequate to accommodate both staff and patients using the facility. Concern was expressed that there is already an extreme parking problem in the area and pressure has been experienced in the parking lot of the existing medical building by those looking for parking in the area. The individual also expressed the opinion that any further commercial developments in the subject block should purchase additional lots on which to locate additional off-street parking.

(The applicant is providing 8 on-site parking spaces which is 2 more parking spaces than is required under the Zoning By-law.

On-street parking restrictions were implemented in the area approximately six years ago in response to neighborhood complaints that the area was being used as free, overflow parking by Surrey Memorial Hospital workers and visitors.

Roads in the area are substandard and do not have curbs, gutters or sidewalks. Neighborhood residents requested that the City install proper sidewalks to improve pedestrian safety. Rather than upgrade the roads in the area, the City removed parking from some roadways to allow pedestrians to walk on the asphalt road surface, thereby removing additional on-street parking.

An application (7906-0477-00) has been submitted to create a temporary surface parking lot on 12 single family lots in the block on the east side of 137 Street, across the street from the subject site. (Appendix IV) It is anticipated that this application will proceed to Council in April, 2007. This temporary parking lot, if approved, will contain 311 parking spaces and should help to alleviate some of the parking problems that are being experienced in the area.)

DESIGN PROPOSAL AND REVIEW

- The proposed medical-related office building is being developed by a doctor who currently operates out of Surrey Memorial Hospital, as well as other Lower Mainland medical facilities.
- The building is intended to provide an office for this doctor's practice, office space for another medical practitioner, and a small residential space for the doctor to rest between surgeries and rounds at Surrey Memorial Hospital.
- The proposed building will be two storeys (8.0 metres/26 ft.) in height, with an attic residential unit.
- The ground floor, 166 square metres (1,790 sq. ft.) in area, will contain space for a medical practitioner that will contain offices, examination rooms and a reception/waiting area.
- The second floor will be identical, in terms of layout, to the medical-related office on the ground floor, but will be slightly smaller in area at 151 square metres (1,630 sq. ft.).
- A small residential unit (45.5 square metres/490 sq. ft.) will be located within the attic of the building and will contain a bedroom, a bathroom and small kitchen/eating area.

Building Design

- The proposed building is designed to resemble a large, two-storey single family
- As the proposed building is only 8.0 metres (26 ft.) in height from grade to the mid-point of the roof, the proposed building is 1.0 metre (3 ft.) less in height than the maximum 9.0-metre (30 ft.) building height allowed in the RF Zone.

- The proposed building will be set back 7.5 metres (25 ft.) from the eastern property line along 137 Street in order to conform to the setback regulations of the C-5 Zone and, to achieve a consistent setback with the existing single family dwellings and other buildings zoned C-5 which are setback 7.5 metres (25 ft.) from 137 Street.
- The front (east side) of the building will be characterized by a substantial amount of glazing designed to reflect window treatments that would be found in a single family dwelling rather than in a commercial building.
- The staircase area at the front of the building that provides access from the ground to the second floor will be curved and made of glass block to add additional architectural interest to the building.
- The curved stairway will be capped with a conical roof clad in black asphalt shingles with grey-coloured flecks.
- The exterior of the building will be clad in dark-beige coloured stucco with dark brown coloured horizontal reveal lines.
- The exterior of the ground floor will be clad in dark red-coloured masonry to give added weight to the base of the building and to add higher quality materials to the exterior of the building.
- Fascia trim boards will be painted a yellow-orange colour to provide added contrast.
- The roof of the building, like the conical roof of the front stairway, will be clad in black asphalt shingles with grey-coloured flecks.

Parking

- Parking will be provided at the rear (west side) of the lot and will be accessed from 136A Street.
- The Zoning By-law requires a total of 5 on-site parking space. Four of these parking spaces are required to service the office component of the development while one parking space is required for the attic residential unit.
- A total of 8 parking spaces will be provided on-site, which is 3 more than the 5 parking spaces required under the Zoning By-law.
- The parking lot layout proposed for the subject lot is identical to the parking lot layouts approved for the other two single family lots in the block that have been rezoned to C-5.
- The drive aisle of the parking lot will be surfaced with red/black-coloured permeable paving stones set in a herring-bone pattern.
- The parking spaces will be hard-surfaced with asphalt.

Landscaping

- A large terraced, surfaced with red/black coloured paving stones will be provided at the front entry to the building.
- Areas of the front yard not covered by the terrace, sidewalks or sidewalk ramps will be planted with a variety of shrubs and trees, including flowering plants such as rhododendrons and magnolias.
- The north side of the lot will be planted with cedar hedging and Japanese maple trees to screen the proposed building from the existing single family residence.
- On the south side of the lot, due to the sidewalk that links the front and rear of the lot, there is room to plant only a row of broad-leaf evergreen hedging material.
- Due to the narrowness of the lot, there is no opportunity to provide landscaping around the perimeter of the rear parking lot.
- However, the rear parking lot area, like the sides of the lot, will be enclosed by a 1.8 metre (6 ft.) high wooden cedar fence.
- Wooden trellises will be added onto the parking lot perimeter fence on the north and south sides of the lot to help screen the parking area.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff and found satisfactory, except for the following issues:
 - Review lot grading to ascertain if exterior stairs and ramps can be eliminated
 - Revisit colour palette
 - Confirm colour of glazing
 - Submission of colour and sample board
 - Refine landscaping plans including fence and garbage enclosure details
- The applicant has agreed to address these issues prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum northern side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- The subject lot is so narrow that in order to achieve a building with the maximum permitted gross floor area, and thereby remain economically feasible, the building has to encroach into the required side yard setback of the C-5 Zone.

Staff Comments:

- The existing dwelling is located 4.26 metres (14 ft.) from the northern side property line while the deck over the partially sunken attached garage attached to the north side of the existing dwelling is located 1.7 metres (5.5 ft.) from the northern side property line.
- At a setback of 1.5 metres (5 ft.), the proposed building is only 200 mm (8 inches) closer to the property line than the existing structure on the lot.
- Only a 7.3-metre (24 ft.) long section of the proposed building will be set back 1.5 metres (5 ft.) from the northern property line, while the rest of the proposed building will be set back 4.0 metres (13 ft.) or more from the northern property line.
- The area between the proposed building and the northern property line will be heavily landscaped with a variety of plants, including hedging cedars and Japanese maple trees, to screen the proposed building from the adjoining lot to the north.
- As a result, the Planning & Development Department can support the requested variance.

(b) Requested Variance:

- To reduce the minimum southern side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.).

Applicant's Reasons:

- The subject lot is so narrow that in order to achieve a building with an economically gross floor area, the building has to encroach into the required side yard setback of the C-5 Zone.

Staff Comments:

- The existing dwelling is located 2.4 metres (7.5 ft.) from the southern side property line.
- The proposed building, therefore, is setback 0.4 metre (1 ft.) more than the existing dwelling from the southern side property line.
- The proposed building setback of 2.4 metres (7.5 ft.) is 0.6 metres (2 ft.) more than the 1.8 metres (6 ft.) that would be required for a single family dwelling in the RF Zone.
- As a result, the Planning & Development Department can support the requested variance.

(c) Requested Variance:

- To eliminate the requirement of the C-5 Zone to provide a landscape strip not less than 1.5 metre (5 ft.) in width along the western property line adjacent to 136A Street.

Applicant's Reasons:

- In order to accommodate 8 on-site parking spaces, it is necessary to eliminate the landscaping strip along 136A Street.

Staff Comments:

- Given comments from the adjoining property to the west and the on-street parking problems that exist in the area, it is important for the applicant to provide as much on-site parking as possible, rather than providing landscaping and reducing the number of on-site parking spaces.
- Although 136A Street is a full 20-metre (66 ft.) wide road allowance, 136A Street functions as a rear lane for properties fronting King George Highway and properties fronting 137 Street. As 136A Street has a service function, eliminating the landscaping within the yard area along 136A Street will not impact the streetscape along 136A Street or negatively impact the commercial properties on the west side of the street.
- The required landscaping strip was also eliminated on the other two properties on the subject block that have been rezoned to C-5.
- As a result, the Planning & Development Department can support the requested variance.

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 Site Plan, Floor Plans, Elevations, Landscape Plans and Perspective
Appendix IV.	Temporary Parking Lot (Application No. 7906-0471-00)
Appendix V.	Engineering Summary
Appendix VI.	Development Variance Permit No. 7906-0275-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 16, 2007.
- Soil Contamination Review Questionnaire prepared by Fabian Dodoza dated June 7, 2006.

How Yin Leung
Acting General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Derek Crawford
 Address: 906 - 938 Howe Street
 Vancouver, B.C.
 V6Z 1N9
 Tel: 604-688-8370

2. Properties involved in the Application
 - (a) Civic Address: 9655 - 137 Street

 - (b) Civic Address: 9655 - 137 Street
 Owner: Kweku Brothers Holdings Ltd.
 PID: 005-402-042
 Lot 10 Section 35 Block 5 North Range 2 West New Westminster District Plan
 14725

3. Summary of Actions for City Clerks Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7906-0275-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		667 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	25%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		75%
SETBACKS (in metres)		
Front	7.5 m	7.6 m
Rear	7.5 m	14.7 m
Side #1 (North)	7.5 m	1.5 m*
Side #2 (South)	7.5 m	2.4 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	8.0 m
Accessory	4.0 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		1
Two Bedroom		
Three Bedroom +		
Total	1	1
FLOOR AREA: Residential		46 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		317 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	363 m ²	363 m ²

* *Variance requested.*

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)	0.5	0.5
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	4	7
Industrial		
Residential Bachelor + 1 Bedroom	1	1
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	5	8
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

