

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0080-00

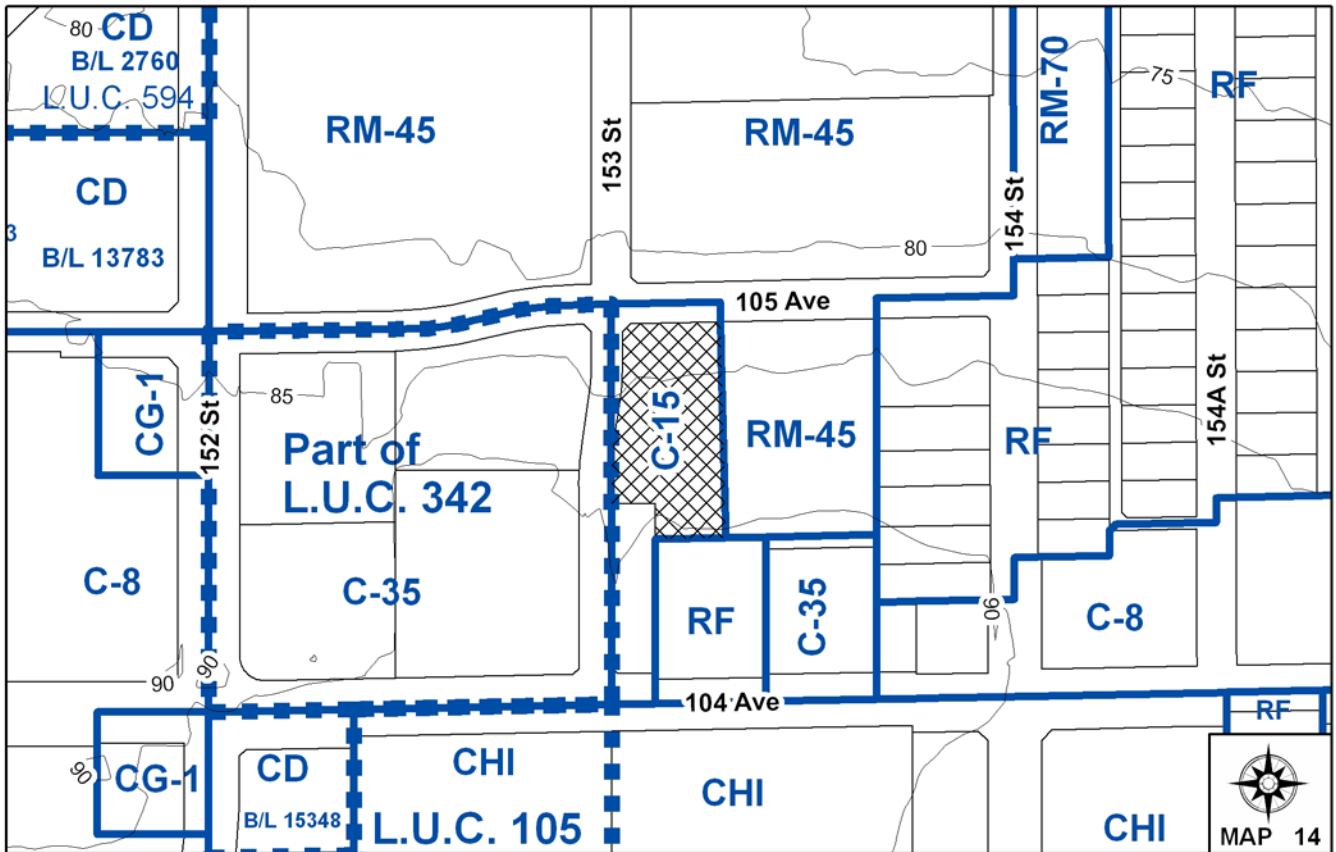
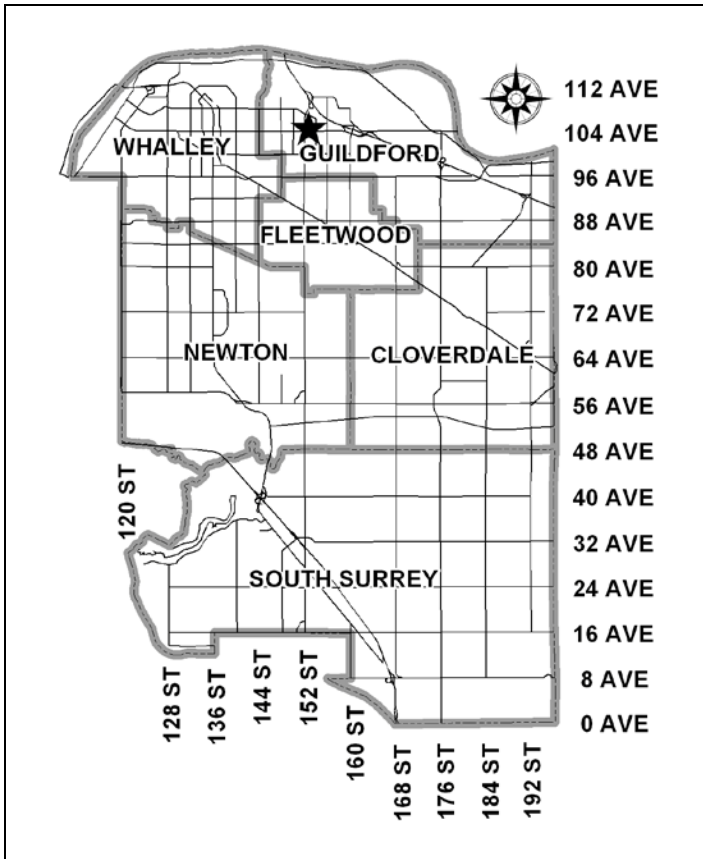
Planning Report Date: May 12, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a 4-storey mixed-use building consisting of 64 rental seniors housing units and commercial space.

LOCATION: 15300 - 105 Avenue
OWNER: Guildford Professional Centre Inc.
ZONING: C-15
OCP DESIGNATION: Town Centre



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear (south) yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.).
- Reduced residential parking requirements, from 98 stalls to 32 stalls.
- Increased width of a free-standing sign in the Guildford Special Sign Area from a maximum of two-thirds (2/3) of the height (1.6 metres /5.2 ft.) of the sign to a maximum of 3.4 metres (11 ft.).

RATIONALE OF RECOMMENDATION

- The proposed seniors housing serves a growing Canadian-Korean community within Surrey.
- The proposed development will allow for an affordable housing alternative with a Housing Agreement to be registered to ensure that the housing will remain as rental.
- The proposed development allows for an increase in residential density in an area with existing amenities and opportunities for public transit.
- The proposal renews an existing site by utilizing the property in a more efficient manner and will convert some of the existing paved areas into a green roof and gardens.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0080-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0080-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (south) yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.);
 - (b) to reduce the minimum number of on-site residential parking spaces from 98 to 32; and
 - (c) to vary the Sign By-law, 1993, No. 13656 by varying the width of a free-standing sign in the Guildford Special Sign Area from a maximum of two-thirds (2/3) of the height (1.6 metres/5.2 ft.) of the free-standing sign to a maximum of 3.4 metres (11 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the City Architect; and
 - (d) approval of a Housing Agreement to ensure the proposed seniors housing is rental and will be managed by a non-profit organization.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Three-storey medical office building with an existing surface parking area.

Special Site Characteristics: The subject property slopes significantly from 104 Avenue to 105 Avenue.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 105 Avenue):	One- to two-storey townhouses.	Multiple Residential	RM-45
East:	Two- to three-storey townhouses.	Multiple Residential	RM-45
South:	Four-storey commercial building and a vacant property at the south-east.	Town Centre	LUC No. 342 (underlying C-15) and RF
West (Across 153 Street):	Four-storey apartment building and Sheraton Hotel.	Town Centre	LUC No. 342 (underlying C-35)

DEVELOPMENT CONSIDERATIONS

- The subject site is designated Town Centre in the Official Community Plan (OCP) and zoned Town Centre Commercial Zone (C-15), which permits a combination of uses including commercial and multiple residential uses, as long as the developed floor area of the multiple residential component does not exceed 67% (2/3) of the overall developed floor area of the development.
- There is an existing 3-storey medical office building, with a basement on the north end of the subject property, with a surface parking lot on the south end.
- The applicant has submitted a Development Permit application to allow for the development of a new 4-storey apartment building for seniors 55 years of age and over on the area currently used as surface parking for the existing 3-storey medical office building.
- The applicant is also requesting a Development Variance Permit to:
 - relax the rear yard (south) building setback from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.);
 - a variance to the residential parking requirement from 98 stalls to 32 stalls; and
 - a variance to the Sign By-law to allow for a wider free-standing sign.
- With the floor area of the existing 3-storey medical office building, coupled with the floor area of the proposed apartment building, the proposed residential floor area (4,418.2 square metres/47,559 sq.ft.) complies with the maximum 67% residential floor area permitted, calculated on the overall developed floor area for the site.
- The proposed development complies with the OCP designation and zoning of the subject site.
- The proposed development proposes a lot coverage of 50%, which is less than the maximum 80% permitted under the C-15 Zone. The development also proposes a Floor Area Ratio (FAR) of 1.3, which falls below the maximum 1.5 permitted under the C-15 Zone.

- The applicant feels that the close proximity of the existing medical facilities would be an ideal asset to a seniors' residential building. The current medical building consists of various medical offices, a pharmacy, a lab and a coffee shop.
- The seniors housing is proposed to be privately-operated and will be intended for residents 55 years and over. Although targeting the Canadian-Korean community, the housing will not be restricted to residents of Korean descent. The units will be rental units and will be managed by a registered non-profit organization.
- The new building will be fully equipped with amenities such as a games room, fitness room, nurse's room, counseling room, prayer room and a 118-square metre (1,270 sq.ft.) in-house restaurant. Residents can choose to subscribe to an optional meal plan for 2 to 3 meals a day. The restaurant will also cater to employees and patients of the medical building. The applicant also proposes additional services such as a shuttle service between the seniors' residential complex and the nearest SkyTrain station and bilingual services in English and Korean.
- The proposal will consist of 64 dwellings units in total. 56 units will be 1-bedroom and 8 units will be 2-bedroom. The units range in size from 44 square metres (470 sq.ft.) to 48 square metres (514 sq.ft.) for the 1-bedroom units and 73 square metres (784 sq.ft.) to 74 square metres (800 sq.ft.) for the 2-bedroom units.
- The development proposes an indoor amenity area encompassing 228 square metres (2,454 sq.ft.), which exceeds the 192 square metres (2,048 sq.ft.) required based upon a requirement of 3 square metres (32 sq.ft.) per dwelling unit (based upon 64 dwelling units). The indoor amenity rooms on each floor will be used as lounges for gathering and socializing. The recreation room at the entry level will be used for meetings and recreation purposes.
- The outdoor amenity areas proposed total 214 square metres (2,303 sq.ft.), which exceed the 192 square metres (2,048 sq.ft.) required based upon a requirement of 3 square metres (32 sq.ft.) per dwelling unit. The outdoor amenity areas encompass seating areas and gardens.

Housing Agreement

- The applicant will be required to enter into a Housing Agreement with the City to ensure the project remains a rental development only, managed by a non-profit society, and to ensure that it is occupied by residents 55 years and over.

Parking Requirements

- The applicant is proposing to construct two levels of underground parking. The development proposes a total of 93 stalls for the commercial component (including the existing medical office building) and 32 stalls for the residential component.
- The applicant proposes a variance to the residential parking component only, based upon a parking ratio of 0.5 stall per dwelling unit, as opposed to the 1.3 stalls per 1-bedroom unit, 1.5 stalls per 2-bedroom unit and 0.2 stall per unit for visitors, as prescribed under the Zoning By-law for multiple residential developments.

- Based upon the requirements of the Zoning By-law, the development would be required to provide a total of 98 residential stalls, including 85 residential stalls and 13 visitor stalls. Although the development complies with the parking requirement for the commercial component, the development does not comply with the residential parking requirements (see By-law Variance section).

Tree Removal, Retention and Replacement (Appendix IV)

- The applicant has submitted an arborist assessment prepared by Michael Mills, Certified Arborist.
- The assessment identifies 17 Red Oaks within the subject site. Of these 17 Oak trees, only 10 specimens are considered to meet the minimum by-law size criteria of 30 dbh (diameter at breast height).
- Of the 10 trees, 7 are proposed to be removed, with only 3 to be retained. One of the trees proposed for retention currently is situated within the future 153 Street widening. Although the applicant is proposing to provide the road dedication and the tree is proposed for retention at this time, at some point in the future, when the road widening is to occur, this tree will be removed.
- Based upon this calculation 14 replacement trees would be required. As part of this proposed development, there are 38 replacement trees proposed including Noble Fir, Paperbark Maple, Red Cutleaf Japanese Maple, Weeping Nootka Cypress, Pacific Dogwood, Dawyck Beech, Carolina Silverbell, Shore Pine and Japanese Snowbell.

DESIGN PROPOSAL AND REVIEW

- The existing 3-storey medical office building will remain at its existing location. The existing landscaping along 105 Avenue and along the eastern property to the extent of the existing building will remain, but will be refurbished as required.
- The new building is proposed at 4 storeys in height and will incorporate balconies for each of the residential units.
- The front entry to the building is oriented towards 153 Street, with a pick up/drop off at the entry, with an entry into Parking Level 1. Parking Level 1 will house all the proposed residential parking, except for 4 stalls allotted for the medical office building. The public and private parking areas will be separated by a security gate.
- Parking Level 2 will house the majority of the parking for the medical office centre and is accessed from an underground parking ramp with a driveway connecting to 105 Avenue. There are currently 23 existing parking stalls in front (along 105 Avenue) of the medical office building.
- Each of the residential floors will provide for a centrally located indoor amenity area for residents to gather.

- The two vehicular access points from 105 Avenue and 153 Street will be identified with decorative paving.
- A guest suite is proposed on the fourth floor, for visitors who may wish to extend their stay.
- Windows are proposed in all exits and stairwells for maximum visibility.
- The proposed exterior materials include precast concrete, brick veneer in a brick red, hardipanel siding in a deep red and vinyl siding in a mustard yellow. Fascia, horizontal siding, window trims and metal guardrails will be in a light brown. Vinyl windows will be in white.
- The proposed landscaping incorporates a roof garden between the existing medical office building and the proposed new building at the ground level and a second garden in the southwest corner. The two proposed garden areas will incorporate decorative concrete paving, seating areas, trellis features and planting beds including Deciduous Azalea/White Yellow Blotch, Winter Green Barberry, Little Leaf Box, Compact Winged Burning Bush, Snowhill Hydrangea, Pink and White Rhododendron, White Meidiland Rose, Fragrant Sarcococca, Hick's Yew, Daylily, Kinnikinnick, Bearberry Cotoneaster, Baltic Ivy and Western Sword Fern.
- The underground parking ramp will be partially screened from overhead with a planting bed incorporating a mix of Deciduous Azalea/White Yellow Blotch, Baltic Ivy, White Rhododendron, White Meidiland Rose and Bearberry Cotoneaster.
- A 1.8-metre (6 ft.) high wood fence is proposed along the south (rear) property line.
- A free-standing sign is proposed along 153 Street. It will be situated 2.0 metres (6.6 ft.) from the property line. It will be a maximum of 2.4 metres (8 ft.) in height, which is the maximum permitted in the Guildford Special Sign area of the Sign By-law. However, a variance will be required for the width of the sign, as the width can only be a maximum of 2/3 of the height (1.6 metres/5.2 ft.) of the sign. The proposed sign is to be 3.4 metres (11 ft.) in width at its widest point (see By-law Variance section).

ADVISORY DESIGN PANEL

ADP Date: November 1, 2007

The applicant has addressed the majority of the ADP recommendations, except for the following, which the applicant has agreed to resolve, to the satisfaction of the City Architect and City Landscape Architect, prior to final approval of the Development Permit:

- Provide details of a garbage enclosure.
- Provide cross-sections as part of the landscape package, to demonstrate adequate soil depth.
- To resolve further the interior layout of the dwelling units with respect to accessibility, i.e. adequate latchside clearance for 1-bedroom units and provide a minimum 1.5 metre (4.9 ft.) turning diameter to the bathrooms of the 2-bedroom units.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the south (rear) yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.).

Applicant's Reasons:

- The applicant has indicated that the reduced rear yard setback is required in order to accommodate the siting of the new building within an existing context, which already accommodates an existing building, roadways and parking areas. In addition, this reduced setback affects only the southeastern portion of the building, where only 4 dwelling units and a stairwell would be affected. The living rooms of these units face west (towards 153 Street) and therefore, will not be affected by any privacy issues which may arise with a reduced setback.

Staff Comments:

- The proposed 2.0-metre (6.6 ft.) rear (south) yard building setback is acceptable due to the constraints of the existing site condition, with the existing medical office building and the fact that the subject property slopes substantially from south to north. A future 6.0-metre (20 ft.) wide lane is also proposed to the south of the subject property, further distancing the proposed seniors building from the existing 4-storey commercial building to the south fronting 104 Avenue and the future development to the southwest on the vacant property.

(b) Requested Variance:

- To vary the parking requirements of the Zoning By-law, 1993, No. 12000, from a total of 98 residential parking stalls to 32 residential parking stalls.

Applicant's Reasons:

- The applicant has indicated that the project is intended for seniors 55 years of age and over and the proposed dwelling units are small, ranging in size from 44 square metres (470 sq.ft.) to 48 square metres (514 sq.ft.) for the 1-bedroom units and 75 square metres (784 sq.ft.) to 74 square metres (800 sq.ft.) for the 2-bedroom units and anticipate many residents will not own vehicles. The applicant has also indicated that he is willing to register a Housing Agreement which will ensure the housing is rental and managed by a non-profit organization.

Staff Comments:

- Surrey Engineering staff retained Opus Hamilton Consultants Ltd. in 2006 to prepare a report on parking rates of existing seniors housing in Surrey, in comparison with trends occurring in British Columbia. The proposed parking rate of 0.5 stall per dwelling unit has also been applied to other seniors housing developments in Surrey, which have been approved by Surrey Council and are in operation.

- The variance the applicant is proposing is comparable to the recommended parking rate for independent seniors housing in Surrey, as recommended in the consultant's report. However, this rate was based upon a minimum age of 65 years due to the contention that individuals this age and over are less likely to drive.
- The subject site is located within the Guildford Town Centre and allows for opportunities for public transportation. A Rapid Bus Route is proposed by Translink along 104 Avenue.
- The subject site is located close to many amenities including Guildford Town Centre Mall, existing retail and eating establishments along 152 Street and the existing medical office building currently on the site. The new building will also house a cafeteria which will serve the residents. It is anticipated that many of the residents will walk to their destinations, as opposed to drive. The applicant is also proposing a shuttle bus service every hour or on-call from the site to the nearest SkyTrain station.
- Based on the applicant's willingness to enter into a Housing Agreement to ensure the housing is rental, for residents 55 years and older, and managed by a non-profit society, staff support the variance.

(c) Requested Variance:

- To vary Sign By-law, 1999, No. 13656, to increase the width of a free-standing sign in the Guildford Special Sign Area, from a maximum of two-thirds (2/3rds) of the height (1.6 metres/5.2 ft.) of the free-standing sign to 3.4 metres (11 ft.).

Applicant's Reasons:

- The design of the free-standing sign is to emulate the design of the medical building profile, with a wider base and narrowing at the top.

Staff Comments:

- The sign has been designed in a comprehensive manner as part of the design of the new building. Staff can support this 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.	Proposed Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Tree Summary
Appendix V.	ADP Comments and Applicant's Responses
Appendix VI.	Development Variance Permit No. 7907-0080-00

INFORMATION AVAILABLE ON FILE

Complete Set of Architectural and Landscape Plans prepared by Ankenman Associate Architects dated February 26, 2008.

Jean Lamontagne
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: Mr. Yong Cho, Ankenman Associates Architects Inc.
 Address: 200 - 12321 Beecher Street
 Surrey, BC
 V4A 3A7
 Tel: 604-536-1600

2. Properties involved in the Application

(a) Civic Address: 15300 - 105 Avenue

(b) Civic Address: 15300 - 105 Avenue
 Owner: Guildford Professional Centre Inc.
 PID: 007-476-779
 Lot 34 Except Part in Plan LMP 22276 Section 21 Block 5 North Range 1 West
 New Westminster District Plan 44498

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7907-0080-00.

DEVELOPMENT DATA SHEET

Existing Zoning: C-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		0.54 ha
Road Widening area		225.61 m ²
Undevelopable area		
Net Total		0.52 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	0.80	0.50
SETBACKS (in metres)		
Front (105 Avenue) (for new building)	2.0 m	24.3 m
Rear (South)	7.5 m	2.0 m
Side #1 (West) (153 Street)	2.0 m	2.0 m
Side #2 (East)	3.0 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	14 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		56
Two Bedroom		8
Three Bedroom +		
Total		64
FLOOR AREA: Residential		4,418.2 m ²
FLOOR AREA: Commercial		
Retail		470.8 m ²
Office		2,030.3 m ²
Total		2,501.1 m ²
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		6,919.3 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)	n/a	n/a
# of units/ha /# units/acre (net)	n/a	n/a
FAR (gross)	n/a	n/a
FAR (net) total including existing medical office building	1.5	1.3
AMENITY SPACE (area in square metres)		
Indoor	192 m ²	228 m ²
Outdoor	192 m ²	214 m ²
PARKING (number of stalls)		
Commercial	91	93
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	73	} 32
2-Bed	12	
3-Bed		
Residential Visitors	13	
Institutional	n/a	n/a
Total Number of Parking Spaces	189	125
Number of disabled stalls	1	1
Number of small cars	47	17
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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