

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0116-00

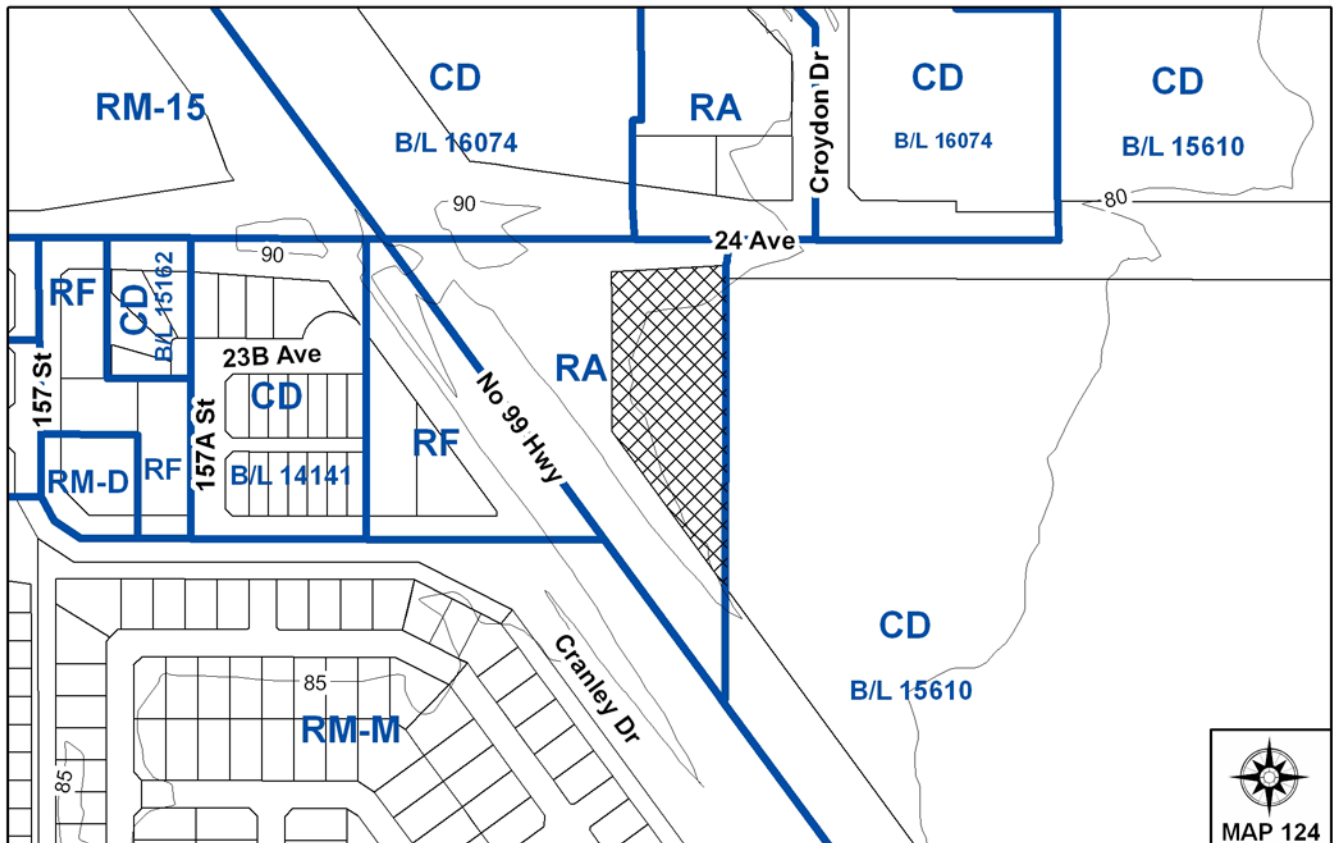
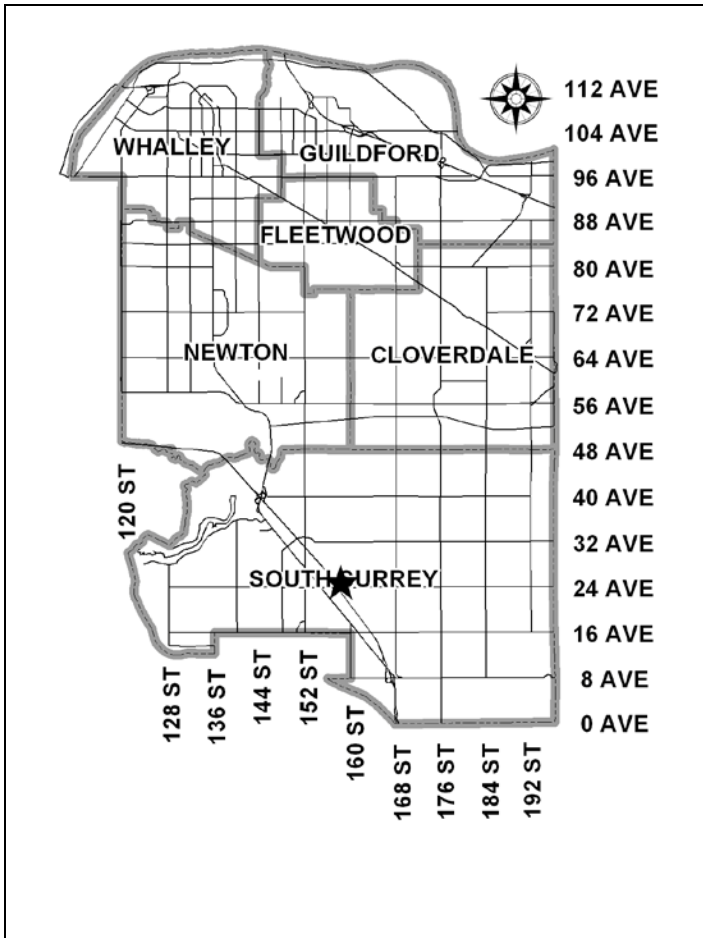
Planning Report Date: November 19, 2007

PROPOSAL:

- **OCP Amendment** from Suburban to Commercial
- **Rezoning** from RA to C-8
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 3-storey retail/professional office building and to increase the maximum allowable height from 12 metres (40 ft.) to 13 metres (43 ft.).

LOCATION: 15844 - 24 Avenue
OWNERS: Harinderpal Singh Dhanju & Jaspreet Kaur Dhanju
ZONING: RA
OCP DESIGNATION: Suburban
LUP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with OCP designation but in compliance with the Highway 99 Corridor Land Use Plan.
- Requires a 1 metre (3 ft.) height variance to increase the allowable building height from 12 metres (40 ft.) to 13 metres (43 ft.).

RATIONALE OF RECOMMENDATION

- Complies with the Highway 99 Corridor Land Use Plan. The proposed OCP redesignation was anticipated to proceed with the associated rezoning, when the Land Use Plan was approved by Council.
- The building height increase can be supported given the high-quality design of the building and site design, including underground parking and retention of existing perimeter trees.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Commercial and a date for Public Hearing be set.
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 the subject site from "One-Acre Residential Zone (RA)" (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. 7907-0116-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7907-0116-00, (Appendix VII) varying the following, to proceed to Public Notification.
 - (a) to vary the maximum building height of the C-8 Zone from 12 metres (40 ft.) to 13 metres (43 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the City Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant adequately address deficiencies in tree retention on the site to the satisfaction of the Planning and Development Department.

REFERRALS

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

Min. of Transportation: Formal approval from the Ministry of Transportation (MOT) has not yet been received. The applicant has submitted a letter indicating that he will address all MOT requirements, including additional road dedication if necessary, prior to consideration of final adoption of the Rezoning By-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/LUP Designation	Existing Zone
North (Across 24 Avenue):	Morgan Crossing Lifestyle Village and vacant land.	Suburban & Commercial /Commercial	RA & CD (By-law No. 16074)
East	Wal-Mart, Grandview Corners Shopping Centre	Commercial/Commercial	CD (By-law No. 15610)
South (Across Highway No. 99 and Cranley Drive):	Manufactured Home Park	Urban	RM-M
West (Across Highway No. 99):	Single family dwellings.	Urban	RF and CD (By-law No. 14141)

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site, which is located on the southeast corner of 24 Avenue and Highway No. 99, is currently designated "Suburban" in the Official Community Plan (OCP), but is also designated "Commercial" in the Highway 99 Corridor Land Use Concept Plan, approved by Council in February 2004.
- The applicant proposes OCP amendment to redesignate the site from "Suburban" to "Commercial". It was anticipated that the OCP be redesignated concurrently with the rezoning of the site.

DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned "One-Acre Residential Zone (RA)" and contains a single-family dwelling.
- To the east of the site is the southwest quadrant of the Grandview Corners Shopping Centre including Wal-Mart and Future Shop, which are currently under construction. To the north of the site is the Morgan Crossing Lifestyle Village which is also under construction. To the south and west of the site is Highway No. 99.
- In addition to the proposed OCP amendment from "Suburban" to "Commercial" the applicant also proposes a rezoning from "One-Acre Residential Zone (RA)" to "Community Commercial Zone (C-8)" to permit development of a 3-storey retail/office building on the site. A Development Permit and Development Variance Permit for building height are also proposed.
- The proposed C-8 zoning complies with the site's Commercial designation under the Highway 99 Corridor Land Use Plan.
- The proposed 3-storey commercial building will feature retail uses on the ground floor with 2 storeys of professional office uses (medical/dental) above. The building also features an underground parkade.
- Vehicular access to the site will be via a private access easement through the Grandview Corners site to the east, which has already been registered. Direct access to 24 Avenue is not possible at this location due the elevation of the road, as it becomes the overpass over Highway No. 99. Direct access to Highway No. 99 is also not permitted by the Ministry of Transportation (MOT).
- The Highway 99 Corridor Land Use Plan requires that surface parking lots for commercial developments within the Plan Area be limited to a maximum of 3.0 spaces for every 100 square metres (1,076 sq.ft.) of gross floor area on any lot. Parking spaces proposed over this cap must be provided below buildings or in parking structures. The proposed development is consistent with this requirement with only 1.4 parking spaces for every 100 square metres of gross floor area (48 stalls) as surface parking. The remainder of the proposed parking (73 stalls) is provided in the underground parkade. The total proposed parking of 121 spaces exceeds the Zoning By-law requirement of 105 spaces for the uses proposed.

Highway 99 Landscape Buffer

- The Highway 99 Corridor Land Use Plan requires a 15-metre (50 ft.) wide landscaped buffer as the interface to Highway No. 99. The buffer is to consist of high quality landscaped berms, plant materials, and fencing, to provide visual and noise protection. The proposed buffer to Highway No. 99 is a minimum of 9.0 metres (30 ft.) in width and features a combination of existing mature trees and new plantings. The proposed 9.0-metre (30 ft.) wide buffer is narrower than the 15.0-metre (50 ft.) buffer required on the Grandview Corners site, however, is considered to be appropriate for the subject site for the following reasons:
 1. The mature trees located around the south and west perimeters of the site are proposed to be retained and will provide immediate visual and noise protection;

2. The proposed buffer area meets or exceeds the 15-metre (50 ft.) width along the southern portion of the site;
 3. The proposed retail/office building is much smaller in scale than the large-format retail buildings (Wal-Mart/Future Shop) on the adjacent Grandview Corners site; and
 4. The proposed retail/office building is glass panel construction on all 4 sides and therefore the sides facing Highway No. 99 will not look like the back of the building.
- The proposed retail/office building complies with all provisions of the C-8 Zone with the exception of building height. The proposed building height of 13 metres (43 ft.) is higher than the 12-metre (40 ft.) building height permitted under the C-8 Zone. A Development Variance Permit (DVP) is proposed to accommodate this additional height. Justification for the variance is provided later in this report.

DESIGN PROPOSAL AND REVIEW

- The subject site is in a gateway location, on the corner of a Provincial highway (Highway No. 99) and a major arterial road (24 Avenue). As such, the site demands a visually prominent and aesthetically pleasing building design. To achieve the desired architectural expression, the project architect has selected building materials, colours and finishes, which reflect the image of an elegant and sophisticated professional office building.
- The building is predominantly glass on all 4 sides, tinted green. Other building materials include: white spandrel glass panels, copper green pre-finished composite panels, and clear anodized aluminum panels.
- Rooftop mechanical units will be screened and will not be visible from the street.
- Fascia signage has been integrated into the exterior glazing of the building for a more visually appealing effect.
- Security cameras and motion sensor activated lights will be installed in key areas around the building for better surveillance.
- Garbage facilities will be located out of sight in the underground parkade.

TREE PRESERVATION AND LANDSCAPING

- The applicant retained a certified arborist (Norm Hol – Arbortech Consulting Ltd.) to conduct a site inspection and prepare an arborist report. The arborist report identifies 61 mature trees on the site and concludes that 39 will need to be removed. Only 4 of the trees to be removed are otherwise viable, but are located within the proposed building footprint. The other 35 trees to be removed are either in hazardous, very poor, or poor condition, and deemed to be non-viable. All of the trees to be retained (22 in total) are located on the west or south perimeters of the site and will serve as an immediate buffer to Highway No. 99.

- The applicant will provide a \$9,300 cash-in-lieu contribution to the City's Green Fund to offset deficiencies in tree replacement in accordance with the Tree Protection By-law.
- To complement the trees being retained on the site the applicant's landscape architect proposes a generous combination of native plant material (trees & shrubs) in a variety of textures and colours.
- Retaining walls are required along the north edge of the site due to the steep grade differential between the site and 24 Avenue. The proposed Allan Block retaining walls will be stepped with plantings in between them. A staircase and access ramp for disabled are proposed to provide pedestrian access to/from the 24 Avenue sidewalk.
- A small sitting area is proposed on the north side of the site as an amenity for the future employees in the building.

ADVISORY DESIGN PANEL

- ADP Meeting Date: October 4, 2007.
- The ADP suggestions have been satisfactorily addressed except the following, which will be addressed prior to final approval:
 - Minor architectural and landscaping modifications.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- Pre-notification letters were sent on July 11, 2007 and staff received no comments.
- The applicant held a Public Information Meeting on September 18, 2007. Invitations to the meeting were sent to approximately 219 surrounding property owners. The meeting was attended by 2 persons, both of whom completed comment sheets. Comments received were as follows:
 - Design of building supported, especially use of glass, but would like to see a wider variety of building materials incorporated;
 - Landscape buffer setback should be consistent with the neighbouring development to the east (Grandview Corners) i.e. 15 metres (50 ft.); and
 - Landscaping should be integrated with adjacent development to the east (Grandview Corners).
- The applicant has provided the following responses to the comments received at the Public Information Meeting:
 - Materials, colours, and finishes selected reflect the image of an elegant professional office building;
 - The required landscape buffering to Highway No. 99 has been achieved through the retention of many of the existing trees around the perimeter of the site; and

- The landscape concept retains many of the existing tree species where appropriate and augments these with other native plant species. Planting material and colours have been selected to complement the building design.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the Highway 99 Corridor Land Use Plan. Given that the proposal is in compliance with the Plan, 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.

BY-LAW VARIANCE & JUSTIFICATION

(a) Requested Variance:

- To vary the maximum allowable building height of the C-8 Zone from 12 metres (40 ft.) to 13 metres (43 ft.).

Applicant's Reasons:

- The additional building height is requested to allow the building to have a more symmetrical appearance and to allow the ground floor retail units to have a slightly higher floor-to-ceiling height, which is desirable to future tenants.

Staff Comments

- The C-8 Zone permits a 3-storey building; however, the proposed building requires a 1-metre (3 ft.) height variance to achieve a more elegant design and to increase the floor-to-ceiling height for the main floor. With the variance, the windows and adjacent aluminium bands (panels) can be the same height on each floor. Without the variance, the aluminium band on the top floor would have to be shorter and the building would not be symmetrical.
- The visual impact of this minor variance will be minimal considering the very high architectural design of the building and material combination proposed (i.e. predominantly glass), and the mature trees being preserved around the perimeter of the site.
- The proposal has underground parking; which is encouraged, and results in a very high quality site design.
- Staff support the proposed 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.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	ADP Comments and Applicant's Response
Appendix VI	OCP Redesignation Map
Appendix VII	Development Variance Permit No. 7907-0116-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Boldwing Continuum Architects Inc. and JHL Design Group Inc., respectively, dated November 13, 2007 and November 12, 2007.

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: Arthur Buse, Boldwing Continuum Architects Inc.
 Address: Suite 300, 7337 - 137 Street
 Surrey, B.C.
 V3W 1A4
 Tel: 604-594-4787

2. Properties involved in the Application
 - (a) Civic Address: 15844 - 24 Avenue

 - (b) Civic Address: 15844 - 24 Avenue
 Owners: Harinderpal Singh Dhanju & Jaspreet Kaur Dhanju
 PID: 011-423-960
 Lot 2 Except: Part on Highway Plan 25810; Section 14 Township 1 New
 Westminster District Plan 9556

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce a By-law to rezone the property.

 - (c) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-24597

 - (d) Proceed with Public Notification for Development Variance Permit No. 7907-0116-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,320 m ²
Road Widening area		214 m ²
Undevelopable area		
Net Total		5,106 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	50%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.6 m
Rear	7.5 m	11 m
Side #1 (East)	7.5 m	18 m
Side #2 (West)	7.5 m	9 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	13 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	4,085 m ²	3,489 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	4,085 m ²	3,489 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)	0.8	0.68
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	105	121
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
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	YES
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