

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0294-00

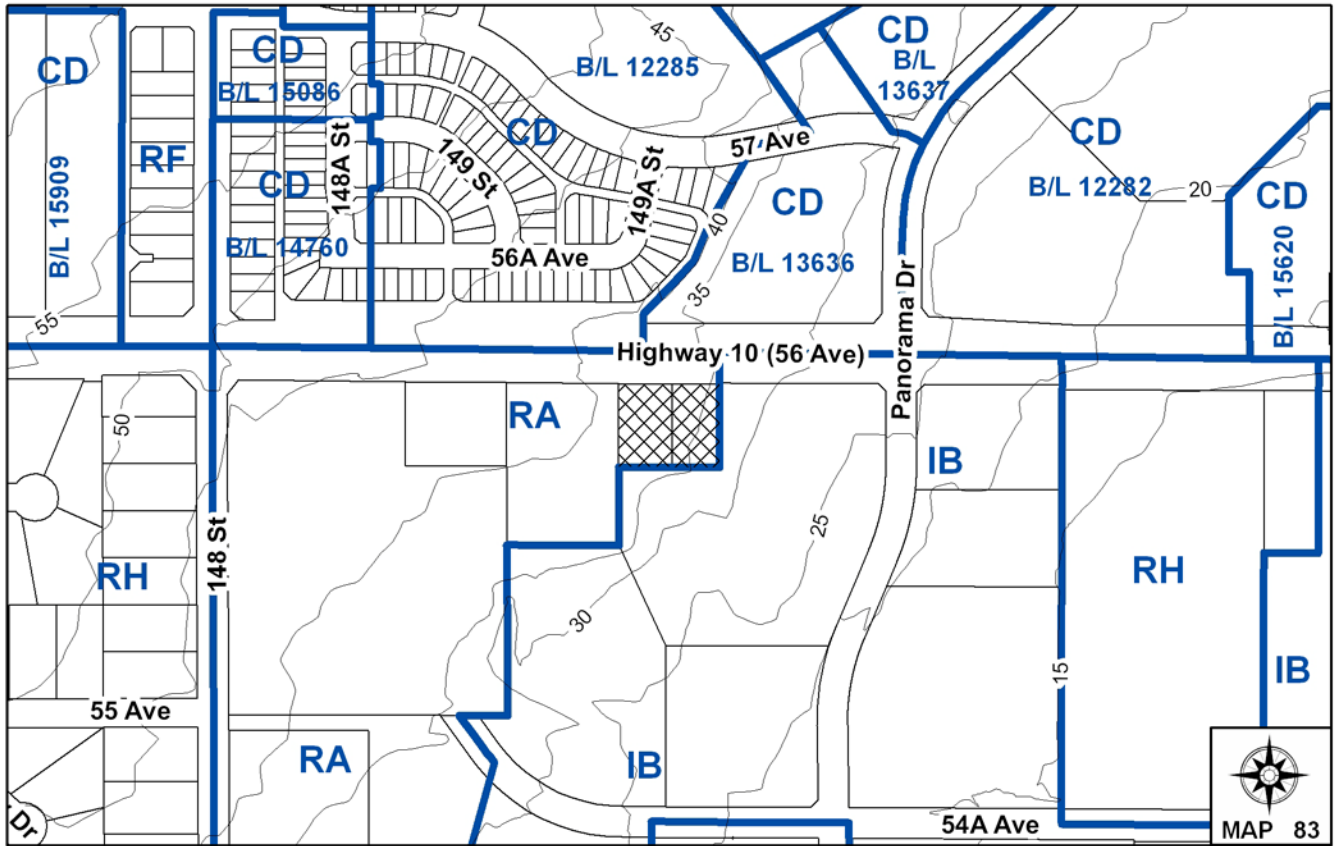
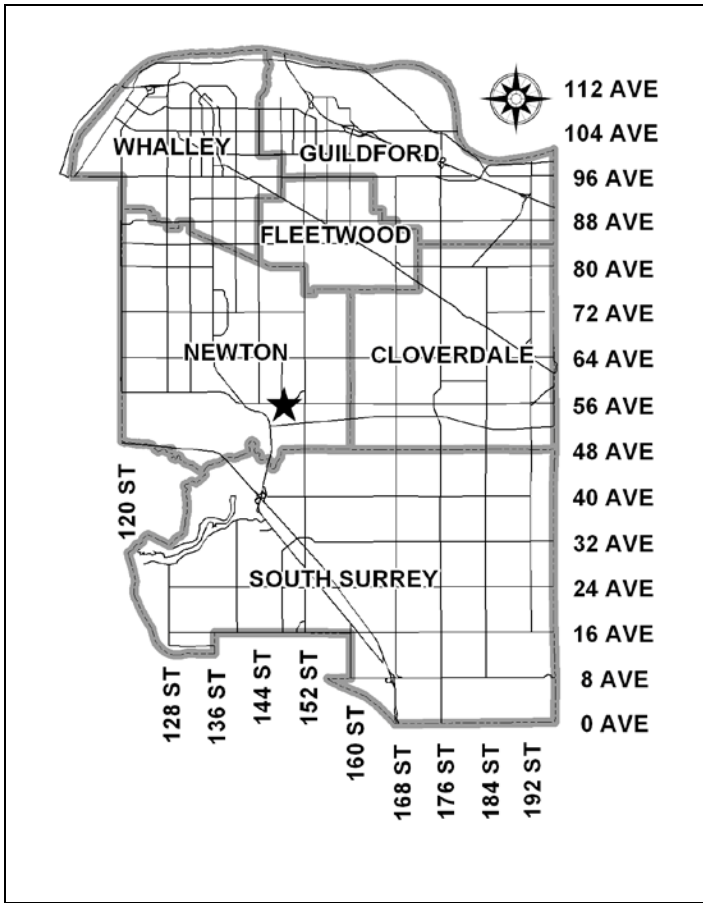
Planning Report Date: October 20, 2008

PROPOSAL:

- **OCP Amendment** from Suburban to Industrial
- **Rezoning** from RA to IB
- **Development Permit**

in order to permit the development of a 2,625 square metre (28,256 sq.ft.) office building.

LOCATION: 14938 and 14952 Highway No. 10 (56 Avenue)
OWNERS: Harjit Singh Sangha and Hardip Kaur Sangha
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with LAP Designation.
- The proposed OCP Amendment was anticipated as part of the normal approval process for applications in this LAP to achieve the approved land use designation and density.
- The proposed density and building form are appropriate for this part of East Panorama Ridge Business Park.
- The proposed design meets the design guidelines of the Development Permit Area and is an effective and suitable business park design for this small and constrained site.

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 Industrial 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 "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7907-0294-00 in accordance with the attached drawings (Appendix II).
5. 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 subdivision layout (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey, arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix III).

Min. of Transportation (MOT): No concerns. Direct access to Highway No. 10 has been granted by MOT.

SITE CHARACTERISTICS

Existing Land Use: Older, vacant single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Highway No. 10 (56 Avenue)):	Single family residential development and the YMCA Recreation Centre.	Urban and Multiple Residential/Single Family and Recreational	CD (By-law Nos. 12285 & 13636)
East and South:	Vacant	Industrial/Business Park	IB
West:	Office development under construction (File No. 7906-0500-00)	Industrial/Business Park	IB

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Suburban in the Official Community Plan (OCP) and "Business Park" in the East Panorama Ridge Concept Plan. An OCP Amendment from Suburban to Industrial is required to accommodate this proposal.
- The subject site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Business Park Zone" (IB) to permit an office building. The proposed IB Zone is consistent with the designation in the LAP. In accordance with the Implementation Section of the East Panorama Ridge Concept Plan, applications in this LAP were anticipated to be accompanied by an OCP amendment to redesignate the lands in order to achieve the land uses and density approved in the LAP. The proposed OCP amendment is consistent with the LAP designation and can be supported.

DEVELOPMENT CONSIDERATIONS

- The proposal is to develop the subject site into a two-storey 2,625 square metre (28,256 square feet) office building with direct access to Highway No. 10.
- The proposed total floor area ratio (FAR) is 0.75. The Surrey Zoning By-law permits a maximum FAR of 0.75. The building is a minimum of 7.5 metres (25 feet) from the front, rear and west side yard. The building is 3.6 metres (12 feet) from the east side yard. The proposed setbacks meet the requirements of the IB Zone.
- The subject lots will require consolidation as part of this application and will conform to the lot area, lot width and lot depth requirements of the IB Zone.

- The development includes a total of 65 parking stalls consisting of 17 surface parking stalls at the front of the building and 48 parking stalls underground and at the rear of the building. The Surrey Zoning By-law requires a total of 65 parking stalls.
- The Ministry of Transportation (MOT) has agreed to the proposed access to Highway No. 10 for the subject site provided that a secondary emergency access is provided to the property. A secondary emergency access was secured through the property to the west (14928 Highway No. 10), under File No. 7906-0500-00.
- Overall, this proposal is consistent with the emerging industrial business park development in the area, and the land use concept of the East Panorama Ridge Concept Plan.

Trees and Landscaping

- Chris Kovach of BC Plant Health Care Inc. prepared an Arborist Report and Tree Replacement Plan for the subject site. The Arborist Report indicates there are 22 protected trees on the subject site. The following is a table providing the breakdown by species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Spruce	1	0	1
Hazelnut	2	0	2
Willow	1	0	1
Birch	1	0	1
Douglas Fir	7	0	7
Cedar	5	0	5
Cherry/Plum	1	0	1
Monkey Puzzle Tree	1	0	1
Maple	1	0	1
Dogwood	2	0	2
Total	22	0	22

- The subject site is very small and is constrained for industrial park development due to both access limitations and a substantial grade difference through the site. Considering the significant constraints of the site, the arborist carefully assessed the possibility of retaining some Douglas Fir and Cedar trees at the perimeter of the property. After taking into account the access limitations, extent of the building envelope including the underground parkade and significant re-grading of the site, the arborist concluded that none of the trees, including those at the perimeter, could be retained.
- City staff requested the applicant to consider transplanting some of the trees to other locations on the site. In particular, there are a number of smaller Douglas Fir and Cedar trees that staff considered to be good candidates for transplanting. In response, the applicant's arborist subsequently re-assessed the property, but concluded that the existing coniferous trees on the site would not survive being transplanted. Overall, staff are satisfied that all options for tree preservation have been considered on the subject site, and that the existing site limitations prevent tree protection opportunities.

- Despite the removal of all existing trees on the subject site, the proposed landscaping and tree planting is complementary and consistent with the quality of the existing development in this business park. The applicant is required to provide 32 replacement trees on the subject site. The trees will consist of Japanese Maple, Red Maple, Honey Locust, Beech, Spruce and Pine trees.

PRE-NOTIFICATION

Pre-notification letters were sent on October 2, 2007 and staff received no comments.

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 discussed in this report.

DESIGN PROPOSAL AND REVIEW

- The proposal is an effective and suitable business park design given the small site, and site constraints noted above, including site topography.
- This application was referred to the Advisory Design Panel (ADP) on November 1, 2007 and January 31, 2008 (Appendix VII). At the November 1, 2007 ADP meeting, a concern was raised about the security of the underground parking area. The applicant was requested to re-examine the underground parking security and to return to ADP for further consideration. The applicant provided a security gate to the underground parking and also introduced a 1.8 metre (6 foot) black steel spiked fence at the rear of the property where the parking extends beyond the building. This solution was presented by the applicant at the January 31, 2008 ADP meeting and deemed to be acceptable. All ADP comments have now been satisfactorily addressed by the applicant (Appendix VII).
- The building construction is a combination of tilt-up concrete with stucco reveals and stucco spandrels. Architectural details such as wood posts and pugrock stone cladding add distinction to the building. The main colour of the concrete will be beige with yellow and orange hues. The upper storey is recessed slightly at the corners to add some form to the volume of the building and to accommodate balconies.

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. Summary of Tree Survey and Tree Preservation
- Appendix V. ADP Comments and Applicant's Response
- Appendix VI. NCP Plan
- Appendix VII. OCP Redesignation Map

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: Sam Chan, IonicArchitecture Inc.
 Address: Unit 201 - 5500 - 152 Street
 Surrey, BC
 V3S 5J9
 Tel: 604-581-8525

2. Properties involved in the Application

(a) Civic Addresses: 14938 and 14952 Highway No. 10 (56 Avenue)

(b) Civic Address: 14938 Highway No. 10 (56 Avenue)
 Owners Harjit Sangha and Hardip Kaur Sangha
 PID: 008-446-075
 Lot 1 Except Part of Plan BCP24907 Section 3 Township 2 New Westminster
 District Plan 20000

(c) Civic Address: 14952 Highway No. 10 (56 Avenue)
 Owners: Harjit Singh Sangha and Hardip Kaur Sangha
 PID: 008-446-083
 Lot 2 Except: Part Dedicated Road on Plan BCP26175; Section 3 Township 2
 New Westminster District Plan 20000

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. 1-6-24885.

DEVELOPMENT DATA SHEET

Proposed Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	min. 2,000 sq.m.	3,507.1 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	37%
SETBACKS (in metres)		
Front	7.5 m	19.6 m
Rear	7.5 m	7.5 m
Side #1 (East)	7.5 m	7.7 m
Side #2 (West)	3.6 m	3.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 m	9.2 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		
Retail		
Office		2,625.2 sq.m.
Total		2,625.2 sq.m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		2,625.2 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)	0.75	0.75
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial (Office)	65	65
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional	n/a	n/a
Total Number of Parking Spaces	65	65
Number of disabled stalls	1	2
Number of small cars		
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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