

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7907-0309-00

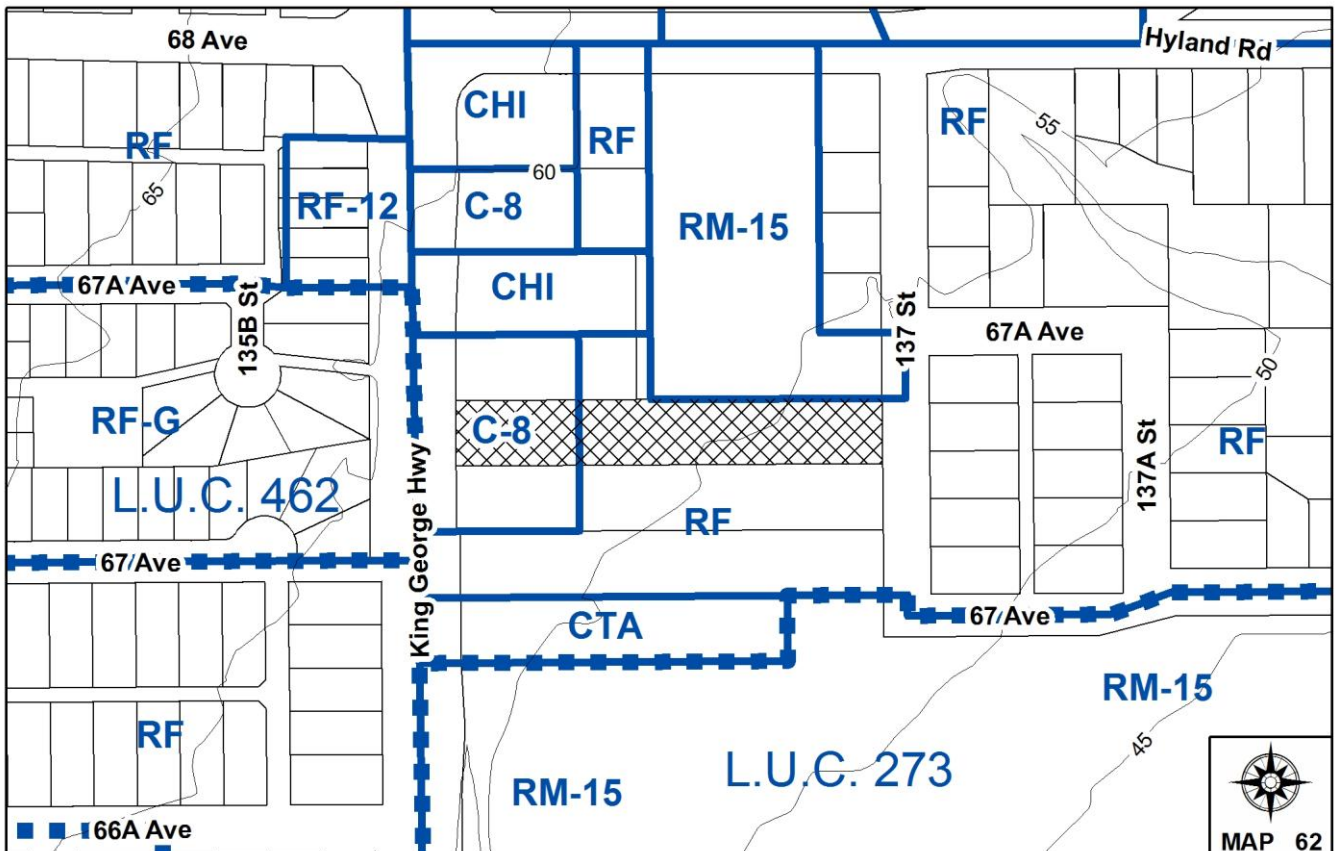
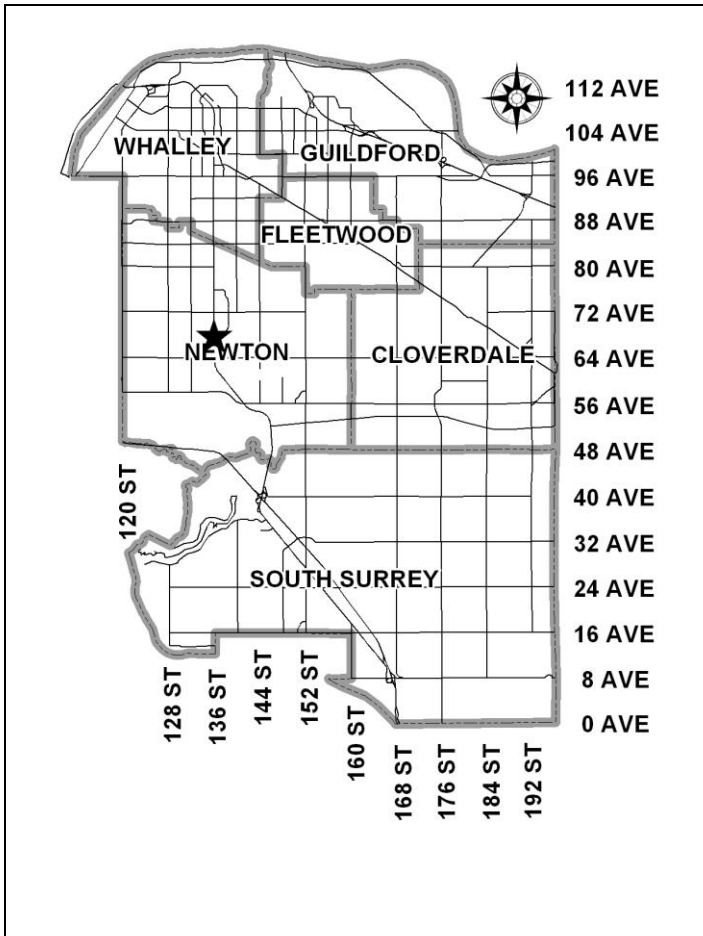
Planning Report Date: July 27, 2009

PROPOSAL:

- **Partial Rezoning** from RF to C-8 and CD (based on RM-15)
- **Development Permit**
- **Development Variance Permit**

in order to allow for an addition to an existing commercial building and permit development of a 10-unit townhouse complex. DVP to vary the setbacks for the commercial building addition.

LOCATION: 6716 King George Highway
OWNER: 0699544 B.C. Ltd.
ZONING: C-8 and RF
OCP DESIGNATION: Commercial and Urban
LAP DESIGNATION: Highway Commercial and Multiple Residential (Townhouse)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the easterly setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) and the northerly setback from 7.5 metres (25 ft.) to 0 metres of the proposed addition to the existing commercial building.
- Due to the small number of townhouse units proposed (10), the applicant seeks to not provide the required indoor amenity space.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Local Area Plan (LAP).
- The proposed addition to the rear of the commercial building is appropriate and the signage and landscaping on the commercial portion of the site will be substantially upgraded.
- The proposed northerly setback variance for the commercial building addition is required due to the narrow configuration of the lot, and matches the existing 0 metre lot line setback of the existing building, which is non-conforming. The proposed easterly setback variance is not expected to generate any impact as it interfaces with a rear lane.
- The proposed townhouse portion of the site is consistent with the existing townhouse development to the north in terms of density and building form.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block B shown on the plan attached as Appendix I 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.
2. a By-law be introduced to rezone Block C shown on the plan attached as Appendix I from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000 and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7907-0309-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7907-0309-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum easterly setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.); and
 - (b) to reduce the minimum northerly setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metres.
5. 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 subdivision layout to the satisfaction of the Approving Officer;
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) the applicant adequately address the impact of no indoor amenity space;
 - (g) the applicant address the Fire Department's concerns, as noted below; and
 - (h) establish shared access and maintenance agreement with the property to the north at 7447 - 137 Street (Primrose Townhouse).

REFERRALS

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

School District: **Projected number of students from this development:**

2 Elementary students at Hyland Park Elementary School
1 Secondary student at Sullivan Heights Secondary School

(Appendix VII)

Parks, Recreation & Culture: Parks has concerns that this development will place pressure on existing Parks facilities in the area and the applicant is required to meet with staff to resolve these concerns.

Surrey Fire Department: No concerns. The applicant has been requested to install a graphic map at the entrance to the adjacent townhouse project (Primrose Townhouses) (6447 - 137 Street) showing unit numbers, and to post "No Parking Fire Lane" signs at internal drive aisles for both the Primrose Townhouses and the subject site.

SITE CHARACTERISTICS

Existing Land Use: A highway commercial business (flooring materials) on the westerly portion of the sit fronting King George Highway. The easterly portion of the site is vacant.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	A commercial business and a townhouse development.	Commercial/Highway Commercial, Urban/Multiple Residential (Townhouse)	C-8 and RF
East (Across 137 Street):	Single family residential.	Urban/Multiple Residential (Townhouses)	RF
West (Across King George Highway):	Single family residential.	Urban/Urban Residential	LUC No. 462
South:	A commercial business, easterly portion of parcel is vacant.	Commercial/Highway Commercial, Urban/Multiple Residential (Townhouse)	C-8 and RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 6716 King George Highway and is 0.50 hectares (1.24 acres) in area. The parcel is a long, narrow lot that fronts on both King George Highway and 137 Street and contains an existing commercial building along King George Highway. The easterly portion of the site is vacant.
- The parcel is split-zoned: the western one-third of the lot is zoned "Community Commercial Zone" (C-8) and the eastern two-thirds of the lot is zoned "Single Family Residential Zone" (RF). The site is split-designated in the Official Community Plan (OCP): the western half of the site fronting King George Highway is designated "Commercial", and the eastern half of the site is designated "Urban". The site is also split-designated in the Newton Local Area Plan (LAP): the westerly portion of the site fronting King George Highway is designated "Highway Commercial" and the easterly portion of the site along 137 Street is designated "Multiple Residential (Townhouse)".
- The site is bordered to the north and south by other parcels that are similarly split-designated "Commercial" and "Urban". The intent of the LAP is to allow "Highway Commercial" development along King George Highway, and enable residential townhouse development along 137 Street. Previous developments to the north have already been developed in accordance with this concept. The adjacent property to the north was rezoned in 1999 as per this concept.

Proposal

- The applicant is proposing to rezone the rear portion of the site to allow for subdivision in accordance with the designations of the OCP. A new north-south lane, parallel to King George Highway, separating the commercial and residential components, is proposed to be created between the two parcels. This lane will eventually connect to 68 Avenue and will provide an alternate access for the commercial sites along King George Highway.
- The applicant is proposing a rezoning to create a C-8 zoned parcel along King George Highway and a "Comprehensive Development" (CD) (based on RM-15) zoned parcel along 137 Street. A Development Permit is also proposed to allow for a building addition to the existing commercial building, and to allow for a 10-unit townhouse development along 137 Street. A Development Variance Permit (DVP) is also required to vary the easterly setback of the proposed commercial addition from 7.5 metres (25 feet) to 6.1 metres (20 feet) and the northerly setback of the proposed commercial building addition from 7.5 metres (25 feet) to 0 metres. These variances are discussed below.

Proposed Commercial Expansion

- The applicant proposes to rezone 859 sq.m. (9,250 sq.ft.) of property in order to allow for a 358 sq.m. (3,850 sq.ft.) commercial building addition for their existing flooring business. The site contains an existing 617 sq.m. (6,640 sq.ft.) commercial building (534 sq.m./5,750 sq.ft. ground floor area and 82 sq.m./885 sq.ft. of second floor office) and the applicant is proposing to add 223 sq.m. (2,400 sq.ft.) of ground floor area and 135 sq.m. (1,450 sq.ft.) of second floor office. The total parking required for these uses is 27 spaces and the applicant is providing 27 spaces.

- The commercial portion of the site will retain its existing access on King George Highway. It is anticipated that full-movement access from King George Highway will be restricted in the future. To accommodate the commercial businesses along the east side of King George Highway, a lane extending southwards from 68 Avenue is proposed to be dedicated and constructed in the future to improve access to these properties. Lane dedication has already been acquired from the two properties north of the subject site; however, lane construction cannot be realized at this time until all properties south of 68 Avenue have been redeveloped and the required lane right-of-way is available. The applicant is required to dedicate an 8 metre (26 feet) wide portion of lane, and pay cash-in-lieu for construction.

Proposed Townhouses

- The applicant is proposing to rezone 2,718 sq.m. (29,260 sq.ft.) of property fronting 137 Street in order to allow development of a 10-unit townhouse development.
- The townhouse portion of the site is proposed to be accessed from 137 Street via the townhouse project to the immediate north. The neighbouring townhouse site (developed under File No. 7996-0327-00) was developed with the provision that access to the subject lot be provided through the townhouse site, and an access easement was registered on title to ensure this. The northerly townhouse site currently has a drive aisle running along its southerly property line and the proposed townhouses are proposed to utilize this drive aisle.
- Total parking on the residential portion of the site, including resident and visitor stalls, conforms with the requirements of the Zoning By-law. The applicant is providing 20 resident parking spaces and 2 visitor parking spaces.

Proposed Comprehensive Development (CD) Zone

- The applicant proposes a CD Zone based on the RM-15 Zone to accommodate the townhouse development.
- The following is a table outlining the differences between the RM-15 Zone and the proposed CD Zone:

	RM-15 Zone	Proposed CD Zone
Density	The allowable Floor Area Ratio (FAR) for this site is 0.45. The maximum Unit Density is 26 uph (10.5 upa).	Maximum FAR is 0.53, and maximum unit density is 37 uph (15 upa).
Lot Coverage	The maximum permitted lot coverage is 36%.	Lot Coverage is limited to a maximum of 30%.
Minimum Setbacks	All minimum setbacks are 7.5m (25 ft.).	Northerly setback is 4.2m (14 ft.) and all other setbacks are 7.5m (25 ft.).

- The permitted maximum FAR for this lot under the RM-15 Zone would be 0.45 due to the small size of the property which results in a lower allowable density due to the sliding scale calculation as per the Zoning By-law. The applicant is proposing a total FAR of 0.53. This FAR includes the garage areas, as per the RM-15 Zone. The proposed maximum unit density for this site under the RM-15 Zone would be 26 uph (10.5 upa). The CD Zone is proposing a maximum unit density of 37 uph (15 upa). The proposed density is deemed appropriate, considering the

townhouse site to the north has an equivalent FAR of 0.53, the proposed townhouses have a 2-storey massing that mirrors the northerly townhouses and the lot coverage has been reduced. The proposal is well integrated with the existing townhouses to the north.

- The CD Zone includes a maximum lot coverage of 30%. The maximum lot coverage in the RM-15 Zone for this site would be 36%.
- As the existing drive aisle on the northerly townhouse site was designed to be shared with the proposed development, the northerly setback has been reduced from 7.5 metres (25 feet) to 4.2 metres (14 feet) to allow the proposed development to mirror the northerly townhouses' setback from the drive aisle.
- Building height, outdoor amenity space and other requirements are consistent with the RM-15 Zone.

Amenity Space

- The Zoning By-law requires that outdoor amenity space for this project be provided in the order of 30 sq.m. (323 sq. ft.), based on 3 sq.m. (32 sq. ft.) per dwelling unit. The applicant has provided 81 sq.m. (870 sq. ft.) of outdoor amenity space. This amenity space will include a children's play structure, a bench, a bike rack and landscaping.
- The Zoning By-law requires 30 sq.m. (323 sq. ft.) of indoor amenity space. The applicant is not proposing to build indoor amenity space but instead to provide cash-in-lieu of indoor amenity space in compliance with City Policy. Due to the low number of units proposed (10), the building form (townhouse) and the relatively large average unit size (145 sq.m./1,560 sq.ft.), it is considered reasonable for the applicant to provide cash-in-lieu for a small project of this nature.

Tree Retention and Landscaping

- The applicant retained Mike Fadum and Associates Ltd. to do a tree assessment on the site. Fifteen (15) mature trees were identified on the site. The trees are all alders or cottonwoods and are poor candidates for retention. The applicant is also proposing to remove 2 alders/cottonwoods from the commercial property to the north to allow for the proposed commercial building addition. The neighbouring lot owner has provided written approval for the proposed removal of these 2 trees. The applicant is proposing to plant 45 replacement trees on the site (14 on the commercial portion and 31 on the townhouse portion).
- The applicant is required to dedicate 4.26 metres (14 feet) along King George Highway and the applicant proposes to convert this area from pavement to sod to match the landscaping of the lot to the south. The applicant is also proposing to provide additional landscaping at the King George Highway entrance to provide for vehicle queuing off of King George Highway. In addition, a new 0.93 metre (3 feet) landscaping strip is proposed along the southerly property line of the commercial portion.
- For the residential portion of the site the proposed landscaping plans indicate appropriate landscaping with a mix of shrubs, trees and open lawn areas. The hydro kiosk and gas meter are proposed to be located away from 137 Street to improve the streetscape. Grass-crete is proposed for the outdoor parking spaces which mirrors the treatment on the townhouse site to the north.

- A 1.2 metre (6 feet) high cedar fence is proposed for the south property line. A 1.06 metre (3.5 feet) high wood fence with is proposed along 137 Street.
- The garbage enclosures on both the commercial and residential portions of the site are proposed to be constructed of cedar, will have a decorative trellis and will be screened by landscaping.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on January 16, 2009 and staff received 4 phone calls:

- Two (2) callers requested information about the application had no concerns. One caller was concerned that commercial uses were going to be extended across the entire site, to 137 Street. Another caller mentioned concerns about drainage, tree retention and crime. No objections or concerns were raised by residents of the townhouse development immediately north of the subject site.

(Staff provided all callers with information on the proposal. The caller concerned that the commercial portion of the site would extend to 137 Street was advised that the commercial portion would only extend to the new lane and that the easterly half of the site is proposed to be developed as a townhouse complex.

With respect to the drainage concerns of the other caller, the site has only a slight grade and the caller was advised that Engineering staff will review this issue to ensure that drainage considerations will be adequately designed for. The trees on the site are all alder or cottonwood and have poor retention values. The applicant is proposing to plant 45 higher quality replacement trees. The site is designed to take CPTED concerns into account.)

DESIGN PROPOSAL AND REVIEW

Commercial Portion of Site

- The applicant is proposing a 358 sq.m./3,850 sq.ft. addition (223 sq.m./2,400 sq.ft. of ground floor area and 135 sq.m./1,450 sq.ft. of second floor office area) to the existing commercial building. The addition is proposed at the rear of the existing building and will not be very visible from King George Highway.
- The proposed materials and colour scheme match the existing building. Split-faced concrete blocks, accented by glass blocks, are proposed. Hardi-panel and glazing are also proposed at the entryway of the building addition.
- An internal sidewalk will be added to the south side of the existing building to allow for better pedestrian movement on the site and to improve the aesthetic quality of the transition from the parking area to the building.

- Existing free-standing signage on the site, as well as building signage will be modified under the proposed Development Permit. There are currently two free-standing signs at the front of the site. One of the free-standing signs will be removed and the other free-standing sign will be upgraded to a higher quality sign.

Residential Portion of Site

- The proposed project consists of 10 three-bedroom townhouse units arranged as two 5-unit buildings. The units are proposed to have fully in-ground basements. The units are proposed to have a two-storey massing, which matches the two-storey townhouse units on the site to the immediate north. The proposed northerly setback from the internal drive aisle is also consistent with the setback provided by the townhouses on the northerly site.
- The applicant is proposing single car garages that match the massing of the garages on the northerly townhouses. Each unit will have one garage parking space and one outdoor parking space on grasscrete which mirrors the treatment on the northerly site and also reduces the amount of impervious surfaces on the site.
- The applicant is proposing a modern Tudor-style building design. The proposed roof line is enhanced by a number of gable features. The side elevation of the buildings incorporates a number of gable features and various windows.
- The proposed exterior treatment includes extensive use of stone on the ground floor and also grey and white stucco with dark grey Hardie trim to achieve the Tudor look. Asphalt shingles are proposed for the roof.
- The proposed design provides for street orientation for the unit that faces 137 Street. The front door faces the street, a walkway connects the unit to the sidewalk, and windows provide casual surveillance of the street.

ADVISORY DESIGN PANEL

This application was not referred to the ADP in accordance with procedural requirements in the OCP. However, the design of the proposed residential and commercial components has been reviewed by the City Architect and City Landscape Architect and found satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the easterly setback from 7.5 metres (25 feet) to 6.1 metres (20 feet) and the northerly setback from 7.5 metres (25 feet) to 0 metres for the proposed commercial building addition.

Applicant's Reasons:

- The proposed 0 metre northerly setback matches the existing commercial building which is already built at 0 metre lot line.
- The proposed 6.1 metre (20 feet) easterly setback is required due to the required location of the new rear lane, which limits the opportunity to achieve the required setback, while allowing a reasonable building addition.

Staff Comments:

- Because the site is narrow (27.7 metres/91 feet), a 0 metre northerly setback is required to allow for a feasible building envelope. The neighbouring commercial properties to the south and north also have 0 metre lot lines along one side of the lot.
- The location and required dedication of the lane eliminates developable area for the proposed commercial expansion.
- The proposed 6.1 metre (20 feet) setback to the lane allows for parking to be provided off the lane and also for a garbage enclosure and landscaping in this area.
- The applicant was required to dedicate 4.3 metres (14 feet) along King George Highway and also dedicate 8 metres (26 feet) for the rear lane. These dedications have significantly impacted the building envelope and future expansion opportunities on the site.
- The applicant has met the parking requirements associated with the proposed building addition and has also increased the amount of landscaping on 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 and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0309-00
Appendix V.	Proposed CD By-law
Appendix VI.	School District Comments

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: Wilson Chang
 Address: 288 West 8th Avenue
 Vancouver, BC
 V5Y 1N5
 Tel: 604-630-9488

2. Properties involved in the Application

(a) Civic Address: 6716 King George Highway

(b) Civic Address: 6716 King George Highway
 Owner: 0699544 B.C. Ltd., Inc. No. 0688544
 Director Information:
 Harbhajan S. Bandesha

No Officer Information Filed as at July 12, 2008

PID: 009-243-950
Lot 3 Except: Part Subdivided by Plan 18810: Section 16 Township 2 New
Westminster District Plan 10110

3. Summary of Actions for City Clerk's Office

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

(b) Proceed with Public Notification for Development Variance Permit No. 7907-0309-00.

DEVELOPMENT DATA SHEET - RESIDENTIAL PORTION

Proposed Zoning: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,718 sq.m.
Road Widening area		
Undevelopable area		
Net Total		2,718 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	28%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.7 m
Rear	7.5 m	7.6 m
Side #1 (North)	4.2 m	4.2 m
Side #2 (South)	7.5 m	7.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		10
Total		
FLOOR AREA: Residential		1,449 sq.m. (15,600 sq.ft.)
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,449 sq.m. (15,600 sq.ft.)

*** 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)	37 uph/15 upa	37 uph/15 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.53	0.53
AMENITY SPACE (area in square metres)		
Indoor	30 sq.m.	cash-in-lieu
Outdoor	30 sq.m.	100 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	20	20
Residential Visitors	2	2
Institutional		
Total Number of Parking Spaces	22	22
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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DEVELOPMENT DATA SHEET - COMMERCIAL PORTION

Proposed & Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1,952 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	39%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	3.5 m (existing bldg)
Rear	7.5 m	6.1 m (DVP required)
Side #1 (North)	7.5 m	0 m (DVP required)
Side #2 (South)	7.5 m	13.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	10.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		974 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		974 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)	0.80	0.50
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	27	27
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	27	27
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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