

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0392-00

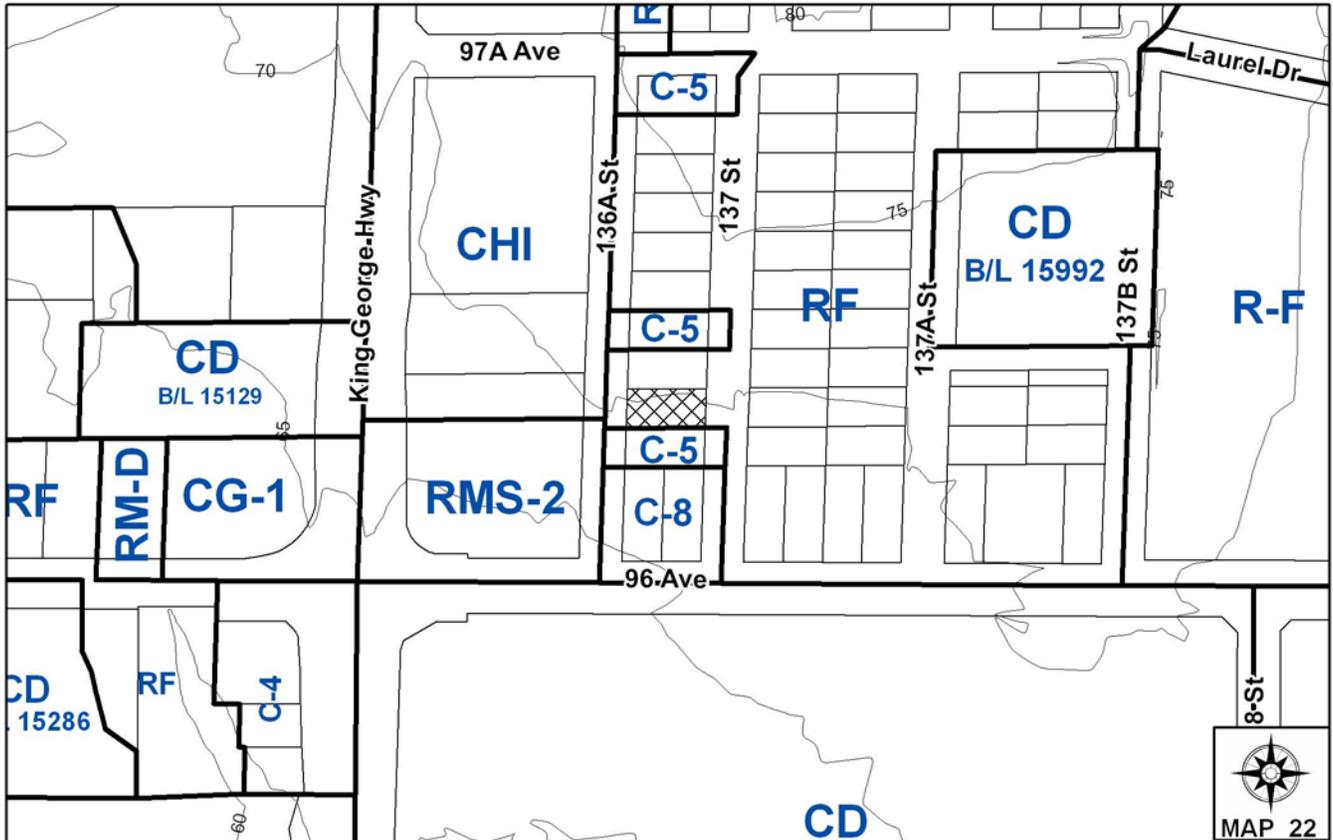
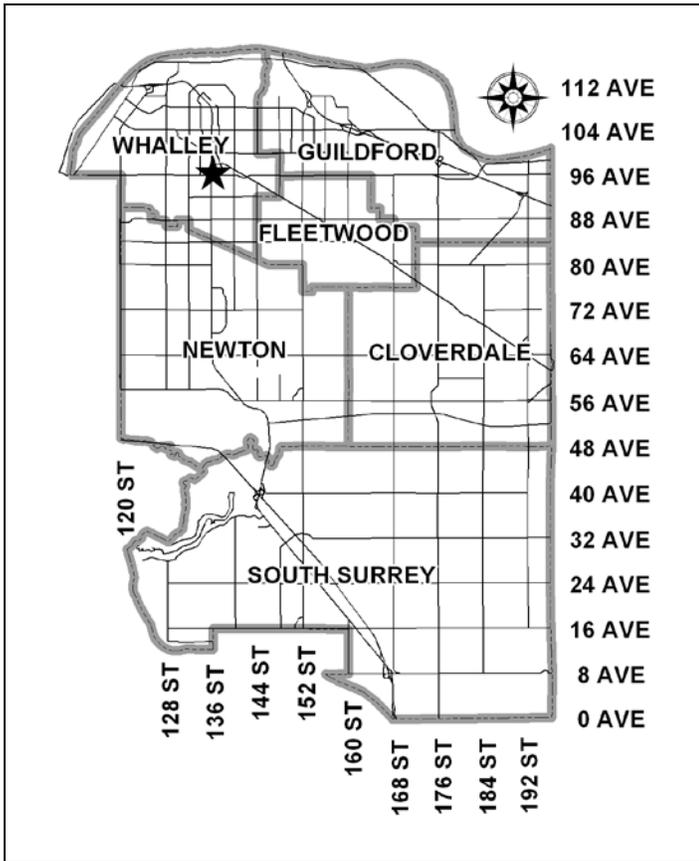
Planning Report Date: July 14, 2008

PROPOSAL:

- **Rezoning from RF to C-5**
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a medical office.

LOCATION: 9637 - 137 Street
OWNERS: Randhir S. Mann and Inderjit S. Sahota
ZONING: RF
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal will require variances for side yard setbacks.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development is consistent with similar medical office uses in the immediate vicinity.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site 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. 7907-0392-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0392-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.8 metres (6.0 ft.); and
 - (b) to reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.8 metres (6.0 ft.).
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; and
 - (d) resolution of all urban design issues 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.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Existing single family residential dwelling.	Commercial	RF
East (Across 137 Street):	Existing temporary surface parking lot.	Commercial	RF
South:	Existing medical office building.	Commercial	C-5
West (Across 136A Street):	Existing care facility and existing restaurant.	Commercial	RMS-2 and CHI

DEVELOPMENT CONSIDERATIONSBackground

- The 667.3-square metre (7,183 sq.ft.) subject site is located on the west side of 137 Street in City Centre, north of Surrey Memorial Hospital across 96 Avenue. The site is designated Commercial in the Official Community Plan (OCP), and is currently zoned " Single Family Residential Zone" (RF).
- The applicant is proposing to rezone the site to "Neighbourhood Commercial Zone" (C-5) to allow the redevelopment of the site into a medical office building. The proposed C-5 Zone is consistent with the Commercial designation in the Official Community Plan.
- 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 renovated and converted into commercial uses.
- Since 1999, three 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 office uses. These rezonings were approved under Development Application No. 7998-0317-00 (9711 – 137 Street), Development Application No. 7901-0181 (9631 – 137 Street), and Development Application No. 7906-0275-00 (9655 – 137 Street, which recently received Final Adoption from Council on June 23, 2008).
- The proposed C-5 Zone for the subject site is consistent with these previous rezonings.

Current Application

- Similar to Application No. 7906-0275-00, but unlike the previous applications where the existing single family homes were retained, the applicant is proposing to completely demolish the existing single family dwelling on the subject site and to replace it with a new building.

- The proposed new building, however, retains a residential character to the design and, in terms of size and massing, is consistent with the single family dwellings on the block.
- The proposed building will be two storeys, 8.5 metres (28 ft.) in height, and will also include a basement for storage and mechanical purposes.
- The ground floor, 157 square metres (1,690 sq. ft.) in area, will contain space for a medical practitioner including offices, examination rooms and a reception/waiting area.
- The second floor will be similar to the ground floor in terms of purpose, but will be slightly larger in area at 176 square metres (1,898 sq. ft.).
- The basement will be 157 square metres (1,690 sq. ft.) in area.
- The gross floor area of the proposed building is 333.3 square metres (3,588 sq. ft.) which results in a floor area ratio (FAR) of 0.5, consistent with the maximum FAR permitted in the C-5 Zone.
- The C-5 Zone requires front, rear and side yard setbacks of 7.5 metres (25 ft.) The applicant proposes to reduce the north and south side yard setbacks to 1.8 metres (5.9 ft.) (see By-law Variance section).
- The property currently flanks both 136A Street and 137 Street. The building faces and the property is addressed off of 137 Street, but gains vehicle access from 136A Street.
- Parking will be provided at the rear (west side) of the lot and will be accessed from 136A Street. The development proposes a total of 8 parking stalls. The Surrey Zoning By-law requires 5 parking stalls.
- The applicant is required to complete the east side of 136A Street and west side of 137 Street to a full City Centre standard.

Arborist Report

- DMG Landscape Architects prepared the Arborist Report and Trees Preservation/Replacement Plans (Appendix IV). They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are four (4) mature trees and one (1) undersized tree on the subject site. The report proposes the removal of four trees because they are located either within the building envelopes, or within the road right-of-way. The Report proposes one (1) tree be retained. Four (4) replacement trees will be planted for a total of five (5) trees on the site.

- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Douglas Fir (undersized)	1	0	1
English Holly	1	1	0
Lombardy Poplar	2	0	2
Horse Chestnut	1	0	1
Total	5	1	4

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As two (2) poplar trees and one (1) undersized Douglas Fir are proposed to be removed, and one (1) other tree is to be removed, a total of four (4) replacement trees would be required for this application. The applicant proposes four (4) replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 11, 2008 and staff received the following written response:

- An individual expressed concern that the 8 on-site parking spaces proposed for the subject site are not adequate for the facility. Concern was expressed that there is an existing parking problem in the area, placing pressure on the parking lot of an existing medical building. 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 3 more parking spaces than is required under the Zoning By-law.

On-street parking restrictions were implemented in the area several years ago in response to neighbourhood 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. Neighbourhood 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.

A Temporary Use Permit for parking (under Development Application No. 7906-0477-00) was approved by Council and issued on August 23, 2007 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. This temporary parking lot contains 311 parking spaces and has helped to alleviate some of the parking problems that are being experienced in the area.)

DESIGN PROPOSAL AND REVIEW

- The proposed building is designed to resemble a two-storey single family dwelling.
- The proposed building will be set back 7.5 metres (25 ft.) from the eastern (front) 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 along 137 Street.
- The front (east side) of the building will feature a significant amount of glazing, designed to reflect a window treatment consistent with a single family dwelling as opposed to a commercial building.
- The exterior of the building will be clad in light beige plank siding ("Monterey Taupe") on the main floor and light grey shingle siding ("Cobble Stone") on the second floor, with blue trim ("Boothbay Blue") below the roofline and at various places between the first and second floors.
- The roof of the building will be clad primarily in asphalt shingles ("Slate"), with metal panelling ("Stone Grey") over the vaulted ceilings.

Landscaping

- An exposed aggregate concrete walkway with an edge of pavers will provide access to the front entry of the building from 137 Street, as well as around the south side of the building to the parking lot. The walkway will also feature bollard lighting in the front.
- Areas of the front yard not covered by the walkway will be planted with a variety of shrubs and trees, including Rhododendron, Fern, Bamboo and Maple.
- The north side of the lot will be planted with Rhododendron to screen the building from a proposed 0.9-metre (3.0 ft.) high retaining wall, as well as to provide a visual transition from the existing single family residence to the north.
- The entrance to the parking lot at the west (rear) side of the lot will be landscaped with a variety of shrubs and trees, including Katsura trees, Juniper and Barberry. The drive aisle will feature permeable decorative pavers.
- A 1.0-metre (3.3 ft.) high cedar picket fence will be located on the south side of the lot to separate the subject site from the adjacent commercial property.
- 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 will also be enclosed by a 1.0-metre (3.3 ft.) high wooden cedar picket 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.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north and south side yard setbacks of the C-5 Zone from 7.5 metres (25 ft.) to 1.8 metres (5.9 ft.)

Applicant's Reasons:

- The site is too narrow to achieve the 7.5-metre (25 ft.) setback required in the C-5 Zone.

Staff Comments:

- The proposed setback variances are similar to those of previously approved medical office buildings in the neighbourhood that have been rezoned to C-5.
- The form and character of the proposed building will be consistent with the existing residential buildings in the neighbourhood.
- 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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7907-0392-00

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: Jak Redenbach
 Address: 3867 Norwood Avenue
 North Vancouver, BC
 V7N 3R1
 Tel: 604-988-6095

2. Properties involved in the Application
 - (a) Civic Address: 9637 - 137 Street

 - (b) Civic Address: 9637 - 137 Street
 Owners: Randhir Singh Mann and Inderjit Singh Sahota
 PID: 009-708-197
 Lot 12 Section 35 Block 5 North Range 2 West New Westminster District Plan
 14725

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

 - (b) Proceed with Public Notification for Development Variance Permit No. 7907-0392-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		667.3 m ²
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	27%
Paved & Hard Surfaced Areas		40%
Total Site Coverage		67%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	15.8 m
Side #1 (North)	7.5 m	1.8 m*
Side #2 (South)	7.5 m	1.8 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	9	8.5
Accessory	4	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		333.3 m ²
Total	333.7 m ²	333.3 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	333.7 m ²	333.3 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)	.50	.50
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	5	8
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	5	8
Number of disabled stalls	0	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	YES
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