

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0078-00

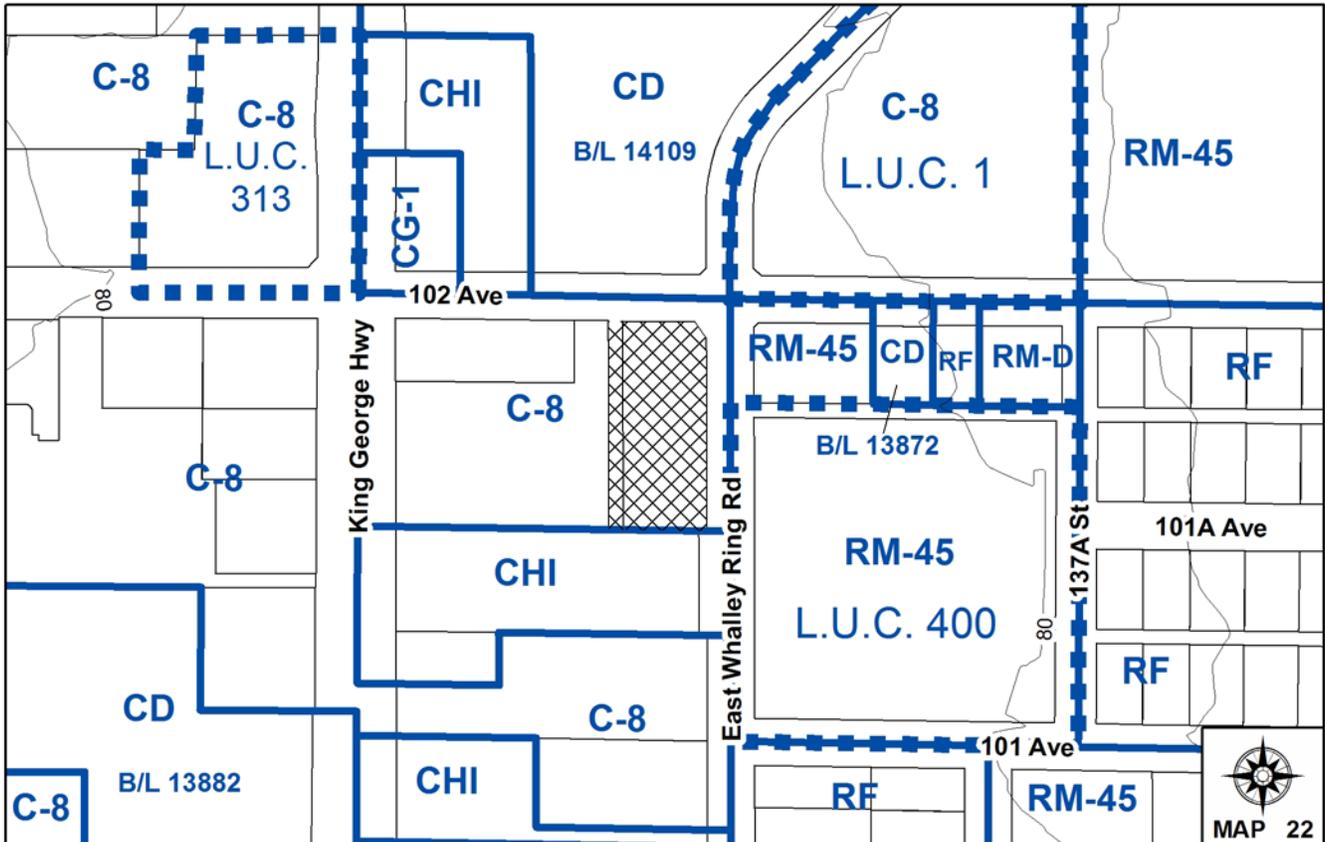
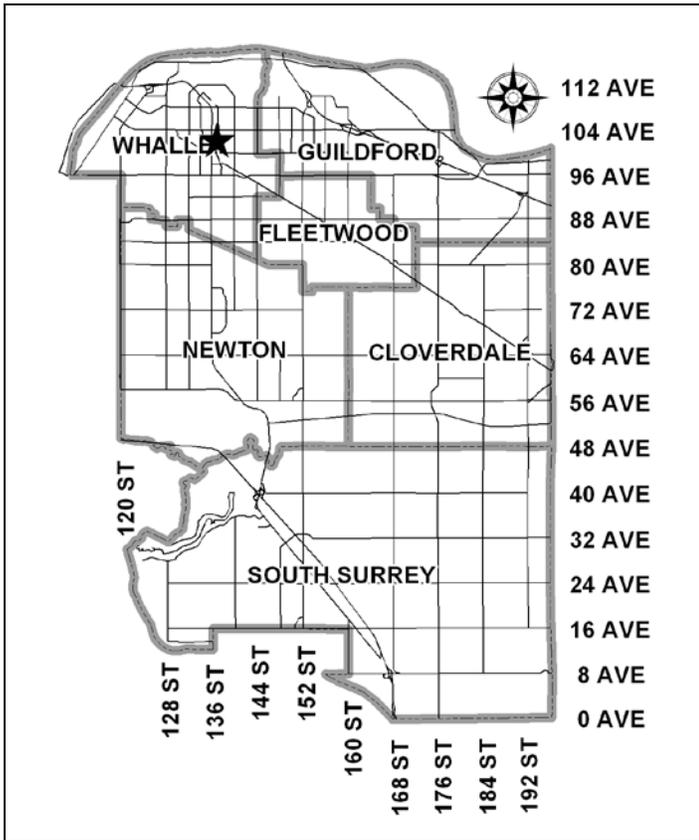
Planning Report Date: September 29, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a single storey commercial building built to LEED Gold Standard.

LOCATION: 13656 - 102 Avenue and lane
OWNER: A.L. Sott Financial (102nd) Inc.
ZONING: C-8
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required for:
 - a reduction in the front (north) and flanking side (east) yard setbacks; and
 - an increase in the height of the two (2) proposed free-standing signs.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The reduced setbacks will help create an urban, more pedestrian-oriented streetscape.
- The proposed building will meet LEED Gold Standards and significantly enhance existing conditions on site.
- The increase in height of the two (2) proposed free-standing signs is minimal and is appropriate given the elevation change.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0078-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0078-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
 - (b) to reduce the minimum flanking side yard (east) setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.); and
 - (c) to vary the Sign By-law to allow an increase in the height of the two (2) proposed free-standing signs, located in the City Centre Special Sign Area, from 3.6 metres (12 ft.) to 4.5 metres (15 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design and architectural issues to the satisfaction of the City Architect;
 - (d) issuance of Development Variance Permit No. 7908-0070-00;
 - (e) completion of the road closure and acquisition of the abutting lane to the west of the subject property; and
 - (f) submission of road dedication plans to the satisfaction of the Approving Officer.

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 CHARACTERISTICSExisting Land Use: Vacant lot.Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 102 Avenue):	Fast food restaurant (A & W).	Commercial	CD (By-law No. 14109)
East (Across East Whalley Ring Road):	Two-storey apartment building.	Multiple Residential	RM-45
	Four-storey apartment building.	Multiple Residential	Land Use Contract No. 400 (underlying RM-45)
South:	Retail commercial building.	Commercial	CHI
West (Across Lane and Parking Lot):	Video rental store, bank and convenience store.	Commercial	C-8

DEVELOPMENT CONSIDERATIONS

- The subject site located at 13656 – 102 Avenue is approximately 3,687 m² (0.91 ac.) in gross area, including the adjacent lane, zoned Community Commercial (C-8) and designated Commercial in the Official Community Plan (OCP). The site was previously used as a medical office. A permit was issued on April 7, 2008 for the demolition of the building on the site, and subsequently, the subject property is currently vacant and devoid of any trees or structures.
- The applicant has applied for a Development Permit on the subject property to construct a single-storey commercial building for office and retail uses. The proposed building is approximately 1,440 m² (15,500 ft²) in size and will be built to LEED (Leadership in Energy and Environmental Design) Gold Standard.
- A Development Variance Permit (DVP) is required to reduce the north front yard setback and the east flanking side yard setback from 7.5 metres (25 ft) to 2.0 metres (6.5 ft), and to increase the height of the two (2) proposed free-standing signs from 3.6 metres (12 ft) to approximately 4.5 metres (15 ft) (see By-law Variance Section).
- The applicant is proposing to close and acquire the lane that abuts the subject property to the west in order to provide adequate access to the parking lot. The area of the lane is approximately 535 m² (5,759 ft²) in size. The lane closure was introduced to Council on September 8, 2008 in Corporate Report No. R164, and given the approval to proceed. The road closure and sale process is expected to be completed in late autumn.

- The applicant will be required to complete the requirements of the road closure application with Realty Services prior to Final Approval of the Development Permit.
- The floor area of the proposed building is approximately 1,440 m² (15,500 ft²), with about 20% of the floor space (306 m²) to be designated as retail, and the remainder as office (1,134 m²). The resulting floor area ratio (FAR) is 0.38, which includes the adjacent lane. This is in compliance with the C-8 Zone, which allows an FAR of 0.80. The proposed building is approximately 7.5 metres (24 ft) high, which also complies with the 12-metre (40 ft.) maximum height permitted in the C-8 Zone.
- The office portion of the proposed building is to be occupied by the Ministry of Labour and Citizens' Services. The occupants of the retail units are yet to be confirmed, but will be required to comply with the permitted uses as outlined in the C-8 Zone.
- The proposed building is being constructed to provide needed office space for the Ministry, which is expected to lease the space for approximately 5 - 10 years. The subject property is located within City Centre and as such, has significant redevelopment potential in the future to a higher density. Redevelopment however, would likely require lot consolidation with the adjacent properties to the west or south.

PRE-NOTIFICATION

Pre-notification letters were not required for this application, however, a development proposal sign was installed on the subject property, and staff received one (1) telephone call from a resident concerned that the property was not being developed to a higher density, given its prime location in City Centre.

(Significant redevelopment potential is possible in the future when the subject site consolidates with the adjacent properties. Currently, the neighbouring properties are not ready to redevelop. Additionally, the proposed building is a significant upgrade to the vacant building that was previously situated on the subject site).

A Public Notification process will be required for the proposed Development Variance Permit.

DESIGN PROPOSAL AND REVIEW

- The proposed single-storey building will be constructed with energy-saving features and environmentally sensitive materials in order to meet LEED Gold Standard. Exterior wall construction will consist of a steel frame and concrete tilt-up panels painted light grey with an elastomeric paint finish. Concrete accents located above the window glazing and throughout the proposed building will be painted a warm darker grey.
- Building windows will consist of double-glazing with low-e tinted glass. The proposed vertical sunscreens are constructed of solid cedar wood slats and framing that will be treated and sealed. Horizontal sunscreens will be built with treated and sealed wood and pre-finished aluminium slats and framing.

- A glazed canopy with sunscreen is proposed along the north, east and west elevations of the retail portion of the proposed building. The proposed canopy will be constructed with a clear, tempered laminated glass and will be framed by treated wood and aluminium slats. Pre-finished aluminium rainwater leaders will also be installed.
- The roof of the proposed building is to be constructed of a metal deck on a sloped steel structure with rigid insulation and a white reflective thermoplastic polyolefin roofing system. Geothermal power will be used to heat the building.
- The entrances to the retail units will front 102 Avenue to promote a more pedestrian-friendly streetscape. However, the main entrance to the office space will be located within the parking lot, facing west. The Ministry expects its clients to be queued outside the proposed building on a regular basis, and thus, the entrance has been purposely located away from the street. The applicant has stated however, that the office space is designed so that future retail bays or entrances can be accommodated along East Whalley Ring Road, once the tenure of the office lease has expired.
- Vehicle access to the site will be from the existing driveway at the southeast corner of the subject property off East Whalley Ring Road. The other existing driveway to the subject property is currently off 102 Avenue via the abutting lane. This street access will be closed as part of the current application. The two (2) existing vehicle drive aisles with the adjoining property to the west will remain.
- A total of 23 parking spaces are required on the subject site for the proposed development, as per the Surrey Zoning By-law. The applicant has currently proposed 29 parking spaces, which includes one (1) space for the disabled and nine (9) spaces to be marked 'SC' for small car.
- The Zoning By-law does not require bicycle parking for the proposed development. However, the applicant has provided a total of 23 bicycle spaces to meet LEED Gold requirements. The bicycle racks are located on the subject property at the following locations:
 - In front of the commercial retail units along the north property line;
 - Northeast corner of the property; and
 - Southeast section just north of the driveway access to East Whalley Ring Road.
- There are no trees located on the subject property. However, five (5) trees are currently located within a landscape strip that straddles the property line between the lane and the neighbouring property to the west. These five (5) trees will be removed with new trees planted in their place. According to the landscape plan, a total of 27 trees will be planted including red maple, vine maple, dogwood, and raywood ash.
- The applicant is proposing to convert the landscape strip into a bioswale, which will remove silt and pollution from surface runoff water within the parking lot. A 30-centimetre (12-inch) wide curb-cut is proposed at 6.0-metre (20 ft) intervals along the swale to allow runoff to enter from the parking lot surface. Wooden stormwater checkdams will be installed every 15 metres (50 ft) in the swale to slow water flow and encourage infiltration.

- The bioswale will include rock cobbles, an emergency overflow pipe and mixed native vegetation and ornamental plants including snowberry, blue sedge, snowbrush knotweed and bunchberry.
- Landscaping for the remainder of the site will consist of a mix of low level, low maintenance broadleaf evergreen and ornamental plants, which will be drought tolerant. Drainstrips with decorative stones will be installed along the east and west building elevations for rainwater catchment. Various sized decorative boulders will be buried into the concrete at grade along the north and east building elevations to provide visual interest. Planning staff have expressed some concerns with these boulders, and have requested that the applicant replace them with decorative bollards to the satisfaction of the City Architect.
- Each of the parking spaces and a portion of the drive aisle will be paved with a special green paving (Grasspave²). Grasspave² is a porous paving that performs the functions of asphalt or concrete pavement, but with the aesthetics of green grass. The Grasspave² system is particular beneficial in stormwater filtration and pollution treatment.
- The applicant proposes to install two (2) free-standing signs on the subject property, which are approximately 4.5 metres (15 ft) high. The design of the proposed free-standing signs are generally supported by Planning staff, however, the final design must satisfy any concerns expressed by the City Architect before Final Approval of the Development Permit.
- Fascia signage is proposed along the north and east building elevations of the proposed building. The fascia signage will consist of illuminated channel letters, which will be approximately one metre (3 ft) in height. The proposed fascia signage complies with the Sign By-law.
- A garbage enclosure is proposed at the south end of the lane, which will be closed and consolidated with the subject property. The proposed garbage enclosure is constructed with a steel frame and cedar board panels that match the cedar slats and framing on the proposed building. The garbage enclosure will be 2.1 metres (7 ft) high and 5.6 metres (18.5 ft) wide. Planning staff have expressed some concern with the durability of the material used to construct the enclosure, and have requested that the applicant revise this to the satisfaction of the City Architect.

ADVISORY DESIGN PANEL

The proposal was not referred to the ADP, but was reviewed by staff and found to be generally acceptable. The applicant however, is required to address a number of design issues, including but not limited to the following, to the satisfaction of the City Architect before consideration of Final Approval of the Development Permit:

- Building articulation along the east street elevation is lacking resulting in a large, uninterrupted façade. Staff recommend reinstating the raised parapet at the two recesses (between the office and retail uses) that was previously proposed or provide an alternative way to articulate the roof line and building mass.

- The south building elevation consists of a large blank façade adjacent to the street. The applicant should consider introducing colour or a decorative feature to provide visual interest and deter graffiti.
- Consider replacing the proposed ornamental boulders with decorative paving and bollards, as the boulders pose a hazard to pedestrians. The proposed planters may not be appropriate in front of the storefront glazing.
- Indicate the roofing material, and consider the view of the roof from taller, neighbouring buildings.
- Garbage enclosure: recommend redesigning with more durable materials (e.g., concrete block and / or concrete walls and galvanized steel gates). Ensure the design of the enclosure reflects the design and material of the proposed building.
- Decorative paving recommended at the driveway access along East Whalley Ring Road.
- Denote sidewalk material on plans in coordination with Surrey Streetscape Standards.
- Confirm details regarding paving, benches, lighting, planters, bicycle racks, fences, etc.

The applicant has expressed an unwillingness to address most of these concerns. Surrey's OCP indicates specific guidelines relating to appropriate building design, streetscape, and pedestrian accesses. Planning staff intend to adhere to the OCP and believe that many of the concerns denoted above are integral to the continued development and improvement of City Centre. To meet the applicant's desired time-lines, this application is being forwarded to Council with a recommendation that these design matters be resolved prior to consideration of Final Approval.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the C-8 Zone to allow a reduction in the minimum north front yard setback and the minimum flanking side yard (east) setback from 7.5 metres (25 ft) to 2.0 metres (6.5 ft).

Applicant's Reasons:

- The proposed setbacks are in keeping with City requirements to improve the urban streetscape in City Centre.

Staff Comments:

- The reduced setbacks will promote an urban, more pedestrian-oriented streetscape, which is consistent with the goals of the City Centre Plan. A 2.0-metre (6.5 ft) wide sidewalk and a 2.0-metre (6.5 ft.) wide boulevard along 104 Avenue and East Whalley Ring Road will reinforce the urban character of the neighbourhood.

- The reduced building setbacks and additional glazing on the proposed building will provide casual on-street surveillance and help to address CPTED concerns.
- Significant landscaping will soften the interface between the public and private spaces, and create an improved urban streetscape.
- Planning staff support the proposed variance.

(b) Requested Variance:

- To vary Schedule 1.a of the Special Sign Area in the Sign By-law, 1999, No. 13656 to allow an increase in the maximum height of the two (2) proposed free-standing signs from 3.6 metres (12 ft) to approximately 4.5 metres (15 ft).

Applicant's Reasons:

- To allow greater exposure for the tenants, particularly given the elevation change.

Staff Comments:

- The two (2) proposed free-standing signs are situated at a lower grade than street level, due to the topography of the subject property. The proposed free-standing signs may be situated up to 0.8 metres (2.5 ft) below the street-level grade. Therefore, the applicant has requested an increase in the height of the proposed free-standing signs.
- The sign and base of the two (2) proposed free-standing signs are approximately 4.1 metres (13.5 ft) in height. The decorative feature located at the top adds 0.4 metre (1.4 ft) to the height, and brings the overall height of the two (2) proposed free-standing signs to approximately 4.5 metres (15 ft).
- The proposed free-standing signs are double-faced and are designed to match the proposed building. The concrete base is to be painted (grey) to match the accent walls of the proposed building. Cedar slats and boards will frame the sign and will also be emphasized on the pinnacle decorative feature. The sign area will be comprised of five (5) plexiglass back-lit panels, which are each approximately 1.4 m² (14.5 ft²) in area. The final design of the free-standing signs will be resolved prior to Final Approval of the Development Permit.
- The proposed free-standing signs will be located at least 2.0 metres (6.5 ft) from any property line, and comply with all other requirements within the Sign By-law.

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 Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7908-0078-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Chris Bozyk Architects Ltd. and DMG Landscape Architects, respectively, dated September 16, 2008 and June 10, 2008.

Jean Lamontagne
General Manager
Planning and Development

DN/kms

v:\wp-docs\planning\plncom08\09171505.dn.doc
KMS 9/17/08 4:28 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Harp Hoonjan, Platinum Projects Ltd.
 Address: 2238 - 138 Street
 Surrey, BC
 V4A 4G6
 Tel: 604-240-9924

2. Properties involved in the Application
 - (a) Civic Address: 13656 - 102 Avenue and Lane

 - (b) Civic Address: 13656 - 102 Avenue
 Owner: A.L. Sott Financial (102nd) Inc., Inc. No. 299751
 PID: 008-644-705
 Lot "B" Except: Parcel "One" (Bylaw Plan 79198); Section 26 Block 5 North
 Range 2 West New Westminster District Plan 20116

 - (c) Portion of lane dedicated by Reference Plan 15485 Section 26 block 5 North
 Range 2 West New Westminster District

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0078-00.

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,152 m ²
Road Widening area		401 m ²
Lane Acquisition		521 m ²
Net Total		3,272 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	38%
Paved & Hard Surfaced Areas		37%
Total Site Coverage		75%
SETBACKS (in metres)		
Front (North)	7.5 m	2.0 m
Rear (South)	7.5 m	7.5 m
Side #1 (West)	7.5 m	7.5 m
Side #2 (East)	7.5 m	2.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	7.4 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		306 m ²
Office		1,134 m ²
Total		1,440 m ²
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		1,440 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)	0.80	0.44
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	7	} 32
Office	16	
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		n/a
Institutional		n/a
Total Number of Parking Spaces		32
Number of disabled stalls		1
Number of small cars		9
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----