

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0126-00

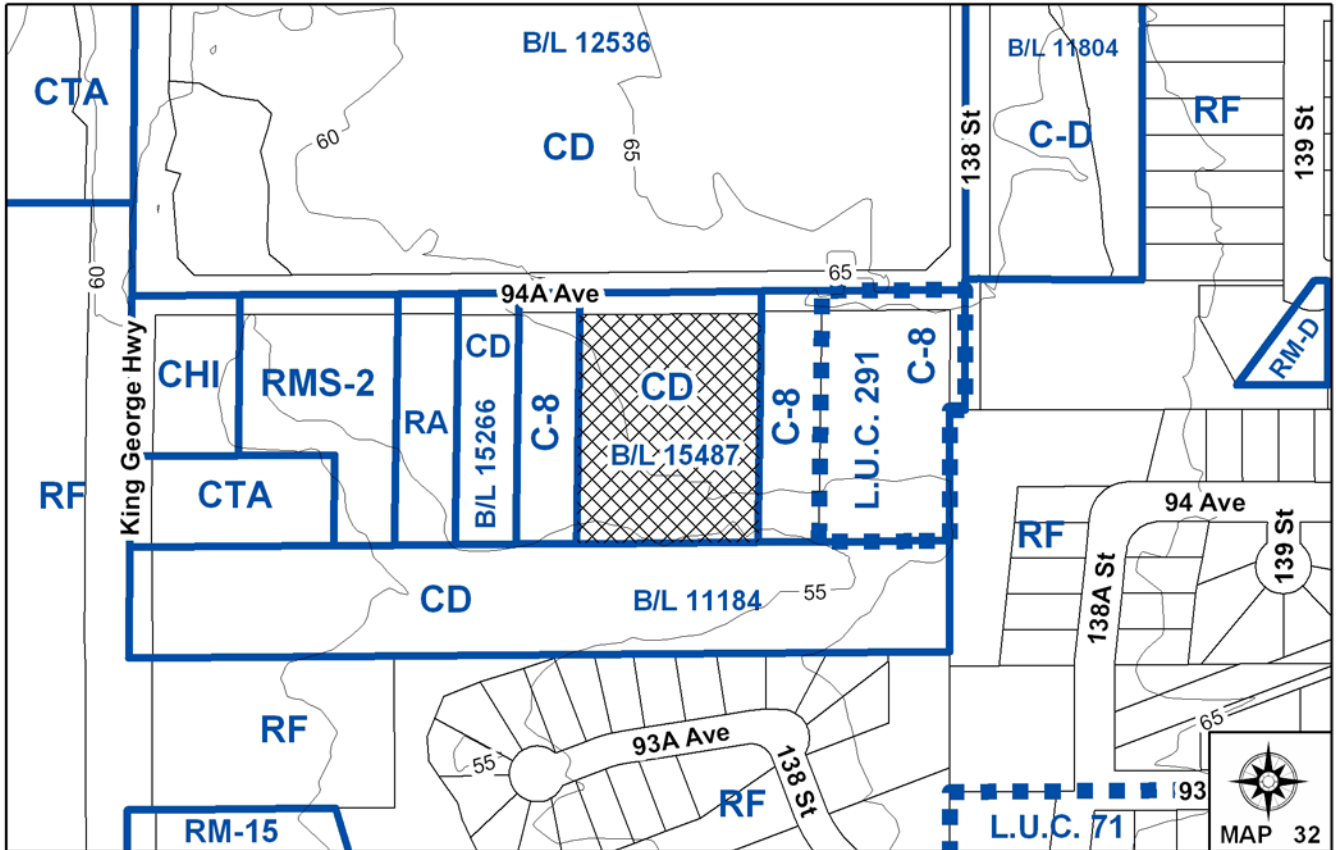
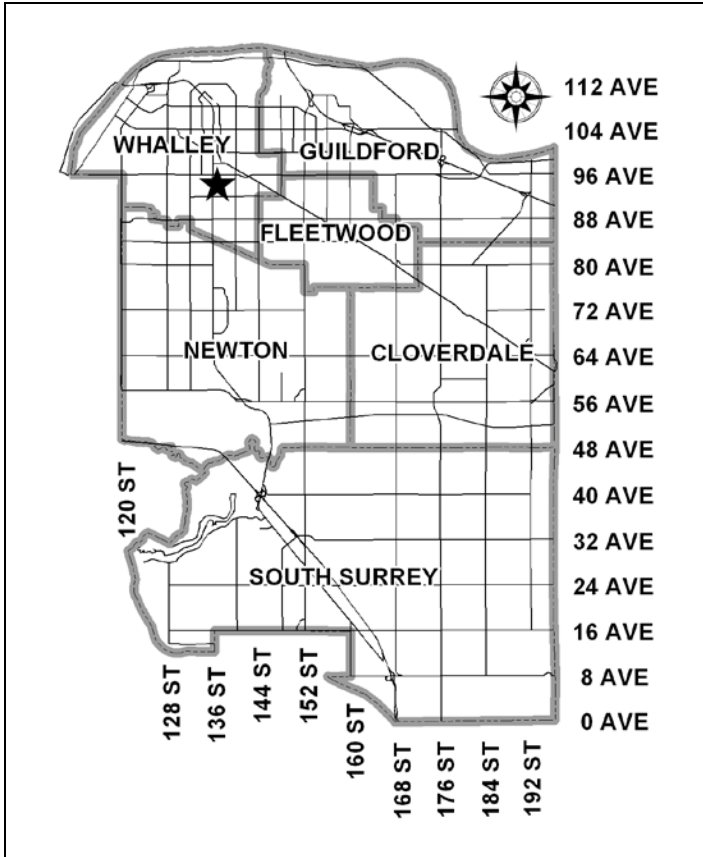
Planning Report Date: September 29, 2008

**PROPOSAL:**

- Amend **CD By-law** No. 15487
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a child care centre and office uses in a modular building for the Fraser Health Authority.

**LOCATION:** 13740 - 94A Avenue  
**OWNER:** Fraser Health Authority  
**ZONING:** CD (By-law No. 15487)  
**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 15487.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development will facilitate the redevelopment of the Surrey Memorial Hospital site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 15487 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0126-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7908-0126-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum western side yard setback of CD Zone (By-law No. 15487, as amended) from 3.6 metres (12 ft.) to 3.2 metres (10 ft.);
  - (b) to reduce the minimum number of parking spaces from 45 to 17; and
  - (c) to waive the requirement in CD Zone (By-law No. 15487, as amended) that no off-street parking be provided within the front yard.
4. 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) 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 as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Withdrawal Management Centre on the eastern portion and temporary parking lot of the western portion.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 94A Avenue):	Surrey Memorial Hospital.	Urban	CD (By-law No. 12536)
East:	Medical services building.	Commercial	C-8
South:	Undeveloped treed portion of garden nursery impacted by red-coded creek.	Urban	CD (By-law No. 11184)
West:	Three-storey medical office building.	Commercial	C-8

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is owned by the Fraser Health Authority. This site was rezoned in 2004 under development application No. 7904-0103-00 to a Comprehensive Development Zone (CD By-law No. 15487) to permit development of the Creekside Withdrawal Management Centre (a substance and alcohol detox centre).
- At the time of rezoning, the subject site was to be developed in 2 phases with the withdrawal management centre as Phase 1. Phase 2 is intended to consist of a two or three-storey office building to be located on the west side of the site. At present, there are no firm plans for the Phase 2 building.
- To facilitate the Surrey Memorial Hospital emergency room expansion, the Fraser Health Authority proposes to temporarily relocate the existing Annex modular building from the Surrey Memorial Hospital site to the western (Phase 2) portion of the subject property. A child care facility currently operates out of this modular building.
- In addition to the child care facility, a variety of office uses will operate out of the relocated Annex modular building. All of these uses will be operated by the Fraser Health Authority.
- The current CD By-law which regulates the subject property does not include a child care facility as a permitted use.

### Current Proposal

- In order to accommodate the relocation of the Annex building to the subject property to continue the existing child care use, the applicant proposes to amend the existing CD By-law by adding child care facility to the list of permitted uses. All other aspects of the CD By-law will remain unchanged.
- It is anticipated that the relocation of the Annex building will be for an interim period until the site is redeveloped as originally planned, likely within 5 years.
- The Annex building has a floor area of 1,735 square metres (18,675 sq. ft.). Together with the existing Withdrawal Management Centre, the site will have a total floor area of 4,441 square metres (47,803 sq. ft.). This represents a net Floor Area Ratio (FAR) of 0.61. This is within the maximum 0.8 FAR permitted under the CD Zone (By-law No. 15487).
- The applicant is also requesting a Development Variance Permit to vary the requirements of the current CD By-law, as follows:
  - To reduce the required number of off-street parking spaces from 45 to 17;
  - To waive the requirement that no parking shall be permitted in the front yard; and
  - To reduce the minimum west side yard setback from 3.6m (12 ft.) to 3.2m (10 ft.).
- Typically, such variances would be addressed through the CD By-law itself, however, the requested variances are intended to be specific to the proposed temporary child care and office uses within the relocated Annex building only. The long-term development of the Phase 2 site will need to meet all of the requirements of the CD Zone, as amended.

### *Parking Requirements*

- A total of forty-four (44) parking spaces are proposed for the relocated child care facility and office building and the existing Withdrawal Management Centre. This does not comply with the 72 spaces required by the existing CD By-law for the Withdrawal Management Centre and the Zoning By-law requirements for a child care centre. A development variance permit is required for the resulting twenty-eight (28) space deficit (see By-law Variance section). It should be noted that parking is only proposed to be varied for the annex building (i.e. 45 stall requirement reduced to 17 spaces).
- All parking will be provided as surface parking. This includes parking proposed to be located within the front yard, which is prohibited by the CD Zoning. A second development variance permit is required to allow parking to be located in the front yard.

### *Arborist Report and Tree Location/Retention Plan (Appendix IV)*

- The Arborist Report, prepared by Froggers Creek Tree Consultants Ltd. and dated May 1, 2008, identifies 2 mature trees on the developable portion of the site, both of which are being retained.

- The table below provides a summary of the trees to be retained by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Sitka Spruce	1	1	0
Cherry Tree	1	1	0
<b>Total</b>	<b>2</b>	<b>2</b>	<b>0</b>

- Staff have raised concerns with regards to the viability of the retention plans for the Spruce tree, which may result in additional changes being required to the proposed landscaping plans.
- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). With no trees proposed to be removed, no replacement trees are required. The application does, however, propose 11 new trees to be provided.

#### PRE-NOTIFICATION

- As part of the review of this application, a pre-notification letter was sent on August 26, 2008. To date, staff have received no responses.

#### DESIGN PROPOSAL AND REVIEW

- The proposal is for a 2-storey modular building which will be relocated from the adjacent Surrey Memorial Hospital site to the western portion of the site, which is currently a temporary parking area. The existing parking lines will be removed and reconfigured to facilitate the relocated structure.
- The temporary building has a total floor area of 1,735 square metres (18,675 sq. ft.), of which 490 square metres (5,274 sq. ft.) is programmed for the child care facility. The remaining 1,245 square metres (13,401 sq. ft.) is anticipated for a variety of office uses, including information management training rooms, and a community health clinic.
- Vehicular access will be from 94A Avenue utilizing the existing site access and a proposed new access at the west end of the site. Loading for the Withdrawal Management Centre will continue to be achieved from a third access located adjacent the eastern property line.
- The main entry to the building will be from the eastern side and will provide access to all of the users. A secondary entry is proposed along the north side of the building that will provide direct access at the child care centre only.
- Of the 44 total spaces provided, 3 spaces have been provided for disabled persons that have convenient access to the entranceways. Additionally, 7 spaces located directly adjacent the child care centre will be dedicated for short term parking (15 minutes maximum) to facilitate the pickup and drop off of children at the child care centre.

- Building materials will be maintained from the existing annex facility and include the extensive use of grooved plywood fascia and wall sheathing in addition to wood window trim.
- Outdoor play areas for the child care centre are provided along the north and east sides of the relocated Annex building. Assorted play equipment is also incorporated including bike loops, playhouses, and a sandbox. Wood trellis canopies will be retained from the existing facility and supplemented with additional structures.
- The southern portion of the site (+/- 59.0 m deep) will not be developed ensuring the preservation of the existing treed area and providing a buffer for Quibble Creek, which runs through the southeast portion of the parcel.

### ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design panel but was reviewed by the City Architect and City Landscape Architect. The applicant has addressed the design concerns to the satisfaction of staff

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Section H(1) CD By-law, No. 15487, as amended by reducing the required number of off-street parking spaces from 45 to 17.

Applicant's Reasons:

- The 28 parking space deficit is accounted for on the Surrey Memorial Hospital site, as part of the hospital's overall parking management plan.

Staff Comments:

- The proposed variance only applies to the Annex Building.
- Under the existing CD Zone, the Withdrawal Management Centre requires 27 parking spaces based on a rate of 1 parking space for every 100 square metres (1,076 sq. ft.) of gross floor area. The 27 parking spaces are provided immediately to the west of the Withdrawal Management Centre building.
- The proposed child care facility and office uses in the Annex building would require 28 and 17 spaces respectively. In total, the site requires 72 parking spaces.
- Of the 44 spaces provided on-site, 17 spaces are allocated for the child care facility and 27 spaces for the Withdrawal Management Centre and office uses in the Annex building.

- While at face value, there is a 28-space deficit in off-street parking, the parking on the Surrey Memorial Hospital (SMH) site is available for the employees and customers of the various uses on the subject property. Currently, there are 1,490 parking spaces at SMH.
- The use of the child care centre is restricted to Fraser Health Authority (FHA) employees.
- It is anticipated that an additional 100 spaces will be created within the next year with the construction of an additional surface lot on the north-west corner of the SMH site.
- The applicant expects users of the proposed facility to utilize available parking under the control of FHA, both on-site and in the surrounding area. This is estimated to include approximately 1,556 spaces with the development of the new lot.
- The proposed parking variance will only apply to the proposed modular building.
- Therefore, staff can support the proposed variance.

(b) Requested Variance:

- To vary CD By-law, No. 15487, as amended, by waiving the requirement that no parking shall be permitted in the front yard.

Applicant's Reasons:

- The Annex building is intended to be as far back on the developed portion of the site as possible, with the front yard parking intended to be accessible for child care drop-off and pick-up.

Staff Comments:

- Providing parking in the front yard:
  - Provides a functional separation between the proposed child care pick-up and drop-off area and the Withdrawal Management Centre; and
  - Will allow the existing built-up area to be maintained without impacting the treed area on the south side of the parcel, thus resulting in less impact to the natural environment, including Quibble Creek.
- As such, staff support the proposed variance and it will only apply to the current proposed development.

(c) Requested Variance:

- To vary the minimum west side yard setback of CD By-law No. 15487, as amended from 3.6 metres (12 ft.) to 3.2 metres (10 ft.).



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 and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7908-0126-00
Appendix VI.	Proposed CD By-law Amendment

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Stantec Architecture and Sharp & Diamond Landscape Architecture Inc., respectively, dated September 22, 2008.

Jean Lamontagne  
General Manager  
Planning and Development

SML/kms

Information for City Clerk

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

1. (a) Agent:      Name:                      Fraser Health Authority c/o Jenny Lasmana  
                         Address:                      #300, 10233 - 153 Street  
                                                              Surrey, BC V3R 0Z7  
                         Tel:                                      604-587-4789

2.      Properties involved in the Application

(a)      Civic Address:                      13740 - 94A Avenue

(b)      Civic Address:                      13740 - 94A Avenue  
                         Owner:                                      Fraser Health Authority  
                         PID:    026-506-998  
                         Lot 1 Section 33 Township 2 New Westminster District Plan BCP21117

3.      Summary of Actions for City Clerk's Office

(a)      Introduce a By-law to amend CD By-law No. 15487.

(b)      Proceed with Public Notification for Development Variance Permit No. 7908-0126-00.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Min.Required / Max. Allowed	Proposed Annex Bldg	Existing Mgmt.	Proposed Total
<b>LOT AREA*</b> (in square metres)				
Gross Total		10,615.9 m <sup>2</sup>	10,615.9 m <sup>2</sup>	10,615.9 m <sup>2</sup>
Road Widening area		177.8 m <sup>2</sup>	177.8 m <sup>2</sup>	177.8 m <sup>2</sup>
Undevelopable area		2,199.6 m <sup>2</sup>	2,199.6 m <sup>2</sup>	2,199.6 m <sup>2</sup>
Net Total		8,238.5 m <sup>2</sup>	8,238.5 m <sup>2</sup>	8,238.5 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)				
Buildings & Structures		1,144.2 m <sup>2</sup>	1,461.7 m <sup>2</sup>	2,605.9 m <sup>2</sup>
Paved & Hard Surfaced Areas		-	-	2,339.1 m <sup>2</sup>
Total Site Coverage	50%	13.9%	17.7%	31.6%
<b>SETBACKS</b> ( in metres)				
Front	2.0 m			32.4 m
Rear	7.5 m			38.8 m
Side #1 (East)	3.6 m			25.3 m
Side #2 (West)	3.6 m			3.2 m
<b>BUILDING HEIGHT</b> (in metres/storeys)				
Principal	12 m			6.4 m (2 storeys)
Accessory				
<b>NUMBER OF RESIDENTIAL UNITS</b>				
Bachelor				
One Bed				
Two Bedroom				
Three Bedroom +				
Total				
<b>FLOOR AREA: Residential</b>				
<b>FLOOR AREA: Commercial</b>				
Retail				
Office				
Total		1,244.8 m <sup>2</sup>	2,705.5 m <sup>2</sup>	3,950.3 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>				
<b>FLOOR AREA: Institutional</b>				
		490.3 m <sup>2</sup>	-	490.3 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>				
		1,735.1 m <sup>2</sup>	2,705.5 m <sup>2</sup>	4,440.7 m <sup>2</sup>

*\* 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	Min. Required / Max. Allowed	Proposed Annex Bldg	Existing Mgmt.	Proposed Total
DENSITY				
# of units/ha /# units/acre (gross)				
# of units/ha /# units/acre (net)				
FAR (gross)		.16	25.	.42
FAR (net)	0.8	.21	.33	.54
AMENITY SPACE (area in square metres)				
Indoor				
Outdoor		497.2 m <sup>2</sup>		497.2 m <sup>2</sup>
PARKING (number of stalls)				
Commercial (Withdrawal/ Management Centre)	27		27 (shared)	27
Commercial (Annex Building)	17	27 (shared)		
Residential Bachelor + 1 Bedroom				
2-Bed				
3-Bed				
Residential Visitors				
Institutional	28	17		17
Total Number of Parking Spaces	72	44 (17 + 27 shared)	27 (shared)	44
Number of disabled stalls	2	1	2	3
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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