

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0154-00

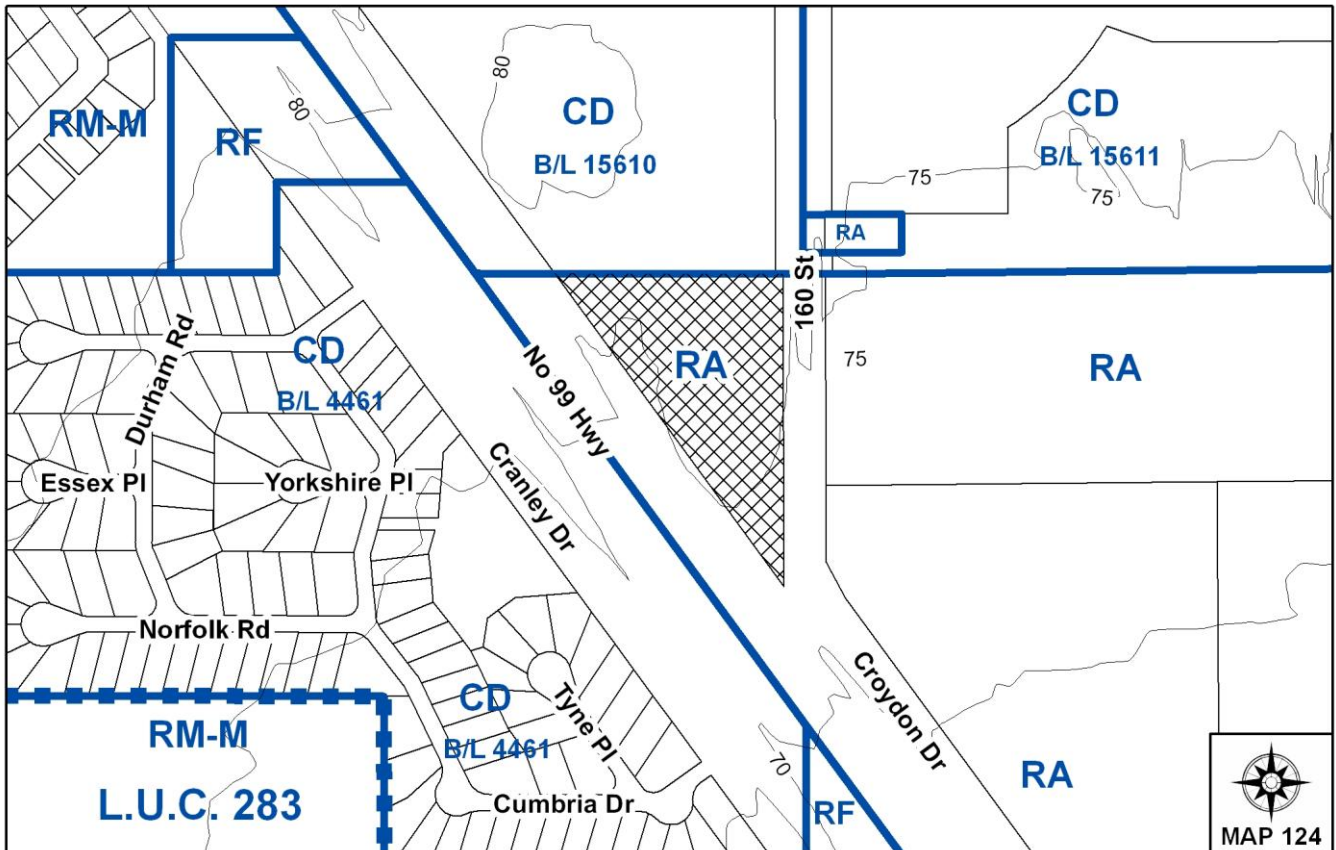
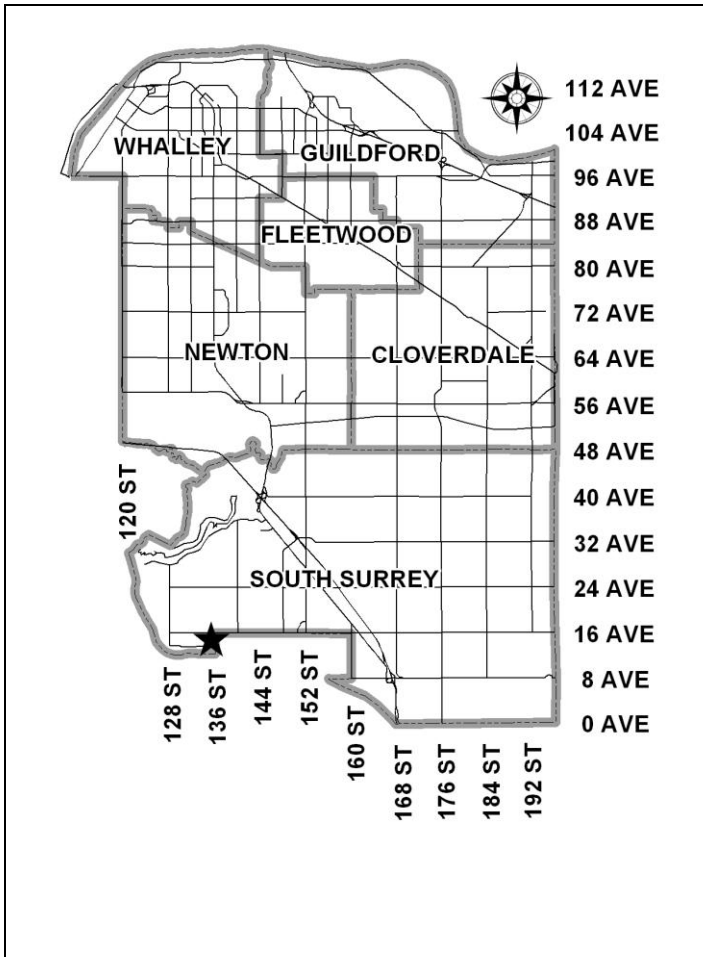
Planning Report Date: March 30, 2009

**PROPOSAL:**

- **OCF Amendment** from Suburban to Commercial
- **Rezoning** from RA to C-8
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 2 retail commercial buildings and to reduce the required building setbacks on all sides.

**LOCATION:** 2121 - 160 Street  
**OWNER:** Grandview Pointe Developments Inc., Inc. No. BC0805842  
**ZONING:** RA  
**OCF DESIGNATION:** Suburban  
**LAP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with OCP Designation. Needs amendment from Suburban to Commercial.
- Requires minimum setback variances on all 3 sides of the triangular site from 7.5 metres (25 ft.) to 3.1 metres (10 ft.) for the north yard, 7.5 metres (25 ft.) to 3.2 metres (10 ft.) for the east yard and 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for the southwest yard.

### RATIONALE OF RECOMMENDATION

- Complies with the Highway 99 Corridor Land Use Plan. The proposed OCP redesignation was anticipated to proceed with the associated rezoning when the Land Use Plan was approved by Council
- The proposed reduced east yard building setback achieves a more urban, pedestrian streetscape along 160 Street and is consistent with the street fronting building setbacks employed on the neighbouring Grandview Corners Shopping Centre site.
- The proposed reduced north yard building setback only applies to a small portion of proposed Building B and should have a minimal impact since it is adjacent to another retail commercial building in the Grandview Corners Shopping Centre with a setback of 5.0 metres (16 ft.) from the property line. The combined spacing between the 2 buildings will be 8.1 metres (27 ft.), and the property line is not proposed to be fenced. As such site lines will not be an issue, and the area will be appropriately landscaped.
- The reduced southwest yard building setback forms part of a 15 metre (49 ft.) wide riparian corridor shared between the subject site and MOTI land. The 15 metre (49 ft.) wide riparian corridor will be landscaped with native trees and shrubs and therefore it is an environmental feature which will also serve as a sound attenuation and visual buffer from the highway. The back of Building B which fronts Highway 99 will feature windows, canopies, and awnings creating a more attractive interface.

## 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 Commercial 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 "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7908-0154-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7908-0154-00, (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.);
  - (b) to reduce the minimum east yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.); and
  - (c) to reduce the minimum southwest yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).
6. 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 road dedication plan for road widening on 160 Street to the satisfaction of the Approving Officer;
  - (c) final approval from the Ministry of Transportation & Infrastructure for riparian enhancement works on Highways land;
  - (d) final approval from Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (g) registration of a Restrictive Covenant on the setback established for stream preservation purposes on the south and west portions of the site.

### REFERRALS

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

**Department of Fisheries and Oceans (DFO):** DFO has agreement in principle to the elimination of the watercourse along the east boundary and the centre of the site. In addition, the watercourse adjacent to Highway 99 is reclassified to Class C (green). A new watercourse will be constructed along the south and west boundaries of the site.

### SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LUP Designation</b>	<b>Existing Zone</b>
North:	Grandview Corners Shopping Centre.	Commercial/Commercial	CD (By-law No. 15610)
East (Across 160 Street):	Acreage properties.	Suburban/Business Park Light Industry	RA
South (Across Highway No. 99):	Manufactured homes.	Urban/Mobile Home	CD (By-law No. 4461)
West (Across Highway No. 99):	Manufactured homes.	Urban/Mobile Home	CD (By-law No. 4461)

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site, which is a triangular shaped parcel located on 160 Street, just south of the Grandview Corners Shopping Centre, is currently designated "Suburban" in the Official Community Plan (OCP), but is also designated "Commercial" in the Highway 99 Corridor Land Use Concept Plan, approved by Council in February 2004.

- The applicant proposes an OCP amendment to redesignate the site from "Suburban" to "Commercial". It was anticipated that the OCP be redesignated concurrently with the rezoning of the site.

### DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned "One-Acre Residential Zone (RA)" and is vacant.
- To the north of the site is the southwest quadrant of the Grandview Corners Shopping Centre, which includes Wal-Mart and Future Shop and the main anchors. To the east of the site is acreage properties designated for future business park and light industrial uses in the Highway 99 Corridor Land Use Concept Plan. To the south and west of the site is Highway No. 99.
- In addition to the proposed OCP amendment from "Suburban" to "Commercial" the applicant also proposes a rezoning from "One-Acre Residential Zone (RA)" to "Community Commercial Zone (C-8)" to permit development of 2 retail commercial buildings on the site. A Development Permit and Development Variance Permit for building setbacks are also proposed.
- The proposed C-8 zoning complies with the site's Commercial designation under the Highway 99 Corridor Land Use Plan.
- The 2 proposed retail commercial buildings have a combined retail floor area of 1,504 square metres (16,190 sq.ft.). Both buildings are single storey.
- There are 2 proposed vehicular accesses to the site. The main access will be off of 160 Street; however this access will be limited to right-in/right-out and left-in only. A left-out onto 160 Street will not be permitted at this location. The secondary access will be via a private access easement located on the northeast corner of the site through the southwest quadrant of the Grandview Corners Shopping Centre. This will allow patrons to access a signalized intersection on 160 Street and make a left-out.
- The Highway 99 Corridor Land Use Plan requires that surface parking lots for commercial developments within the Plan Area be limited to a maximum of 3.0 spaces for every 100 square metres (1,076 sq.ft.) of gross floor area on any lot. Parking spaces proposed over this cap must be provided below buildings or in parking structures. The subject application was presented to Council on July 28, 2008, at the applicant's request for Council's approval to deviate from this requirement. At the July 28, 2008 Regular Council – Land Use meeting, Council referred the applicant's request back to Staff to work with the applicant to deviate from the Highway 99 Corridor Local Area Plan (LAP) policy to increase the maximum allowable surface parking ratio from 3.0 spaces per 100 square metres (1,076 sq. ft.) of gross floor area to 4.1 spaces per 100 square metres (1,076 sq. ft.) of gross floor area. The proposed development is consistent with this direction from Council by providing 62 surface parking stalls which is exactly 4.1 parking stalls per 100 square metres (1,076 sq.ft) of gross retail floor area proposed.

### Environmental Requirements

- The subject development proposal was presented to the Environmental Review Committee (ERC) on January 21, 2009. There are 3 watercourse on or adjacent to the subject site, these include:
  - A Class B (yellow) watercourse flowing southeast and located adjacent to the site along the shoulder of the Highway 99 northbound lanes;
  - A Class B (yellow) watercourse flowing south along the west side of 160 Street east of the property boundary; and
  - A Class C (green) watercourse flowing south through the north, central portion of the site.

At the ERC meeting, DFO agreed in principle to the elimination of the watercourse along the east boundary of the site and the watercourse in the centre of the site. In addition, DFO also agreed to the reclassification of the watercourse adjacent the northbound lanes of Highway 99, to the southwest of the subject site, to a Class C (green). As compensation, DFO requires the construction of a new watercourse along the southwest boundary of the site which will connect to the watercourse already constructed on the Grandview Corners Shopping Centre site to the north and eventually will extend further to the south as per the Highway 99 Corridor Land Use Plan. The riparian corridor will be 15 metres (49 ft.) in total width, 5 metres (16 ft.) of which will be on the subject site and 10 metres (33 ft.) of which will be on Highways land. An enhanced habitat area will also be constructed on the southern corner of the subject site. The Ministry of Transportation and Highways (MOTH) has agreed in principle to this arrangement and final approvals, including registration of appropriate agreements and covenants, will be secured prior to final adoption of the rezoning by-law. The riparian areas will be landscaped with native trees and shrubs. A landscaping plan and landscape securities will be required to be submitted prior to final adoption of the rezoning by-law.

### Highway 99 Landscape Buffer

- The Highway 99 Corridor Land Use Plan requires a 15-metre (50 ft.) wide landscaped buffer as the interface to Highway No. 99. The buffer is to consist of high quality landscaped berms, plant materials, and fencing, to provide visual and noise protection. The proposed buffer to Highway No. 99 is only 5.0 metres (16 ft.) in width, however, is considered to be appropriate for the subject site because the site abuts a future protected watercourse along Highway 99.
- The Ministry of Transportation and Infrastructure (MOTI) and the Department of Fisheries and Oceans (DFO) have agreed in principle to the development of a 15 metre (49 ft.) wide enhanced riparian corridor along the western boundary of the site, 10 metres (33 ft.) of which will be located on MOTI land and 5 metres (16 ft.) of which will be located on the subject site. The riparian corridor will be landscaped with a mixture of native trees and shrubs which makes it both an environmental feature and a sound attenuation and visual buffer which achieves the required 15 metres (49 ft.) of buffering required under the LUP.

### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- Pre-notification letters were sent on August 6, 2008 and staff received no comments.
- The applicant held a Public Information Meeting on March 11, 2009. Invitations to the meeting were sent to approximately 64 surrounding property owners. The meeting was attended by 2 persons, both of whom were in support of the proposal.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the Highway 99 Corridor Land Use Plan. Given that the proposal is in compliance with the Plan, 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 contacted as part of the pre-notification process.

### DESIGN PROPOSAL AND REVIEW

- The proposed retail buildings comply with all provisions of the C-8 Zone with the exception of building setbacks. The proposed building setbacks are less than the required 7.5 metre (25 ft.) setback on all 3 sides. A Development Variance Permit (DVP) is proposed to accommodate the proposed setbacks. Justification for the variance is provided later in this report.
- The subject site is in a gateway location, on a Provincial highway (Highway No. 99) and a major collector road (160 Street). As such, the site demands a visually prominent and aesthetically pleasing building design. To achieve the desired architectural expression, the project architect has selected building materials, colours and finishes, which create an elegant and sophisticated expression.
- Both buildings are concrete tilt up construction but feature significant amount of glass and fine detailing. The bases of both buildings will be marked with black granite marble and the windows and doors will be covered by either black fabric awnings or black metal canopies. The combination of the sleek black detailing with the yellow and gray tones used on the main building creates a simple but elegant expression.
- Rooftop mechanical units will be screened and will not be visible from the street.
- The back of proposed Building A, which faces Highway 99, will be attractively designed with windows, canopies, and awnings. There will be no signage fronting Highway 99 in accordance with Council's direction.
- Fascia signage will consist of individual channel letters with thru-wall construction. No sign boxes or raceways will be permitted. The building features decorative goose-neck style lighting.

- One monument sign is proposed for the site fronting 160 Street. The sign will be a maximum of 2.5 metres (8 ft.) in height, in accordance with the Highway 99 Corridor design guidelines, and is designed to complement the architectural character of the proposed retail buildings (including marble detailing).
- The garbage bins will be screened by decorative enclosures and landscaping.

#### Tree Preservation And Landscaping

- The applicant retained a certified arborist (Norm Hol – Arbortech Consulting Ltd.) to conduct a site inspection and prepare an arborist report. The arborist report identifies only 2 mature trees on the site and concludes that the 2 trees will need to be removed. One of the trees is a Cedar in extremely poor condition and the other is a Cottonwood with little retentive value.
- The applicant's landscape architect proposes a generous combination of native plant material (trees & shrubs) in a variety of textures and colours.
- Retaining walls are required along the southeast edge of the site due to the steep grade differential between the site and 160 Street. The proposed Allan Block retaining walls will be stepped with plantings in between them.
- The site will feature many of the same site furnishing as used in the neighbouring Grandview Corners development including decorative trellises, benches, garbage cans, and lighting.
- The entry to the site, along with the various pedestrian linkages will be marked with decorative paving.

#### ADVISORY DESIGN PANEL

- ADP Meeting Dates: November 20, 2008 and February 19, 2009
- The ADP suggestions have been satisfactorily addressed except the following, which will be addressed prior to final approval:
  - Minor architectural and landscaping modifications.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required north yard building setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.).
- To reduce the minimum required east yard building setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.).



- To reduce the minimum required southwest yard building setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).

#### Applicant's Reasons:

- The subject site is small (0.6 hectares/1.5 acres) and is an awkward triangular shape. The reduced setbacks are needed to achieve an appropriate building envelope with the required surface parking.

#### Staff Comments

- The proposed reduced east yard building setback achieves a more urban, pedestrian streetscape along 160 Street and is consistent with the street fronting building setbacks employed on the neighbouring Grandview Corners Shopping Centre site.
- The proposed reduced north yard building setback only applies to a small portion of proposed Building B and should have a minimal impact since it is adjacent to another retail commercial building in the Grandview Corners Shopping Centre with a setback of 5.0 metres (16 ft.) from the property line. The combined spacing between the 2 buildings will be 8.1 metres (27 ft.), and the property line is not proposed to be fenced. As such site lines will not be an issue, and the area will be appropriately landscaped.
- The reduced southwest yard building setback forms part of a 15 metre (49 ft.) wide riparian corridor shared between the subject site and the MOTI land. The 15 metre (49 ft.) wide riparian corridor will be landscaped with native trees and shrubs and therefore it is an environmental feature which will also serve as a sound attenuation and visual buffer from the highway. The back of Building B which fronts Highway 99 will feature windows, canopies, and awnings creating a more attractive interface.
- Staff support the proposed variances.

#### 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
Appendix VI.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7908-0154-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ionic Architecture Inc. and DMG Landscape Architects, respectively, dated February 12, 2009 and March 20, 2009.

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, Ionic Architecture Inc.  
                         Address:                      #3, 15243 - 91 Avenue  
                                                              Surrey, BC  
                                                              V3R 8P8  
                         Tel:                                      604-531-8525
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      2121 - 160 Street
  
  - (b)      Civic Address:                      2121 - 160 Street  
                         Owner:                                      Grandview Pointe Developments Inc. ,Inc. No.  
                            BC0805842  
                         PID:    008-823-774  
                         Parcel W Except: Part Dedicated Road on Plan LMP53223; Section 14  
                         Township 1 New Westminster District Plan 25810
  
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)      Proceed with Public Notification for Development Variance Permit No. 7908-0154-00.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: C-8**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,902 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	26%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
North Yard	7.5 m	3.1 m
East Yard	7.5 m	3.2 m
Southwest yard	7.5 m	5.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	7.3 m
Accessory	4.5 m	n/a
<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	4,772 m <sup>2</sup>	1,504 m <sup>2</sup>
Office		
Total	4,772 m <sup>2</sup>	1,504 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	4,772 m <sup>2</sup>	1,504 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	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.80	0.26
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	45	62
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	45	62
Number of disabled stalls	2	2
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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