

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0275-00

Planning Report Date: November 2, 2009

PROPOSAL:

- **OCP Amendment** from Commercial to Town Centre
- **OCP Text Amendment**
- **Rezoning** from RF and C-15 to CD (based on C-15).
- **Development Permit**

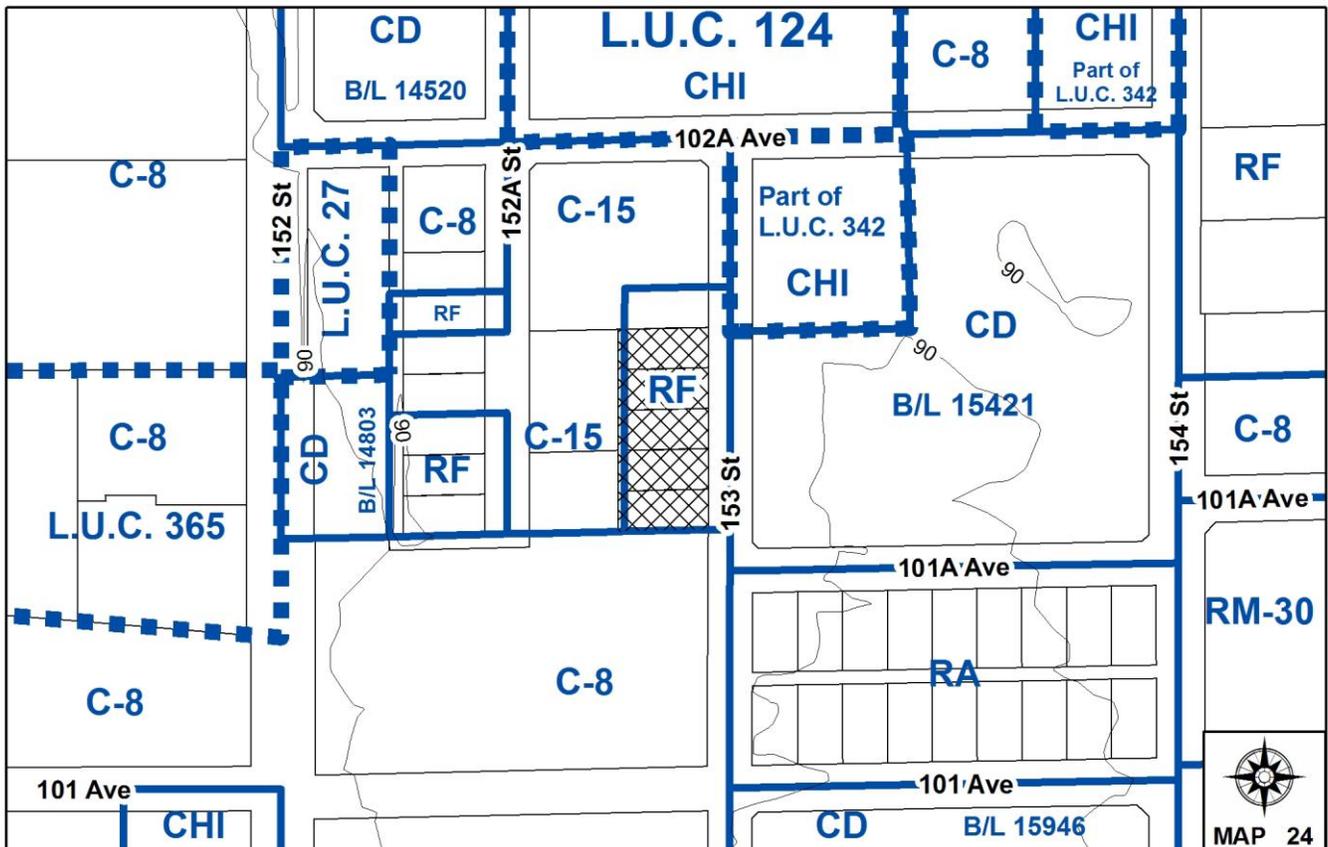
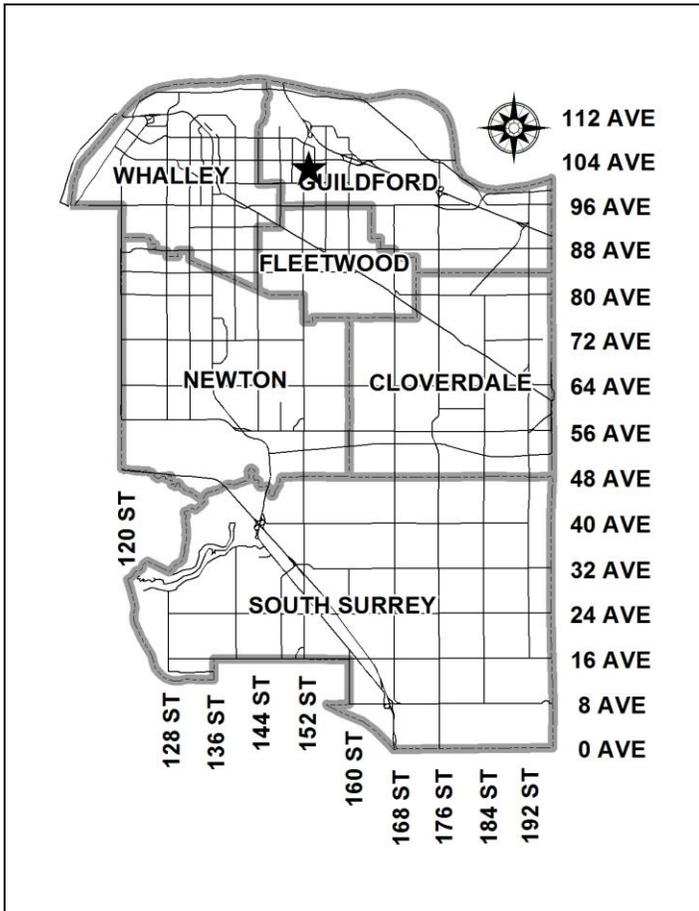
in order to permit the development of a 5-storey retail / office building with two levels of underground parking.

LOCATION: 10161/71/81/91 and 10201 - 153 Street and lane

OWNER: 153 St. Holdings Ltd

ZONING: RF and C-15

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an OCP amendment from Commercial to Town Centre and an OCP text amendment to accommodate the proposed 2.5 floor area ratio.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Guildford.
- The proposed development conforms to the goal of achieving higher density development within close proximity to the Guildford Town Centre.
- The proposed street-oriented ground floor retail space along 153 Street is desirable for this area of Guildford.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Commercial to Town Centre and a date be set for Public Hearing.
2. a By-law be introduced to amend the OCP by increasing the maximum allowable floor area ratio within the Town Centre designation from 1.5 to 2.5 for the subject site, as described in Appendix VII and a date be set for Public Hearing.
3. 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.
4. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7908-0275-00 in accordance with the attached drawings (Appendix II).
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) completion of the road closure and acquisition of the existing lane west of the subject site;
 - (h) registration of a 6.0-metre (20 ft.) wide statutory right-of-way for public access along the north property line to accommodate a potential east-west connection through the block; and

- (i) registration of a reciprocal access easement to allow for potential circulation with the properties to the north.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval has been received for the rezoning.

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Three-storey medical office building.	Commercial	C-15
East (Across 153 Street):	Four-storey residential development with ground floor retail along 153 Street	Town Centre	CD (By-law No. 15421)
South:	Commercial shopping centre	Commercial	C-8
West:	Three-storey office / retail building.	Commercial and Town Centre	C-15

JUSTIFICATION FOR THE PROPOSED OCP AMENDMENT

- The subject site is designated Commercial in the Official Community Plan (OCP). The applicant is proposing an OCP amendment from Commercial to Town Centre to accommodate the proposed 5-storey office building at a Floor Area Ratio (FAR) with street-oriented ground floor commercial uses (Appendix VI).
- The proposed redesignation to Town Centre is in line with the Town Centre designation to the west and east of the subject site.
- The maximum density within the Town Centre designation is an FAR of 1.5. In order to accommodate the proposed FAR of 2.5, the applicant is proposing the allowable density of the Town Centre designation, as it pertains to the subject site, be increased to 2.5 through an OCP text amendment.

- As noted in the Employment Land Strategy, the Guildford area is well positioned, given the central location within the region, to accommodate increased office space.
- The developer of this site has been approached by several companies requiring office space in excess of 3,716 square metres (40,000 sq. ft.) with long term lease agreements.
- The proposed height and increased floor area ratio (FAR) respond directly to existing market conditions and are intended to provide office space for corporate clients who have expressed an interest in establishing a presence in the Guildford area.
- The subject site is located close to other supportive services and amenities such as public transportation and shopping developments. It is also located within close proximity to existing residential developments. The objective of this project is to become a part of the community and bring additional employment opportunities to the residents residing in the neighbourhood in an attempt to allow people to live and work in the same community.
- While at this time the proposal to increase the allowable density of the Town Centre designation to an FAR of 2.5 is restricted to the subject site, it is anticipated that the upcoming major review of the OCP will include a review of the allowable density within the Town Centre designation on a city-wide basis. This review may result in a recommendation to increase the FAR for all lands within the Town Centre designation.
- The area surrounding the subject site is appropriate for commercial developments similar to the proposed development. Therefore, staff do not have any concerns with respect to the proposed OCP amendment.

DEVELOPMENT CONSIDERATIONS

- The subject site, consisting of five properties located at 10161/71/81/91 and 10201 - 153 Street, is located on the west side of 153 Street south of 102A Avenue in Guildford.
- The applicant is also proposing to close and purchase the 278.8-square metre (3,001 sq. ft.) portion of unopened lane to the west of the subject site, which is zoned Town Centre Commercial Zone (C-15).
- The 0.37-hectare (0.92-acre) subject property is designated Commercial in the Official Community Plan (OCP) and is currently zoned Single Family Residential Zone (RF).
- As described above, the proposal requires an OCP amendment to redesignate the subject site from Commercial to Town Centre.
- The applicant proposes to rezone the site from Single Family Residential Zone (RF) and Town Centre Commercial Zone (C-15) to Comprehensive Development (CD), based on the C-15 Zone, in order to allow the construction of a 5-storey office building with street-oriented ground floor retail with a floor area ratio (FAR) of 2.5.
- The C-15 Zone is limited to a maximum Floor Area Ratio (FAR) of 1.5. As such, the applicant has applied to rezone the site to a Comprehensive Development Zone (CD).

Proposed CD Zone

- The proposed CD By-law is based on the C-15 Zone with modifications to the floor area ratio (FAR) and building height.
- While the permitted uses in the proposed CD Zone are based on the C-15 Zone, with a few exceptions, the maximum FAR is proposed to be increased from 1.5 to 2.5.
- The permitted uses in the proposed CD Zone are based on the C-15 Zone with the exception of neighbourhood pubs, liquor store, tourist accommodation, entertainment uses and assembly halls.
- The maximum building height of 14 metres (45 ft.) permitted under the C-15 Zone is proposed to be increased to 22 metres (72 ft.) to accommodate the proposed 5-storey building.
- To accommodate the proposed allowable floor area and height in a manner that responds to the surrounding context, the applicant has stepped the top two floors of the building to reduce the overall massing of the building. The two top floors are also proposed to be finished with glazing also making them less obtrusive.
- The proposed building will achieve an urban, pedestrian-oriented streetscape with retail on the ground floor consistent with the newer development to the east across 153 Street.
- The proposed development includes two levels of underground parking with limited surface parking at the rear of the building to respond to the urban context.
- All other aspects of the proposed CD By-law meet the requirements of the C-15 Zone.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Michael Mills, Certified Arborist of DMG Landscape Architect. The report identifies 14 mature trees. As this proposed development incorporates two levels of underground parking, all of the trees within the development footprint will need to be removed. The following chart reflects the trees proposed for removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Cedar	1	0	1
Cottonwood	13	0	13
Total	14	0	14

- The proposal indicates that 13 trees will be planted on site. However, 15 replacement trees are required under the Tree Protection By-law. Therefore, the applicant will be required to provide \$300 per tree for a total of \$600 towards the Green Fund for the shortfall of replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on June 5, 2009 and staff received one (1) letter from a business owner within the neighbourhood and 3 phone calls from residents within the pre-notification area. One (1) of the phone responses expressed support for the proposal. The remaining comments expressed the following concerns:

- Concern with the number of storeys proposed.

(The proposed building steps back at the fourth and fifth floors to respond to the existing commercial office buildings located directly west and north of the subject site. The small portion of the west elevation which extends up to the fourth floor along 153 Street is a response to the 4-storey mixed use project to the east.)

- Concern with the shortage of on-street parking within the neighbourhood.

(The proposed development exceeds the required number parking spaces under Surrey Zoning By-law No. 12000. The proposed development includes two levels of underground parking and 39 surface parking spaces located at the rear of the building.

The applicant is providing a total of 219 spaces, 15 additional spaces than required.)

- Concern with tree removal as a result of the proposed development.

(Thirteen (13) of the fourteen (14) trees located on site are cottonwood.

Staff indicated that since the development proposal reflects a commercial development with underground parking, all of the trees within the development footprint will need to be removed. However, 15 replacement trees are required under the Tree Protection By-law. The proposal indicates that 13 trees will be planted on site. Therefore, the applicant will be required to provide \$300 per tree for a total of \$600 towards the Green City Fund for the shortfall of replacement trees.)

- One resident indicated that they would prefer residential development rather than office/retail.

(Staff indicated that the subject site is currently designated Commercial in the Official Community Plan and is intended for commercial development.)

- One resident indicated that they are concerned with the potential impacts the proposed development will have on their sunlight, air quality, noise in the neighbourhood due to the proximity to their development.

(The separation between the proposed building and the existing mixed use development on the east side of 153 Street is 24 metres (80 ft.). The stepping of the building and the distance between the subject site and the adjacent properties will minimize the impact the proposed development will have on residents in adjacent buildings.

The proposed project is an office/commercial development with anticipated hours of operation from 9 am to 5 pm, Monday through Friday. Due to the nature of the permitted uses the proposed development is not likely to generate excessive noise.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed building will be five storeys in height with street-oriented commercial retail units on the main floor. Floors two through five are proposed to accommodate office tenants.
- One vehicular entry to the site is proposed off of 153 Street at the northern end of the site. The proposed driveway provides direct access to the surface parking lot at the rear of the building and the underground parking facility.
- The applicant has agreed to register a 6.0-metre (20 ft.) wide statutory right-of-way over the driveway entrance along the north property line to accommodate a potential future east- west connection through the block to 152A Street.
- The block of 153 Street, between 101 and 102A Avenue is 275 metres (903 ft.) in length. When the property to the north is redeveloped, the east- west connection should be completed to an ultimate 12-metre (39 ft.) wide lane road.
- Providing this additional connection will break up the long block and improve the pedestrian environment.
- Pedestrian access to each of the ground floor commercial units is provided from 153 Street as well as the main entrance to the lobby for access to the office space on the upper floors.
- The proposed building reflects a minimum (2.0-metre/10 ft.) front yard building setback which reinforces a strong pedestrian presence along 153 Street.
- A 1.5-metre (5 ft.) wide sidewalk is proposed from 153 Street along the south edge of the building to provide access to the ground floor commercial units along the southern end of the building as well as alternate access to the surface parking lot at the rear of the building.
- The massing and form of the proposed development incorporates elements similar to the mixed-use development across 153 Street, including compatibility in height, parking pockets, paved plaza and design details such as weather protection elements over the commercial units.
- The proposed building is an urban and modern building form with clean lines and a flat roof.
- Proposed exterior building materials include concrete tiles and brick cladding on the first three storeys with predominately glazing on the fourth and fifth storey. Composite metal panels are incorporated around a selection of window groupings in a rectangular detail. Rooftop mechanicals will be screened.

Landscaping

- The proposed development includes an open plaza area along the eastern portion of the subject site at the front of the building. The plaza area will be finished in concrete unit pavers with an exposed aggregate planter containing Cone Pine trees and Baltic Ivy.
- Street trees in grates with structural soil and bike racks will also be incorporated along this edge.
- The site entrance driveway will include concrete pavers in a herringbone pattern.
- The west property line includes a 1.5-metre (5 ft.) wide landscaping strip consisting of Cedar and Beech trees, shrubs and a 1.5-metre (5 ft.) high board and batten fence to screen the parking lot.
- Landscaped islands with Cone Pine trees and Creeping Mahonia shrubs are incorporated into the surface parking lot.

Parking and Bicycle Storage

- The majority of the parking will be provided underground on two levels, and will be accessed from a ramp at the rear under the building.
- The proposed development includes a total of 219 parking spaces, consisting of 180 parking spaces within an enclosed two-level underground parking garage (two of which are for the disabled) and 39 at grade parking spaces at the rear of the building, four of which are designated for persons with a disability.
- The proposed parking exceeds the required 204 parking spaces under the Surrey Zoning By-law.
- The proposed development also includes a total of 3 bike racks at the front of the building on 153 Street.

ADVISORY DESIGN PANEL

ADP Meeting Date: June 11, 2009.

The applicant has agreed to resolve any outstanding items prior to final adoption, to the satisfaction of the Acting City Architect and City Landscape Architect.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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	ADP Comments and Applicant's Response
Appendix VI	OCP Redesignation Map
Appendix VII	Proposed OCP Amendment By-law
Appendix VIII	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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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: Lance Barnett, Barnett Dembeck Architects Inc.
 Address: 135 – 7536 130 Street
 Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Address: 10161, 10171, 10181, 10191 and 10201 – 153 Street; and lane

 - (b) Civic Address: 10161 – 153 Street
 Owner: 153 St. Holdings Ltd., Inc. No. 0827341
 PID: 007-469-217
 Lot 28 Section 28 Block 5 North Range 1 West New Westminster District Plan
 19442

 - (c) Civic Address: 10171 – 153 Street
 Owner: 153 St. Holdings Ltd., Inc. No. 0827341
 PID: 007-469-250
 Lot 29 Section 28 Block 5 North Range 1 West New Westminster District Plan
 1944

 - (d) Civic Address: 10181 – 153 Street
 Owner: 153 St. Holdings Ltd., Inc. No. 0827341
 PID: 007-469-276
 Lot 30 Section 28 Block 5 North Range 1 West New Westminster District Plan
 19442

 - (e) Civic Address: 10191 – 153 Street
 Owner: 153 St. Holdings Ltd., Inc. No. 0827341
 PID: 007-469-284
 Lot 31 Section 28 Block 5 North Range 1 West New Westminster District Plan
 19442

 - (f) Civic Address: 10201 – 153 Street
 Owner: 153 St. Holdings Ltd., Inc. No. 0827341
 PID: 010-487-255
 Lot 32 Section 28 Block 5 North Range 1 West New Westminster District
 Plan 19442

 - (g) Civic Address: Lane

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 amend the OCP by increasing the maximum allowable floor area ratio within the Town Centre designation from 1.5 to 2.5 for the subject site, as described in Appendix VII.
- (c) Introduce a By-law to rezone the property.
- (d) Application is under the jurisdiction of MOTI.
MOTI File No. 2009-03264.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed in C-15	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		3,736 m ²
Undevelopable area		
Net Total		3,736 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		55.3%
Paved & Hard Surfaced Areas		36.7%
Total Site Coverage	80%	92.0%
SETBACKS (in metres)		
Front	2.0 m	2.2 m
Rear	7.5 m	13.6 m
Side #1 (North)	3.0 m	6.0 m
Side #2 (South)	3.0 m	2.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	21.64 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		1,666 m ²
Office		7.676 m ²
Total		9.342 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,604 m ²	9,342 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 in C-15	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.5	2.5
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial / Retail	50	50
Office	154	154
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	204	219
Number of disabled stalls	2	6
Number of small cars	41	20
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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