

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0058-00

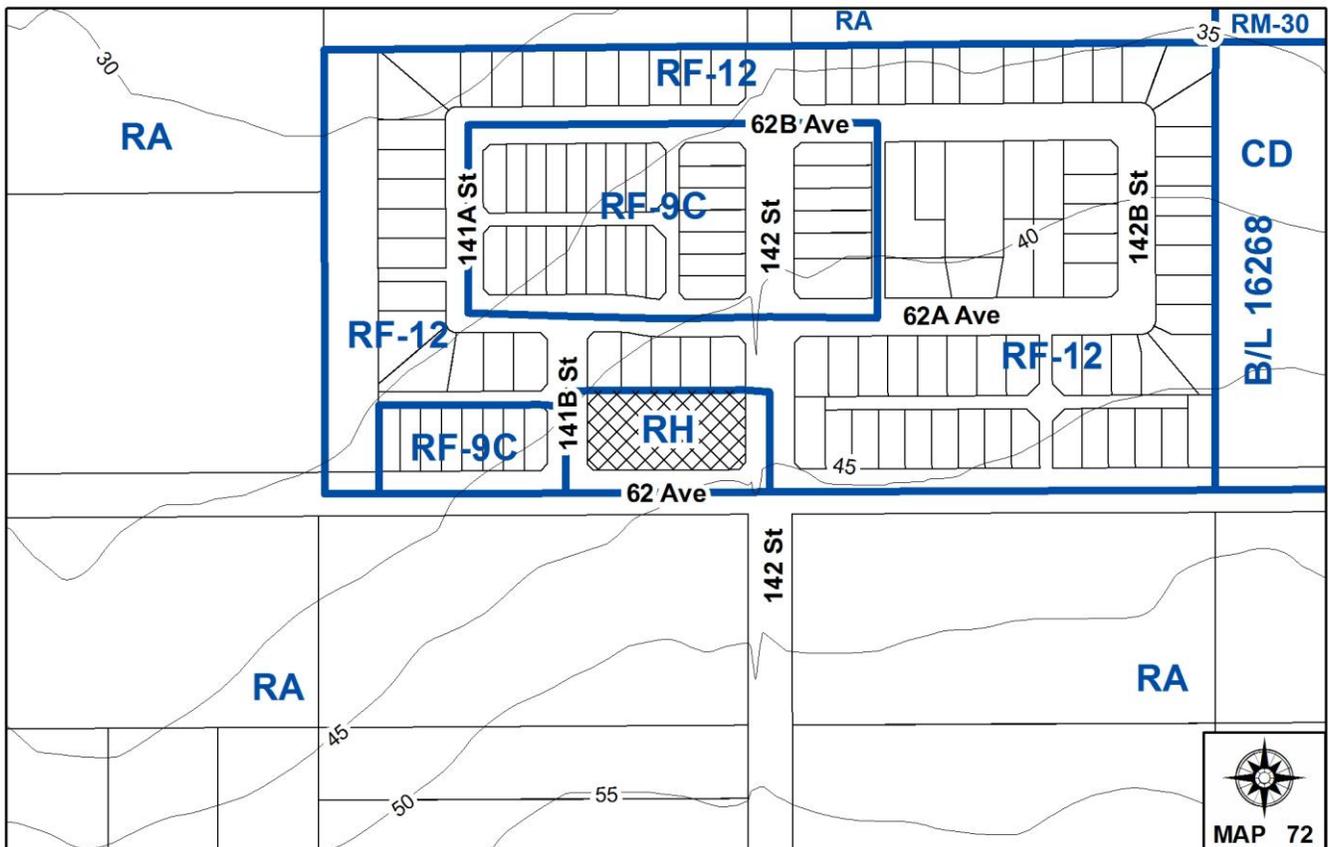
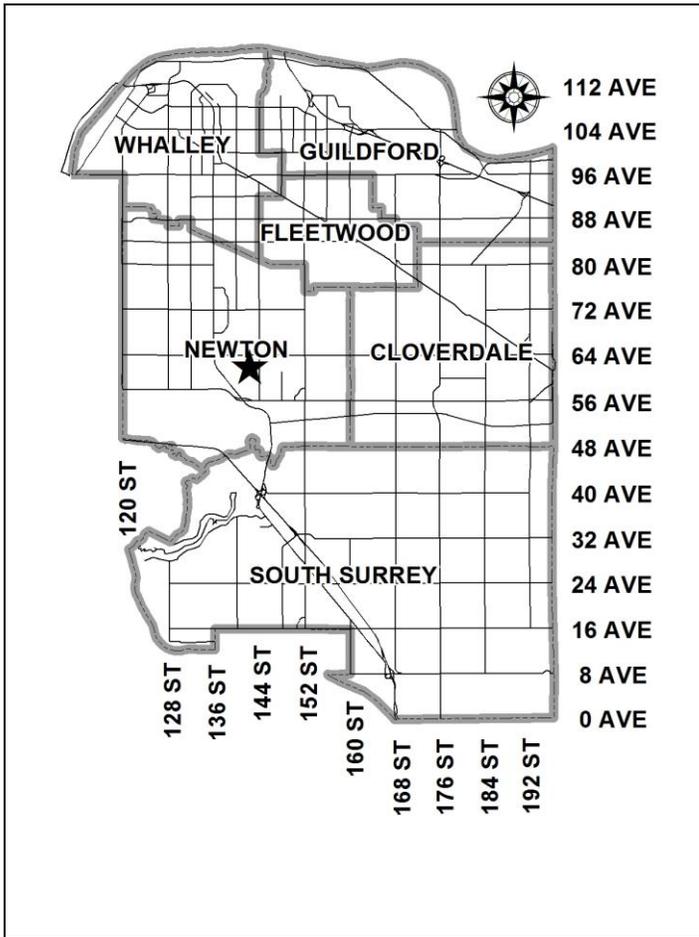
Planning Report Date: March 1, 2010

**PROPOSAL:**

- **Rezoning** from RH to CD (based on RM-15 and C-5)
- **Development Permit**

in order to permit the development of a neighbourhood scale mixed-use commercial/residential development including 781 m<sup>2</sup> (8,414 sq.ft) of commercial space and four (4) apartment units above.

**LOCATION:** 14187 - 62 Avenue  
**OWNER:** o831622 B.C. Ltd.  
**ZONING:** RH  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Mixed Commercial/Residential Townhouse



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval to eliminate indoor and outdoor amenity space.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Indoor and outdoor amenity space is proposed to be eliminated.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The Development Permit can be supported because of the high quality design and architectural quality of the proposed development.
- Indoor and outdoor amenity space are proposed to be eliminated because of the small and highly compact nature of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0058-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the required outdoor and indoor amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption/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; and
  - (c) The applicant adequately addresses the impact of no outdoor and indoor amenity space.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary students at McLeod Road Elementary School  
0 Secondary students at School

(Appendix IV)

Parks, Recreation & Culture: Indoor and outdoor amenity fees to be paid on a per unit basis.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North and East (Across 142 Street):	Recently developed small scale family lots	Urban/Single Family Lots	RF-12
South (Across 62 Avenue):	Residential. Currently under application No. 7909-0132-00. (Rezoning to CD for mixed use residential and commercial.)	Mixed Commercial / Residential Townhouse	RA
West (Across 141B Street):	Recently developed small scale family lots with coach houses	Urban/Single Family Lots	RF-9C

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The subject site is currently zoned Half-Acre Residential Zone (RH) and is designated 'Urban' in the Official Community Plan (OCP). In the South Newton Neighbourhood Concept Plan (NCP), the site is designated 'Commercial Residential Townhouse'.
- As part of development application 7905-0154-00, the subject site was set aside and rezoned to RH (Half Acre Residential Zone) as a 'holding zone' to preserve the opportunity for a mixed use development as outlined by the NCP and envisaged by the present application.
- The surrounding area, under the same application (7905-0154-00), was rezoned and has subsequently developed into single family small lot residential with some of these lots also supporting the development of coach houses.
- The proposal is to rezone the subject site from "Half Acre Residential Zone" (RH) to "Comprehensive Development Zone" (CD) to allow the development of a Mixed Use Commercial / Residential development comprising of four residential apartment units above 781 m<sup>2</sup> (8414 sq.ft) of neighbourhood commercial floor space.
- A total of eight (8) possible Commercial Retail Units (CRUs) are planned ranging in potential size from approximately 83 sq.m. (900 sq.ft) to 130 sq.m. (1400 sq.ft). The proposal would see four (4) residential units (two 2-bedroom units and two 1-bedroom units) on the second floors of the architecturally designed building.
- The development of a mixed use commercial and residential complex is in keeping with the Neighbourhood Concept Plan for local serving commercial uses with complementary residential uses.

Proposed CD By-law

- The Zoning By-Law does not have a classification for a mixed use development of the size and scope that is being proposed; therefore rezoning the site to Comprehensive Development Zone is required.
- The proposed CD By-law (Appendix VII) is based on the Neighbourhood Commercial Zone (C-5) and the RM-15 Multiple Residential 15 Zone. A comparison of the key criteria of the C-5 Zone, the RM-15 Zone, and the proposed CD Zone is outlined in the table below.

	<b>C-5</b>	<b>RM-15</b>	<b>CD Zone</b>
FAR	0.50	0.13 (as per sliding scale)	0.48
Lot Coverage	50%	36% (as per sliding scale)	45%
Building Height	9 metres	11 metres	11.5 metres

- The commercial uses permitted in the development are drawn directly from the C-5 Zone. However, Neighbourhood Pubs will not be permitted because of the location of the site and the neighbourhood character. The CD By-law does preserve the opportunity for a Food Primary licensed establishment in conjunction with an Eating Establishment.
- Each commercial business use in the CD Zone, with the exception of eating establishments, is limited to a maximum of 186 sq.m. (2,000 sq.ft.) in order to maintain the neighbourhood scale of the commercial use. Eating establishments are limited in size to 136 sq.m. (1,500 sq.ft.) because of parking restrictions.
- While the Multiple Family Residential zones require all residential units to have access to an outdoor amenity area, the site constraints limit the provision of the required 12 square metres /130 sq.ft (4 units requiring 3 sq.m / 32 sq.ft each). This small amount of required space is not considered to be 'significant'. It should be noted, however, that there is a small area on the north east side of the site, which is not considered outdoor amenity space, but does serve some purpose through unique landscaping.
- The combined floor area ratio (FAR) of 0.48 for residential and commercial uses is in keeping with a maximum FAR of 0.50 in the C-5 zone.
- The normally required setbacks of 7.5 metres (25 ft.) are proposed to be reduced along the West, South, and East property lines to 2 metres (6.5 ft.) to provide a more street-oriented development and seamless interface between the public realm and the proposed commercial units. This is consistent with the City's design guidelines in the OCP and in the South Newton NCP.
- Along the north property line, a setback relaxation from 7.5 metres (25 ft) to 7.0 metres (22.5 ft.) is proposed. This relaxation applies only along a portion of the site fronting 142 Street and is necessary to accommodate the required buildings and parking area, and to address the site constraints related to topography and access to and from the site. The applicant proposes a reduced building massing along this edge, combined with extensive landscaping in order to address the interface with the existing single family units to the north.

- A reduction for parking from the required 31 stalls (as per the C-4 and RM-15 requirements in the Zoning By-law) to 28 stalls is proposed. This is due, in part, to steep topography and site constraints, which reduces the total developable area due to the required regarding. This issue is discussed below in more detail in the design discussion.

### PRE-NOTIFICATION

- Pre-notification letters were sent to the surrounding properties on May 28, 2009. Staff have not received any phone calls or letters following the pre-notification. Additionally, signage was installed on the site and no comments have been received.

### DESIGN PROPOSAL AND REVIEW

#### Site Layout and Building Design

- The City of Surrey has extensive design guidelines related to the development of mixed use residential and commercial developments. These guidelines are outlined in both the Official Community Plan and the South Newton Neighbourhood Concept Plan.
- The OCP Design Guidelines for Multiple Residential Development focus heavily on ensuring that Access, Circulation, and Parking issues are adequately addressed. Similarly, the project meets or exceeds the requirements associated with Site Landscaping and Fencing considerations. While the site does not provide substantial amounts of Open Space due to site constraints, the landscaping and fencing that is proposed provides a pleasing street frontage and sufficient screening to the neighbours to the North.
- The intent is to provide an area that supports local serving commercial (coffee shops, small restaurants, personal service uses) that is in scale with the surrounding development and respects existing and future developments in the area.
- The property in question faces several unique challenges associated with topography and proximity to existing residential development. The applicants have worked with City Staff to develop a unique solution to the topographic and interface challenges that arose out of this application.
- The applicant proposes two (2) mixed use buildings located along the street, divided by a single vehicular access to the parking lot, which is hidden behind the buildings. 24 of the 28 parking stalls are to be allocated to the commercial uses; four (4) of the parking stalls will be reserved for the residential units. One (1) of the 28 stalls will also be designated as a shared accessible stall.
- Fronting 62<sup>nd</sup> Avenue is a two storey mixed use building with local serving retail at grade and residential units on the second floor. The intent is to provide a seamless interface between the public sidewalk and the commercial entrances fronting 62<sup>nd</sup> Avenue. On-street parking of approximately six (6) stalls will be permitted in front of the retail units.

- Fronting 142<sup>nd</sup> Street is the continuation of the commercial frontage from 62<sup>nd</sup> Avenue with access to one or potentially two additional Commercial Retail Units. Similar to the 62 Avenue frontage, the building will be street-oriented, providing a direct and seamless transition from the public sidewalk to the front of the commercial units.
- The upper levels of both buildings will have a residential component, housing two one-bedroom apartment units and two two-bedroom apartment units. Each unit will have access to an outside balcony and will have front-door access from the development's parking area.
- Materials for the building include cementitious (hardi-board) siding in Georgian Brick, Avon Green, and Marblehead Gold colours, wooden fascia, and there will be unique carved wooden art pieces on the upper stories of the buildings. The architect also proposes an acceptable lighting and signage package. Overall, the development provides architectural design context relating to existing developments, and achieves an appropriate level of quality design for this area.
- Roof equipment for the commercial space is located on each of the two buildings, and is sufficiently incorporated into the architecture of the development.

#### Indoor and Outdoor Amenity Space

- As part of this application, it is proposed that the standard requirements for indoor and outdoor amenity space be waived and cash-in-lieu be paid instead.
- Due to the small size of the subject site and the low number of residential units provided on-site, the provision of the required amenity space would not be practical.
- The applicant will be required to pay cash-in-lieu for both the indoor and outdoor amenity requirements. In this case, 4 residential units would be required to pay \$2,100 each for both indoor and outdoor amenity contributions, equalling \$8,400, paid to the City as recommended by the City Parks department.

#### Landscaping

- The landscape plan, prepared by DMG Group Limited, comprises shrubbery, trees, and ground cover with specific emphasis on screening the residential properties to the north with shrubs, trees, a retaining wall, and a wooden trellis.
- Additional landscaping includes a number of planting panels along the south and eastern edge of the project to clearly define the pedestrian walkways and commercial plaza areas.

#### Access and Parking

- Through discussion with staff, the primary access location for vehicles is located off of 62 Avenue. While consideration was given to providing a driveway access off 141B Street, it was determined through design review that there were significant topographic challenges preventing this access from being properly realized.

- A total of 28 parking spaces are accessed by way of the driveway off of 62 Avenue. Normally, for a development this size, a total of 31 parking spaces would be required (26 commercial, six (6) residential, and one (1) visitor stalls).
- This reduction from 31 stalls to 28 stalls can be supported for several reasons. The reasons include the mixed use nature of the development, the proximity to residential development and walkable nature of the site, and the provision of nearby on-street parking for short-term visits. It should also be noted that the Engineering department supports the reduction recognizing the site's topographical constraints and positive impact this development will have on the neighbourhood and community.

#### ADVISORY DESIGN PANEL

- The Advisory Design Panel (ADP) considered the subject application in September 2009. With the exception of a few specific comments, as outlined in Appendix V, the ADP was supportive of the design of the proposed development. The applicants have satisfactorily addressed the issues raised by the ADP.

#### 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 Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	ADP Comments
Appendix VI.	NCP Plan
Appendix VII.	Proposed CD By-law

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General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		2,562.3 m <sup>2</sup>
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		34%
SETBACKS ( in metres)		
Front (142 Street)		2.0 m
Rear (West)		2.0 m
Side (North)		7.0m
Side (South)		2.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		9.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		2
Two Bedroom		2
Three Bedroom +		
Total		4
FLOOR AREA: Residential		380 sq.m.
FLOOR AREA: Commercial		
Retail		794 m <sup>2</sup>
Office		
Total		794 m <sup>2</sup>
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		403.2 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)		0.48
AMENITY SPACE (area in square metres)		
Indoor		0
Outdoor		0
PARKING (number of stalls)		
Commercial	24	23
Industrial		
Residential Bachelor + 1 Bedroom	3	2
2-Bed	3	2
3-Bed		
Residential Visitors	1	0
Institutional		
Total Number of Parking Spaces	31	28
Number of disabled stalls	1	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	NO
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