



**Proposal:** Rezone from RF to CD and a Development Permit to permit the development of an office building.

**Recommendation:** Approval to Proceed

**Location:** 2587 - 154 Street

**Zoning:** RF

**OCP Designation:** Urban

**LAP Designation:** Commercial

**Owner:** Kevin and Charlotte  
Golka

PROJECT TIMELINE

Original Application Submission Date:	February 1, 1996
Application Revision & Re-submission Date:	March 3, 2005
Planning Report Date:	September 6, 2005

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to permit the development of an office building.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (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. 7996-0024-00 in accordance with the attached drawings (Appendix III).
3. 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 finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) registration of a reciprocal access agreement for access through 2570 King George Highway.

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** The subject site is vacant. There is 1 tree on the property which is proposed to be removed.
- **East:** Across 154 Street, single family dwellings, zoned RF, designated Urban in the Official Community Plan (OCP). These lots are designated for Townhouse development in the King George Highway Corridor Study.
- **South:** Automotive service uses on a site fronting King George Highway, zoned CHI, designated Commercial in the OCP.
- **West:** Vehicle rental business, zoned C-H (By-law No. 5942), designated Commercial in the OCP.
- **North:** Across 26 Avenue, single family dwellings, zoned RF, designated Multiple Residential in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

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## Background

- The original rezoning application was submitted by the owners in 1996 for an office building. The application did not proceed at that time due to significant deficiencies in the scope and design of the building. The applicant did not proceed with the necessary changes as needed, therefore processing of this project was put on hold.

## Development Considerations

- The subject property, which is located on the corner of 26 Avenue and 154 Street, is currently zoned RF but it is designated for "Commercial" use in the King George Highway Corridor Study. The neighbouring properties to the south and west which front King George Highway are zoned and developed for "Highway Commercial" uses and are designated "Commercial" in the King George Highway Corridor Study. The properties to the north and east are zoned RF, but are designated for "Garden Apartments (30 u.p.a)" and "Townhouses (15 u.p.a)" in the King George Highway Corridor Study.
- The subject property is currently vacant and there is 1 tree on the property. This tree is a Birch tree, in poor condition, which is located within the proposed building envelope and needs to be removed. There is a large Fir tree, located on the City boulevard in front of the southwest corner of the property, that is in good condition, and is proposed to be retained as part of the landscaping for the site.
- The applicant proposes to rezone the subject property from RF to CD to permit the development of an office building with underground and concealed under-building parking. The proposed use is consistent with the King George Highway Corridor Study designation. The proposed CD By law has been drafted to reflect the existing and future residential context. Therefore, proposed uses are based on uses permitted in the C-5 (Neighbourhood Commercial) Zone, limited to "Office", "Retail", "Personal Service", "General Service" and "Community Service" Uses. Furthermore, due to the prevailing commercial context of highway commercial uses to the south and southeast, increased lot coverage and density provisions are considered appropriate, given the proposed offices uses, maximum 2-storey building height, and underground and concealed under-building parking proposed.

## Proposed CD-By-law

- The proposed CD By-law proposes specific provisions as follows:

	<b>C-5</b>	<b>CHI</b>	<b>Proposed CD Zone</b>
<b>Uses</b>	Retail stores Personal service uses Eating establishments Neighbourhood Pub Office uses General service uses Community services Child care centres One dwelling unit per lot (contained within principal building)	Automotive service uses Eating establishments General service uses Beverage container return centres Indoor recreational facilities Light impact industry Tourist accommodation Parking facilities Retail stores Warehouse uses Assembly halls Community services Office uses Child care centres One dwelling unit per lot (contained within principal building)	Office uses Community services One dwelling unit per lot (contained within principal building) Retail stores Personal service uses General service uses

<b>Density</b>	Max FAR of 0.50	Max FAR of 1.00	Max FAR of 1.00
<b>Lot Coverage</b>	50%	50%	75%
<b>Setbacks</b>	7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines. One (1) side yard setback can be reduced if the said side yard abuts a commercial or industrial lot.	Front yard: 2.0 metres (7 ft.) Rear yard: 0.59 metres (2 ft.) South side yard: 0.0 metres (0 ft.) North side yard: 1.26 metres (4 ft.)
<b>Height</b>	Principal building max height of 9 metres (30 ft.) Accessory buildings and structures max height of 4 metres (13 ft.)	Principal building max height of 9 metres (30 ft.) Accessory buildings and structures max height of 9 metres (30 ft.)	Principal building max height of 9 metres (30 ft.) Accessory buildings and structures max height of 4 metres (13 ft.)
<b>Parking</b>	can be at grade	can be at grade	Fully underground or concealed under-building parking proposed

### Uses

- The proposed uses are based on the CHI and C-5 Zones. However, many of the uses allowed in the two standard zones are excluded taking into consideration the adjacent land use context.

### Lot Coverage

- The proposed 75% lot coverage is higher than the 50% lot coverage permitted in the C-5 and CHI Zones. The higher lot coverage is supportable because the applicant is providing full underground and concealed under-building parking. Furthermore, the site is relatively small in size and does not have the opportunity of consolidation with adjacent properties.

### Density

- The proposed Floor Area Ratio (FAR) of 1.00 is higher than the 0.50 FAR permitted in the C-5 Zone but similar to the 1.00 FAR permitted in the CHI and C-H (By-law No. 5942) Zones on neighbouring properties to the west and south. The 1.0 FAR reflects the need to allow certain floor areas for this relatively small site (659 sq.m / 7,104 sq.ft) to develop.

### Setbacks

- The proposed CD-Zone incorporates reduced setbacks on all sides. The proposed setbacks range from 0.0 metres (0 ft.) to 2.0 metres (7 ft.), and are all significantly less than the 7.5 m (25 ft.) setback required from all lot lines under the C-5 Zone. The reduced rear yard and south side yard setbacks are supportable because the property abuts commercial properties on these 2 sides. These reduced setbacks also help eliminate unusable, and potentially unsafe space. The reduced front yard and north side yard setbacks are supportable because the proposed development is constrained by the relatively small site area. The building is closer to the street, but the proposed building design and landscaping will create an attractive streetscape and a more pedestrian friendly environment. The proposed design, which is only 2-storeys with fully underground or concealed parking, provides a positive treatment at this corner to achieve a sensitive transition to neighbouring residential sites, and can be supported.

## PRE-NOTIFICATION

Pre-notification letters were sent on October 19, 2004 and staff received no comments.

## DESIGN PROPOSAL AND REVIEW

- The proposed office building is a 2-storey building with a total floor area of 695.6 sq.m (7,104 sq.ft.). The front entrance to the building for pedestrians is located off of 26 Avenue but the entrance to the concealed main floor parking area (4 stalls) is located off of 154 Street. Vehicular access to the underground parking area is from the neighbouring property to the west, which is owned by the same owner, via a reciprocal access easement that will be registered prior to final adoption.
- The building has been designed to complement both the adjacent commercial buildings and the present and future surrounding residential developments in the area. The gable roof that runs the length of the building gives the building a residential character. There are decks on the second floor and an outdoor staircase leading down to the first floor.
- The majority of the building is stucco, in a red 'Sedona Clay' colour. Charcoal coloured concrete blocks line the base of the building. Metal framing, guardrails, canopies and spandrels are a dark 'Gravel Gray' colour. The building has a metal roof coloured in a light 'Regent Gray'.
- There are a total of 15 parking stalls proposed which meets the Zoning By-law requirements for an office building of this size. Four (4) of the parking stalls are concealed within the building on the main floor and 11 are provided fully underground. The entrance to the underground parking is gated to provide security.
- The building is fully wheelchair accessible.
- The landscaping includes 7 Armstrong Maple trees which line the north and east property lines, 1 Pink Dogwood tree near the main entrance to the building, and a large Goldenleaf Locust tree on the northeast corner to assist in screening the garbage enclosure. These trees are complemented by a number of smaller shrubs and ground cover.

## ADVISORY DESIGN PANEL

ADP Meeting Date: June 9, 2005

The majority of the ADP recommendations have been satisfactorily addressed in the revised plans attached to this report (Appendix III). Minor adjustments to the final plans to address minor landscaping changes and underground parking improvements for security (lighting details, vision panels, entry systems, etc.) will be completed to the satisfaction of staff prior to final approval of the Development Permit.

## 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.	Contour Map
Appendix III.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

- Appendix VI.     Tree Survey Plan
- Appendix VII.    ADP Comments
- Appendix VIII.   CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 10, 2005.
- Tree Survey Plan dated November 2001.
- Arborist Report dated August 25, 2005.
- Soil Contamination Review Questionnaire prepared by Lou Golka dated August 31, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

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APPENDIX I

Information for City Clerk

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

1. (a) Agent:     Name:           Mark Lesack, Ankenman Associates Architects Inc.  
                  Address:         Suite 200, 12321 Beecher Street  
                                  Surrey, B.C. V4A 3A7  
                  Tel:             604-536-1600

2.     Properties involved in the Application

- (a)    Civic Address:         2587 - 154 Street
- (b)    Civic Address:         2587 - 154 Street  
        Owner:                 Kevin John Leo Golka and Charlotte Ann Golka  
        PID:                    013-140-566  
        Lot 2 Section 23 Township 1 New Westminster District Plan 80110

3.

- (a)    Introduce a By-law to rezone the property.

**DEVELOPMENT DATA SHEET**

## Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		659.97 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		73%
<b>SETBACKS</b> ( in metres)		
Front		2.0 m
Rear		0.59 m
Side #1 (North)		1.27 m
Side #2 (South)		0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		8.36 m
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		695 m <sup>2</sup>
Total		695 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		695 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
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DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		1.00
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		15
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		15
Number of disabled stalls		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	YES
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APPENDIX II

**CONTOUR MAP FOR SUBJECT SITE**

