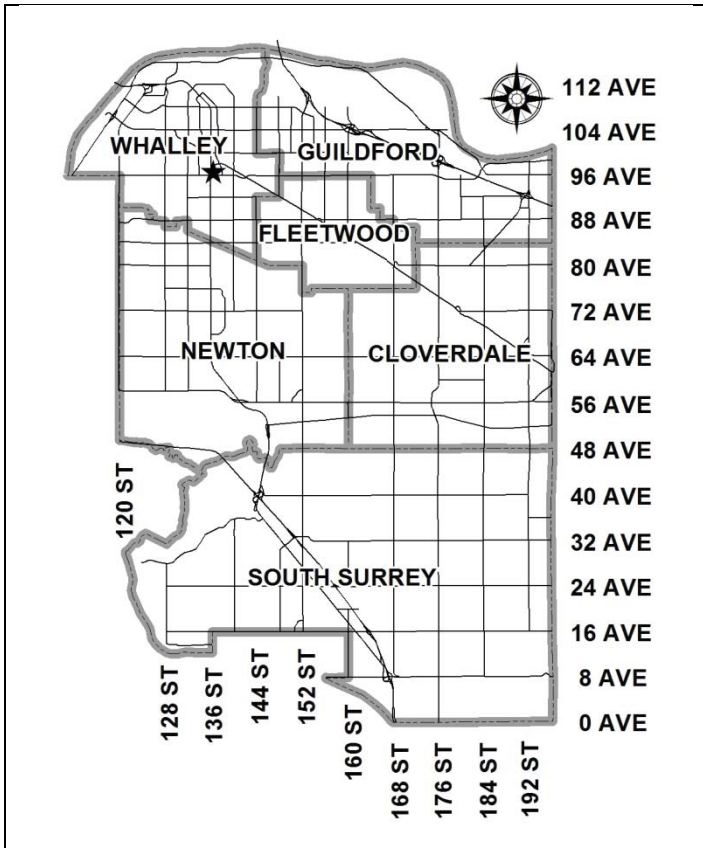


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0444-00

Planning Report Date: November 6, 2017



PROPOSAL:

- Amend CD By-law No. 18918

to allow a private school as a permitted use within a commercial office building currently under construction on the site (City Centre 2).

LOCATION: 13737 - 96 Avenue

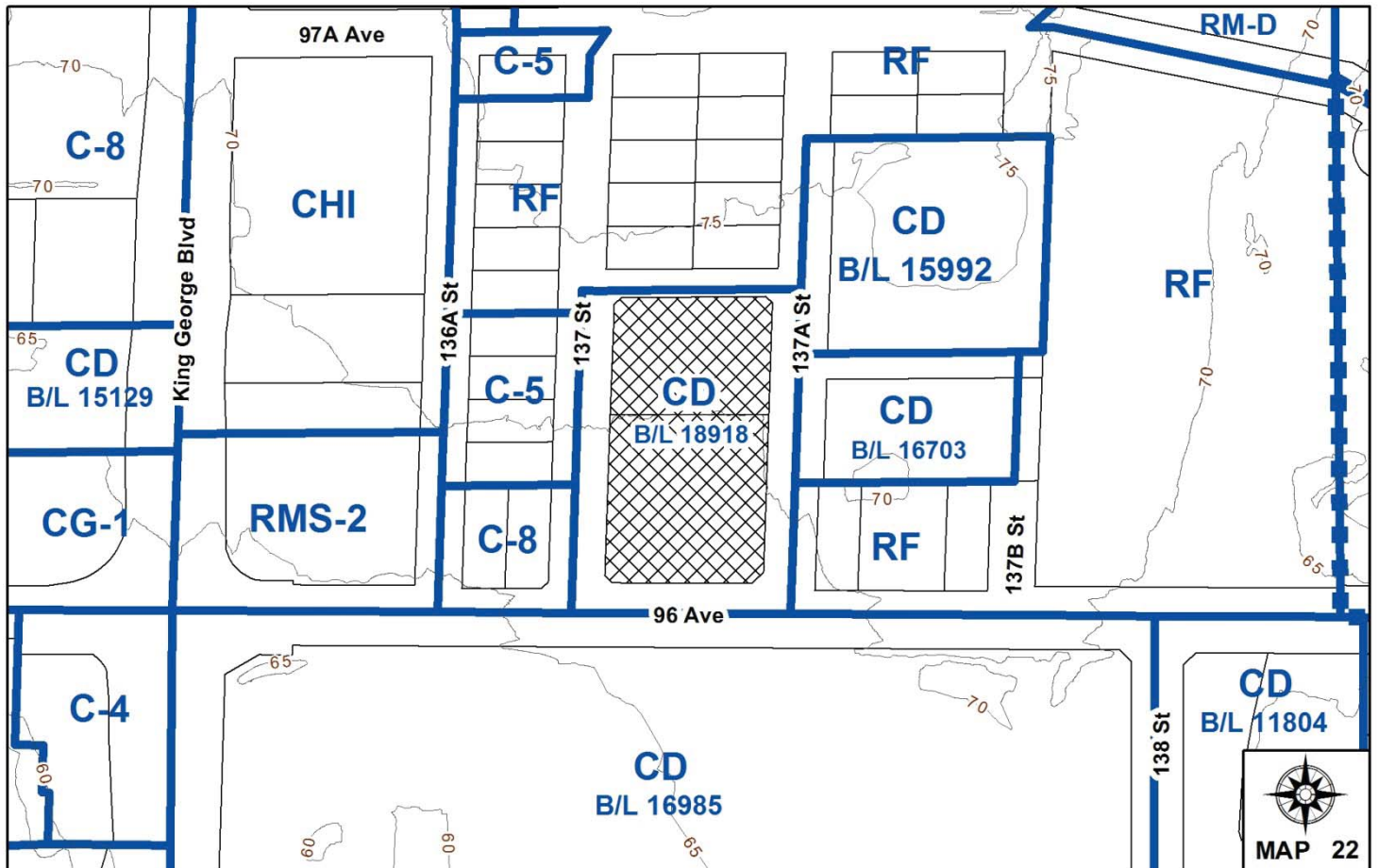
9639 - 137A Street

ZONING: CD By-law No. 18918

OCP DESIGNATION: Central Business District

CITY CENTRE PLAN DESIGNATION: Mixed Use 3.5 FAR

DESIGNATION:



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 18918.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The owner, Lark Group, is negotiating leasing agreements and strata sales with potential tenants and owners and has an agreement for purchase of one of the floors of the “City Centre 2” development, which is currently under construction.
- The purchaser operates a private school, as regulated under the Independent School Act, for international students. The school fulfills the requirements of the BC School curriculum and includes instruction in a medical/technological based environment.
- The proposed private school is an appropriate complimentary use within the “City Centre 1 and 2” developments at this location, which consists of two, 12-storey office and commercial buildings with a medical, educational and technology focus.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18918", and a date be set for Public Hearing.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Existing 12-storey office building on the south lot, and a 12-storey office building is currently under construction on the north lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across lane):	Existing older single family dwellings	Central Business District	RF
Northeast and East (Across 137A St.)	Newly constructed care facilities	Central Business District	CD (By-law Nos. 15992 and 16703)
South (Across 96 Avenue)	Surrey Memorial Hospital	Central Business District	CD By-law 16985
West (Across 137 Street):	Medical office building and single family residential lots.	Central Business District	C-5

DEVELOPMENT CONSIDERATIONS

Background:

- The subject site is located at 9639 137A Street and 13737 – 96 Avenue in the Hospital Precinct of the City Centre Plan area. The site is designated "Mixed Use 3.5 FAR" in the City Centre Plan. The subject site is comprised of the City Centre 1 and 2 developments, both 12-storey office and commercial buildings, with City Centre 1 fully constructed and occupied, and City Centre 2 currently under construction.
- The original subject site was rezoned to CD By-law No. 17437 as part of a comprehensive development (Application No. 7911-0053-00) which included "City Centre 1", a 12-storey commercial office building located at 13737 - 96 Avenue.

- A second development application (7914-0021-00) was submitted to rezone the northerly property and 2 single family lots acquired from the City from CD By-law No. 17437 and RF to CD By-law No. 18286. This rezoning allowed for post-secondary institutions as well as similar uses permitted in CD by-law No. 17437. This development was named "City Centre 2" and is also a 12-storey commercial office building. The rezoning by-law received final adoption on May 25, 2015.
- A third development application (7916-0432-00) was submitted by the owner, the Lark Group, to rezone both City Centre 1 and City Centre 2 from CD By-law Nos. 17437 and 18287 to CD By-law No. 18918 to accommodate additional hospital related uses and increase the density on the site. The rezoning by-law received final adoption on December 19, 2016.
- City Centre 1, the 12-storey office building on the south of the site (13737 – 96 Avenue) is constructed and strata lots were sold to various owners. City Centre 2 on the north portion of the site (9639 – 137A Street) is currently under construction and is anticipated to be ready for occupancy March 31, 2018.

Current Proposal:

- The owner, Lark Group, is negotiating leasing and/or sales agreements for City Centre 2. One potential sale is to a private school, Regency International Academy, for grades eight through twelve as regulated under the Independent Schools Act. The CD by-law that currently regulates the site (By-law No. 18918) does not permit private schools and therefore the owner has requested an amendment to the current CD By-law No. 18918 to permit a private school.
- This school currently operates at 15100 - 66A Avenue for grades eight through twelve. They intend to retain their existing campus and transport the students by bus between the facilities. Part of the curriculum of this school is for education within a medical and technology environment, and the City Centre 1 and 2 developments provide for that opportunity. The operators of the school are partial to the City Centre 1 and 2 location due to the proximity to the SkyTrain Station. The students attending this institution also volunteer within Central City and engaging with the community is part of their curriculum.
- The school has an agreement to purchase 929 square metres (10,000 sq. ft.) of floor space, but they will only be using 464 square metres (5,000 sq. ft.) for the school, and leasing the remaining floor area to another tenant. At this time, they anticipate that this portion of their school requires four classrooms and will have approximately 50 students.
- Part 5 Parking and Loading/Unloading of Surrey Zoning By-law requires 3 spaces per classroom plus 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area of the associated gymnasium plus 2 parking spaces for loading/unloading of buses. The proposed school use will require a total of 14 parking spaces. There are currently 64 parking spaces allocated for institutional uses within this development, to satisfy the Zoning By-law requirement.
- Currently, private schools are only permitted under the "Institutional 1 Zone (PA-1)", with a limited enrolment of 50 students, and the "Institutional 2 Zone (PA-2)" with unlimited enrollment. The proposed amendment to CD By-law No. 18918 will allow for a private school to operate in a unique urban environment on the subject site.

- The proposed private school is considered a complementary use to the office, commercial and institutional uses already permitted on the site and the medical, technological and educational focus of the City Centre 1 and 2 developments .

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were sent on October 23, 2017 and a Development Proposal sign has been placed on the property. To date, staff have not received any inquiries with respect to this proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II	City Centre 1 and 2 site plan
Appendix III.	Engineering Summary
Appendix IV	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LAP/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing CD By-law No. 18918

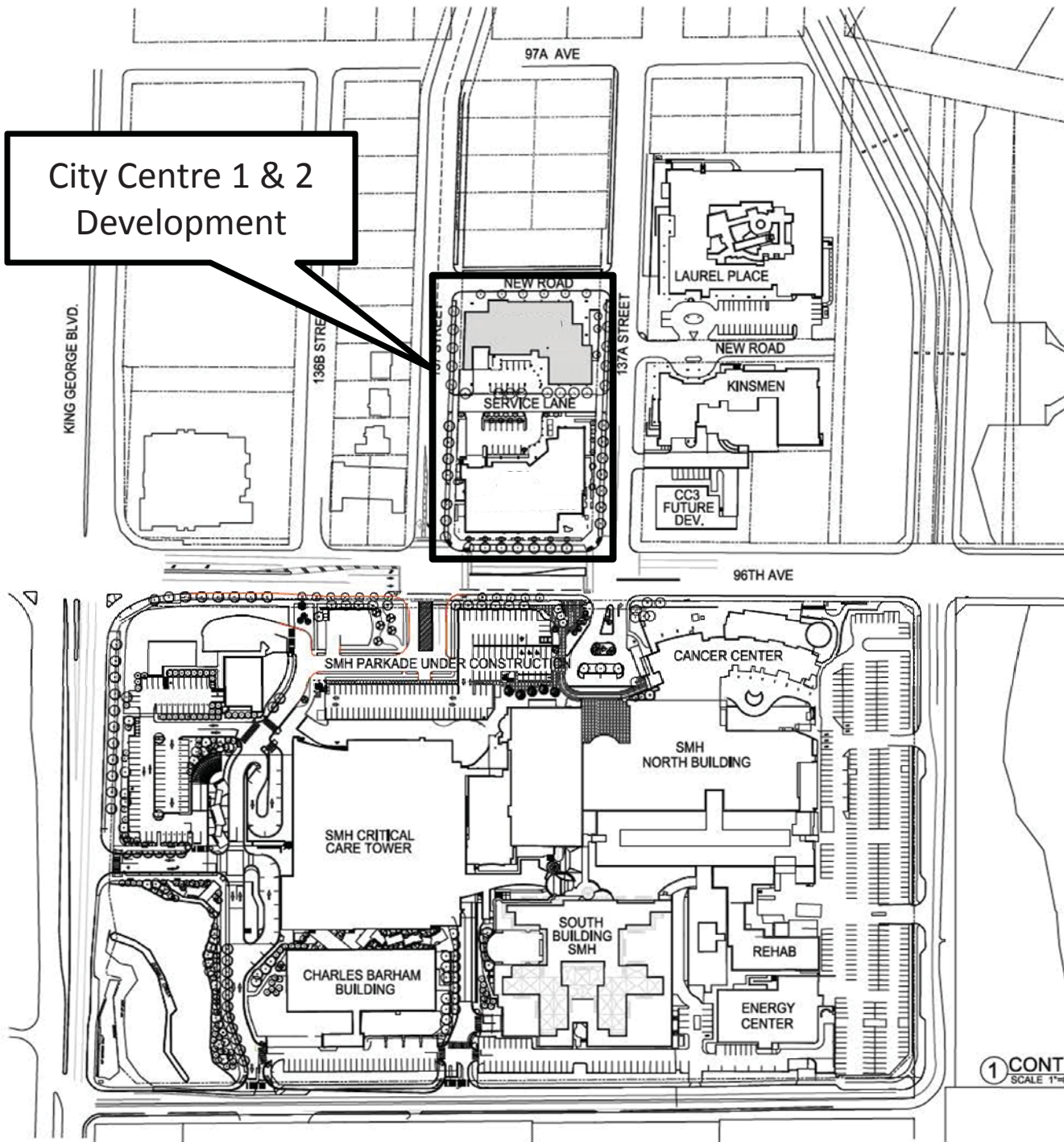
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,368 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		74.8%
Paved & Hard Surfaced Areas		21.3%
Total Site Coverage		96.1%
SETBACKS (in metres)		
North		4.3 m
South		4.1 m
West		1.4 m
East		2.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	60 m	56.7 m/12 storeys
Accessory	4.5 m	N/A
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail		2,068 sq.m.
Office		13,275 sq.m.
Total		15,343 sq.m.
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		2,365 sq.m.
TOTAL BUILDING FLOOR AREA		17,708 sq.m.

** 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)		N/A
# of units/ha /# units/acre (net)		N/A
FAR (gross)		4.0
FAR (net)		5.3
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	294	319
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional (School)	14	64
Total Number of Parking Spaces	358	383
Number of disabled stalls		11
Number of small cars		100
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES (under Application No. 7914-0021-00)
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City Centre 1 & 2
Development

1 CONTEXT PLAN
SCALE 1"=80'-0"

Copyright reserved. All items of this drawing are the exclusive property of Wensley Architecture Ltd. and shall not be used without the written permission of Wensley Architecture Ltd. All dimensions shall be verified by the Contractor before commencing work.

DATE: _____

NORTH ARROW



OWNER: _____



1	RE-USED FOR DEVELOPMENT PERMIT	06/24/14
2	PERIOD FOR DEVELOPMENT PERMIT	12/28/13
3	DATE	06/24/14

PROJECT NAME
PROPOSED CITY CENTRE 2 OFFICE TOWER SURREY B.C.

PROJECT ADDRESS
6639 137A STREET, SURREY B.C.



CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING

DATE: 07/14

CONTEXT PLAN

PROJECT #	110	DRAWING	CON.P
DATE	07/14/14	DATE	06/24/14
DATE	07/14/14	DRAWING	A1.1

**TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: November 1, 2017 **PROJECT FILE: 7817-0444-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 13737 - 96 Avenue & 9639 - 137A Street**

REZONE

The site was originally rezoned under projects 7911-0053-00 and 7914-0021-00 for which servicing agreements have been executed.

The Engineering Department supports the proposed rezoning from CD By-law No. 18918 to CD to allow for a private school as permitted under the Independent School Act, as the servicing requirements for property 13737 - 96 Avenue are captured through servicing agreement 7811-0053-00 and for property 9639 - 137A Street through servicing agreement 7814-0021-00. It is noted that only internal modifications to the buildings are proposed.

A servicing agreement is not required for the proposed rezone.



Rémi Dubé, P.Eng.
Development Services Manager
HB4

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2016 No. 18918
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18918 is hereby amended as follows:
 - (a) Part 2, Section B. Permitted Uses is amended by inserting new sub-section 13 immediately following sub-section 12 as follows:

"13. *Private Schools.*"; and
 - (b) Part 2, Section L. Other Regulations is amended by inserting a new sub-section 16 immediately following sub-section 15 as follows:

"16. *Private schools* are regulated by the Independent School Act R.S.B.C., 1996 C. 216."

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18918, Amendment By-law, 2017, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK