



Proposal: Rezone from RF to CD; and Development Permit to allow the development of a 24-unit apartment building.

Recommendation: Approval to Proceed

Location: 15262/72 - 18 Avenue **Zoning:** RF

OCP Designation: Multiple Residential

LAP Designation: Multiple Residential **Owners:** Ronald M. Budd and Marie L. Budd et al

PROJECT TIMELINE

Completed Application Submission Date:	June 22, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

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

in order to permit the development of a four-storey, 24-unit apartment 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. 7904-0252-00 in accordance with the attached drawings (Appendix II).
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 subdivision (lot consolidation) layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) ensure that all concerns raised by the Parks, Recreation & Culture Department are addressed; and
 - (e) ensure that the proposed lane closure application is brought to a successful conclusion.

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 III).

A Servicing Agreement will be required.

Parks, Recreation & Culture:

The Parks, Recreation and Culture Department has concerns regarding the pressure this project will create on existing park facilities in the area, and the applicant should discuss with the Parks, Recreation & Culture Department to resolve these concerns (Appendix IV).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 2 students
 Secondary students = 1 student
 Total new students = 3students

School Catchment Area/Current Enrollment/School Capacity:

Jessie Lee Elementary School = 328 enrolled/425 capacity
 Earl Marriott Secondary School = 1,483 enrolled/ 1,500 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 0 students

Secondary students = 58 students
 Total new students = 58 students

Approved Capacity Projects and Future Space Considerations

Jessie Lee has room for locating a district program to increase enrolment closer to capacity.

The capital plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.

SITE CHARACTERISTICS

- **Existing Land Use** Two single family dwellings which will be removed prior to final adoption of Rezoning By-law.
- **East:** A 3-storey condominium on a lot, zoned RM-45, designated Multiple Residential in the OCP.
- **South:** A newly constructed 4-storey condominium building, zoned CD (By-law No. 14807), designated Multiple Residential in the OCP.
- **West:** An old single family dwelling on a lot, zoned RF, designated Multiple Residential in the OCP.
- **North:** Across 18 Avenue are two 3-storey condominium buildings on lots, zoned CD (By-law No. 11677) and RM-45, designated Multiple Residential in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The site is designated Multiple Residential in the OCP and the Semiahmoo Town Centre Plan. The Semiahmoo Town Centre Development Concept Plan encourages higher residential densities close to the town centre area, within the area bordered by 152A Street to west, 154 Street to the east 18 Avenue to the north and 16 Avenue to the south (Appendix VIII), in the form of four-storey apartment/condominium buildings. The maximum floor area ratio in this area will be 1.5. The proposed four-storey apartment building is in keeping with the concept, density, and the OCP designation of the area.

The Proposed CD By-law

- The proposed CD By-law (Appendix VII) is based on the RM-45 Zone, with modification in the maximum allowed FAR and minimum setbacks along future 152A Street and 18 Avenue.
- The proposed FAR will be 1.5, which is consistent with the FAR of the newly constructed apartment buildings

in the nearby area.

- As shown on the concept plan attached as Appendix VIII, the subject site will flank future 152A Street to the west. Consequently, only two lots (amounting to approximately 0.16 ha/0.4 acres) are available for the land assembly for this development. In order to accommodate a reasonable development on this restricted site, the front yard setback and the side yard setback on the flanking street (152A Street) are varied to 5.5 metres (18 ft.) and 5 metres (16.4 ft.), respectively. The reduced setbacks brings the building façade closer to the street, which improves the streetscape in this town centre location.
- To further improve the building envelop on the subject site, the applicant is seeking to acquire a portion of the lane abutting the property to the south. The Engineering Department supports the proposed for closure, since the lane is not needed for vehicular access to the abutting properties. Portions of the lane are already closed next to 154 Street.

PRE-NOTIFICATION

Pre-notification letters were sent on July 13, 2004, and staff received the following comments:

The Planning & Development Department received three calls and two letters expressing the following concerns regarding this proposal:

- The proposed building being a rental apartment.

(The applicant indicated that the proposed building will not be a rental apartment. However, some unit owners may rent their units individually.)

- The height of the building being too high (prefer a three storey building).

(The four-storey building is in keeping with the Semiahmoo Town Centre development concept. The easterly portion of the building is three storeys in height, to provide a transition to the building to the east.)

- Lane closure not supported by one caller.

(The lane proposed for closure is not needed for vehicular access to properties abutting it. Portions of that lane are already closed near 154 Street.)

- Land use (One of the callers prefers single family homes at this location.)

(The multiple residential land use proposal is in keeping with the Semiahmoo Town Centre development concept plan and the OCP.)

- The east side setback, being too close to the building to the east.

(The east side yard is 7.5 metre (25 ft.), which is consistent with the setback requirement of the RM-45 Zone.)

- Size of the site, being too small.

(There are only two lots available for this land assembly, because 152A Street will be locate to the immediate west of this development.)

- Increased traffic on 18th Avenue;

(Regarding increased traffic on 18 Avenue, the proposed development is not expected to create an increase in traffic 18 Avenue beyond the capacity of that street.)

DESIGN PROPOSAL AND REVIEW

- The proposed four-storey building is designed such that the easterly portion is three-storey to provide a transition to the adjacent building to the east.
- One vehicular access point is provided off 18 Avenue, to access the underground parkade.
- The proposed building has a flat roof. An attractive parapet line is created by a series of projecting cantilevered elements (eyebrows) supported on large brackets, and an asphalt mansard roof to conceal the flat roof. The cantilevered elements provide rhythmic accents to the mansard roof, which reduces the height of the fourth storey, and also add to the detailing of the building.
- The exterior materials proposed for the building include vinyl sidings, vinyl shingles and stone facing (ledgestone) as a base skirt on the first level.
- Van der Zalm & Associates Inc. prepared the landscaping plan comprising of shrubbery, trees and ground cover. A paved area, treated with patterned pavers, is introduced around the northwest corner of the building. This provides an overflow sitting area for the indoor amenity area located on the ground floor at that corner of the building. Trellis structures at the same corner and at the entrance to the underground parking area provide identification features and enforces the primary vehicular and pedestrian entrances to the building. The common rooftop amenity, comprising of a community garden and seating area is treated in a similar manner as the paved area at northwest corner, at the ground level with trellis, pavers and trees in planter boxes.

ADVISORY DESIGN PANEL

ADP Meeting Date: August 12, 2004

ADP comments and suggestions have been satisfactorily addressed (Appendix VI).

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, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Parks, Recreation & Culture Comments
Appendix V.	School District Comments
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	CD By-law
Appendix VIII.	Concept Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 27, 2004.
- Soil Contamination Review Questionnaire prepared by Ian Mankey and dated May 11, 2004.

Murray Dinwoodie
General Manager
Planning and Development

AGA/kms

v:\wp-docs\planning\plncom04\09301442.aga.doc
KMS 10/18/04 9:29 AM

APPENDIX IInformation for City Clerk

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

1. (a) Agent: Name: Ian Mankey
 Address: 3282 - 143 Street
 Surrey, B.C. V4P 3M5
 Tel: 604-538-3525

2. Properties involved in the Application
 - (a) Civic Addresses: 15262/72 - 18 Avenue

 - (b) Civic Address: 15272 - 18 Avenue
 Owner: Ronald M. Budd and Marie L. Budd; Byron James Budd
 and Elizabeth Anne Budd
 PID: 009-818-162
 Lot 78 Section 14 Township 1 New Westminster District Plan 13439

 - (c) Civic Address: 15262 - 18 Avenue
 Owner: Ronald M. Budd and Marie L. Budd, Byron James Budd
 and Elizabeth Anne Budd; Kevin Walter Budd and
 Christine Teresa Budd, and Waltra Kosowan
 PID: 009-818-189
 Lot 79 Section 14 Township 1 New Westminster District Plan 13439

3.
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,582 m ²
Road Widening area		42 m ²
Undevelopable area		
Net Total		1,541 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas	n/a	21%
Total Site Coverage		64%
SETBACKS (in metres)		
Front	5.5 m	5.6 m
Rear	7.5 m	7.5 m
Side #1 (West)	5 m	5 m
Side #2 (East)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	13.4 m
Accessory	n/a	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed	n/a	13
Two Bedroom	n/a	11
Three Bedroom +		
Total	n/a	24
FLOOR AREA: Residential	2,311.5 m ²	2,307 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,311.5 m ²	2,307 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	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	n/a	n/a
# of units/ha /# units/acre (net)	n/a	n/a
FAR (gross)		
FAR (net)	1.50	1.5
AMENITY SPACE (area in square metres)		
Indoor	72 m ²	72 m ²
Outdoor	72 m ²	174 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	16.9	33
2-Bed	16.5	
3-Bed		
Residential Visitors	5	5
Institutional		
Total Number of Parking Spaces	39	39
Bicycle Spaces	29	29
Number of disabled stalls	1	1
Number of small cars	10	8
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----