

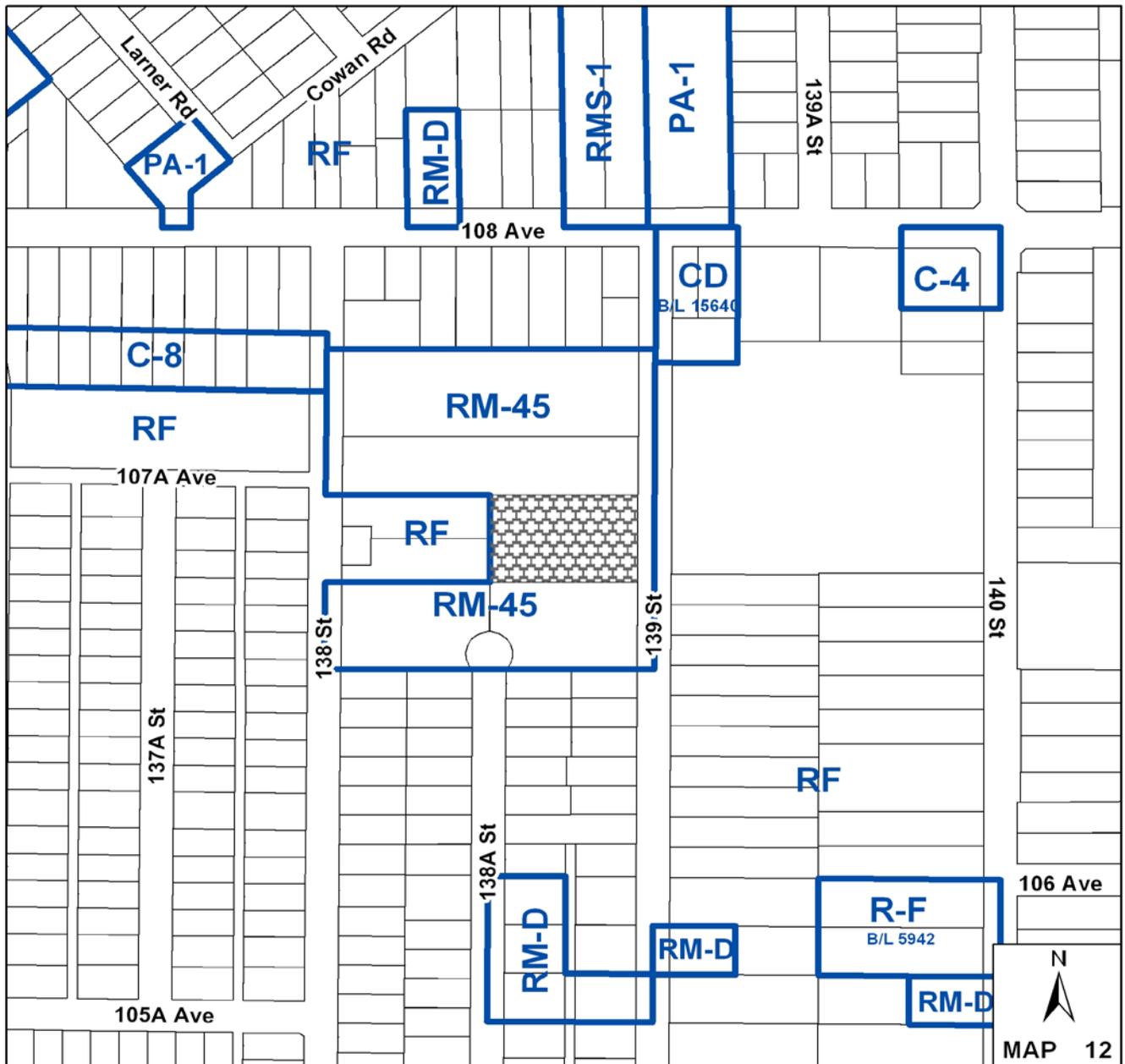
Proposal: Rezone from RM-45 to CD. Development Permit to permit a 4-storey, 107-unit apartment building in Surrey City Centre.

Recommendation: Approval to Proceed

Location: 10707 - 139 Street **Zoning:** RM-45

OCP Designation: Multiple Residential

Owner: Ferguson Properties Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 30, 2005
Application Revision & Re-submission Date: January 25, 2006
Planning Report Date: February 20, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RM-45 to CD; and
- a Development Permit

in order to permit the development of a four (4) storey, 107-unit apartment building in Surrey City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Multiple Residential 45 Zone (RM-45)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the required indoor amenity space from 321 square metres (3.455 sq.ft.) to 65 square metres (706 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7905-0208-00 in accordance with the attached drawings (Appendix III).
4. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) the applicant register a statutory right-of-way over the walkway on the northern side of the site to allow for public rights of passage and maintenance.

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).

Parks: Applicant should provide a safe public connection through the site for school children travelling to Forsyth Road School (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 4 students
Secondary students = 2 students
Total new students = 6 students

School Catchment Area/Current Enrollment/School Capacity:

Forsyth Road Elementary School = 286 enrolled/340 capacity
Kwantlen Park Secondary School = 1,425 enrolled/1,200 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 = 37 students
Total new students = 37 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering a district program move from Kwantlen Park to another secondary school site, to eliminate projected overcrowding at Kwantlen Park Secondary School. The proposed development will not have an impact on these projections, due to the low yield from adult-oriented units

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant lot, currently being used for a temporary sales centre for an apartment building under construction at 139 Street and 108 Avenue.
- **East:** Across 139 Street, Forsyth Road Elementary School.
- **South:** Three-storey apartment building, zoned RM-45, designated Multiple Residential.
- **West:** Vacant, large single family lots, zoned RF, designated Multiple Residential.
- **North:** Three-storey apartment building, zoned RM-45, designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site, located on the west side of 139 Street to the south of 108 Avenue in Surrey City Centre, is designated Multiple Residential under the Official Community Plan (OCP) and is currently zoned Multiple Residential 45 Zone (RM-45).
- The applicant is proposing to rezone the 0.48 hectare (1.2 acre) site from RM-45 to a Comprehensive Development Zone (CD) in order to construct a 4-storey apartment building.
- This proposed development (called Aura II) is similar in form to the apartment project developed by the same developer and currently under construction at the south-east corner of 139 Street and 108 Avenue (called Aura I).
- The proposed building will be four-storeys in height and will contain 107 one and two bedroom units ranging in size from 58 square metres (625 sq. ft.) to 100 square metres (1,085 sq. ft.).
- The 107 units proposed (44 one-bedroom and 63 two-bedroom) equate to a unit density of 43-units per hectare (89 units per acre). With a gross floor area of 8,830 square metres (95,048 sq. ft.), the proposed building represents a floor area ratio (FAR) of 1.82.
- Surrey's Official Community Plan (OCP) was amended on December 13, 2004 (By-law No. 15589) to increase the maximum FAR permitted in the Multiple Residential Designation in Surrey City Centre from 1.5 to 2.5.
- Both the proposed unit density and FAR are consistent with the long term vision of creating high-density residential development in Surrey City Centre.

- A 65-square metre (706 sq. ft.) amenity room will be provided in the central area on the ground floor of the building. The amount of indoor amenity space provided is less than the 321 square metres (3,455 sq. ft.) of indoor amenity space required under the provisions of the Zoning By-law (i.e. 3 square metres [32 sq.ft.] per unit). The applicant has agreed to provide cash-in-lieu based on a shortfall of 85 units as compensation to mitigate the reduction of indoor amenity space, in accordance with Council policy.
- An informal pathway currently runs in an east-west alignment through the site. This pathway is mainly used by school children that live in the single family residential area to the west of the site to access the elementary school across the street from the site. This connection allows the children to avoid walking up to the major arterial streets such as 104 Avenue to the south of the site or 108 Avenue to the north to reach the school and playground.
- In order allow this existing connection to be maintained, the applicant has agreed to provide a 1.2-metre (4 ft.) wide walkway along the northern portion of the subject site and register a statutory right-of-way that allows public rights of passage. The walkway is proposed to be located to the immediate south of the proposed driveway, and north of the low planting along the front building entrance. The 6.0-metre (20 ft.) wide driveway area next to the walkway will allow the walkway to feel more open.
- The outdoor amenity space provided is comprised of a garden area with pathways on the south and west sides of the building. This proposed area of 245 square metres (2,637 sq.ft.) and the walkway area along the north side of the building exceed the 321 square metres (3,455 sq. ft.) of outdoor amenity space required under the provisions of the Zoning By-law.
- The applicant has provided an arborist assessment from Michael Mills, Certified Arborist. According to the arborist assessment, 14 protected trees have been identified. Three of these trees are conifers, the remaining trees are cottonwood. All of these trees have been identified for removal as they are either listed in poor condition or located within the drive-aisle to the underground parking. Furthermore, they will not survive the excavation required for the proposed development. The proposal is showing 55 replacement trees and numerous shrubs to be planted throughout the site.
- In accordance with the parking requirements of the Zoning By-law, a total of 137 parking spaces will be provided. One hundred and twenty (120) resident parking stalls will be located in an underground parking lot that will be accessed from 139 Street. A total of 17 visitor stalls for visitors will be provided, 15 of which will be located in the underground parking area and 2 (one disabled stall and one short-term parking stall) surface parking stalls will be located in front of the building entrance.

Proposed CD By-law

- The proposed building form is a four-storey wood frame apartment building. Generally, developments regulated by the RM-45 Zone or RM-70 Zone are in this building form. Based on a 2.5-acre site, the maximum floor area ratio (FAR) permitted in the RM-45 Zone is 1.30 and 1.50 in the RM-70 Zone. With the subject site being 1.2 acres (4,844 sq.m.) in size, these maximum densities cannot be achieved given the sliding density scale that applies to both zones for sites less than 1 hectare (2.5 acres) in size.

- The Multiple Residential designation in the OCP permits a maximum floor area ratio (FAR) of 2.5 within Surrey City Centre. While the RM-135 Zone permits a maximum FAR of 2.5, the maximum density cannot be achieved as the subject site is only 1.2 acres (4,844 sq. m.) in size.
- Given that none of the existing multiple residential zones fully meet the proposed development, a CD Zone is proposed.
- The following provides a comparison between the RM-45 Zone, RM-70 Zone, RM-135 Zone and the proposed CD Zone:

	RM-45 Zone (based on 1.2 ac. site)	RM-70 Zone (based on 1.2 ac. site)	RM-135 Zone (based on 1.2 ac. site)	Proposed CD Zone
FAR	1.00	1.21	1.98	1.82
Units per Acre	35 u.p.a.	Not applicable	Not applicable	89.2 u.p.a.
Lot Coverage	45%	33%	33%	46%
Front Yard Setback (139 Street.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)	6 metres (20 ft.)
Rear Yard Setback	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)	6 metres (20 ft.)
South Side Yard Setback	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)	4.5 metres (15 ft.)
North Side Yard Setback	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)	9 metres (29 ft.)
Building Height	15 metres (50 ft.)	50 metres (164 ft.)	Not applicable	13 metres (43 ft.)

- The Access project on City Parkway at Gateway (108 Avenue) was the first development in City Centre to propose a density higher than 157 units per hectare (70 units per acre) in a four-storey building form. The Access project proposed a density of 207 units per hectare (84 units per acre) with an FAR of 1.7.
- The Aura I development, owned by the same developer and located to the north of the subject site at 139 Street and 108 Avenue, has a lot coverage of 57% and a density of 276 units per hectare (111 units per acre) with an FAR of 2.10.

- The subject development is proposing a lot coverage of 46% and a floor area ratio of 1.82 that are higher than have been achieved with most other 4-storey wood frame buildings in City Centre. However, in order to achieve increased densities and a more urban environment, there is merit in considering a variety of housing types with a variety of densities.
- Despite the proposed density, liveability is maintained by providing ground-floor units with patios and all other units with balconies. In addition, the site is located in close proximity to open spaces in the neighbourhood. For example, across 139 Street, the block is occupied by an elementary school, with large open areas and playing fields and by a future City park to the south.
- While the comparable RM Zones require buildings and structures to be sited a minimum of 7.5 metres (25 ft.) from all lot lines, the proposed CD By-law provides for reduced setbacks in order to allow ground-floor units to be oriented to the street and walkways around the building.
- All other aspects of the proposed CD Zone comply with the various RM Zones.

PRE-NOTIFICATION

Pre-notification letters were sent on October 26, 2005, and staff received the following comments:

- A letter was received on December 6, 2005 from an individual who indicated that the proposed density is too high, and that traffic and congestion will increase and endanger the lives of the school children across the street.

(In order to create a viable, urban City Centre, it is envisioned that the overall population density of City Centre will rise substantially. In order to achieve this increased density, Council recently amended the Official Community Plan (OCP) to permit the maximum residential density to increase from an FAR of 1.5 to 2.5 in the Multiple Residential designation in City Centre. The subject project proposes to achieve an FAR of 1.82 which is in keeping with the recent OCP amendment and with the long term vision for City Centre and the densities envisioned for this area.

There are a number of existing apartment buildings to the north and south of the subject site along 139 Street already. There are designated cross walks for the children to use to cross 139 Street.)

- Several callers contacted the City to raise concerns about the potential blockage of the informal walkway through the site, which is currently being used by school children travelling to Forsyth Elementary School. They indicated that this informal walkway should be formalized as it is the only potential access point between the single family to the west of the site and the school.

(Staff have worked with the applicant to design a site plan that facilitates a walkway in order to allow this connection to the school to remain. A walkway with a statutory right-of-way for public rights of passage is proposed on the north side of the site [see Design Proposal and Review section]. The callers have been informed about the future walkway.)

DESIGN PROPOSAL AND REVIEW

- The proposed building will be four storeys in height and will have a flat roof.
- The first three floors of the structure will be clad in a combination of Bronzestone-coloured (copper and grey) brick cladding and Sand-coloured vinyl siding, while the fourth floor will be clad in Tinderbox -coloured (light grey) board and batten hardi-panel for interest and contrast.
- Window frames will be white vinyl, and metal trim throughout the building will be painted black.
- The walls of the building will be very articulated to provide visual interest and a greater variety of unit layouts.
- Ground floor units facing onto 139 Street will have direct access to the street in order to provide a street-oriented urban edge.
- Decorative fencing, reflecting transparent aluminium railings, with brick columns, is being proposed around the site. The fencing will be interspersed with trellis and gate elements. Extensive landscaping with shrubs and trees is being proposed throughout the site. This will provide for a clear delineation between private and public space.
- The outdoor amenity space consists of a south facing garden area with a meandering walkway in addition to the walkway along the north. Ground floor units on the south side will have direct access to this space from their patios.
- The walkway on the north side of the building is located along the front entrance to the building and also has ground floor units that can view the space. Low level planting allows the ground floor units to maintain a delineation between private space, while still being able to monitor this public space.
- Vehicular access to the underground parking and surface visitor parking will be accessed from 139 Street.

ADVISORY DESIGN PANEL

ADP Meeting: November 17, 2005

- All the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans.

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.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	ADP Comments and Applicant's Response
Appendix VIII.	Proposed CD By-law
Appendix IX.	Tree Summary

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 10, 2006.
- Soil Contamination Review Questionnaire prepared by Don Andrew dated June 30, 2005.

Murray Dinwoodie
General Manager
Planning and Development

PH/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,843.5 m ²
Road Widening area		-
Undevelopable area		
Net Total		4,843.5 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	46%	46%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		77%
SETBACKS (in metres)		
Front		6.10 m
Rear		6.10 m
Side #1 (South)		4.72 m
Side #2 (North)		9.00 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		44
Two Bedroom		63
Three Bedroom +		
Total		107
FLOOR AREA: Residential		8,830 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,830 m ²	8,830 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)		89.2 upa
# of units/ha /# units/acre (net)		89.2 upa
FAR (gross)		1.82
FAR (net)		1.82
AMENITY SPACE (area in square metres)		
Indoor		65.59 m ²
Outdoor		245.02 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	45	45
2-Bed	75	75
3-Bed		
Residential Visitors	17	18
Institutional		
Total Number of Parking Spaces	137	138
Number of disabled stalls		3
Number of small cars		1
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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CONTOUR MAP FOR SUBJECT SITE

