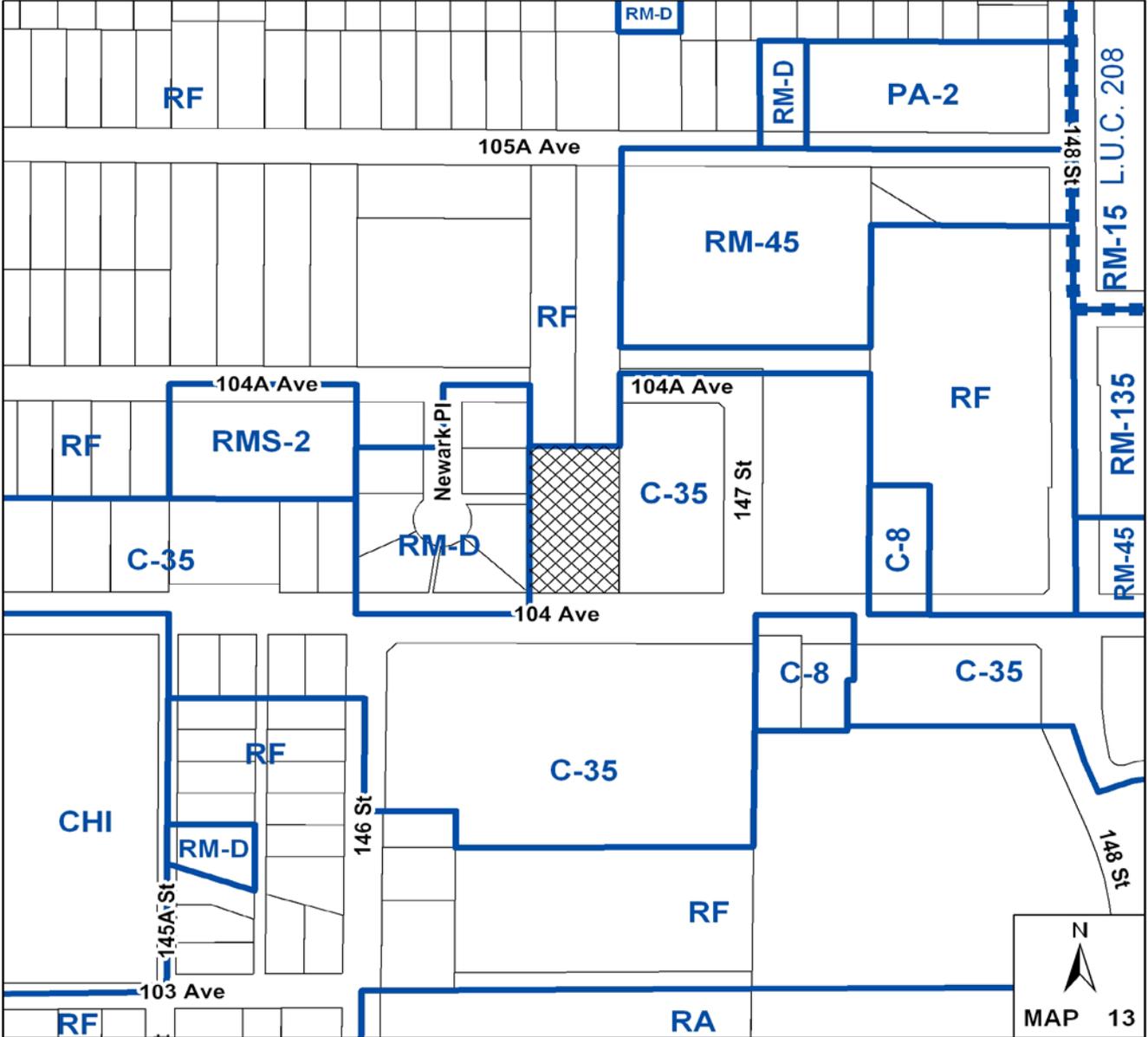


Proposal: Amend the Multiple Residential designation in the OCP. Rezone from C-35 to CD; Development Permit to permit the development of a 24-storey residential tower, consisting of 121 dwelling units.

Recommendation: Approval to Proceed

Location: 14653 - 104 Avenue **Zoning:** C-35

OCP Designation: Multiple Residential **Owner:** TMC Development Inc., Inc. No. 602325



PROJECT TIMELINE

Completed Application Submission Date: September 2, 2005
Planning Report Date: March 27, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from C-35 to CD; and
- a Development Permit

in order to permit the development of a 24-storey residential tower, consisting of 121 dwelling units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan to amend the Multiple Residential (RM) designation and a date for Public Hearing be set (Appendix VIII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "Downtown Commercial Zone (C-35)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7905-0280-00 in accordance with the attached drawings (Appendix III).
5. 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 revised architectural plans to the satisfaction of the City Architect;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City;

- (d) submission of a revised landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) the applicant adequately address concerns expressed by Parks, Recreation & Culture;
- (f) submission of road dedication plans to the satisfaction of the Approving Officer; and
- (g) removal of the existing house to the satisfaction of the Building Division.

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: Parks, Recreation and Culture has some concerns about the pressure this development will place on facilities in the area and recommends that the applicant meet with Parks, Recreation & Culture staff to resolve these concerns (Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 10 students
 Secondary students = 5 students
 Total new students = 15 students

School Catchment Area/Current Enrollment/School Capacity:

Hjorth Road Elementary School = 179 enrolled/305 capacity
 Guildford Park Secondary School = 1,235 enrolled/1,050 capacity
 Guildford Park Secondary School has 8 portables on site.

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 = 0 students
 Total new students = 0 students

Approved Capacity Projects and Future Space Considerations

Boundary moves/enrollment move alternatives from Guildford Park Secondary School are planned to be considered. There are no new capital projects identified for this community of elementary schools and secondary schools in the north region of School District No. 36 (Surrey).

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Existing single family residence.
- **Significant Site Attributes** Site is well treed.
- **East:** Existing vacant property, zoned C-35, designated Multiple Residential.
- **South:** Across 104 Avenue, Canadian Superstore, zoned C-35, designated Multiple Residential.
- **West:** Existing older duplexes, zoned RM-D, designated Multiple Residential.
- **North:** Two vacant properties, zoned RF, designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Does not comply. Requires amendment to the Multiple Residential designation to permit a floor area ratio (FAR) greater than 1.5 for the subject site.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 14653-104 Avenue in Guildford is designated Multiple Residential under the Official Community Plan and is zoned Downtown Commercial Zone (C-35).
- The applicant is proposing to construct a 24-storey residential tower containing 121 apartment units.
- In the 1980s, City Council adopted the Whalley-Guildford Plan that envisioned two high density commercial/residential nodes, one in Whalley and one in Guildford, linked by a high density mixed-use corridor along 104 Avenue from King George Highway to 152 Street.
- As part of this plan, City Council pre-zoned a number of sites along the 104 Avenue corridor in an attempt to spur the type of development envisioned in the plan.
- The subject site is one of these pre-zoned properties. The subject site was originally zoned Core Commercial (CC) under Zoning By-law No. 5942 and was subsequently converted to Downtown Commercial Zone (C-35) when Zoning By-law No. 12000 was adopted in September, 1993.
- In 1991, City Council adopted the Surrey City Centre Plan, which rendered the Whalley-Guildford Plan obsolete by concentrating development in City Centre.

- When the new Official Community Plan was adopted in 1996, the lands along the 104 Avenue corridor from 140 Street (the eastern boundary of Surrey City Centre) to 150 Street (the western boundary of Guildford Town Centre) were designated Multiple Residential rather than Commercial as had been the designation under the previous OCP, to reflect the fact that the 104 Avenue corridor was now intended to develop as a multiple residential neighbourhood, rather than as a commercial arterial linking two town centres.

Density and OCP Designation

- Under the C-35 Zone, a project can achieve a floor area ratio (FAR) of 3.5, provided that no more than 67% of the building is used for multiple residential purposes.
- The applicant, however, does not wish to include any commercial component in the project and, in keeping with the current vision for the 104 Avenue corridor, is proposing a building that is 100% multiple residential.
- The applicant has researched the area and the market conditions and is of the opinion that he cannot make the commercial component of the C-35 Zone financially feasible, considering there are many other commercial developments already in the area, i.e. Superstore located to the immediate south, across 104 Avenue and Guildford Town Centre at 104 Avenue and 152 Street. Office space is also difficult to lease and would not work financially.
- In order for the project to be 100% residential, however, the applicant must rezone the site.
- The highest density zone that can be accommodated within the current Multiple Residential designation is RM-70, which permits a maximum floor area ratio (FAR) of 1.5. The applicant, however, is proposing a project with an FAR of 2.5.
- In order to achieve the proposed FAR of 2.5, it will be necessary to, not only rezone the subject site, but to undertake an amendment to the Multiple Residential designation.

Proposed OCP Amendment

- In accordance with the table in Section 3.6 of the Official Community Plan (OCP), the maximum density that can be achieved under the Multiple Residential designation in areas outside of Surrey City Centre is an FAR of 1.5.
- Currently the Multiple Residential (RM) designation does permit a maximum FAR of 2.5 provided the site is within the boundaries of Surrey City Centre. This provision was inserted in the OCP following the approval by Council on June 7, 2004 of Corporate Report No. C004 – 2004 Annual Review of the OCP.
- The only other designation that permits more than an FAR of 1.5 is the City Centre (CC) designation that permits a maximum FAR of 3.5 or more.
- Guildford Town Centre is the second most important high-density commercial/residential node in Surrey after Surrey City Centre.

- Guildford Town Centre is intended to offer a broad range of business, commercial and residential activity, including amenities and facilities to serve the needs of residents in the surrounding area.
- One of the goals of the OCP is to focus high density residential development within town centres to help create more complete, viable and sustainable urban environments.
- The GVRD's Livable Region Strategy recommends the densification of North Surrey (City Centre, Whalley, and Guildford) and suggests that a portion of Surrey's growth be directed to these areas to help create a denser, more contained urban environment in the Lower Mainland.
- The Guildford area is well serviced by vehicle transportation networks and by public transit. The 104 Avenue corridor from Guildford Town Centre to City Centre is proposed as the future TransLink Rapid Bus route from Guildford, along 104 Avenue to City Centre and then south to South Surrey.
- In light of these facts, there appears to be merit in amending the OCP to accommodate development in the Guildford area that would permit densities higher than an FAR of 1.5. It is reasonable, therefore, to consider modifying the Multiple Residential (RM) designation to allow higher densities in Guildford as well as Surrey City Centre.
- At this point, it is recommended that the RM designation be amended to expand the boundary that permits a maximum FAR of 2.5 to include the subject site.
- While the proposed amendment to the RM designation will be limited to the subject site, Planning and Development staff will undertake further work, possibly in the Annual Review, to determine where it is appropriate in Guildford and perhaps other areas, to permit a maximum FAR of 2.5 in the RM designation.

Current Proposal and Proposed CD By-law

- As noted, the applicant has applied to construct a 24-storey, 112-unit apartment building that is not permitted under the current C-35 zoning of the site.
- The applicant is proposing to rezone the site from C-35 to a Comprehensive Development Zone (CD) that would accommodate both the proposed use and the proposed density.
- The proposed CD Zone will be based, generally on the RM-135 Zone with the exception of density and setbacks.
- The RM-135 Zone permits a maximum FAR of 2.5. However, density in the RM-135 Zone is based on a sliding density scale for sites less than 1 hectare (2.47 acres) in size. As the subject site is only 0.38 hectares (0.93 acres) in area, the maximum density that could be achieved on the site is an FAR of 1.9, below the FAR of 2.5 being proposed by the developer.
- The RM-135 Zone requires setbacks that are equivalent to 50% of the height of the building. As the building is 72 metres (236 ft.) in height, the required setbacks would be 36 metres (118 ft.).

- In the CD By-law, the required front and side yard setbacks for the principal building on the site are reduced to permit a more urban setting as shown below.

| | Front Yard | Rear Yard | Eastern Side Yard | Western Side Yard |
|----------|--------------------|--------------------|--------------------|--------------------|
| Required | 36 m. (118 ft.) | 36 m. (118 ft.) | 36 m. (118 ft.) | 36 m. (118 ft.) |
| Proposed | 7.5 m. (25 ft.) | 35 m. (115 ft.) | 10 m. (33 ft.) | 7.5 m. (25 ft.) |

- While the RM-135 Zone has no limit on the height of buildings, the proposed CD By-law restricts the maximum building height to 72 metres (236 ft.).
- All other aspects of the proposed CD By-law comply with the RM-135 Zone.

DESIGN REVIEW

- The proposed apartment tower will be 24 storeys or 72 metres (236 ft.) in height.
- The building will contain a total of 121 apartment units: 37 one-bedroom units; and 84 two-bedroom units. Units range in size from 53 square metres (567 sq. ft.) to 89 square metres (960 sq. ft.) with the penthouse suite reaching 194 square metres (2,089 sq. ft) in area.
- The building is an attractive, well-designed high-rise apartment tower. The top two floors of the building are stepped back to create an attractive and articulated roof. Rather than disguising the elevator mechanical room, it has been turned into an architectural element that adds an additional skyline profile.
- The building is clad almost entirely in glass, although horizontal concrete elements (principally the balconies) have been integrated in the design to provide contrast and interest. Concrete portions of the building will be painted a yellow-beige colour.
- The base of the building will be clad in yellow brick to provide weight to the base of the building and to provide additional colour contrast.
- The lower portion of the south face of the building will extend beyond the rest of the building to create architectural interest and to reinforce the entry.
- A circular drive will be created at the front of the building along 104 Avenue and a projecting canopy will be provided to create a weather-protected drop-off and pick-up area at the front of the building.

- The entry will be further enhanced by the creation of a landscaped area between 104 Avenue and the drop-off that contains a cascading water feature and decorative paving and the planting of flowering shrubs.
- Two short-term drop-off and pick-up parking spaces will be provided by the front door of the building.
- A driveway along the eastern side of the property will lead to the ramp to the underground parking garage and to surface visitor parking at the rear (north end) of the property.
- The developer proposes to provide a total of 198 parking spaces, encompassing 174 residential spaces and 24 visitor spaces, which is in compliance with the Zoning By-law requirements for parking.
- All of the residential parking spaces, as well as 10 of the visitor parking spaces, will be located within the two level underground parking garage. The remaining 14 visitor parking spaces will be located on the surface.
- The developer is also proposing to provide 145 bicycle parking spaces that will be located within the underground parking garage.
- The proposed CD By-law for the site, following the requirements of the RM-135 Zone requires the provision of indoor amenity space at the rate of 3.0 square metres (32 sq. ft.) per dwelling unit. The applicant is proposing 372 square metres (4,000 sq. ft.) of indoor amenity space which is in excess of the 363 square metres (3,907 sq. ft.) required.
- The indoor amenity space will consist of two multi-purpose rooms on the ground floor and a multi-purpose room and guest suite on the second floor.
- The proposed CD By-law for the site, following the requirements of the RM-135 Zone, requires the provision of outdoor amenity space at the rate of 3.0 square metres (32 sq. ft.) per dwelling unit. The applicant is proposing 385 square metres (4,150 sq. ft.) of outdoor amenity space which is in excess of the 363 square metres (3,907 sq. ft.) required.
- The outdoor amenity space will consist of a large terrace outside of one of the ground floor multi-purpose amenity spaces, a large outdoor terrace/picnic area with a gazebo and fire pit and a large children's play area with various types of play equipment.
- Landscaping along the western property line comprises an intricate design of planters, birch trees, black bamboo, sitting walls and various ground covers.
- Two rows of white pine trees will be planted along the rear (north) property line.
- Layered planting needs to be provided along the eastern property line to provide adequate screening.

PRE-NOTIFICATION

Pre-notification letters were sent on November 17, 2005 and a second revised notice advising of the submission of the OCP amendment application was sent on February 10, 2006 and staff have not received any comments regarding the proposed development.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

ADVISORY DESIGN PANEL

- ADP Meeting Date: November 29, 2005.
- Some of the ADP suggestions have been satisfactorily addressed, except the following, which the applicant has agreed will be addressed prior to final issuance of the Development Permit:
 - Additional horizontal and colour refinements to the base of the building;
 - Further augmentation of the top of the tower is required;
 - Review and finalization of colour scheme; and
 - Revision and refinement of landscaping plan to ensure better interface and improved screening between the subject site and the adjacent single family properties.

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, Recreation & Culture Comments |
| Appendix VI. | School District Comments |
| Appendix VII. | ADP Comments and Applicant's Responses |
| Appendix VIII. | Proposed OCP Amendment By-law |
| Appendix IX. | Proposed CD By-law |

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 8, 2006.
- Arborist Report dated November 22, 2005.
- Soil Contamination Review Questionnaire prepared by Joseph Lepur dated September 2, 2005.
- Coloured renderings of the proposed development.

Murray Dinwoodie
General Manager
Planning and Development

GAG/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70 and RM-135)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|------------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 3,982 m ² |
| Road Widening area | | 226 m ² |
| Undevelopable area | | |
| Net Total | | 3,756 m ² |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 33% | 17% |
| Paved & Hard Surfaced Areas | | 40% |
| Total Site Coverage | | 57% |
| SETBACKS (in metres) | | |
| Front (104 Avenue) | 7.5 m | 15.0 m |
| Rear (South) | 35.0 m | 35.0 m |
| Side #1 (West) | 7.5 m | 7.5 m |
| Side #2 (East) | 10.0 m | 10.4 m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 72 m | 71.55 m |
| Accessory | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | 37 |
| Two Bedroom | | 84 |
| Three Bedroom + | | |
| Total | | 121 |
| FLOOR AREA: Residential | | 9,954.7 m ² |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| FLOOR AREA: Industrial | | |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | | 9,954.7 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) | | |
| # of units/ha /# units/acre (net) | | |
| FAR (gross) | 25 | 25 |
| FAR (net) | | |
| AMENITY SPACE (area in square metres) | | |
| Indoor | 363 m ² | 372 m ² |
| Outdoor | 363 m ² | 385 m ² |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | | |
| Residential Bachelor + 1 Bedroom | 48 | 48 |
| 2-Bed | 126 | 126 |
| 3-Bed | | |
| Residential Visitors | 24 | 24 |
| Institutional | | n/a |
| Total Number of Parking Spaces | 198 | 198 |
| Number of disabled stalls | | 4 |
| Number of small cars | | 8 |
| Tandem Parking Spaces: Number / % of Total Number of Units | | 0 |
| Size of Tandem Parking Spaces width/length | | |

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

CONTOUR MAP FOR SUBJECT SITE

