

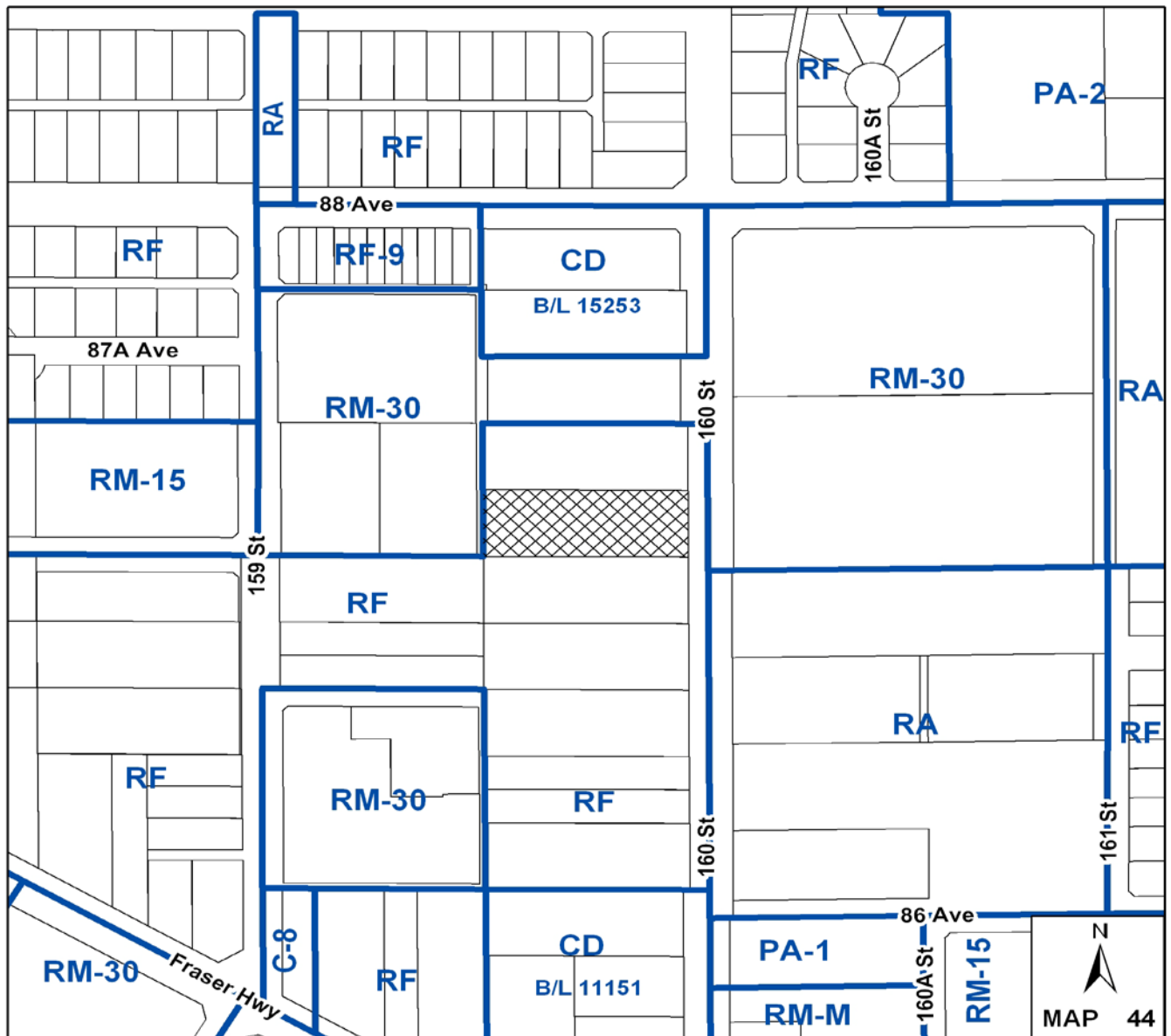
Proposal: Rezone from RF to CD. Development Permit to permit a 57-unit apartment building.

Recommendation: Approval to Proceed

Location: 8717 - 160 Street **Zoning:** RF

OCP Designation: Multiple Residential

NCP Designation: Apts. and/or High Density Townhouses **Owner:** 0713095 BC Ltd., Inc. No. 0713095



PROJECT TIMELINE

Completed Application Submission Date: October 12, 2005
Application Revision & Re-submission Date: December 19, 2005
Planning Report Date: May 29, 2006

PROPOSAL

The applicant is proposing:

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

in order to permit the development of a 4-storey, 57-unit apartment building.

RECOMMENDATION

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 approve the applicant's request to reduce the amount of required indoor amenity space from 171 square metres (1,840 sq.ft.) to 90.4 square metres (973 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7905-0325-00 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 revised architectural drawings 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 Landscape Architect;
 - (d) submission of a landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) the applicant adequately address the impact of reduced indoor amenity space.

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: Support. The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council. The applicant should provide cash-in-lieu of indoor amenity (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 5 students
Secondary students = 2 students
Total new students = 7 students

School Catchment Area/Current Enrollment/School Capacity:

Frost Road Elementary School = 345 enrolled/530 capacity
North Surrey Secondary School = 1,221 enrolled/1,175 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 = 23 students
Secondary students = 62 students
Total new students = 85 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. A boundary change from Coast Meridian Elementary to Frost Road is being considered. It is also anticipated that there would be an enrollment move to the proposed new North Clayton Area Secondary School when it opens (beyond five years).

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Treed with no existing structures.
- **East:** Across 160 Street, existing townhouse development, zoned RM-30, designated Apartments and/or High Density Townhouses in the NCP.
- **South:** Single family dwelling on a one acre lot, zoned RF, designated Community Commercial in NCP
- **West:** Existing townhouse development, zoned RM-30, designated Apartments and/or High Density Townhouses in NCP.
- **North:** Single family dwelling on a one acre lot, zoned RF, designated Apartments and/or High Density Townhouses in NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is a one acre parcel located at 8717 - 160 Street on the west side of 160 Street, south of 88 Avenue in the Fleetwood Town Centre.
- The applicant has submitted an application for rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) and a Development Permit in order to permit the development of a four-storey, 57-unit apartment building.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP) and Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan.
- The proposed development complies with both the OCP and Fleetwood Town Centre Plan.
- The application proposes a net unit density of 163 units per hectare (66 units per acre) and a floor area ratio (FAR) of 1.54, which is permitted under the RM-70 Zone.
- As the subject site is only 0.4 hectare (1 acre) in area, under the sliding density regulations of the RM-70 Zone, the maximum FAR that can be achieved on the site is 1.17, below the 1.54 FAR proposed for the site.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone that will be based on the RM-70 Zone.
- A total of 95 parking spaces will be provided in an underground parkade, including 84 resident parking stalls and 11 stalls for visitors. This meets the Surrey Zoning By-law requirement of 95 stalls.

- The proposed 90.4 square metres (973 sq. ft.) of indoor amenity space. This is 80.6 square metres (867 sq. ft.) less than the 171 square metres (1,840 sq. ft.) of indoor amenity space required in the Zoning By-law, based on 3 square metres (32 sq.ft.) per unit being required. The applicant has agreed to provide a monetary contribution of \$20,250 in accordance with the City policy to address the shortfall in required indoor amenity space.
- The amount of outdoor amenity space proposed is 505.9 square metres (5,445 sq.ft.), exceeding the minimum 171 square metres (1,840 sq.ft.) required under the Zoning By-law.
- In accordance with the Fleetwood Town Centre Plan, a half-lane will be dedicated and constructed along the south property line. The applicant, whom also owns the property located directly south of the subject site at 8697 –160 Street, is proposing to dedicate and construct the 3 metres (9.8 ft) along from the northern property line of the site to the south, to complete the lane.
- A dedication of 3 metres (9.8 ft.) and a 1-metre (3.2 ft.) statutory right-of-way along the western property line are required to complete the north-south multi-use corridor consistent with the NCP and other townhouse projects to the west.
- In addition, a 1.0-metre (3 ft.) right-of-way is being proposed along the north side of the proposed lane to provide a pedestrian connection to the aforementioned north-south multi-use corridor."
- Road dedication is also being provided along 160 Street for future road widening.

Proposed CD By-law

- The proposed CD By-law is based on the RM-70 Zone with modifications to density, lot coverage, building setbacks and building height.
- Under the sliding density scale of the RM-70 Zone, the maximum floor area ratio (FAR) that can be achieved on this 0.4 hectare (1 acre) site is 1.17. The proposed CD By-law provides for a maximum FAR of 1.54. This is in keeping with the site's Multiple Residential designation in the OCP and Apartment and High Density Townhouse designation in the Fleetwood Town Centre Plan.
- Whereas the RM-70 Zone permits a maximum lot coverage of 33%, the proposed CD By-law has a maximum lot coverage of 45%. This is the typical lot coverage for a 4-storey apartment building.
- The RM-70 Zone requires that all buildings and structures be sited not less than 7.5 metres (25 ft.) from all lot lines. The proposed CD By-law has reduced front yard, and southern and northern side yard setbacks, which have been reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) with the intent of reinforcing an urban character and street activity. All the setbacks are measured to the columns.

- While the RM-70 Zone permits a maximum building height of 50 metres (164 ft.), the proposed CD By-law limits the maximum building height to 14 metres (50 ft.). This reflects the maximum 4-storey building height policy prescribed in the Fleetwood Town Centre Plan.
- All other aspects of the proposed CD By-law meet the requirements of the RM-70 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on January 30, 2006, and staff received the following comments:

- Staff received four phone calls and one written response from property owners within the pre-notification area who indicated that the proposed density is too high, and that traffic and congestion will increase.

(Staff explained that the subject site is designated Multiple Residential in the OCP and Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan to encourage higher density residential uses in this area.)

- Staff received one phone call and one e-mail from property owners in the area inquiring about whether the building would be rental or owner-occupied.

(Staff explained that the units will be sold, but purchasers could potentially rent the units in the future depending on the Strata By-laws.)

- One caller expressed concern with their view being obstructed by a four-storey apartment building on the subject site.

(Staff explained that the building is stepped in order to break up the massing and provide a roof line at three differing heights. However, the subject site is designated Multiple Residential in the OCP and Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan to encourage higher density residential uses in this area, and the proposed 4-storey building height is consistent with the maximum 4-storey height policy in the Fleetwood Town Centre Plan.)

DESIGN PROPOSAL AND REVIEW

- The proposed building will be 4 storeys in height and will contain 57 apartment units consisting of 10 one-bedroom units, and 47 two-bedroom units, ranging in floor area from 47.9 square metres (515.7 sq.ft.) to 98 square metres (1054.9 sq.ft.).
- One vehicular access to the site is proposed via a lane from 160 Street with the main lobby and pedestrian entrance located off of 160 Street.
- Due to the length of the building, a lot of articulation is required. The south elevation includes the stepping up of levels of the building in order to break up the massing.

- The exterior finishing materials include clay-coloured vinyl siding, terracotta brick cladding on the lower two floors and hardi panel board and batten on the upper two floors in a muted yellow colour.
- Window and door trim will be beige, with doors and frames in white vinyl. The metal gutters and upper fascias are charcoal with weathered wood asphalt shingles.
- All of the balconies are anchored by brick columns.
- MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation/Replacement Plan. They have been reviewed by the City's Landscape Architect and the preliminary information provided has been deemed acceptable.
- A total of 46 mature trees have been identified on the subject site. The report proposes the removal of all of the trees due to the nature of the development. The proposed landscape plans proposes 67 replacement trees plus a variety of ground cover, flowers and shrubs.
- The proposed outdoor amenity area, located on the western portion of the site, will include a communal patio with bench seating area, a meandering pathway with decorative paving and benches, arbour and planting, within a larger lawn area.

ADVISORY DESIGN PANEL

ADP Meeting Date: February 8, 2006

Some of the ADP suggestions have been satisfactorily addressed except the following which the applicant agrees to address before consideration of final approval:

- Architectural treatment of exposed parkade along the north wall and 7.3-metre (24 ft.) wide vehicular entry point with flares to be included; and
- The landscaping plans will need to be refined to address treatment around vehicular entry, fencing, retaining walls and planters near street level, downplay exit doors from parkade along the south by landscaping treatment and feature planting at corners.

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

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 19, 2006.
- Soil Contamination Review Questionnaire prepared by Don Andrew dated October 12, 2005.

How Yin Leung
Acting General Manager
Planning and Development

JJ/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,080.9 sq.m.
Road Widening area		575.9 sq.m.
Undevelopable area	(sidewalk ROW)	127.1 sq.m.
Net Total		3,505 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		42.40%
Paved & Hard Surfaced Areas		
Total Site Coverage		42.40%
SETBACKS (in metres)		
Front	4.0 m	4.0 m
Rear	14.0 m	14.0 m
Side #1 (South)	4.0 m	4.0 m
Side #2 (North)	4.0 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	14 m
Accessory	n/a	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		10
One Bed		47
Two Bedroom		
Three Bedroom +		57
Total		
		5,522.80
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,552.80	5,522.80

** 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)		56.5 upa
# of units/ha /# units/acre (net)		65.5 upa
FAR (gross)		1.32
FAR (net)	1.54	1.54
AMENITY SPACE (area in square metres)		
Indoor	171	90.4 m ²
Outdoor	171	505.9 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		13
2-Bed		71
3-Bed		-
Residential Visitors		11
Institutional		-
Total Number of Parking Spaces	95	95
Number of disabled stalls		2
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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CONTOUR MAP FOR SUBJECT SITE

