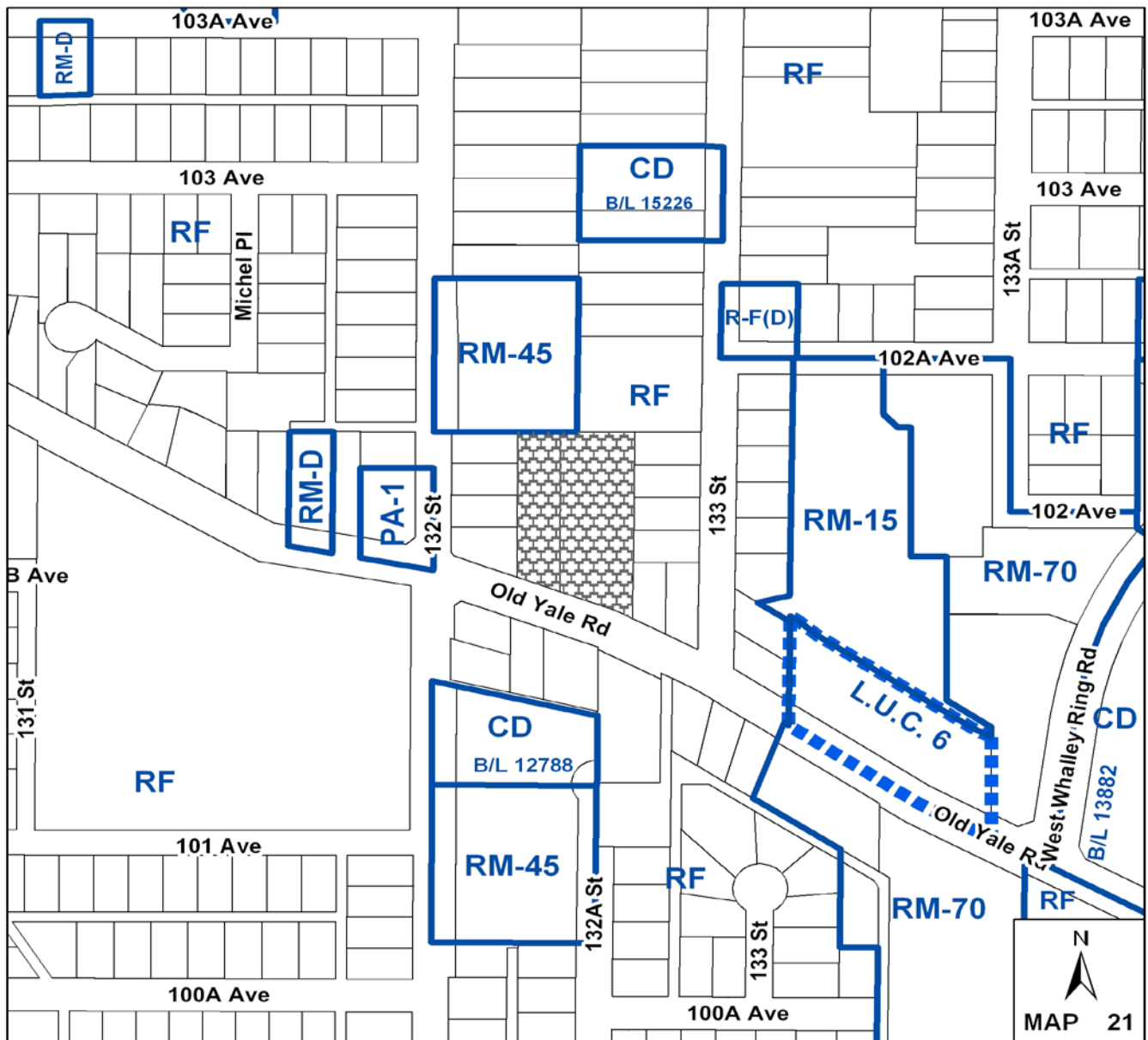


Proposal: Rezone from RF to CD and Development Permit to permit 85 stacked townhouse units.

Recommendation: Approval to Proceed

Location: 13233/57 Old Yale Road **Zoning:** RF
OCP Designation: Multiple Residential
Owner: Centaur Designs Ltd.



PROJECT TIMELINE

Completed Application Submission Date: November 22, 2005
Application Revision & Re-submission Date: May 4, 2006
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 85 stacked townhouse units.

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 255 square metres (2,745 sq.ft.) to 133 square metres (1,430 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7905-0363-00 generally in accordance with attached drawings.
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 a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of revised architectural plans to the satisfaction of the City Architect;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) 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, Recreation & Culture: No concerns, provided applicant adequately addresses shortfall in indoor amenity space (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 12 students
Secondary students = 6 students
Total new students = 18 students

School Catchment Area/Current Enrollment/School Capacity:

Old Yale Road Elementary School = 408 enrolled/455 capacity
Kwantlen Park Secondary School = 1,426 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 = 5 students
Total new students = 5 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 reviewing enrollment move options from Kwantlen Park to another secondary school, to eliminate projected overcrowding.

The proposed development will not have a significant impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Older single family dwellings, zoned RF, designated Multiple Residential.
- **South:** Across Old Yale Road, older single family dwellings and vacant lots, zoned RF, designated Multiple Residential.
- **West:** Old and new single family dwellings, zoned RF, designated Multiple Residential.
- **North:** Existing townhouse development, zoned RM-45, designated Multiple Residential. Vacant single family lots being zoned from RF to CD to permit a 4-storey apartment building (Application No. 7905-0401-00) which is at Third Reading.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site at 13233/57 Old Yale Road in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- The applicant has applied to rezone the site from RF to a Comprehensive Development Zone (CD) in order to permit the construction of an 85-unit, stacked townhouse development, with 147 on-site parking spaces.
- The proposed Floor Area Ratio (FAR) of the development is 1.17 which is permitted in the RM-70 Zone and which, in accordance with the OCP and the long-term vision of the area, is appropriate for the subject lands.
- As the subject site is only 0.64 hectare (1.6 acres) in area, however, under the sliding density regulations of the RM-70 Zone, the maximum FAR that can be achieved on the site is 0.87, below the 1.17 FAR proposed for the site.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than to a RM-70 Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-70 Zone except for the sliding density scale provisions and some modifications to building setbacks and lot coverage.
- As described previously, the proposed floor area ratio (FAR) is 1.17. To provide some minor flexibility, the CD Zone prescribes a maximum FAR of 1.20.

- The RM-70 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft.) from all property lines. The proposed CD By-law reduces the front and east side yards to 3.8 metres (12.5 ft.) and 6.5 metres (21 ft.), respectively. As well, the proposed CD By-law includes a provision to permit stairways to be located 5.0 metres (16 ft.) from the eastern side lot line.
- The reduced front yard setback creates a more urban streetscape along Old Yale Road in accordance with the urban design vision for Surrey City Centre.
- The reduced east side yard setback will not impact adjoining future multiple residential properties. The eastern property line is also well landscaped to provide a landscaped buffer.
- While the RM-70 Zone permits a maximum lot coverage of 33%, which may be appropriate for more suburban environments, such a low lot coverage is inappropriate for the urban, City Centre context. As a result, the proposed CD By-law has a maximum lot coverage of 45%.
- All other aspects of the proposed CD By-law comply with the requirements of the RM-70 Zone.

PRE-NOTIFICATION

- Pre-notification letters were sent on December 12, 2005.
- Staff received one phone call from an adjoining property who felt that there was too much on-site resident parking, which would not encourage public transit use, and not enough visitor parking which would result in more parking on adjoining residential streets.

(The proposed development is providing 15 visitor parking spaces which is one more than the 14 parking spaces required under the Zoning By-law.)

DESIGN PROPOSAL AND REVIEW

- The proposal consists of 83 stacked townhouse units, contained in five blocks of units that are arranged around a central landscaped courtyard.
- Thirty-three (33) of the 85 units will be one-storey, ground-oriented units and will have direct access to ground level patios.
- The remaining 52 units will be accessed from the ground by interior stairs, but will occupy the second and third floors and will have balconies as their outdoor amenity space.
- There will be 2 bachelor units, 30 one-bedroom units, 42 two-bedroom units and 11, three-bedroom units.
- The proposed buildings will be three storeys or 11 metres (36 ft.) in height.
- The base of all the buildings will be clad in red brick veneer with the balance of the buildings being clad in a mix of vinyl siding and painted stucco hardiboard.

- The door and window frames will be trimmed with wood.
- The blocks of units will be painted in two colour palettes to provide additional interest and relief to the project.
- The applicant proposes that some blocks be painted in a combination of dark brown, medium brown and light grey, while other blocks will be painted in a combination of cream, dark olive and light grey.
- The proposed colour palettes require further refinement, however, to ensure co-ordination between the two palettes and to ensure the addition of colours that will enliven the façades.
- The roofs will be clad in dark grey, high-profile asphalt shingles.
- Indoor amenity space, consisting of multi-purpose rooms with kitchen and washroom facilities, will be located above the ramp to the underground parking garage and will face the central courtyard.
- The indoor amenity space will total 133 square metres (1,430 sq. ft.), which is 113 square metres (1,216 sq. ft.) less than the 255 square metres (2,745 sq. ft.) required under the Zoning By-law (3 sq.m./32 sq.ft. per dwelling unit). The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy
- Outdoor amenity space, covering 255 square metres (2,745 sq. ft.) in accordance with the Zoning By-law, will be provided in the landscaped central courtyard.
- The outdoor amenity space will consist of a children's play area (type of equipment still to be determined) and a passive, formal landscaped area with benches and seating areas.
- Although most of the site will be cleared to permit the construction of the underground parking structure, the applicant is proposing to retain nine large existing trees along the northern property line to help screen the proposed development from the existing townhouse development to the north-west.
- The applicant is also proposing to retain four existing trees along the east side of the site and will try to retain as many trees as possible along Old Yale Road, although most of the existing trees will be impacted by the required road widening along Old Yale Road.
- All parking will be provided underground and will be accessed from a drive aisle from Old Yale Road.
- A surface drive aisle is provided along the west side of the site and a portion of the centre of the site but this driveway is intended for emergency vehicle use only.
- The underground parking lot contains a total of 147 parking spaces. Fifteen of these parking spaces are allocated for visitors, which is one more than required under the Zoning By-law. A total of 132 parking spaces are provided for resident parking which is 17 more than the 115 parking spaces required under the Zoning By-law.

ADVISORY DESIGN PANEL

- ADP Meeting: April 12, 2006
- Most of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans. However, some issues remain outstanding and will need to be addressed prior to final approval. The principal issues that still need to be addressed are as follows:
 - Further refinements must be made to the central courtyard area including the provision and details of a play structure for the children's play area, details of the elevator and stair pavilion, and the provision of bench and lighting details;
 - Further refinement of the landscaping plan to improve density of screening of adjoining properties;
 - Further review of the landscaping plan to ensure that it is consistent with the arborist report and tree survey;
 - The addition of stamped asphalt to break up the emergency surface drive aisle; and
 - Further consideration and refinement of the proposed colour palette.
- The applicant has agreed to address these issues prior to consideration of final reading of the rezoning by-law and issuance of the Development Permit.

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, Floor Plans and Elevations and Landscape Plans
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 20, 2006.
- Tree Survey Plan dated September 26, 2005.
- Arborist Report dated May 1, 2006.
- Soil Contamination Review Questionnaire prepared by Matthew Cheng dated November 22, 2006.

How Yin Leung
Acting General Manager
Planning and Development

GAG/kms

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Information for City Clerk

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

1. (a) Agent: Name: Matthew Cheng
 Address: 201 - 445 W. 6th Avenue
 E. Vancouver, B.C.
 V5Y 1L3
 Tel: 604-731-3012

2. Properties involved in the Application
 - (a) Civic Addresses: 13233 and 13257 Old Yale Road

 - (b) Civic Address: 13233 Old Yale Road
 Owner: Centaur Designs Ltd.
 PID: 008-035-199
 Lot 5 Section 27 Block 5 North Range 2 West New Westminster District Plan
 17054

 - (c) Civic Address: 13257 Old Yale Road
 Owner: Centaur Designs Ltd.
 PID: 009-925-759
 Lot 7 Section 27 Block 5 North Range 2 West New Westminster District Plan
 14414

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		6,394 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		60%
SETBACKS (in metres)		
Front	3.8 m	3.8 m
Rear	7.5 m	7.6 m
Side #1 (West)	7.5 m	7.6 m
Side #2 (East)	6.5 m	6.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.0 m	14.0 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		2
One Bed		30
Two Bedroom		42
Three Bedroom +		11
Total		85
FLOOR AREA: Residential	7,623 m ²	7,520 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	7,623 m ²	7,520 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)		133 uph/54 upa
FAR (gross)		
FAR (net)	1.20	1.17
AMENITY SPACE (area in square metres)		
Indoor	255 m ²	133 m ²
Outdoor	255 m ²	255 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	115	132
Residential Visitors	14	15
Institutional		
Total Number of Parking Spaces	129	147
Number of disabled stalls		1
Number of small cars		26
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

