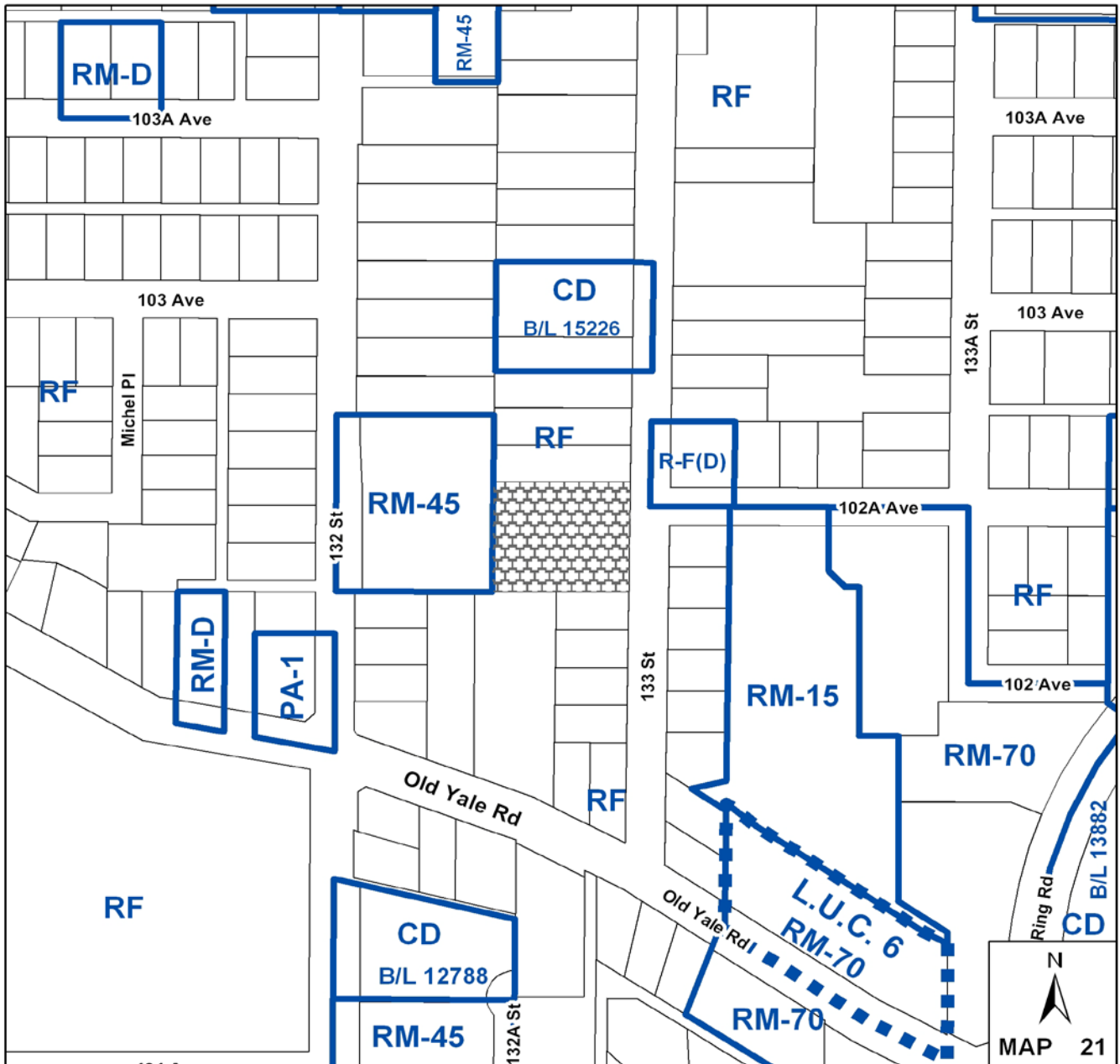


Proposal: Rezone from RF to CD and Development Permit to permit the development of a 4-storey, 63-unit apartment building.

Recommendation: Approval to Proceed

Location: 10235 - 133 Street **Zoning:** RF

OCP Designation: Multiple Residential **Owner:** Ethical Real Estate Venture Ltd.



PROJECT TIMELINE

Completed Application Submission Date: December 22, 2005
Planning Report Date: March 27, 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, 63-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 "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 189 square metres (2,034 sq. ft.) to 78 square metres (840 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7905-0401-00 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, dedications, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping cost estimate to the specification and satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the impact of reduced indoor amenity space; and
 - (e) removal or demolition of all on-site buildings and structures 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: No concerns (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 6 students

Secondary students = 3 students

Total new students = 9 students

School Catchment Area/Current Enrollment/School Capacity:

Old Yale Elementary School = 408 enrolled/375 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** Older single family dwelling.
- **East:** Across 133 Street, single family dwellings, zoned RF, designated Multiple Residential.
- **South:** Single family dwelling, zoned RF, designated Multiple Residential. Larger, single family lot under application (No. 7905-0363-00) to rezone to CD to permit stacked townhouses, designated Multiple Residential.
- **West:** Existing townhouse development, zoned RM-45, designated Multiple Residential.
- **North:** Single family dwelling, zoned RF, designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site at 10235-133 Street 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 a four-storey, 63-unit apartment building.
- The Floor Area Ratio (FAR) of the proposed building is 1.54 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 0.4 hectare (1 acre) in area, however, 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, except for the sliding density scale provisions, and for the front and southern side yard setbacks which have been reduced from 7.5 metres (25 ft.) to 4.4 metres (14.5 metres) to create a more urban streetscape.

PRE-NOTIFICATION

Pre-notification letters were sent on January 5, 2006.

- Staff received one phone call from an adjoining property owner requesting that every attempt be made to retain the existing trees along the western property line of the southern property line.

(The applicant has agreed to try and retain the 5 large hemlock and cedar trees along the western property line, even though the hemlock trees may be severely impacted by the proposed construction and may not survive in the long term. The applicant has also agreed to plant more and larger evergreen replacement trees to help screen the new development.)

DESIGN PROPOSAL AND REVIEW

- The subject site is located at the western end of 102A Avenue where it forms a T-intersection with 133 Street.
- As part of the proposal, the applicant is proposing to dedicate 102 square metres (1,100 sq. ft.) of additional road right-of-way on 133 Street and to construct a traffic calming traffic island at this T-intersection of 102A Avenue and 133 Street.
- This traffic island will not only provide traffic calming and increase traffic flow and safety along 133 Street, but will become part of the main vehicle and pedestrian entry to the subject site.
- The proposed building will be 4 storeys in height and will contain 63 apartment units: 20 one-bedroom units, and 43 2-bedroom units.
- The lower portions of the building will be clad in a dark grey cultured stone veneer. The upper levels of the building will be clad in olive green vinyl shakes and beige board and batten vinyl siding.
- Columns, roofline fascia and other wood details will also be painted a dark reddish-brown to provide contrast and accentuate the articulation of the building.
- The ground floor units on 133 Street will have direct pedestrian access to the street.
- A very urban, 1.2 metre (4 ft.) high cultured stone and black metal picket railing fence will be constructed along the front property line on 133 Street.
- To provide additional high-quality, urban features to the project, the applicant is also proposing to construct a colonnade along the main pedestrian sidewalk that runs from the 133 Street sidewalk, through the lot, to the front door of the apartment building. The colonnade will consist of 1.8-metre (6 ft.) high stone veneer columns topped with a post and beam wooden arbor.
- To add further urban definition to the streetscape, the applicant is proposing to construct a small, hard surfaced plaza on the southeast corner of the lot, next to 133 Street.

- The building will contain a 78-square metre (840 sq. ft.) multi-purpose indoor amenity room that will be located close to the front door of the building.
- The proposed 78 square metres (840 sq. ft.) of indoor amenity space is 111 square metres (1,194 sq. ft.) less than the 189 square metres (2,034 sq. ft.) of indoor amenity space required in the Comprehensive Development Zone for the site, based on 3 square metres (32 sq.ft.) per unit being required. The applicant has agreed to provide a monetary contribution of \$27,750 in accordance with City to address the shortfall in required indoor amenity space.
- A large outdoor patio will be provide next to the indoor amenity room.
- A total of 87 parking spaces will be provided on-site.
- A total of 77 parking stalls for residents, 4 more parking stalls than the 73 resident parking stalls required under the Zoning By-law, will be provided underground.
- A total of 10 visitor parking stalls will be provide on-site in accordance with the requirements of the Zoning By-law. Nine visitor parking spaces will be provided underground and one disabled visitor parking space will be provided on the surface adjacent to the front door of the building.

ADVISORY DESIGN PANEL

- ADP Meeting: January 19, 2006
- All of 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, 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 March 3, 2006
- Soil Contamination Review Questionnaire prepared by Carson Nofle dated February 16, 2006.

Murray Dinwoodie
General Manager
Planning and Development

GAG/kms

v:\planning\plncom06\02150916.gag.doc
SEH 7/13/10 1:15 PM

Information for City Clerk

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

1. (a) Agent: Name: Carson Nofle, Focus Architecture
 Address: 109 – 1528 McCallum Road
 Abbotsford, BC V2S 8A3
 Tel: 1-604-853-5222

2. Properties involved in the Application
 - (a) Civic Address: 10235 – 133 Street

 - (b) Civic Address: 10235 – 133 Street
 Owner: Ethical Real Estate Ventures
 PID: 011-002-603
 South Half Lot 7 Section 27 Block 5 North Range 2 West Plan 3843

3. Summary of Actions for City Clerk's Office
 - (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		4,052 m ²
Road Widening area		102 m ²
Undevelopable area		
Net Total		3,950 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		42%
Paved & Hard Surfaced Areas		13%
Total Site Coverage		55%
SETBACKS (in metres)		
Front	4.5 m	4.5 m
Rear	7.5 m	7.7 m
Side #1 North	7.5 m	7.6 m
Side #2 South	4.4 m	4.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	14.6 m /4 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		20
Two Bedroom		43
Three Bedroom +		
Total		63
FLOOR AREA: Residential		6,181 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,320 m ²	6,181 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)		159.5 uph/64 upa
FAR (gross)		1.51
FAR (net)	1.6	1.54
AMENITY SPACE (area in square metres)		
Indoor	189 m ²	78 m ²
Outdoor	189 m ²	189 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	21	23
2-Bed	52	54
3-Bed		
Residential Visitors	10	10
Institutional		
Total Number of Parking Spaces	83	87
Number of disabled stalls		1
Number of small cars		11
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

CONTOUR MAP FOR SUBJECT SITE

