

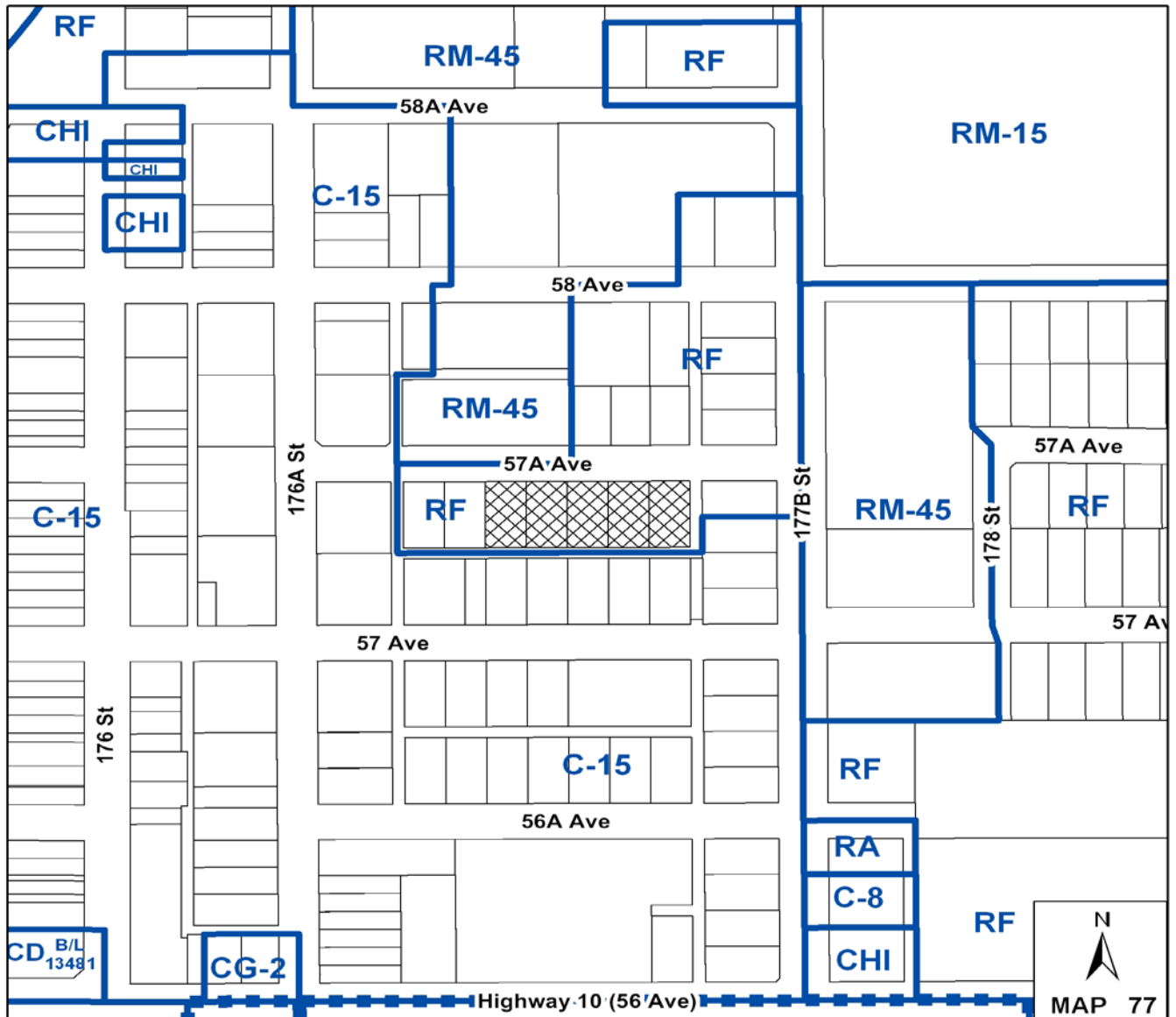
Proposal: Rezone from RF to CD. Development Permit and consolidation of the properties to permit the development of a 4-storey apartment building accommodating 60 units with underground parking.

Recommendation: Approval to Proceed

Location: 17694/17706/17714/ 17724 & 17734 - 57A Ave **Zoning:** RF

OCP Designation: Multiple Residential

NCP Designation: Medium Density Residential **Owner:** Wallmark Developments (Cloverdale) Ltd.



PROJECT TIMELINE

Completed Application Submission Date: January 11, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

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

in order to permit the development of a four-storey, 60-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 required amount of indoor amenity space from 180 square metres (1,938 sq.ft.) to 132.7 square metres (1,428 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-0019-00 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 a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation and tree replacement;
 - (d) submission of revised architectural and landscape drawings to the satisfaction of the City Architect and City Landscape Architect;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (f) the applicant adequately address the impact of reduced indoor amenity space;
- (g) relocation of the Henry Parr House to an appropriate location in Surrey with the applicant to pay **\$50,000 for the relocation and for the relocation to be completed** to the satisfaction of the Building Division; and
- (h) removal of all existing 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).

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:

Martha Currie Elementary School = 504 enrolled/555 capacity
 Lord Tweedsmuir Secondary School = 1,235 enrolled/1,400 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 = 124 students
 Total new students = 124 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 proposed development will not have an impact on these projections.

(Appendix V)

Heritage Advisory
Commission (HAC):

The proposed relocation of the Henry Parr House was considered at two HAC meetings: July 14, 2005 and August 2, 2006.

The HAC recommended at the July 14, 2005 meeting that the relocation of the Henry Parr House be approved in principle and that the cost of relocating the house be at the expense of the developer and that the City work with the applicant to find a suitable site in Cloverdale and that a heritage covenant or heritage revitalization agreement be a condition of being relocated.

At the August 2, 2006 meeting, the HAC recommended the developer provide the City with a letter regarding the contents of the advertisement "seeking expression of interest to relocate the Parr House", the names of the newspapers and dates that the advertisement will be published; and further that when this letter is received that staff inform Mayor and Council of the advertisement.

SITE CHARACTERISTICS

- **Existing Land Use** Five single family homes that will be removed.
- **Significant Site Attributes** The Henry Parr House, which is listed on the Heritage Registry, is located at 17724 - 57A Avenue.
- **East:** Single family residential lots, zoned RF, designated Medium Density Residential in the Cloverdale Town Centre Plan and Multiple Residential in the OCP. Currently under Application No. 7904-0335-00 for a proposed 4-storey, 91-unit apartment building, at Third Reading.
- **South:** Single family residential lots under Application No. 7904-0335-00 for proposed 4-storey, 91-unit apartment building, at Third Reading and single family residential lots, zoned C-15, designated Medium Density Residential in the Cloverdale Town Centre Plan and Multiple Residential in the OCP.
- **West:** Two single-family residential lots, zoned RF, designated for Parking in the Cloverdale Town Centre Plan and Multiple Residential in the OCP .
- **North:** Across 57A Avenue, existing apartments, zoned RM-45 and single family residential lots, zoned RF, all designated Medium Density Residential in the Cloverdale Town Centre Plan and Multiple Residential in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site encompasses five properties at 17694/17706/17714/17724 and 17734-57A Avenue in the Cloverdale Town Centre. The Henry Parr house is currently situated at 17724-57A Avenue and is listed in the City of Surrey Heritage Registry.
- The five properties are zoned Single-Family Residential Zone (RF) and are designated Medium Density Residential under the Cloverdale Town Centre Plan. The properties are designated Multiple Residential in the Official Community Plan and comprise a net site area of 3,631.8 m² (39,092 sq.ft.).
- The applicant is proposing to rezone the properties from RF to CD (based upon RM-45), a Development Permit and consolidation, in order to develop a four-storey apartment building consisting of 60 units, with underground parking.
- The application is proposing a floor area ratio (FAR) of 1.5 and a unit density of 165 uph (67 upa).
- The proposed development is proceeding under a Comprehensive Development Zone (CD) as it exceeds both the maximum FAR (0.92) and unit density (79 uph [32 upa]) permitted under the RM-45 Zone for a site 1 hectare (2.47 acres) or smaller. However, the proposed density is supportable as it is consistent with the Multiple Residential OCP designation of the subject site and supports the density policies for Medium Density Residential sites contained within the Cloverdale Town Centre Plan
- The proposal is for a 4-storey building with sixty (60) dwelling units, including twelve (12) 1-bedroom units, ten (10) units with 1-bedroom, plus den, thirty-six (36) 2-bedroom units and two (2) units with 2-bedrooms and a den. The units range in size from 62.5 m² (673 ft²) to 87.3 m² (940 ft²).
- The proposed lot coverage is 49%. The proposed 49% lot coverage exceeds the maximum lot coverage of 45% permitted under the RM-45 Zone.
- The development proposes 91 residential parking stalls and 13 visitor parking stalls, which includes 1 stall for disabled persons. The proposed parking complies with the minimum parking requirements for off-street parking, as identified in the Zoning By-law. The residential and visitor parking will be located underground and will be accessed from a ramp leading from the rear lane.
- The proposal provides an indoor amenity space of 132.7 square metres (1,428 sq.ft.), which does not meet the minimum requirement under the proposed CD Zone and the equivalent zone, RM-45, of 3.0 square metres (32 sq.ft.) per dwelling unit or 180 square metres (1,938 sq.ft.). The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with City policy. The proposed indoor amenity area will include a small kitchen.

- The amount of outdoor amenity space provided is 180.2 m² (1,940 ft²). The outdoor amenity encompasses an outdoor patio and open space area. The proposed amount of outdoor amenity space complies with the minimum required under the proposed CD Zone, which is based on the RM-45 Zone [i.e. 180 square metres (1,938 sq.ft.), based upon 3.0 m² (32 ft²) per dwelling unit].

Henry Parr House Relocation

- The Henry Parr House at 17724-57A Avenue was built in 1912 and is listed on the City of Surrey's Heritage Register. The house was built in a plain Victorian style with a symmetrical façade and a small covered entry porch with spindle work on the columns borrowed from the Queen Anne style, a design similar to those found in published plans and mail order packages.
- City staff are working with the applicant to relocate the Parr House to another site in Surrey in order to allow for redevelopment of the subject site in conformance with the Cloverdale Town Centre Plan.
- The developer will be responsible for **\$50,000 for** the relocation of the Parr House.

Proposed CD By-law

- The proposed CD By-law is based upon the Multiple Residential 45 Zone (RM-45). Most of the provisions of the RM-45 Zone are generally reflected within the proposed CD By-law, except for density, building setbacks and lot coverage.
- With a net unit density of 165 uph (67 upa) and a floor area ratio (FAR) of 1.5, the proposed density is higher than that permitted under the RM-45 Zone for a site 1 hectare (2.47 acres) or smaller. These numbers surpass the maximum net unit density of 79 uph (32 upa) and FAR of 0.92 for sites under 1 hectare (2.47 acres) in size.
- This increase in density is supportable as the subject site is designated Multiple Residential in the OCP. The OCP permits a maximum floor area ratio of 1.5 for sites designated Multiple Residential. The proposed development reflects a higher density which will support the retail/commercial corridors of 176 Street and 176A Street in the Cloverdale Town Centre Plan.
- While the RM-45 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft) from all lot lines, the proposed CD By-law provides for reduced building setbacks along the north (57A Avenue) and the south (lane). The proposed setback along the north is 4.96 metres (16.3 ft) and the proposed setback along the south is 7.2 metres (23.6 ft). The reduced setback along 57A Avenue is supportable, as it complies with the design objectives of the Cloverdale Town Centre Plan, to encourage a strong pedestrian character along 57A Avenue. As well, the adjacent proposed development to the east proposes a 3.7-metre (12 ft.) building setback from 57A Avenue. The reduced setback along the south (adjacent the lane) is considered minor, as the building will be buffered from the lane with extensive landscaping and an open space area.
- The CD By-law is proposing a lot coverage of 49%, which exceeds the 45% under the equivalent RM-45 Zone.
- All other aspects of the proposed CD By-law complies with the RM-45 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on May 29, 2006 and staff received comments from three (3) households in opposition. The comments are as follows:

- Concern with respect to the proposed 4-storey height. Condos and apartments from 58A Avenue to 60 Avenue are only 3-storeys in height.

(The proposed 4-storey building is similar to a proposed development located to the east and southeast of the subject site, which consists of 91 apartment units in a 4-storey building (Application No. 7904-0335-00). The application was granted Third Reading by Council on September 6, 2005. The proposed development is nearing completion of the requirements for Final Adoption.)

- The proposed 60 units is too high.

(The increased density is supportable due to the Medium Density Residential designation of the subject site, in accordance with the Council-approved Cloverdale Town Centre Plan. The proposed development will provide increased residential density to support retail and commercial services within walking distance of 176 Street.)

DESIGN PROPOSAL AND REVIEW

- The proposed building is 4 storeys in height, with underground parking for residents and visitors. The design reflects sweeping hip roofs, supported by wooden braces, to mimic the roof styles of the early railway stations. The proposed design elements point to the historic railway and agricultural character of Cloverdale. The main entrance of the building will be from 57A Avenue. Ground floor units will have patios, while upper units will have balconies.
- 57A Avenue is proposed as the main east-west axis within the Cloverdale Town Centre Plan area and is defined as "The Village Walk". It will provide a strong link from the eastern residential areas to the commercial core at 176 Street and 176A Street. Residential developments along this corridor are intended to emphasize the pedestrian character through compressed front yard setbacks, ground-oriented units, articulated frontages, identifiable front entries and human scale detailing.
- The proposed development is characterized by reduced front yard setbacks, direct access from the street to ground level units and a well defined street edge, in accordance with the design guidelines of the Cloverdale Town Centre Plan. The reduced front yard setback is to evoke a small town residential street character.
- The vehicular access to the underground parking will be from the rear lane.

- The proposed building materials will consist of horizontal vinyl siding in "Pebble", painted hardiplank siding in "Stuart Gold", painted wood trim in "Cloud Nine", wood shingle siding, knee braces and railings in "Gloucester Sage", with brick veneer in "Ruby" as an accent. Doors shall be in "Chestnut". The roofing material will be a duroid shingle in "Weathered Wood".
- The street edge along 57A Avenue is defined by a low retaining wall, with transparent aluminum rail fencing at a maximum height of 1.2 m (4 ft). Arbors and entry gates have been added to define the access points to the ground level units along 57A Avenue.
- Extensive landscaping is proposed around the proposed building consisting of a combination of trees, shrubs and ground cover. The proposed development proposes 38 trees to be planted on site.
- The applicant has not yet submitted an arborist assessment. However, preliminary information provided indicates six (6) trees and two cedar hedges within the subject site. The existing trees and vegetation will be removed as a result of the proposed development.

ADVISORY DESIGN PANEL

ADP Meeting Date: October 11, 2006

Some of the ADP suggestions have been satisfactorily addressed except the following which the applicants have agreed to resolve prior to final adoption, to the satisfaction of the City Architect and City Landscape Architect:

1. Resolve colour scheme (i.e. neutral roof, some accent colours).
2. Resolve landscaping:
 - (a) Install large scale trees including conifers to give scale to the bldg (i.e. corners and near entry).
 - (b) Heritage tree species in keeping with Cloverdale theme (i.e. Red Horse Chestnut, Catalpa).
 - (c) Provide sections showing planting details on slab.
 - (d) Screen ramp to underground parking – consider pergola.
 - (e) Notch underground parkade and chamfer edge to permit appropriate tree planting.
 - (f) Redesign site edge to avoid retaining walls (i.e. chamfer edge and use slopes).
 - (g) Articulate low fencing as per OCP and incorporate brick to match the bldg (i.e. masonry columns of brick with metal railings – avoid concrete block – too industrial for residential location).
Install some shrub planting on the street side of the fencing.
 - (h) OCP requirements re: tree sizes (i.e. 40% 5 cm, 40% 6 cm, 20% 8 cm deciduous, 40% 3 m, 40% 3.5 m, 20% 4 m conifers).
3. Resolve CPTED:
 - (a) Provide exit stair details (i.e. enclose to match the buildings, minimum decorative metal picket fencing with outswing gate). Locate stairs away from the streets in less visible locations.
 - (b) Provide site lighting details and consider glare.
 - (c) Underground parking to be resolved.

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.	School District Comments
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	Proposed CD By-law
Appendix VIII.	Location of Subject Site within Cloverdale Town Centre Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 13, 2006.
- Soil Contamination Review Questionnaire prepared by Dave Boswell dated May 29, 2006.

How Yin Leung
Acting General Manager
Planning and Development

PL/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: Dave Boswell, Focus Architecture Inc.
 Address: #109 - 1528 McCallum Road
 Abbotsford, B.C.
 V2S 8A3
 Tel: 1-604-853-5222

2. Properties involved in the Application

- (a) Civic Address: 17694, 17706, 17714, 17724 and 17734 - 57A Avenue
- (b) Civic Address: 17694 - 57A Avenue
 Owner: Wallmark Developments (Cloverdale) Ltd.
 PID: 000-831-158
 Lot 5 Section 8 Township 8 New Westminster District Plan 8731
- (c) Civic Address: 17706 - 57A Avenue
 Owner: Wallmark Developments (Cloverdale) Ltd.
 PID: 011-339-772
 Lot 6 Section 8 Township 8 New Westminster District Plan 8731
- (d) Civic Address: 17714 - 57A Avenue
 Owner: Wallmark Developments (Cloverdale) Ltd.
 PID: 002-386-828
 Lot 7 Section 8 Township 8 New Westminster District Plan 8731
- (e) Civic Address: 17724 - 57A Avenue
 Owner: Wallmark Developments (Cloverdale) Ltd.
 PID: 002-560-160
 Lot 8 Section 8 Township 8 New Westminster District Plan 8731
- (f) Civic Address: 17734 - 57A Avenue
 Owner: Wallmark Developments (Cloverdale) Ltd.
 PID: 011-339-781
 Lot 9 Section 8 Township 8 New Westminster District Plan 8731

3. Summary of Actions for City Clerks Office

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based upon RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,738.95 m ²
Road Widening area		107 m ²
Undevelopable area		
Net Total		3,631.8 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	49%
SETBACKS (in metres)		
Front (57A Avenue)	7.5 m from all lots lines	4.9 m
Rear (South)		7.2 m
Side #1 (West)		7.7 m
Side #2 (East)		8.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	14.4 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		n/a
One Bed		12
One Bed and Den		10
Two Bedroom		36
Three Bedroom +		2
Total		60
FLOOR AREA: Residential		5,603.9 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		5,603.9 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)	79 uph/32 upa	165 uph/67 upa
FAR (gross)		
FAR (net)	0.92	1.5
AMENITY SPACE (area in square metres)		
Indoor	180 m ²	132.7 m ²
Outdoor	180 m ²	180.2 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential 1 Bedroom	29	
2-Bed	57	
3-Bed		
Total	86	91
Residential Visitors		13
Institutional		n/a
Total Number of Parking Spaces		104
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	YES	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

