

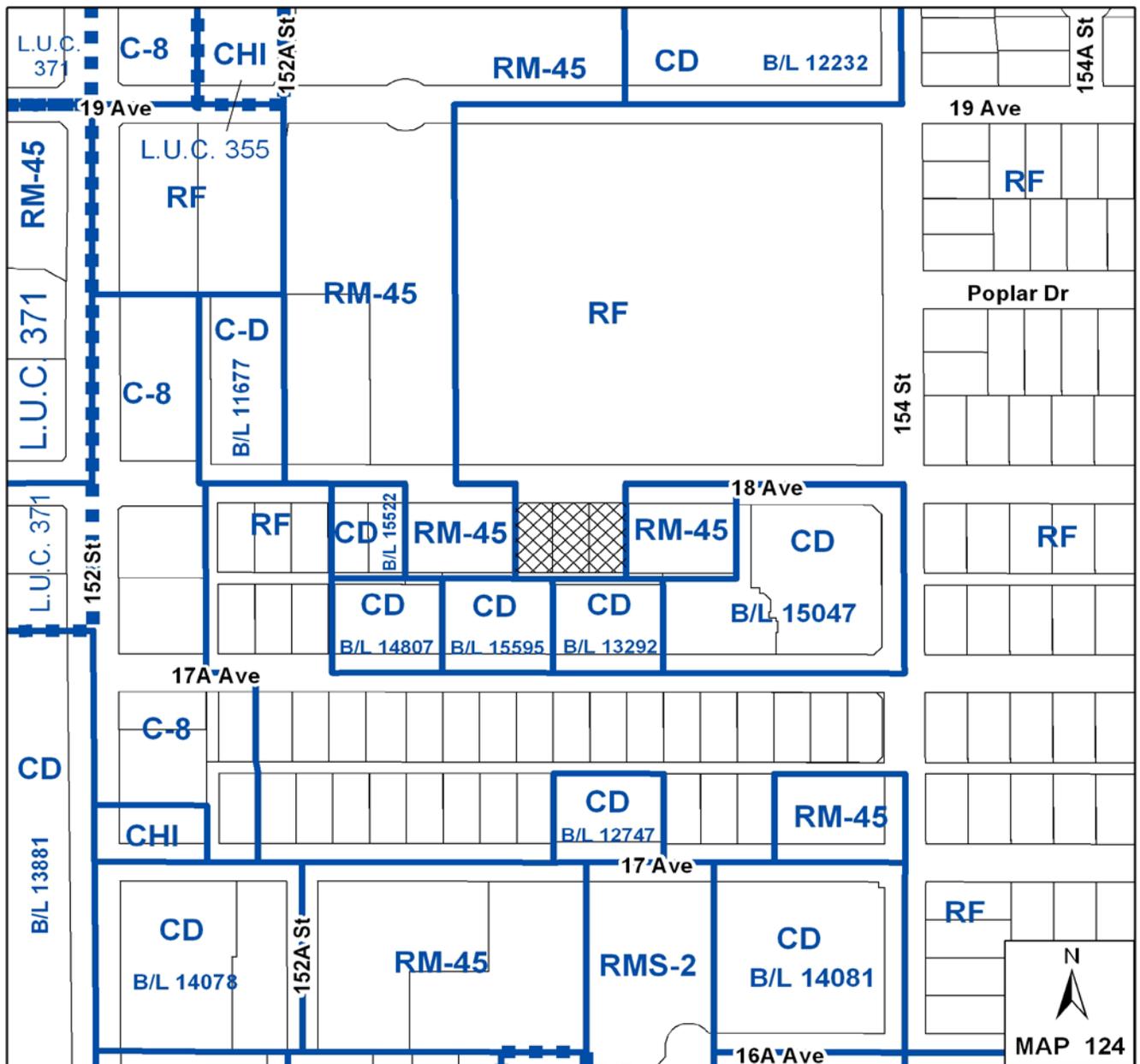
Proposal: Rezone from RF to CD and Development Permit to permit the development of a 30-unit apartment building.

Recommendation: Approval to Proceed

Location: 15306/12/22 - 18 Avenue **Zoning:** RF

OCP Designation: Multiple Residential

LAP Designation: Multiple Res. **Owner:** Samson Developments Ltd.



PROJECT TIMELINE

Completed Application Submission Date: April 18, 2006
Planning Report Date: June 26, 2006

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, 30 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 89.2 square metres (960 sq.ft.) to 56.1 square metres (604 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-0163-00 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 (lot consolidation plan) to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the impact of reduced indoor amenity space; and
 - (e) ensure that all the concerns raised by the Parks, Recreation & Culture Department are addressed.

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).

A mini Servicing Agreement will be required prior to rezoning and completion.

Parks: The Parks, Recreation & Culture Department has concerns regarding the pressure this project will create on existing park facilities in the area and the applicant is required to discuss these concerns with the Parks, Recreation & Culture Department to resolve them (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 2 students
 Secondary students = 1 students
 Total new students = 3 students

School Catchment Area/Current Enrollment/School Capacity:

Jessie Lee Elementary School = 316 enrolled/505 capacity
 Earl Marriott Secondary School = 1,383 enrolled/1,500 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 = 12 students
 Secondary students = 15 students
 Total new students = 27 students

Approved Capacity Projects and Future Space Considerations

The School District may consider an enrollment move to Jessie Lee elementary to help fill the school which is under capacity. (It is noted that Jessie Lee catchment includes a major portion of Semiahmoo Town Centre, which may be subject to further densification). There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

A future secondary school site in the South Surrey area is envisioned in the Grandview Heights area, pending Grandview Heights General Land Use Plan implementation and build out of various North Grandview and Grandview Heights NCP planning areas.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Three single family dwellings proposed to be removed.
- **East:** A 3-storey apartment on a lot, zoned RM-45, designated Multiple Residential in the OCP.
- **South:** A 4-storey apartment on a lot, zoned CD (By-law No. 13292), and a vacant lot zoned CD (By-law No. 15595) for which a building permit is issued to construct a 4-storey apartment. Both lots are designated Multiple Residential in the OCP.
- **West:** A 3-storey apartment on a lot, zoned RM-45, designated Multiple Residential in the OCP.
- **North:** Across 18 Avenue is Bakerview Park.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The site is designated Multiple Residential in the OCP and in the Semiahmoo Town Centre Development Concept Plan. The Semiahmoo Town Centre Development Concept Plan encourages higher residential densities close to the town centre area, within the area bordered by 152A Street to the west, 154 Street to the east 18 Avenue to the north and 16 Avenue to the south (Appendix IX), in the form of four-storey apartment/condominium buildings. The maximum floor area ratio (FAR) approved in the Semiahmoo Town Centre Plan for this area is 1.5.
- The proposed development will consist of 30 units located within a single, four-storey building.
- The proposed four-storey apartment building is located between two 3-storey multiple residential buildings and is surrounded by existing or approved multiple residential buildings.

Proposed CD By-law

- The proposed CD By-law (Appendix VIII) is based on the RM-45 Zone, and allows a maximum FAR of 1.5 in accordance with the Semiahmoo Town Centre Plan.
- The proposed zone and density is consistent with the zones approved for all the other similar projects in the area, and is, therefore acceptable.
- The CD Zone permits the setback along 18 Avenue to be a minimum of 6.5 metres (21.5 ft.) as opposed to 7.5 metres (25 ft.) for the RM-45 Zone. The applicant is providing 6.55 metres (21 ft. 7 in.) at the closest, and amounting to 43% of the building front façade. The rest of the front façade (57%) is setback as follows: 15% will have a 7.8-metre (25 ft. 8 in) setback, and the remaining 38% will have a 9.3-metre (30 ft. 8 in) setback. The reduced setback on the 43% of the front façade is as a result of 0.92 metre (3 ft.) road dedication along 18 Avenue.
- This setback reduction is supportable for the following reasons:
 - The building is sited to allow an outdoor amenity area on the ground, which is difficult to achieve in this area, due to the size of land assemblies and housing form.
 - The building façade is articulated such that 57 % is actually setback 7.8-metre (25 ft. 8 in) (15%) and 9.3-metre (30 ft. 8 in) the remaining 38%, and the overall design is of a very high quality and received well by the Advisory Design Panel;
 - Relative to the edge of the road, the proposed building will be at the same distance as the existing 3-storey buildings on the east and west side of it, which relatively new and no road dedication was required at the time; and
 - The building is also located across a park, therefore, the relaxation will not have any impact to the character of the general neighbourhood.

PRE-NOTIFICATION

Pre-notification letters were sent on May 19, 2006, and staff received no comments regarding the proposal. However, staff received a letter seeking clarification of the status of 19 Avenue, which is shown as a through road on the map. The subject letter has been forwarded to the Engineering Department for response..

DESIGN PROPOSAL AND REVIEW

- The proposed building is of a traditional residential architectural design consistent with other recent development in the neighbourhood. In terms of massing, the sloped roof with gables reflects those of adjacent architectural forms and gives a more residential scale to the project. Individual locked gates for the ground floor units facing 18 Avenue create a townhouse appeal that suggest a smaller-scale development. The general character is expressed through a three-tier design with a solid limestone base, fibre-cement siding and panels for the second and third floors, and board and batten for the fourth floor, with wood trim around the windows. The asphalt shingles are specified to be "weathered wood", which would look very similar to weathered cedar shingles. The overall mix of colours are muted earth tones, giving the building a warm feel while allowing it to blend in aesthetically with the context.
- Screened patio areas will provide amenity areas for the individual units for the units located on the ground floor. Individual balconies will provide amenity areas for the units located on the second, third and fourth levels.
- In addition, a roof top deck/garden area will be provided as a common outdoor amenity area adjacent to the indoor amenity area, on the first level, with landscaping features to meet the requirement of the Zoning By-law. The rooftop amenity area approach has been used in several previous buildings in this area and is considered an appropriate option in this urban context of the Town Centre.
- Cash-in-lieu is required to address impact of a reduced indoor amenity requirement, in accordance with the OCP and Council policy.
- One vehicular access point is provided off 18 Avenue to access the underground parkade which provides a secured underground parking area for tenants and their visitors.
- In compliance with CPTED principles, the main security gate is provided with a video intercom to allow residents to let visitors in. Visitors will exit the visitors parking area and enter the building at the main entrance at the main entry. The balance of the underground garage will have video security surveillance.
- The architecture is complimentary to the projects directly adjacent the site in terms of the exterior materials used, roof profile and colours.

ADVISORY DESIGN PANEL

ADP Meeting Date: June 8, 2006

ADP comments and suggestions have been satisfactorily addressed (Appendix VII).

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.	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.	CD By-law
Appendix IX	Land Use Context Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 5, 2006
- Soil Contamination Review Questionnaire prepared by Sohan Gill dated April 18, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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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: Derek Neale, NSDA Architects
 Address: 201 - 134 Abbott Street
 Vancouver, B.C.
 V6B 2K4
 Tel: 604-669-1926

2. Properties involved in the Application

- (a) Civic Addresses: 15306, 15312 and 15322 - 18 Avenue
- (b) Civic Address: 15306 - 18 Avenue
 Owner: Sampson Developments Ltd.
 PID: 005-077-648
 Lot 180 Section 14 Township 1 New Westminster District Plan 52788
- (c) Civic Address: 15312 - 18 Avenue
 Owner: Sampson Developments Ltd.
 PID: 009-818-111
 Lot 73 Section 14 Township 1 New Westminster District Plan 13439
- (d) Civic Address: 15322 - 18 Avenue
 Owner: Sampson Developments Ltd.
 PID: 009-818-073
 Lot 72 Section 14 Township 1 New Westminster District Plan 13439

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		2,038.9 m ²
Road Widening area		50.2 m ²
Undevelopable area		
Net Total		1,988.7 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		6.6%
Total Site Coverage		45.6%
SETBACKS (in metres)		
Front	n/a	6.5 m
Rear	n/a	7.5 m
Side #1 (West)	n/a	7.5 m
Side #2 (East)	n/a	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	13 m
Accessory	n/a	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		1 unit
Two Bedroom		29 units
Three Bedroom +		
Total	n/a	30 units
FLOOR AREA: Residential	3,148.35 m ²	3,090.9 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,148.35 m ²	3,090.9 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)	n/a	
FAR (gross)		
FAR (net)	1.5	1.5
AMENITY SPACE (area in square metres)		
Indoor	89.2 m ²	56.1 m ² (variance required)
Outdoor	89.2 m ²	89.2 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	1	1
2-Bed	44	44
3-Bed		
Residential Visitors	6	6
Institutional		
Total Number of Parking Spaces	51	51
Number of disabled stalls	1	1
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	NO
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CONTOUR MAP FOR SUBJECT SITE

