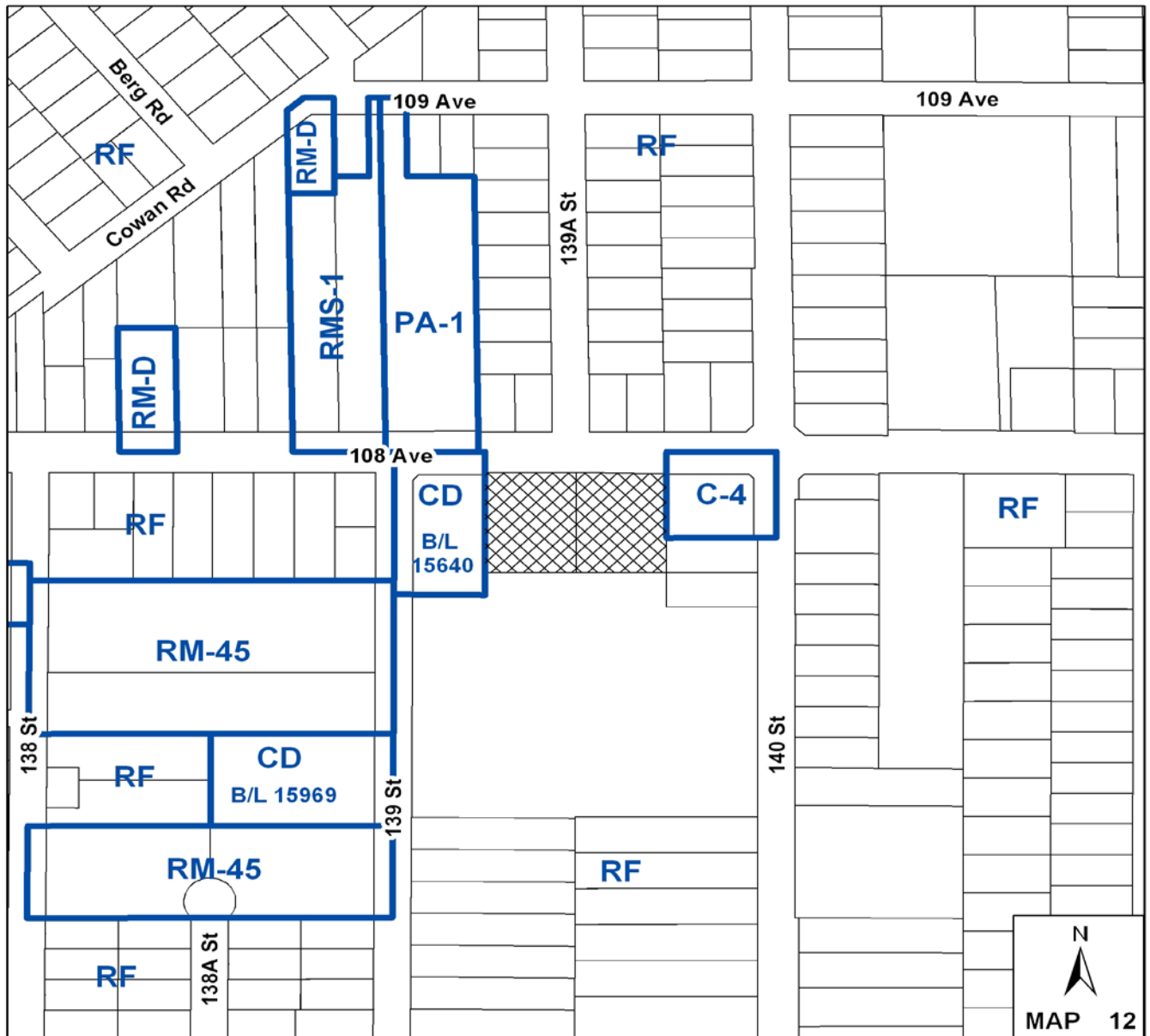


Proposal: Rezone from RF to CD and Development Permit to permit a 76-unit stacked-townhouse project.

Recommendation: Approval to Proceed

Location: 13940/60 - 108 Avenue **Zoning:** RF
OCP Designation: Multiple Residential

Owners: Will and James Forsyth
 City of Surrey



PROJECT TIMELINE

Application Submission Date:	April 30, 2006
Completed Application Submission Date:	September 15, 2006
Planning Report Date:	December 18, 2006

PROPOSAL

The applicant is proposing:

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

in order to permit the development of 76-unit stacked-townhouse project 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 authorize staff to draft Development Permit No. 7906-0126-00 generally in accordance with the attached drawings (Appendix III).
3. 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) finalize building design and landscaping details to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a 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 address concerns regarding the pressure this proposal will place on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

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: There is concern regarding the pressure the development will place on existing park facilities (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 7 students
Secondary students = 4 students
Total new students = 11 students

School Catchment Area/Current Enrollment/School Capacity:

Forsyth Road Elementary School = 259 enrolled/340 capacity
Kwantlen Park Secondary School = 1,466 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 = 8 students
Secondary students = 51 students
Total new students = 59 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 considering a district program move from Kwantlen Park to another secondary school site, to eliminate projected overcrowding at Kwantlen Park Secondary School.

The proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** One lot is vacant. One lot has an older, single family dwelling.
- **East:** Small commercial building, zoned C-4, designated Multiple Residential. Older single family dwelling, zoned RF, designated Multiple Residential.
- **South:** Forsyth Road Elementary School, zoned RF, designated Multiple Residential.
- **West:** New 4-storey apartment building, zoned CD (By-law No. 15640), designated Multiple Residential.
- **North:** Across 108 Avenue, older single family dwellings, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site at 13940/60-108 Avenue 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 76-unit, stacked townhouse development, with 133 on-site parking spaces.
- The proposed Floor Area Ratio (FAR) of the development is 1.24 which is permitted on this site under the RM-70 Zone (based on the sliding density scale) and which, in accordance with the OCP and the long-term vision of the area, is appropriate for the subject lands.
- However, while the RM-70 permits multiple-unit residential buildings, it does not permit ground-oriented multiple-unit residential buildings. Under the Definition Section of the Zoning By-law, the proposed ground-floor units are defined as ground-oriented multiple residential units.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than to a RM-70 Zone in order to accommodate the mix of both ground-oriented and non-ground oriented residential units.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-70 Zone except for the addition of ground-oriented multiple residential units and some modifications to building setbacks and lot coverage.

- 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 setbacks for the principal buildings on site to 4.5 metres (15 ft.) from the front property line and from the western property line and to 4.0 metres (13 ft.) from the rear property line and eastern property line.
- The reduced front yard setback creates a more urban streetscape along 108 Avenue in accordance with the urban design vision for Surrey City Centre.
- The proposed CD By-law includes a provision to permit accessory buildings and structures, such as enclosed exit stairways from the underground parking garage, which are required by Building Code regulations, to be located 1.0 metre (3 ft.) from the front and eastern side lot lines.
- To the south, the proposed development faces a large landscaped area that surrounds the Forsyth Road Elementary School. As the area to the south will be permanent open space, the reduced rear yard setback will not negatively impact the adjoining property.
- The four-storey apartment building on the adjoining lot to the west of the subject is an "I" shaped building.
- One corner of the southern "I" portion of this building is located 4.0 metres (13 ft.) from the western property line of the subject site, which places this corner of the building 8.5 metres (28 ft.) from the extreme south west corner of the block of townhouses adjacent to the western property line of the subject site.
- However, most of the mass of the apartment building on the adjoining lot is actually located 8.2 metres (27 ft.) from the western property line of the subject site.
- As a result, the proposed townhouses, except for the one small corner noted previously, will be located 12.7 metres (42 ft.) from the adjoining apartment building which is only 2.3 metres (7 ft.) less than the 15.0 metres (49 ft.) that would normally be required between multiple residential buildings.
- Further, the parking garage under the proposed townhouses will be located 2.5 metres (8 ft.) from the western property line of the subject site which will allow the planting of large trees along the property line to help create a landscaped separation between the apartment building and the proposed stacked townhouse project.
- As a result, the apartment building on the adjoining lot to the west will be minimally impacted by the reduced setbacks for the stacked-townhouse project.
- A small, older convenience store and two older single family dwellings are located on the adjacent lots to the east. It is anticipated that these three lots will consolidate and redevelop in the future for multiple residential purposes.
- The underground parking garage for the proposed townhouses will be located 4.7 metres (15 ft.) from the eastern property line of the subject site which will allow the planting of large trees to help create a landscaped separation between the proposed stacked townhouse project and whatever multiple-unit residential development that will be constructed on the adjoining lots to the east.

- As a result, the adjoining properties to the east will not be impacted by the proposed townhouse project.
- 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 50%.
- 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 September 27, 2006. Staff has received no telephone calls or correspondence in response to the pre-notification letter or to the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

Building Siting and Design

- The proposal consists of 76 stacked townhouse units, contained in five blocks of units that are arranged around a central landscaped courtyard.
- Thirty-eight (38) of the 76 units will be one-storey, ground-oriented units and will have direct access to ground level patios.
- All of the ground-floor units will have two bedrooms.
- The remaining 38 units will be accessed from the ground by exterior stairs, will occupy the second and third floors, and will have balconies as their outdoor amenity space.
- All of the second floor units will have three bedrooms, located on the third floor.
- The proposed buildings will be three storeys or 12 metres (39 ft.) in height from grade to peak of roof.
- The proposed stacked townhouse complex consists of 5 blocks of buildings, containing from 12 to 20 units each.
- The applicant is proposing to create two colour palettes for the project. Three of the proposed blocks of buildings will have a colour palette that consists of tones of grey with dark brown contrasting colours. The other two blocks will have a colour palette that consists of a range of beige and tan tones with black and brick red contrasting colours.
- The exterior of the buildings will be clad in a mix of vinyl siding, hardi-panels and hard-shingles.

- The door and window frames will be trimmed with wood, stained a darker contrasting colour, depending on the colour palette of the particular building.
- Stairs to the second floor units will be concrete with metal railings to match the metal railings of the second floor balconies.
- Roofs will be clad in either dark grey or medium brown asphalt shingles.

Amenity Space and Landscaping

- The indoor amenity space will total 228 square metres (2,454 sq. ft.) in accordance with the indoor amenity space required under the proposed CD By-law (3.0 square metres./32 sq. ft. per dwelling unit).
- The indoor amenity space will be located within the underground parking garage but will have a large skylight which will extend into the central courtyard area and will permit sunlight penetration into the space.
- Indoor amenity space will consist of a multi-purpose room with kitchen and washroom facilities.
- The outdoor amenity space will total 280 square metres (3,000 sq. ft.), which is 52 square metres (560 sq. ft.) more than the 228 square metres (2,454 sq. ft.) required under the proposed CD By-law (3 sq.m./32 sq. ft. per dwelling unit).
- The outdoor amenity space 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 community garden with raised planters.

Parking

- All parking will be underground. There will be no surface vehicular access except for emergency vehicles.
- The ramp to the underground parking garage will be located at the west side of the site along 108 Avenue.
- The underground parking lot contains a total of 133 parking spaces. Sixteen of these parking spaces are allocated for visitors, which is 4 more than the 12 visitor parking spaces required under the Zoning By-law. A total of 117 parking spaces are provided for resident parking which is 5 more than the 107 resident parking spaces required under the Zoning By-law.

ADVISORY DESIGN PANEL

- ADP Meeting: December 5, 2006
- The ADP noted that the project had a pleasant character but also noted a number of concerns that related, primarily, to the refinement of architectural details and landscaping as noted below.

- The principal issues, most of which are considered to be minor in nature, that still need to be addressed are as follows:
 - Further refinement of architectural details such as stairs, railings, entries and exit stairs from the underground parking lot.
 - Further refinement and details of edge conditions including walls and fencing.
 - Further refinement of the design for 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; and
 - Further consideration and refinement of the proposed colour palette and materials.
- The full list of ADP issues are outlined in Appendix VII.
- As the ADP meeting was held on December 5, 2006, the applicant was not able to revise plans to address ADP comments prior to the finalization of the Planning Report.
- Rather than delay the project, the project is proceeding to Council with the understanding and agreement by the developer that further design changes will be undertaken and that all of the outstanding design and landscaping issues will be addressed 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, Typical Floor Plans, 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

- Detail Engineering Comments dated November 30, 2006.
- Soil Contamination Review Questionnaire prepared by Don Andrews dated April 24, 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: Don Andrew, Creekside Architects
 Address: #150 - 1450 Creekside Drive
 Vancouver, B.C.
 V3J 5B3
 Tel: 604-733-3125

2. Properties involved in the Application
 - (a) Civic Addresses: 13940 and 13960 - 108 Avenue

 - (b) Civic Address: 13940 - 108 Avenue
 Owners: Will Forsyth and James Forsyth
 PID: 011-437-863
 Lot 10 Section 23 Block 5 North Range 2 West New Westminster District 9728

 - (c) Civic Address: 13960 - 108 Avenue
 Owner: City of Surrey
 PID: 011-432-322
 Lot 1 Section 23 Block 5 North Range 2 West New Westminster District Plan
 9325

3. Summary of Actions for City Clerks 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		
Road Widening area		
Undevelopable area		
Net Total		5,714 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	47%
Paved & Hard Surfaced Areas		40%
Total Site Coverage		87%
SETBACKS (in metres)		
Front	4.5 m	4.6 m
Rear	4.0 m	4.1 m
Side #1 (West)	4.5 m	4.6 m
Side #2 (East)	4.0 m	4.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.0 m	11.0 m
Accessory	4.5 m	3.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		38
Three Bedroom +		38
Total		76
FLOOR AREA: Residential	7,428 m ²	7,118 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	7,428 m ²	7,118 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/56 upa
FAR (gross)		
FAR (net)	1.3	1.24
AMENITY SPACE (area in square metres)		
Indoor	228 m ²	228 m ²
Outdoor	228 m ²	280 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	61	41
3-Bed	46	76
Residential Visitors	12	16
Institutional		
Total Number of Parking Spaces	119	133
Number of disabled stalls		3
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

