

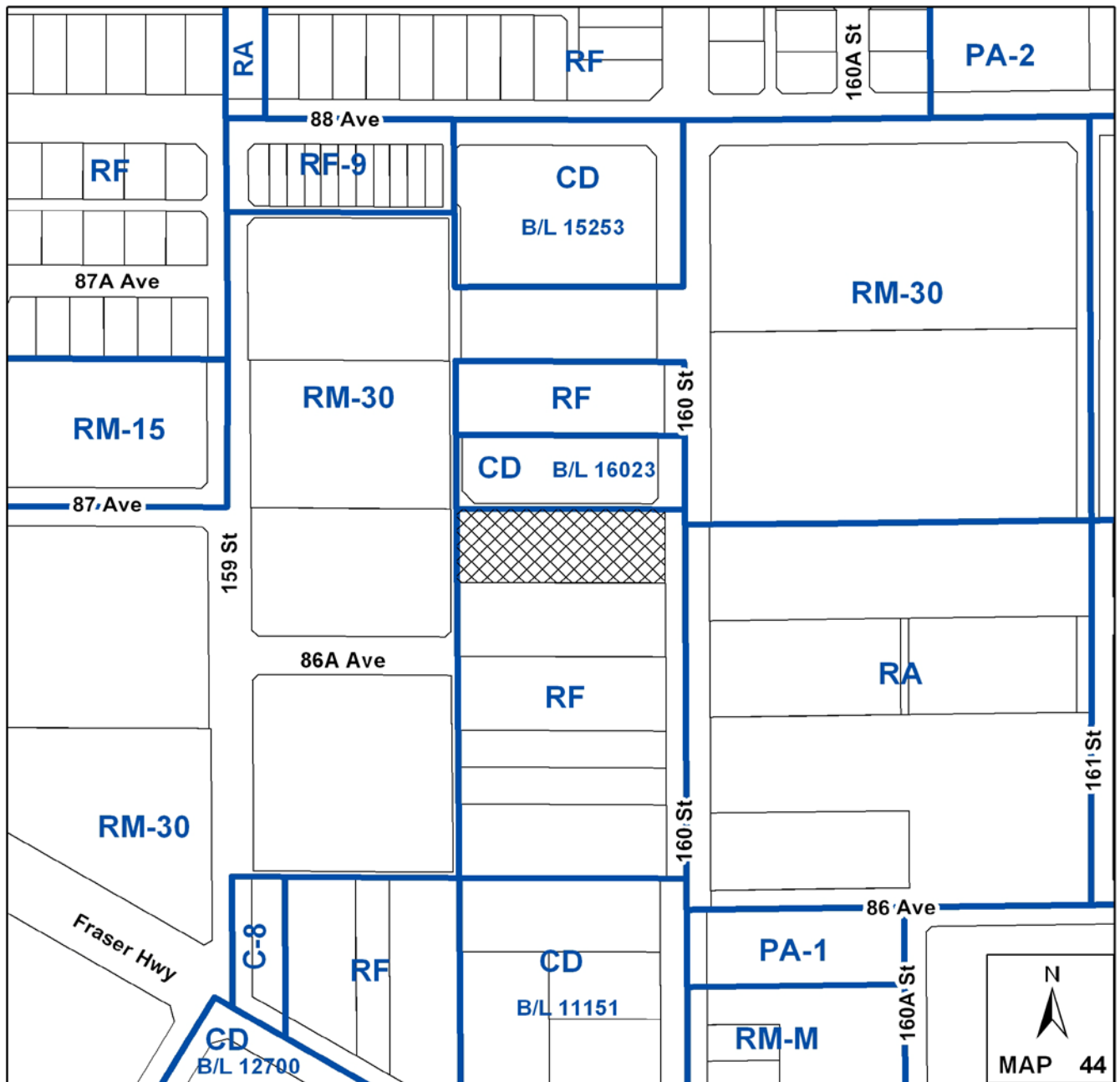
Proposal: Rezone from RF to CD. Development Permit to permit the development of a 4-storey mixed-use residential/commercial building consisting of 54 residential units and 2 ground floor commercial units.

Recommendation: Approval to Proceed

Location: 8697 – 160 Street **Zoning:** RF

OCP Designation: Town Centre

NCP Designation: Community Commercial **Owner:** 0706110 BC Ltd.



PROJECT TIMELINE

Completed Application Submission Date: April 25, 2006
Application Revision & Re-submission Date: October 19, 2006
Planning Report Date: February 26, 2007

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 mixed use residential/commercial building consisting of 54 residential units and 2 ground level commercial 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 12000) to Comprehensive Development Zone (CD) (By-law 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 162 square metres (1,744 sq.ft.) to 148 square metres (1,597 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-017-00 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of revised architectural and landscape drawings subject to the satisfaction of the City Architect and City Landscape 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 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) demolition of all existing buildings and structures on the subject site, to the satisfaction of Building Division staff; and
- (h) preparation and registration of a right-of-way for public rights-of-passage between the building face and the edge of 160 Street.

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: Parks has some concerns about the pressure the project will have on existing Parks, Recreation and Culture amenities in the area. The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council. The applicant should provide cash-in-lieu of indoor amenity space for reduction difference. (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 3 students
 Secondary students = 2 students
 Total new students = 5 students

School Catchment Area/Current Enrollment/School Capacity:

Frost Road Elementary School = 397 enrolled/530 capacity
 North Surrey Secondary School = 1,310 enrolled/1,175 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 = 74 students
 Secondary students = 58 students
 Total new students = 132 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. A boundary change from Coast Meridian Elementary to Frost Road is being considered. It is also anticipated that there would be an enrollment move to the proposed new North Clayton Area Secondary School when it opens (beyond five years).

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family home and accessory buildings which will be demolished.
- **East:** Across 160 Street, new townhouses, zoned RM-30, designated Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan and a single family home on acreage lot, zoned RA, designated Community Commercial in the Fleetwood Town Centre Plan.
- **South:** Single family house, zoned RF, designated Community Commercial in the Fleetwood Town Centre Plan.
- **West:** Approved 40-unit townhouse project, under Application No. 7904-0218-00, under construction, designated Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan
- **North:** New 57-unit apartment building under construction, zoned CD (By-law No. 16023), completed under Application No. 7905-0325-00, designated Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies

NCP Designation: Complies

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 8697-160 Street in Fleetwood and the net site area is approximately 3,505 square metres (0.87 acre) after road dedication.
- The property is currently zoned Single Family Residential Zone (RF) and is designated Community Commercial in the Fleetwood Town Centre Plan (Appendix IX). The subject property is designated Town Centre in the Official Community Plan.
- The applicant is proposing a rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) and a Development Permit, in order to develop a 4-storey mixed-use residential/commercial building consisting of 54 residential units and 2 ground-level commercial units (Appendix III).
- The Community Commercial designation of the Fleetwood Town Centre Plan permits higher order pedestrian-oriented commercial uses and mixed-use commercial/multiple residential developments. This designation does not include residential developments that do not have a commercial component or auto-oriented commercial uses such as car sales or gas stations. The

proposed development complies with the land use designation in the Fleetwood Town Centre Plan.

- The development proposes a total residential building area of 5,056.5 square metres (54,427.7 sq.ft.) and commercial building area of 252 square metres (2,716 sq.ft.). The development proposes a total combined floor area ratio (FAR) of 1.5.
- The proposed development complies with the OCP and the Fleetwood Town Centre Plan.
- All parking is to be provided underground in two levels, to be accessed from a lane at the north side of the subject property. The development proposes a total of 100 parking stalls, including 79 residential stalls, 2 stalls for disabled persons, 11 visitor stalls (including 1 for disabled persons) and 8 stalls for the proposed commercial use.
- The second level parking area also accommodates the storage rooms for bikes and storage lockers.
- The development proposes 148 square metres (1,597 square feet) of indoor amenity space, which is less than the 162 square metres (based upon a requirement of 3.0 square metres/32.0 square feet per dwelling unit). The applicant has agreed to provide a monetary contribution of \$14,070 in accordance with the City policy to address the shortfall in required indoor amenity space (based upon \$1,050 per dwelling unit).
- The development proposes 393 square metres (4,230 square feet) of outdoor amenity space at the rear (west) portion of the site, which exceeds the minimum requirement of 3.0 square metres (32.0 square feet) per dwelling unit. The outdoor amenity space will incorporate a meandering walkway with a decorative paving, lawn, landscaping and benches.
- In accordance with the Fleetwood Town Centre Plan, a half lane will be dedicated and constructed along the north property line, which mirrors the lane dedication provided with the development to the north, under Application No. 7905-0325-00, for a proposed 57-unit apartment building, also designed by the same architect and developed by the same developer as the subject site.
- A dedication of 3.0 metres (9.8 ft) and a 1.0 metre (3.2 ft) statutory right-of-way along the western property line are required to complete the north-south multi-use corridor consistent with the NCP and other townhouse projects to the west.
- In addition, a 1.0 metre (3.2 ft) right-of-way is being proposed along the north side of the proposed lane to provide a pedestrian connection to the multi-use corridor.
- Road dedication is also being proposed along 160 Street for future road widening.

Tree Preservation

- The development application was submitted prior to final adoption of Tree Protection By-law No. 16011 and is covered by the one-year grace period.

- Under the new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while Alder and Cottonwood trees are to be replaced at a ratio of 1:1.
- An arborist assessment was prepared by Mike Fadum of MGF Horticultural Inc. Two (2) protected trees have been identified within the subject property, a Red Alder and a Sawara Cypress. Both trees are proposed to be removed due to species characteristics and observed defects. Therefore, based upon the replacement ratio of 2:1, four (4) replacement trees would be required.
- The applicant proposes to plant a total of 59 replacement trees within the development site. The proposed tree replacement exceeds the requirements of the new Tree Protection By-law.

Proposed CD By-law

- The proposed CD By-law is based upon the Town Centre Commercial Zone (C-15). Most of the provisions of this zone are generally reflected except some of the uses have been excluded and more residential floor area will be permitted.
- The proposed floor area ratio (FAR) is 1.5 and will differ from the C-15 Zone in that the maximum 1.5 floor area ratio will be permitted, even though the multiple residential component of the development exceeds the maximum 67% floor area of the overall building area.
- The increase in density is supportable as the subject site is designated Town Centre in the Official Community Plan and the maximum floor area ratio permitted under this designation is 1.5.
- The proposed development reflects a higher density, which will support the intended retail/commercial corridor of 160 Street.
- The proposed front yard (160 Street) setback allows the proposed building to have a strong street presence and provides more of an urban character which is desired for Fleetwood Town Centre.

PRE-NOTIFICATION

Pre-notification letters were sent on December 4, 2006 and staff received 1 letter in response with the following concern:

- Concern about the organism *Serratia Marcescens* which can reportedly be found near new construction sites. The organism reportedly can be found to be pathogenic to some people and may cause urinary tract infections and pneumonia. Therefore concern was expressed about water quality and whether the organism may be prevalent in the area.

(Staff are not in a position to advise how and where the bacteria comes as we do not have the resources to conduct such research. General information was provided to the resident by Water Operations staff. The resident has contacted the Fraser Health Authority, which would be more capable to deal with the matter.)

DESIGN PROPOSAL AND REVIEW

- The height of the building will primarily be four (4) storeys, but will transition to three (3) storeys along 160 Street, in order to comply with townhouse projects already developed in the neighbourhood.
- The Main Street (160 Street) Urban Design Plan in the Fleetwood Town Centre Plan recommends a minimum building setback of 2.0 metres (6.7 ft.) from 160 Street. However, the proposed 3.6-metre (11.8 ft.) setback along 160 Street is appropriate given the fact that the site is the terminus of the commercial area along 160 Street. This proposed development will function as a transition between the new residential development to the north and the future commercial development to the south.
- Due to the length of the building, interest and articulation of the building mass is achieved by the use of balconies, projections, colours, rooflines and roof slopes to break up the north and south elevations.
- The applicant proposes nine (9) one-bedroom units and forty-five (45) two-bedroom units, ranging in size from 47 square metres (506.6 sq.ft.) to 97.9 square metres (1,054.2 sq.ft.).
- All above ground units will incorporate balconies, whereas units at grade will have individual patios.
- The primary pedestrian entry to the apartment building will be from 160 Street, with the two ground floor commercial units accessed separately from 160 Street. Canopies are proposed over the entries to the two commercial units.
- A ground floor entry plaza is proposed along 160 Street, incorporating a circular paving pattern at the north-east corner, with decorative paving to the property line.
- Proposed cladding materials include horizontal vinyl siding in "Clay", painted hardipanel siding in "Silvered Pecan" and brick cladding in "Copperstone". Roofing material is proposed in asphalt roof shingles in "Weathered Wood". The proposed red brick at the lower level of the building is appropriate as it gives the development more of a commercial feel.
- The indoor amenity area is proposed on the second floor. The intended use is as a multi-purpose room.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, as the same owner and architect developed the property to the north at 8717-160 Street, for a 57 unit apartment building which is similar in building form and mass to the proposed development on this site. The 57-unit apartment building did receive ADP review. The proposed development was reviewed by the City Architect, Senior Planner, Urban Design and the City Landscape Architect and found satisfactory, except for the following outstanding requirements, which the applicant has agreed to complete prior to final adoption:

- Revise and simplify entry plaza. Eliminate tree which is proposed to be removed due to arborist's recommendation. Use consistent texture for sidewalks at future sidewalk at the east. For example, use broom finish for paving at entry to apartment with border design.
- Relocate Hydro kiosk west of building setback.
- Provide vision panels in all doors in underground parking leading to publicly accessible areas.
- Elevator lobby in underground parking area should be glazed to permit natural surveillance.
- Ensure adequate lighting throughout the underground parking.
- Provide rough surface finish on ramps to deter skateboarders.
- Show line of garage below second floor plan at the south.
- Confirm that mansard roof will screen roof top mechanical equipment.
- At the north elevation for suites 212 and 213, consider railing design for ground floor as recommended in the Fleetwood Town Centre Plan, e.g. low masonry wall with decorative metal railing.
- Revisit parking orientation on plans.
- Revisions to landscape plan.

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 and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed CD By-law
Appendix IX.	Fleetwood Town Centre Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 7, 2007.
- Arborist Report dated January 26, 2007.
- Soil Contamination Review Questionnaire prepared by Don Andrew dated April 24, 2006.

How Yin Leung
Acting General Manager
Planning and Development

PL/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,072 m ²
Road Widening area		567 m ²
Undevelopable area		127.8 m ²
Net Total		3,505 m ²
LOT COVERAGE (in % of net lot area)		43.9%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres) (to the building face)		
Front (160 Street)	2.0 m	2.0 m
Rear (West)	7.5 m	7.5 m
Side #1 (North)	3.0 m	2.0 m
Side #2 (South)	3.0 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	14 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		9
Two Bedroom		45
Three Bedroom +		N/A
Total		54
FLOOR AREA: Residential	3,556 m ²	5,056 m ²
FLOOR AREA: Commercial	1,752 m ²	252 m ²
Retail		
Office		
Total		252 m ²
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	5,308 m ²	5,308 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)		154 uph/62 upa
FAR (gross)		
FAR (net)	1.5	1.5
AMENITY SPACE (area in square metres)		
Indoor	162 m ²	148 m ²
Outdoor	162 m ²	393 m ²
PARKING (number of stalls)		
Commercial	8	8
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	12	12
2-Bed	67	67
3-Bed		
Residential Visitors	11	11
Institutional	N/A	N/A
Total Number of Parking Spaces	99	100
Number of disabled stalls	1	2
Number of small cars		3
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

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

