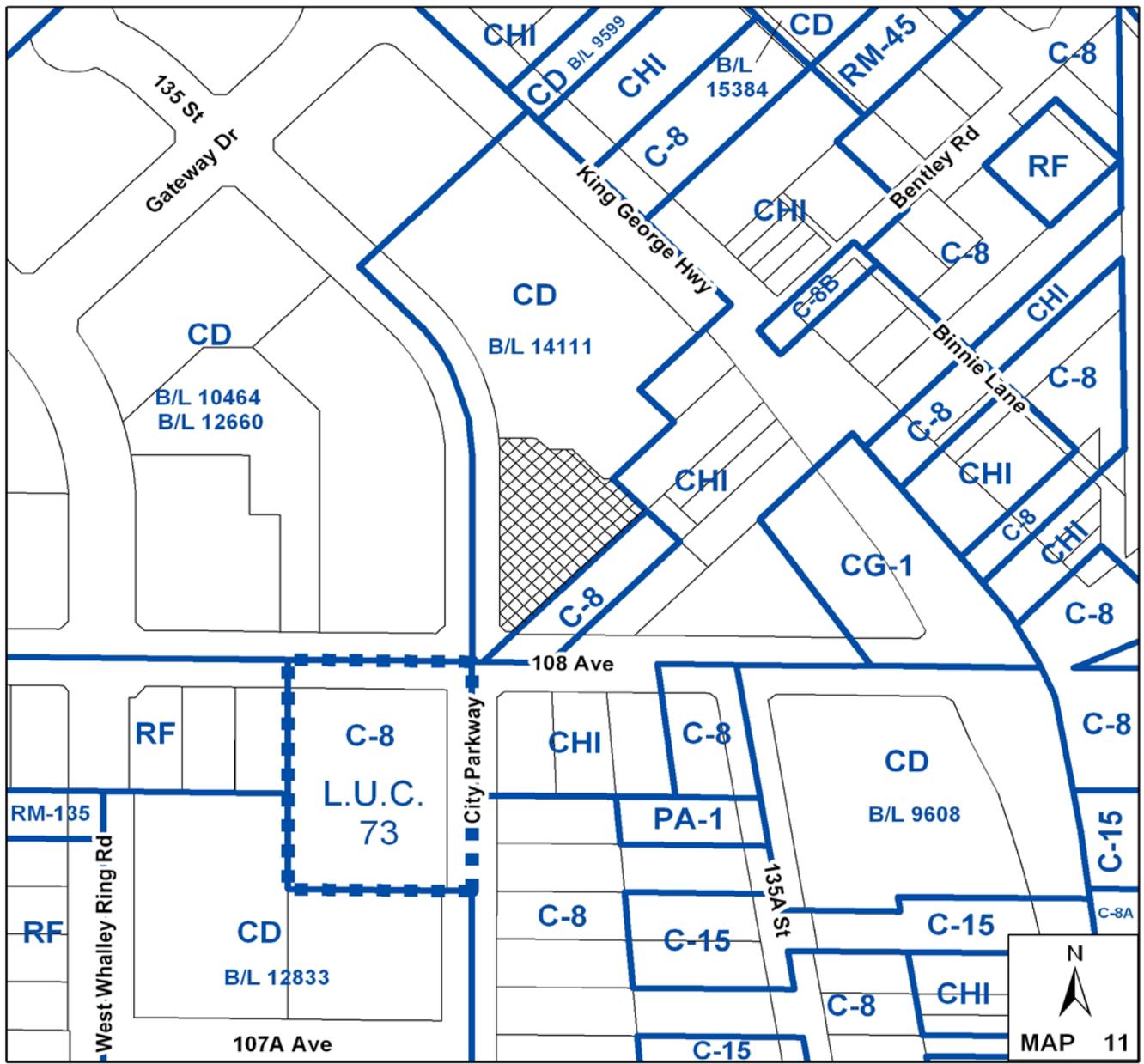


Proposal: Development Permit to permit a four-storey apartment building. Development Variance Permit to vary setbacks.

Recommendation: Approval to Proceed

Location: 10822 City Parkway **Zoning:** CD (By-law No. 14111)

OCP Designation: City Centre **Owner:** Parkway Projects Ltd.



PROJECT TIMELINE

Initial Application Submission Date:	May 4, 2006
Completed Application Submission Date:	October 26, 2006
Planning Report Date:	February 12, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum side yard setback for a building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - to reduce the minimum side yard setback for a structure from 7.5 m (25 ft.) to 0.3 m (1 ft.); and
 - to permit stairs to encroach into the setback area

in order to permit the development of a four-storey apartment building in Surrey City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0195-00 in accordance with the attached drawings (Appendix IV).
2. Council approve Development Variance Permit No. 7906-0195-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum southeast side yard setback for a building in the CD Zone (By-law No. 14111) from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (b) to reduce the minimum southeast side yard setback for a structure in the CD Zone (By-law No. 14111) from 7.5 metres (25 ft.) to 0.3 metres (1 ft.); and
 - (c) to vary the General Provisions section of Surrey Zoning By-law, 1993, No. 12000 to permit stairs with more than three risers to encroach into the required setback area.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (b) approval of Development Variance Permit No. 7906-0195-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project. A servicing agreement is not required (Appendix V).

Parks, Recreation & Culture Comments were provided in connection with original Rezoning Application 7900-0034-00.

School District: **School Impacts:**

Projected number of students from this development:

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

School Catchment Area/Current Enrollment/School Capacity:

K.B. Woodward Elementary School = 530 enrolled/530 capacity
 Kwantlen Park Secondary School = 1,460 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 = 33 students
 Secondary students = 41 students
 Total new students = 75 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 VII)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Small commercial buildings, zoned CHI, designated City Centre.

- **South:** Two-storey commercial building, zoned C-8, designated City Centre.
- **West:** Across City Parkway, vacant lot, zoned CD (By-law Nos. 10464 and 12660), designated City Centre.
- **North:** Four-storey "Access" apartment building (Phases 1 - 4 of the same project), zoned CD (By-law No. 14111), designated City Centre.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- In 2000, Intrawest Corporation applied (Application No. 7900-0034-00) to rezone a 1.23-hectare (3-acre) parcel on City Parkway from CD By-law Nos. 10464 and 12660 and C-8 to a Comprehensive Development Zone (CD) in order to permit the development of two, 4-storey apartment buildings, called the "Access" project (Appendix III).
- The building at the north end of the site, containing 198 units, was to be a "U-shaped" building enclosing a central courtyard that was to contain the indoor amenity area for the entire complex. This building was to be built in 4 phases.
- The building at the south end of the site, containing 64 units, was to be a "D-shaped" building and was to be built as the fifth, and final, phase of the phased strata project.
- Final reading was given to the Rezoning By-law (No. 14111), and Development Permit No. 7900-0034-00 for the project was issued on February 19, 2001.
- The "U-shaped" building was built in four phases as originally planned and was built by the original developer.
- Phase 5 of the project did not proceed, however, and the Phase 5 land was subsequently sold to a new developer.
- The new developer now wishes to proceed with Phase 5 of the project but wishes to redesign the building to meet current market conditions.
- As a result, the new developer has submitted a Development Permit application in order to obtain a Development Permit for the redesigned Phase 5 building.

CURRENT PROPOSAL AND DESIGN REVIEW

- The proposed Phase 5 apartment building has been redesigned from a 4-storey “D-shaped” building to a standard 4-storey rectangular building.
- In redesigning the building, the size of the building has been reduced and the number of units have been decreased from 64 to 55.
- Reducing the number of units affects the original phased strata project in terms of phases, number of units, and unit entitlements.
- The Strata Corporation of Phases 1 - 4 has passed a resolution consenting to the amendment to the original phased strata plan.
- The 55 proposed units will be comprised of 4, one-bedroom and 51, two-bedroom units ranging in size from 56 sq. m. (607 sq. ft.) to 107 sq. m. (1,154 sq. ft.).
- The architecture of the proposed Phase 5 “Access” building will be the same as the existing Phase 1-4 building on the site and the exterior of the proposed Phase 5 building will be clad in the same materials and same coloured materials as the existing building.
- The bottom two floors of the proposed Phase 5 “Access” building will be clad in dark brick, with the upper floors being clad in light brown vinyl siding. The roof will be clad in dark brown asphalt shingles.
- A total of 58 parking spaces will be provided in a parking garage, located under the Phase 5 building that will be accessed through the parking garage located under the Phase 1-4 building.
- Of these 58 parking spaces, 57 will be resident parking spaces, which is 2 more than is required under CD By-law No. 14111. One parking space will be designated as visitor parking.
- The balance of the visitor parking spaces for the entire project was provided at grade around the central courtyard area that was built as part of Phase 1-4. (Appendix III)
- In accordance with the Zoning By-law, 66 bicycle storage lockers will be provided in the underground parking garage for Phase 5.
- Indoor amenity for the entire project was constructed as part of the Phase 1-4 building and consists of a large above-ground party room, located in the central courtyard area, and an underground fitness centre.
- Outdoor amenity space for the entire project was provided on the southern side of the lot as part of Phase 1-4.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff and found satisfactory, except for the following issues:

- Review, redesign and refinement of the plaza area and landscaping at the southwest corner of the site adjacent to City Parkway.
- Refinements to the landscaping along the southern property line to increase buffering and screening.
- The applicant has agreed to address these issues prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary CD By-law (No. 14111) to reduce the minimum southeast side yard setback for a building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

Applicant's Reasons:

- The southern side property line angles sharply and it is difficult to place a rectangular building on the site without a portion of the building encroaching into the setback.

Staff Comments:

- The majority of the building is set back the required 7.5 metres (25 ft.) from the side property line.
- Only one small corner of the building and one column that supports the second floor balcony encroach into the required side yard.
- The minimal encroachment of 1.5 metres (5 ft.) of two small elements of the building will not negatively impact adjoining properties.
- As a result, the Planning & Development Department can support the requested variance.

(b) Requested Variance:

- To vary CD By-law (No. 14111) to reduce the minimum southeast side yard setback for a structure from 7.5 metres (25 ft.) to 0.3 metres (1 ft.).

Applicant's Reasons:

- Due to existing requirements of the Building Code, the exit stairs for the underground garage end up being located close to the southeastern side property line.

Staff Comments:

- The exit stairs consist of a 1.0 metre (3.5 ft.) high concrete wall topped by a 1.0 metre (3.5 ft.) high black metal picket security fence.

- As a blank sidewall of a commercial building is located on the adjoining lot next to the exit stairs, the adjoining property will not be impacted by the stairs.
- As a result, the Planning & Development Department can support the requested variance.

(c) Requested Variance:

- To vary Zoning By-law No. 12000 to allow steps with more than 3 risers to encroach into the required setback.

Applicant's Reasons:

- The grading and landscaping of the site requires a set of stairs of 6 risers along the southeast side of the building to address the slope of the site and to allow emergency egress from the building.
- Further, as the site slopes down hill from south to north, the northerly set of stairs leading from the sidewalk along City Parkway to the front patios of the ground floor units along City Parkway also have six risers.

Staff Comments:

- The stairs along the southeast side of the building are comprised of only 6 risers, are sunk into the slope of the site and the landscaping and do not negatively impact the adjoining properties in any way.
- The set of stairs along City Parkway do not impede pedestrian circulation along the street and do not impact any adjacent properties.
- As a result, the Planning & Development Department can support the requested variance.

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.	Original Approved Site Plan (Development Permit No. 7900-0034-00)
Appendix IV.	Proposed Site Plan, Typical Floor Plans, Elevations and Landscape Plans
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Existing CD By-law No. 14111
Appendix VIII.	Proposed Development Variance Permit No. 7906-0195-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 25, 2007.

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: Don Andrew
 Address: 150 - 1450 Creekside Drive
 Vancouver, B.C.
 V6J 5B3
 Tel: 604-733-3125

2. Properties involved in the Application
 - (a) Civic Address: 10822 City Parkway

 - (b) Civic Address: 10822 City Parkway
 Owner: Parkway Projects Ltd.
 PID: 024-957-691
 Lot 1 Section 15 Block 5 North Range 2 West New Westminster District
 LMP48965

3. Summary of Actions for City Clerks Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7906-0195-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 14111)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total (Phases 1 - 5)		12,300 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures (Phases 1 - 5)	50%	46%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	2.5 m	2.5 m
Side #1 (South)	7.5 m	6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	20.0 m	13.0 m
Accessory	7.5 m	
NUMBER OF RESIDENTIAL UNITS (Phase 5)		
Bachelor		
One Bed		4
Two Bedroom		51
Three Bedroom +		
Total		55
FLOOR AREA: Residential (Phase 5)		4,728 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA (Phase 5)		4,728 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)		
FAR (gross)		
FAR (net) (Phases 1 - 5)	2.5	1.8
AMENITY SPACE (area in square metres)		
Indoor (Phase 1 - 5)	380 m ²	527 m ²
Outdoor (Phases 1 - 5)	380 m ²	380 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	4	4
2-Bed	51	53
3-Bed		
Residential Visitors	1	1
Institutional		
Total Number of Parking Spaces	56	58
Number of disabled stalls		
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

