

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0225-00

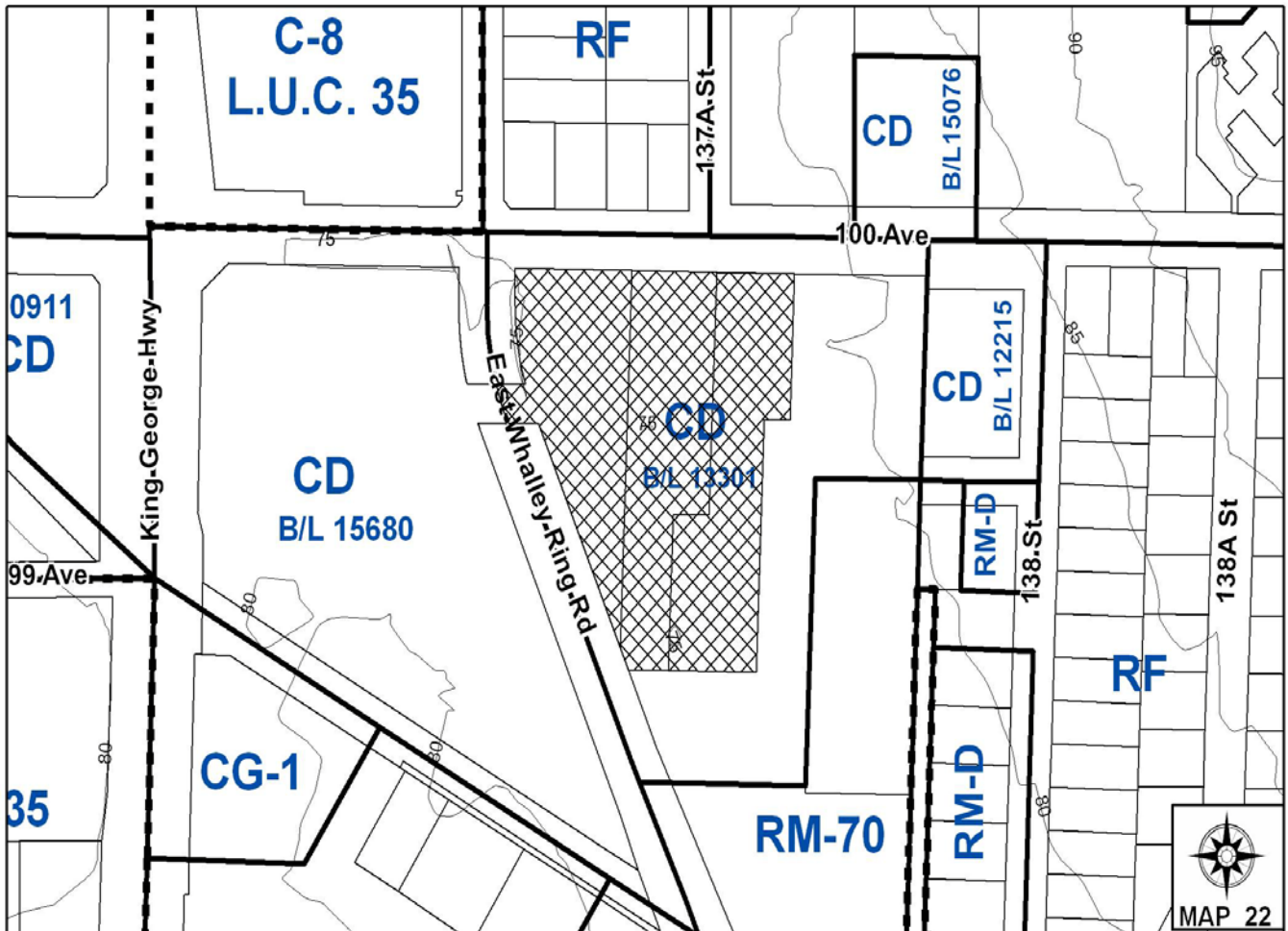
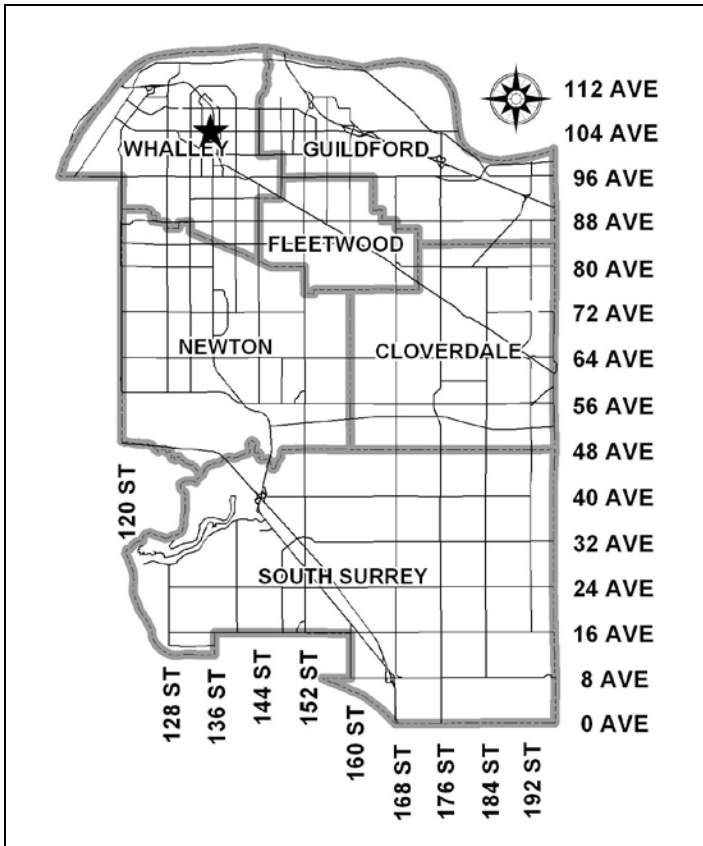
Planning Report Date: October 1, 2007

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of two high-rise apartment buildings and low-rise podium.

LOCATION: 13698, 13748 and 13770 - 100 Avenue
OWNER: Quibble Creek Developments Inc.
ZONING: CD (By-law No. 13301)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with setback requirements.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the use and density of the existing CD Zone (By-law No. 13301).
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- The proposed development conforms to the goal of achieving high-rise, high density development around three SkyTrain stations.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,260 square metres (13,560 sq.ft.) to 733 square metres (7,900 sq.ft.).
2. Council authorize staff to draft Development Permit No. 7906-0225-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0225-00, (Appendix V) varying the following sections of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13301, to proceed to Public Notification:
 - (a) to reduce the minimum northern (100 Avenue) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the face of the building, to 3.6 metres (12 ft.) for balcony and canopy projections, to 1.8 metres (6 ft.) for roof projections, and to 4.0 metres (13 ft.) for patios more than 600 mm (2 ft.) above grade; and
 - (b) to reduce the minimum southern setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the face of the building and 3.0 metres (10 ft.) for balcony projections.
4. Council instruct staff to resolve the following issues prior to approval:
 - (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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the impact of reduced indoor amenity space;
 - (g) the applicant convey the stream setback protection area to the City as a fee simple lot; and
 - (h) registration of a joint access easement over the driveway on the east side of the site to ensure that the proposed driveway provide joint access to the subject site and the adjacent site to the east.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

30 Elementary students at Lena Shaw Elementary School
13 Secondary students at Guildford Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: No objection.

SITE CHARACTERISTICS

Existing Land Use: Vacant with Quibble Creek located along the south-west portion.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------------------|---|----------------------|-----------------------|
| North (Across 100 Avenue): | Older single family dwellings. | Multiple Residential | RF |
| | Three-storey apartment building. | Multiple Residential | RM-45 |
| East: | Vacant lot. | City Centre | CD (By-law No. 13301) |
| South: | Vacant lot impacted by Quibble Creek. | City Centre | CD (By-law No. 13301) |
| West (Across East Whalley Ring Road): | Phases 1 and 2 of Infinity project (two, 36-storey residential towers with ground floor commercial) under construction. | City Centre | CD (By-law No. 15680) |

DEVELOPMENT CONSIDERATIONS

- The 1.72-hectare (4.2-acre) subject site at 13698/13748/13770-100 Avenue in Surrey City Centre is designated City Centre under the Official Community Plan (OCP) and is zoned Comprehensive Development Zone (CD) By-law No. 13301.
- Under CD Zone (By-law No. 13301), which was given final adoption on May 11, 1998 multiple unit residential buildings are a permitted use.

- The applicant has submitted a Development Permit application to permit the development of two high-rise residential towers and a podium structure containing townhouse and apartment units.
- CD Zone (By-law No. 1330) does not specify a maximum Floor Area Ratio (FAR) for the subject site, but sets a maximum gross building area that can be constructed on the site of 61,500 square metres (662,000 sq. ft.).
- The proposed project contains 61,494 square metres (661,936 sq. ft.) of gross building area, which is just below the maximum 61,500 square metres (662,000 sq. ft.) permitted.
- The proposed development conforms, therefore, to the use and density permitted in CD By-law No. 13301.
- Quibble Creek is located on the west side of the subject site, adjacent to East Whalley Ring Road. As a result, the southern portion of the subject site falls within the 30-metre (100 ft.) stream setback protection area for Quibble Creek. As a condition of approval of the proposed development, the applicant will be required to convey the stream setback protection area to the City as a fee simple lot.
- Also, as part of the conditions of approval, road dedications will be required along both 100 Avenue and East Whalley Ring Road as part of this development.
- Based on a gross site area of 1.72 hectares (4.2 acres), (i.e. the area of the site without required road widening or stream setback areas being excluded), the proposed 61,494 square metres (661,936 sq. ft.) of gross building area proposed translates into an FAR of 3.6.
- However, once the required road dedications are taken from the subject site and once the stream setback area has been transferred to the City, the area of the remaining fee simple lot on which the project is to be built is substantially reduced, to 1.06 hectares (2.6 acres), which results in a net Floor Area Ratio of 5.8.
- As the density on the subject site, under the provisions of CD Zone (By-law No, 13301) is related solely to gross building area and not to FAR however, the project still conforms in terms of density, irrespective of the smaller site area.

DESIGN PROPOSAL AND REVIEW

General Layout

- The proposed project consists of two high-rise residential towers, joined by a four-storey podium.
- The tower, at the northwest corner of the site, at the intersection of East Whalley Ring Road and 100 Avenue, will be 40 storeys in height and will contain a total of 447 apartment units, comprised of a mix of studio, one bedroom, two-bedroom and two-bedroom and den units, ranging in size from 39.5 square metres (425 sq. ft.) to 78.6 square metres (846 sq. ft.).

- The CD By-law governing the subject site does not specify a maximum building height. However, the proposed 40-storey tower is in keeping with the 36-storey towers currently under construction on the west side of East Whalley Ring Road across from the subject site.
- The pedestrian entry to the northwest tower, will be located at the corner of the building at the intersection of 100 Avenue and East Whalley Ring Road.
- The second tower will be located along 100 Avenue at the far east end of the site, will be 34 storeys in height, and will contain a total of 397 apartment units, comprised of a mix of studio, one bedroom, two-bedroom and two-bedroom and den units, ranging in size from 39.5 square metres (425 sq. ft.) to 78.6 square metres (846 sq. ft.).
- The pedestrian entry to the eastern tower will be located at the northeast corner of this tower, adjacent to 100 Avenue.
- The podium between the two towers will be comprised of an above-ground parkade, clad in a "skin" of 56 two-storey townhouse and one-storey apartment units. The podium section of the building will contain 19, two-storey, two-bedroom townhouses ranging in size from 94.4 square metres (1,016 sq. ft.) to 95.9 square metres (1,032 sq. ft.) and 37 one bedroom and two-bedroom units, ranging in size from 54 square metres (528 sq. ft.) to 61.7 square metres (655 sq. ft.).

Building Design

- The proposed buildings incorporate a modernist design with clean, straight lines, emphasizing the verticality of the two towers.
- The podium and the bottom four floors of the towers will be clad in limestone-coloured brick to provide weight to the base of the building and to provide continuity between the podium element and the towers.
- The towers will be clad in clear vision glass and medium-green spandrel glass panels.
- Beige-coloured vertical elements will extend from the base of the towers to the roof.
- Balcony guard panels and canopies over the entry will consist of light-green glass to provide additional contrast to lighten the tower structures.
- Window and door frames will be black-painted metal while metal flashing and metal louvers found in various locations on the exterior of the building, will be charcoal coloured.
- The roofs of both towers will consist of a metal frame structure, running the length of the roof, that angle outwards, past the face of the building. Portions of these roof elements will be clad in glass and will be back lit at night in order to provide a dramatic element to the City Centre skyline.

Indoor Amenity Space

- The indoor amenity space will be located on the ground floor, fourth floor and roof of the proposed buildings.
- On the ground floor, the indoor amenity space will consist of a lounge seating area with a fireplace located next to the entry lobby of each tower.
- On the fourth floor, the indoor amenity space will consist of a gymnasium, and multi-purpose fitness room, a sauna, a games room and two general use amenity rooms that will contain a small kitchen and washroom facilities.
- A solarium, covered by the glass roof structure, will be located on the top of each tower.
- The indoor amenity space will total 733 square metres (7,894 sq. ft.), which is 527 square metres (5,673 sq. ft.) less than the 1,260 square metres (13,563 sq. ft.) required under the CD Zone (By-law No. 13301) (1.4 square metres/15 sq. ft. per dwelling unit).
- The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy

Landscaping and Outdoor Amenity Space

- Given that the proposed building will be located close to adjoining streets in order to create a more urban, pedestrian-oriented streetscape and given that most of the lot will be dedicated to the City for stream setback protection, there is little opportunity on the site to provide ground level landscaping.
- However, in recognition of the fact that the northwest corner of the subject site is located on a very prominent intersection (the corner of 100 Avenue and East Whalley Ring Road), the applicant is proposing to create a major pedestrian plaza at this intersection, that will anchor the intersection and provide an entry to the adjacent 40-storey tower.
- The plaza will be hard surfaced with Holland pavers and will incorporate concrete bench seating surrounding a metal sculpture located in the centre of the plaza.
- A dry stream, along with a pedestrian pathway, will run adjacent to East Whalley Ring Road, terminating in a geometric design at the corner. The dry stream is a surface representation of Quibble Creek, which is culverted at this location
- A smaller plaza of similar, but less elaborate, design will be located at the east side of the site, adjacent to the entry of the eastern tower.
- The outdoor amenity space will be located on the fourth floor of the podium, on the roof of the above-ground parkade.

- The outdoor amenity space will consist of two large patios, with table seating, adjacent to the two general-use amenity rooms, a children's play area with play equipment and seating, landscaped walkways and a projecting observation platform on the south side of the building that will allow overviews of the forested area along Quibble Creek.
- A solarium and outdoor landscaped roof terrace will be located on the roof of each tower.
- The outdoor amenity space will cover 2,904 square metres (31,260 sq. ft.), which is 204 square metres (2,200) more than the 2,700 square metres (29,000 sq. ft.) required under the CD Zone for the site (3.0 square metres./32 sq. ft. per dwelling unit).

Parking

- Parking will be provided both underground and in an above-ground parkade.
- Four levels of underground parking and 2 levels of above-ground parking will be provided.
- The principal entry to the parking garage will be from a formal, landscaped driveway located along 100 Avenue at the east end of the site.
- In order to reduce the number of driveways along 100 Avenue, it is intended that this driveway will provide vehicle access to both the subject site and to the adjacent lot to the east, which is also zoned to accommodate high-density, high-rise residential development.
- To ensure that this driveway provides joint access, the applicant will be required to register a reciprocal access agreement across this driveway.
- A secondary access to the parking garage will be located on the west side of the site along East Whalley Ring Road.
- The parking garage will contain a total of 1,124 parking spaces.
- Of these 1,124 parking spaces, 976 parking spaces are provided for resident parking, which is 12 more than the 964 parking spaces required under the CD Zone (By-law No. 13301).
- A total of 148 parking spaces are provided for visitors, which is 4 more visitor parking spaces than is required under the CD Zone (By-law No. 13301) for the site.
- Four additional surface visitor parking spaces, two at each driveway entrance, are also provided for short term pick-up and drop-off.

ADVISORY DESIGN PANEL

- ADP Meetings: July 17, 2006 and August 16, 2007
- Most of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans. However, some issues remain outstanding and will need to be addressed prior to final approval. The principal issues that still need to be addressed are as follows:
 - Minor refinements of both the architectural plans and landscaping plans
 - Provision of more detailed plans of wall sections, cross-sections and perspectives
 - Submission of coloured renderings and 3-D models to help clarify colours, articulation and proportion of various elements
 - Provision of more details with respect to the landscaping plan including type and size of plant species, specifications and details of hard-surface landscaping features
- 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 reduce the minimum northern (100 Avenue) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the face of the building, to 3.6 metres (12 ft.) for balcony and canopy projections, to 1.8 metres (6 ft.) for roof projections and to 4.0 metres (13 ft.) for patios more than 600 mm (2 ft.) above grade.

Applicant's Reasons:

- Reduced setbacks are required to meet the City's objective of creating a more pedestrian streetscape.

Staff Comments:

- The reduced setbacks conform to the City's goal of creating a more urban, pedestrian-oriented environment.
- As a result, the Planning & Development Department can support the requested variance.

(b) Requested Variance:

- To reduce the minimum southern setback from 7.5 metres (25 ft.) to 4.0 metres (12 ft.) for the face of the building, to 3.0 metres (10 ft.) for balcony projections

Applicant's Reasons:

- Transferring the southern portion of the lot to the City has resulted in reduced southern setbacks.

Staff Comments:

- The Planning & Development is requiring that the applicant transfer the southern portion of the site to the City for stream setback protection purposes.
- As the lands to the south of the proposed development site are all stream setback protection areas, the reduced setback will not impact adjoining 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. | Proposed Site Plan, Building Elevations and Landscape Plans |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | Development Variance Permit No. 7906-0225-00 |

Jean Lamontagne
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: Patrick Cotter, Patrick Cotter Architect
 Address: Unit 235, 11300 No. 5 Road
 Richmond, BC
 V7A 5J7
 Tel: 604-272-1497

2. Properties involved in the Application

- (a) Civic Addresses: 13698, 13748 and 13770 - 100 Avenue
- (b) Civic Address: 13698 - 100 Avenue
 Owner: Quibble Creek Developments Inc.
 PID: 016-628-004
 Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Plan
 86935
- (c) Civic Address: 13748 - 100 Avenue
 Owner: Quibble Creek Developments Inc.
 PID: 016-627-997
 Lot 5 Section 35 Block 5 North Range 2 West New Westminster District Plan
 86935
- (d) Civic Address: 13770 - 100 Avenue
 Owner: Quibble Creek Developments Inc.
 PID: 016-627-971
 Lot 4 Section 35 Block 5 North Range 2 West New Westminster District Plan
 86935

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7906-0225-00.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 13301)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|-----------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 17,269 m ² |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | 10,600 m ² |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 90% | 50% |
| Paved & Hard Surfaced Areas | | 20% |
| Total Site Coverage | | 80% |
| | | |
| SETBACKS (in metres) | | |
| North | 7.5 m | 4.50 m** |
| West | 7.5 m | 7.5 m** |
| South | 7.5 m | 4.0 m** |
| East | 7.5 m | 14.0 m** |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | | |
| Accessory | | |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | 128 |
| One Bed | | 453 |
| Two Bedroom | | 319 |
| Three Bedroom + | | |
| Total | | 900 |
| | | |
| FLOOR AREA: Residential | 61,500 m ² | 61,494 m ² |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| | | |
| FLOOR AREA: Industrial | | |
| | | |
| FLOOR AREA: Institutional | | |
| | | |
| TOTAL BUILDING FLOOR AREA | 61,500 m ² | 61,494 m ² |

* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

** *Measured to the building face.*

Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|------------------------------------|----------------------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | n/a | 519 uph/210 upa |
| # of units/ha /# units/acre (net) | n/a | 849 uph/344 upa |
| FAR (gross) | n/a | 3.55 |
| FAR (net) | n/a | 5.80 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | 1,260 m ² | 733 m ² |
| Outdoor | 2,700 m ² | 2,904 m ² |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | | |
| Residential + 1 Bedroom | 581 | 581 |
| 2-Bed | 383 | 395 |
| 3-Bed | | |
| Residential Visitors | 144 | 148 |
| Institutional | | |
| Total Number of Parking Spaces | 1,018 | 1,124 |
| 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 | YES |
|---------------|----|---------------------------------|-----|