

PROJECT TIMELINE

Completed Application Submission Date: October 15, 2006
Planning Report Date: March 12, 2007

PROPOSAL

The applicant is proposing:

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

in order to permit the development of a 4-storey apartment building in Surrey City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 10464 as amended by By-law No. 12660) 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 225 square metres (2,400 sq.ft.) to 62 square metres (620 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-0235-00 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) finalize building design and landscaping details to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of reduced indoor amenity space; and

- (f) the applicant adequately 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: Concerns with the impact the development may have on existing facilities in the area (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

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

School Catchment Area/Current Enrollment/School Capacity:

K.B. Woodward Elementary School = 546 enrolled/530 capacity
 Kwantlen Park Secondary School = 1,376 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 = 7 students
 Secondary students = 5 students
 Total new students = 12 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, due to the low yield from adult oriented units.

(Appendix VI.)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant, with SkyTrain guideway bisecting western portion.
- **East:** Across King George Highway, small commercial buildings, zoned CHI, designated Commercial.
- **South:** Across Gateway Drive, vacant, zoned CD (By-law No. 10464, amended by By-law No. 12660), designated City Centre.
- **West:** Across SkyTrain guideway and 135 Street, vacant, zoned CD (By-law No. 10464, amended by By-law No. 12660), designated City Centre under application (7906-0259-00) to permit a 33-storey apartment building (Pre-Council).
- **North:** Vacant, zoned CHI, designated City Centre under application (7906-0147-00) to permit a 39-storey and a 34-storey apartment building (Pre-Council).

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- In 1990, Intrawest Developments rezoned 20 acres of land to the north of 108 Avenue between 133A Street and King George Highway in order to permit the development of a high-density, mixed-used project called Gateway.
- The Gateway project was to consist of 4 high-rise office buildings and 11 high-rise residential buildings (CD By-law No. 10464).
- One high-rise office building and two high-rise residential buildings were built in the early 1990s immediately following the rezoning of the lands.
- The original CD By-law No. 10464 was amended in 1995 by By-law No. 12660 that replaced the commercial uses permitted in CD By-law No. 10464 with commercial uses permitted under the C-35 Zone in Surrey Zoning By-law No. 12000.
- Also in 1995, an additional high-rise residential building was constructed along West Whalley Ring Road in accordance with the original plan for Gateway.
- In 2000, an application (7900-0034-00) was made to construct two, four-storey apartment buildings (known as Access) on the lands at 10866 City Parkway, rather than the high-rise residential towers envisioned in the original Intrawest concept.
- The Rezoning By-law (CD By-law No. 14111) to rezone these lands was given final reading on February 11, 2001. Phases 1-4 of this "Access" project have been completed, while Phase 5 will be proceeding shortly.

Current Proposal

- A new developer has now purchased the property at 13555 Gateway Drive that formed part of the original Intrawest Gateway project.
- The 4,600-square metre (1.14-acre) subject site is designated City Centre under the Official Community Plan (OCP) and is zoned Comprehensive Development Zone (CD) (By-law No. 10464 as amended by By-law No. 12660).
- The applicant is proposing to construct a four-storey apartment building on the subject site.
- The subject lot is already regulated by two By-laws (10464 and 12660), one of which makes reference to requirements in Surrey Zoning By-law, 1979, No. 5942, which makes interpretation of these By-laws complicated and leads to confusion.
- In order to simplify the zoning on the site and to make rezoning regulations clearer and easier to understand, it is proposed that the subject site be rezoned.
- The proposed development will have a Floor Area Ratio (FAR) of 1.3, which is in compliance with the OCP and in accordance with the long-term vision for the area.
- In terms of density, use and building form, the proposed development is similar to the RM-70 Zone.
- The RM-70 Zone permits a maximum FAR of 1.5. However, as the subject site is only 0.46 hectares (1.14 acres) in area, under the sliding density regulations of the RM-70 Zone, the maximum FAR that can be achieved on the site is 1.2, which is below the 1.3 FAR proposed for the site.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than to the RM-70 Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-70 Zone except for maximum density, as noted previously, and building setbacks.
- The RM-70 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft.) from all lot lines. The proposed CD By-law reduces setback from the north, east and west property lines to 6.0 metres (20 ft.) and to 5.5 metres (18 ft.) from the south property line.
- These reduced setbacks are necessary in order to create a more urban pedestrian street environment in City Centre. Normally, residential projects in City Centre are sited 4.5 metres (15 ft.) from lot lines, less than is proposed with the subject development, but the slope of the lot and the SkyTrain guideway that cuts through the site, makes this reduced setback difficult to achieve.
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-70 Zone.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 17, 2006 and staff received one telephone call requesting more information on the application and one letter in support of the application.

DESIGN PROPOSAL AND REVIEW

Site Layout

- The project will consist of a 4-storey "reverse L-shaped" building facing King George Highway and Gateway Drive.
- The building will contain 75 units that will consist of a mix of studio, one-bedroom, two-bedroom, and three-bedroom units, ranging in size from 42 square metres (450 sq. ft.) to 90 square metres (950 sq. ft.).
- The SkyTrain Guideway cuts across the northwest corner of the subject site, prohibiting any type of development, other than landscaping, on this portion of the subject site.

Building Design

- The proposed building is a contemporary design with flat roofs, large overhangs and horizontal elements that help create long clean lines.
- Due to the slope of the site the northern portion of the 4-storey building is stepped down, thereby creating a broken, more interesting roof line than would have been achieved with a continuous flat roof at one elevation.
- The main entry will be located at the southeast corner of the building, at the intersection of King George Highway and Gateway Drive.
- The entire ground floor of the proposed building will be clad in dark-red coloured brick veneer, to create a base for the building and to provide higher quality cladding materials at the pedestrian level.
- This brick veneer will extend up the second and third floors of the building on the bay windows that extend past the face of the building.
- Other portions of the second and third floors will be clad in beige-coloured horizontal vinyl siding, while the exterior of the fourth floor will be clad in cream-coloured hardipanel.
- Window trims, soffits and horizontal hardiplank trim will be painted white for contrast.
- Balcony railings will be black-coloured aluminum.

Indoor Amenity Space

- The indoor amenity space will be located on the ground floor of the building facing the landscaped area on the west side of the building.
- The indoor amenity space will consist of a party room that will contain a pool table, a bar, a washroom and seating areas.
- The indoor amenity space will total 62 square metres (670 sq. ft.), which is 163 square metres (1,750 sq. ft.) less than the 225 square metres (2,400 sq. ft.) required under the Zoning By-law (3.0 square metres/32 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

- The ground floor units facing King George Highway and Gateway Drive will have small, intensely landscaped front gardens that will be separated from the adjacent streets by a red-coloured brick/veneer clad fence/retaining wall topped by a 1.2-metre (4 ft.) high black-coloured metal picket fence.
- The fence/retaining wall, coupled with the landscaped front garden, should help to create a pleasant pedestrian environment along King George Highway and Gateway Drive.
- A large open area is located on the west side of the proposed building that will be enclosed by the proposed reverse "L-shaped" building on the south and the east and by the SkyTrain guideway on the east and the north.
- The SkyTrain guideway cuts through the western-most corner of the subject lot. In 1998, Surrey undertook the construction of Surrey Parkway, a multi-use pathway underneath the SkyTrain guideway from 135 Street to Brownsville Bar in South Westminster.
- Surrey Parkway, which actually begins at the subject site, consists of a 2-metre (6.6 ft.) wide pathway for pedestrians and a 3-metre (10 ft.) wide pathway for bicycles.
- In order to achieve Crime Prevention Through Environmental Design (CPTED) objectives, the areas adjacent to the pathways will be grassed rather than planted with shrubs which can be used to hide items.
- The west and north sides of the lot will be enclosed by a black-coloured metal picket fence that will permit visual integration with the pathways but will secure the site from entry by unauthorized persons.
- The outdoor amenity space will be located on the west side of the site and will cover 225 square metres (2,400 sq. ft.), which is in accordance with the requirements of the Zoning By-law (3.0 square metres./32 sq. ft. per dwelling unit).

- The outdoor amenity space will consist of a large patio with seating areas that is adjacent to the indoor amenity space on the ground floor of the building.
- The outdoor amenity area will also consist of a children's play area with play equipment, surrounded by bench seating.

Parking

- All parking will be provided underground, with access to the underground parking garage being located on 135 Street.
- The underground parking garage contains a total of 100 parking spaces.
- Of these 100 parking spaces, 88 parking spaces are provided for resident parking, which is the number of parking spaces required under the Zoning By-law.
- A total of 12 parking spaces are provided for visitors, which is the number of visitor parking spaces required under the Zoning By-law.
- The underground parking garage will also contain rooms for the storage of 90 bicycles in accordance with the requirements of the Zoning By-law.

ADVISORY DESIGN PANEL

- ADP Meeting: January 15, 2006
- Some 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:
 - Review and refinement of colour palette
 - Review and refinement of the landscaping plan including: revision of the planting plan to address CPTED issues, revisions to the planting plan to create more urban rather than suburban streetscapes, adding articulation to the fencing along adjoining streets, providing required cross-sections, reviewing fencing location to address CPTED issues, providing lighting details
 - Provision of signage details
- 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.

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, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks, Recreation & Culture Comments
Appendix VI.	School District Comments
Appendix VII.	ADP Comments and Applicant's Response
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 8, 2007.
- Soil Contamination Review Questionnaire prepared by Herbert Hung dated May 30, 2006.
- CD By-law No. 10464 and Amendment By-law No. 12660.

How Yin Leung
Acting General Manager
Planning and Development

GAG/kms

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Amela Brudar, GBL Architects
 Address: 140 - 2034 W. 11th Avenue, Vancouver, BC V6J 2S9
 Tel: 604-736-1156

2. Properties involved in the Application

(a) Civic Address: 13555 Gateway Drive

(b) Civic Address: 13555 Gateway Drive
 Owner: G5 Properties Ltd., Inc. No. 558373

0724214 B.C. Ltd., Inc. No. 724214
dba H4 Development Ltd.

Director Information:
Herbert Hung

Officer Information: (as at May 10, 2006)
Herbert Hung (President, Secretary)

PID: 017-716-926
Lot 3 Section 15 Block 5 North Range 2 West New Westminster District Plan
LMP 3367

3. Summary of Actions for City Clerk's 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		4,621 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	35%	33%
Paved & Hard Surfaced Areas		10%
Total Site Coverage		43%
SETBACKS (in metres)		
North	6.0 m	6.0 m
South	5.5 m	5.7 m
East	6.0 m	6.0 m
West	6.0 m	6.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.0m	14.0m
Accessory	4.5m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		4
One Bed		8
Two Bedroom		59
Three Bedroom +		4
Total		75
FLOOR AREA: Residential		6,071 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,238m ²	6,071m 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)		162 uph/66 upa
FAR (gross)		
FAR (net)	1.35	1.31
AMENITY SPACE (area in square metres)		
Indoor	225m ²	62m ²
Outdoor	225m ²	225m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	12	12
2-Bed	71	71
3-Bed	5	5
Residential Visitors	12	12
Institutional		
Total Number of Parking Spaces	100	100
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
---------------	----	---------------------------------	----

CONTOUR MAP FOR SUBJECT SITE

