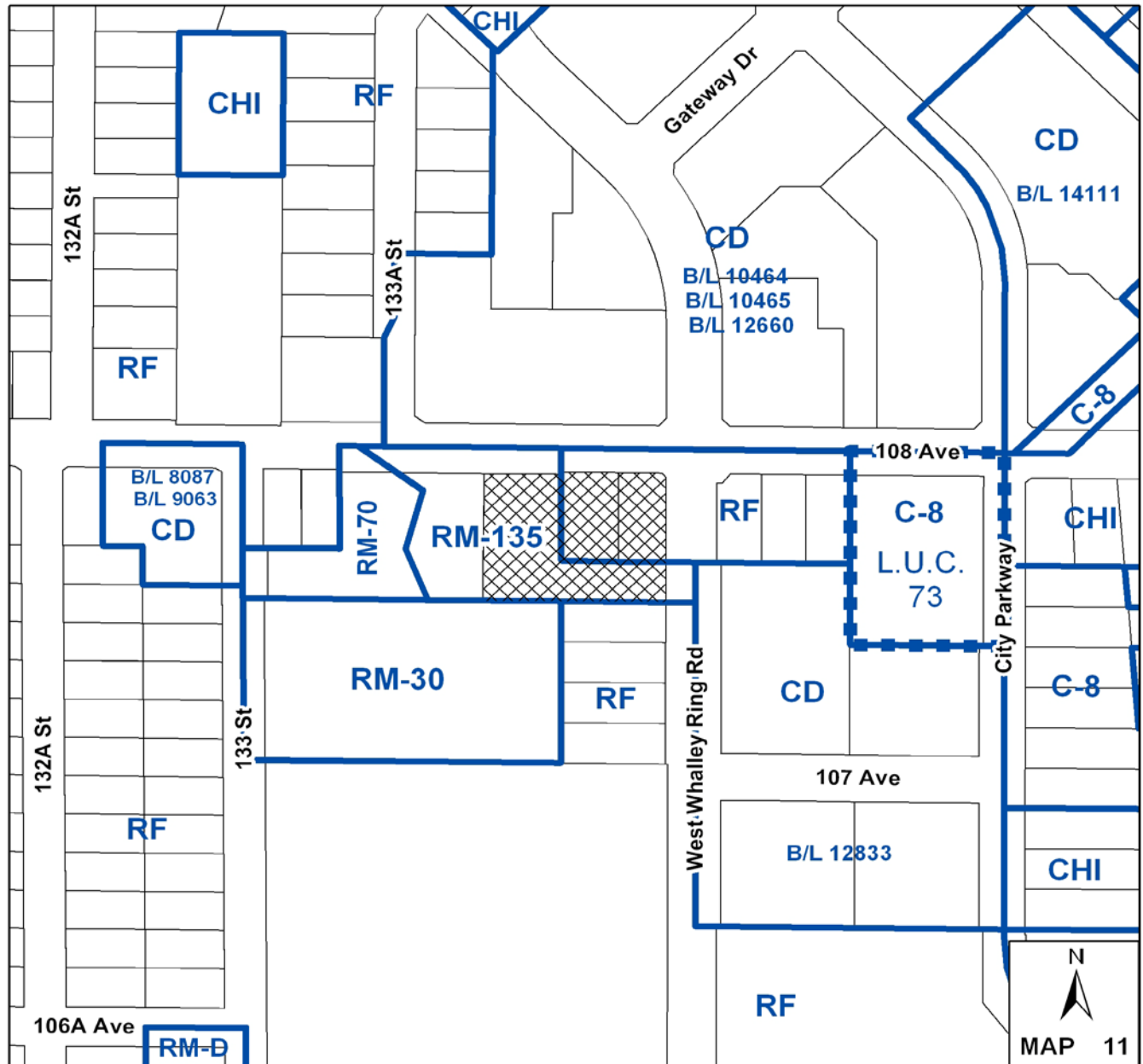


**Proposal:** Rezone from RF and RM-135 to CD and Development Permit to permit two high-rise apartment buildings.

**Recommendation:** Approval to Proceed

**Location:** 108 Avenue & West Whalley Ring Road      **Zoning:** RF and RM-135

**OCP Designation:** City Centre      **Owner:** Century Group Lands Corporation



## PROJECT TIMELINE

Completed Application Submission Date: June 8, 2006  
Application Revision & Re-submission Date: September 5, 2006  
Planning Report Date: February 12, 2007

## PROPOSAL

The applicant is proposing:

- a rezoning from RF and RM-135 to CD; and
- a Development Permit

in order to permit the development of two high-rise apartment buildings with some ground-floor retail space along West Whalley Ring Road.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Multiple Residential 135 Zone (RM-135)" (By-law No. 12000) 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 indoor amenity space from 1,356 square metres (14,600 ft.) to 297 square metres (3,200 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-0254-00 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) resolution of outstanding design and landscaping issues as documented in this report, to the satisfaction of the City Architect and City Landscape Architect;

- (e) submission of a landscaping plan and 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) the applicant adequately address the provision of amenities to the satisfaction of the City.
- (h) the applicant adequately address the concerns that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation & 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, Recreation & Culture: Concerns 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 = 8 students  
 Secondary students = 4 students  
 Total new students = 12 students

#### **School Catchment Area/Current Enrollment/School Capacity:**

KB 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 = 18 students  
 Total new students = 25 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 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.
- **East:** Across West Whalley Ring Road, vacant single family lots, zoned RF, designated City Centre. Vacant multi-family development site, zoned CD (By-law No. 12833), to permit high-rise apartment buildings designated City Centre.
- **South:** Single family dwelling, zoned RF, designated City Centre and townhouses zoned RM-30, all designated City Centre.
- **West:** City-owned lot containing Bolivar Creek, zoned RM-135, designated City Centre.
- **North:** Across 108 Avenue, two high-rise residential towers, zoned CD (By-law Nos. 10464, 10465 and 12660), designated City Centre.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The 0.57 hectare (1.4 acre) subject site at the southwest corner of 108 Avenue and West Whalley Ring Road in Surrey City Centre is designated City Centre under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF) and Multiple Residential 135 Zone (RM-135).
- The applicant has applied to consolidate the three existing lots into one new lot and to rezone the new lot from RF and RM-135 Zone to Comprehensive Development Zone (CD) in order to permit the development of two high-rise residential towers with some accessory ground floor retail space.
- The proposed Floor Area Ratio (FAR) of the development is 5.2.
- As the proposed development is located across the street from the Gateway SkyTrain station, the proposed FAR is consistent with the OCP and the long term plan for City Centre that envisions the concentration of high-rise, high-density developments around the three SkyTrain stations within City Centre.
- However, the maximum density that can be achieved in any mixed-use residential zone in the Surrey Zoning By-law is an FAR of 3.5, which can be achieved on sites that are zoned RMC-150.

- As the proposed FAR of 5.2 exceeds the density that can be achieved under the RMC-150 Zone, the applicant has applied to rezone the site to a Comprehensive Development (CD) Zone in order to accommodate the proposed density.
- The OCP permits densities higher than 3.5 FAR in the City Centre designation if amenities that constitute a benefit for the community are provided.

#### Proposed CD Zone

- The proposed CD By-law is based, generally, on the RMC-150 Zone except for maximum density, range of commercial uses and minimum setbacks.
- Under the proposed CD Zone, the maximum FAR permitted on the site will be increased from 3.5 to 5.2, provided the applicant provides amenities that constitute a benefit to the community.
- The FAR of the two residential towers immediately to the north (Cornerstone) which are 19 and 22 storeys in height is 3.2. The FAR of the residential tower to the north of Cornerstone (The Observatory) is 4.0. The recently reviewed 21-storey residential tower proposed at West Whalley Ring Road and 104 Avenue (File No. 7906-0164-00) and zoned CD (By-law No. 15378) has a FAR of 5.3 (although the overall density for the three lots regulated by CD By-law No. 15378 is 2.85 FAR).
- The applicant is proposing to provide the following amenities:
  - Donation of 4 automobiles to the Cooperative Auto Network (CAN) to create a node of publicly available cars for use by citizens in the vicinity, including the residents in the proposed towers;
  - Incorporation of suitable public art within the landscaping of the site; and
  - Monetary contribution to assist with the pressure this project will place on the park facilities in the area.
- The applicant is proposing to provide 492 square metres (5,300 sq. ft.) of commercial space, broken-up into 5 retail units, at the northeast corner of the property at the intersection of 108 Avenue and West Whalley Ring Road and along West Whalley Ring Road. The commercial space is to serve the local residential population and users of SkyTrain with convenience goods and services.
- Although the RMC-150 Zone permits child care centres, neighbourhood pubs, indoor recreation facilities, entertainment uses and community services, these uses have been removed from the list of commercial uses permitted on the site under the proposed CD By-law as such uses are not consistent with the size of the commercial area being developed or with the intent of provision of convenience goods and services.
- The RMC-150 Zone requires that buildings and structures be sited 7.5 metres (25 ft.), or 50% of the height of the building, whichever is greater, from all property lines. As the tallest tower on-site is 70 metres (230 ft.) in height, the proposed buildings would have to be set back 35 metres (115 ft.) from all property lines.

- The proposed CD By-law reduces the eastern front yard to 1.5 metres (5 ft.), the western rear yard to 5.0 metres (16 ft.), the northern side yard to 2.5 metres ( 7 ft.), and the southern side yard to 7.0 metres (22 ft.).
- The reduced setbacks are required to achieve a more urban, pedestrian oriented streetscape along 108 Avenue and West Whalley Ring Road.
- All other aspects of the proposed CD By-law are consistent with the requirements of the RMC-150 Zone.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 31, 2006 and staff received no written comments, or telephone calls in response.

### DESIGN PROPOSAL AND REVIEW

#### Site Layout

- The project will consist of two high-rise residential towers, one along the north side of the site facing 108 Avenue and the other along the east side of the site facing West Whalley Ring Road.
- The building along 108 Avenue will be 21 storeys in height and will contain 196 apartments. The apartments will be a mix of studio, one-bedroom and two-bedroom apartments, with an average unit size of 54 square metres (579 sq. ft.).
- The building along West Whalley Ring Road will be 25 storeys in height and will contain 256 apartments. The apartments will be a mix of studio, one-bedroom and two-bedroom apartments, with an average unit size of 51 square metres (553 sq. ft.).
- The building along West Whalley Ring Road also includes two, ground-floor retail commercial units along the West Whalley Ring Road frontage of the site, as well as three commercial units at the north end of the building, at the southwest corner of 108 Avenue and West Whalley Ring Road, diagonally across from the Gateway SkyTrain station on the northeast corner of the intersection.
- The five proposed commercial units cover a total area of 492 square metres (5,300 sq. ft.) and are intended to house businesses, such as coffee shops and convenience stores, that provide convenience goods and services to neighbourhood residents and to transit patrons using the Gateway SkyTrain Station or the bus-stop on West Whalley Ring Road in-front of the building.

#### Parking

- All parking for the proposed project will be located underground in a four-level parking garage which will be accessed by a driveway and ramp located along West Whalley Ring Road at the south end of the site.

- The ramp to the underground garage will be decorated with a vine-covered wooden trellis to screen the ramp from views from the upper floors of the residential towers.
- The underground parking garage will contain a total of 558 parking spaces.
- The applicant is proposing to provide residential parking at a rate of one parking space per unit.
- This parking rate is consistent with other recent projects throughout City Centre, such as the Quattro project at 108 Avenue and East Whalley Ring Road, the Optima project at 105A Avenue and West Whalley Ring Road and the Weststone project at 102A Avenue and 133 Street, where residential parking has been reduced to one parking space per unit due to the proximity of these City Centre projects to SkyTrain and bus service.
- The proposed CD By-law for the project, therefore, will stipulate a parking ratio of one parking space per unit for resident parking.
- As a result, 459 parking spaces will be provided for resident parking, which is 25 fewer than the 484 parking spaces required under the normal parking rates stipulated in the Zoning By-law.
- All resident parking will be secured.
- A total of 72 parking spaces are provided for visitors, which is in accordance with the number of visitor parking spaces required under the Zoning By-law.
- A total of 27 parking spaces are provided to service the commercial component of the project, which is 16 more than the 11 parking spaces required under the Zoning By-law.
- The visitor and commercial parking will be provided on the first level of the underground parking garage. Visitors and commercial clients will be able to access the surface by means of a public stairway located along the north side of the site.
- Bicycle storage for residents and bicycle parking for visitors and commercial clients will be provided in accordance with the Zoning By-law.

### Building Design

- Both of the proposed buildings are rectangular in shape and are articulated both vertically and horizontally to add interest and dimension to the buildings.
- Although small sections of the exterior of the buildings are comprised of beige-coloured painted concrete walls, the vast majority of the exterior of the buildings are clad in glazing and spandrel glass panels, giving the buildings a lighter, more elegant appearance.
- The exterior of the ground floors of both building will be clad in dark-brown brick veneer to provide weight to the base of the buildings and to provide higher quality finishing material at the pedestrian level.

- Colonades will be provided in front of the commercial units along the West Whalley Ring Road and 108 Avenue façades of the easterly building to provide weather protection for pedestrians and commercial clients.
- Both buildings have substantial semi-circular driveways that permit vehicles to pull into the site to permit pick-up and drop-off of persons and goods at the front entry to each building.

### Indoor Amenity Space

- The indoor amenity space for the building along 108 Avenue will consist of a lounge, covering an area of 72 square metres (775 sq. ft.) that faces south toward the internal, common landscaped area along the southern portion of the site.
- This lounge will open onto a large, partially covered patio area.
- The indoor amenity space for the building along West Whalley Ring Road will consist of a lounge, an exercise room, media room and billiards room covering an area of 225 square metres (2,400 sq. ft.).
- The lounge in this eastern building faces west toward the internal landscaped area and opens up onto a large, partially covered patio.
- Residents of both buildings will be able to use the indoor amenity space in either building.
- The indoor amenity space will total 297 square metres (3,200 sq. ft.), which is 1,059 square metres (11,400 sq. ft.) less than the 1,356 square metres (14,600 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

- A large formal landscaped area is proposed for the southwest corner of the site, framed on the north and the east by the proposed residential towers, by the property line on the south and by Bolivar Creek on the west.
- The landscaped area will consist of three, very formal, triangular beds planted with trees and shrubs and groundcovers and a large open lawn area for more active recreation.
- This landscaped area will be encircled by a paving stone walkway, lined in several locations with benches.
- The most elaborate aspect of the proposed landscaping plan is the provision of a small "stream" that runs from south to north between the two towers and which consists of a series of small cascades.



- This water feature not only provides an attractive and interesting focus to the landscaping of the site but also provides "white noise" to help create a more restful and peaceful landscaped area for the residents of the development.
- The "stream" extends to the public sidewalk along 108 Avenue, permitting pedestrians along this street to visually experience the water feature and the internal landscaping which is not accessible to the public.
- The public art amenity proposed by the developer will be incorporated into this water feature.
- The applicant is proposing to create a "green roof" over the ground floor commercial units at the northeast corner of the site to provide attractive overviews for residents of adjoining apartment towers and in order to provide a more ecologically sensitive response to this flat roof.
- The outdoor amenity space will cover 1,356 square metres (14,600 sq. ft.), which is in accordance with the requirements of the Zoning By-law (3.0 square metres./32 sq. ft. per dwelling unit).

#### ADVISORY DESIGN PANEL

- ADP Meeting: December 7, 2006
- Many 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:
  - Further consideration of the upper floors of the building and the roof elements. Further consideration of the underside of the roof soffets is required.
  - Further refinement of the colour palate, including the colour of spandrel glass panels. The black spandrel glass proposed by the developer may provide too much contrast between the vision glass and the spandrel panels. A full colour palette needs to be provided. Consideration should be given to colour variation between buildings.
  - Ensure storefronts provide additional texture and interest at the pedestrian level through the use of various architectural elements.
  - Resolution of location and design of commercial signage.
  - Resolution of access from the underground visitor/commercial garage. Consideration should be given to providing an elevator for visitors and clients/staff of the commercial units rather than just providing stairs, which would not serve the disabled, or having visitors/commercial clients access the elevators to the apartment building lobbies which would result in security issues.
  - Refinement of the landscaping plan. Planting needs to be supplemented with larger species. Fencing and bench details need to be provided.
  - Refinement of lighting 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 6, 2007.
- Soil Contamination Review Questionnaire prepared by C.G. McCollum dated May 31, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

GAG/kms:rdd

Information for City Clerk

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

1. (a) Agent:     Name:             Graham McCollum  
                  Address:         5499 - 12<sup>th</sup> Avenue  
  Tsawwassen, Delta, BC  
                  Tel:                 604-943-2203
  
2.     Properties involved in the Application
  - (a)     Civic Addresses:     13362 and 13372 - 108 Avenue; 10787 West Whalley  
  Ring Road
  
  - (b)     Civic Address:         13362 - 108 Avenue  
           Owner:                 Century Group Lands Corporation  
           PID:                    025-654-594  
           Lot 1 Section 22 Block 5 North Range 2 West New Westminster District  
           BCP5436
  
  - (c)     Civic Address:         13372 - 108 Avenue  
           Owner:                 Century Group Lands Corporation  
           PID:                    009-598-341  
           Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan  
           9117
  
  - (d)     Civic Address:         10787 West Whalley Ring Road  
           Owner:                 Century Group Lands Corporation  
           PID:                    009-179-046  
           Lot 2 Section 22 Block 5 North Range 2 West New Westminster District Plan  
           9117
  
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
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,713 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	35%	34%
Paved & Hard Surfaced Areas		40%
Total Site Coverage		74%
<b>SETBACKS</b> ( in metres)		
Front (West Whalley Ring Road)	1.5 m	1.6 m
Rear	5.0 m	6.0 m
Side #1 (North) (108 Avenue)	2.0 m	2.1 m
Side #2 (South)	7.0 m	7.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	70.0 m	69.2 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		4
One Bed		360
Two Bedroom		88
Three Bedroom +		
Total		452
<b>FLOOR AREA: Residential</b>		29,013 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		492 m <sup>2</sup>
Retail		
Office	500 m <sup>2</sup>	492 m <sup>2</sup>
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	29,708 m <sup>2</sup>	29,505 m <sup>2</sup>

*\* 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)		737 uph/322 upa
FAR (gross)		
FAR (net)	5.2	5.16
AMENITY SPACE (area in square metres)		
Indoor	1,356 m <sup>2</sup>	297 m <sup>2</sup>
Outdoor	1,356 m <sup>2</sup>	1,356 m <sup>2</sup>
PARKING (number of stalls)		
Commercial	11	27
Industrial		
Residential	452	459
Residential Visitors	75	72
Institutional		
Total Number of Parking Spaces	538	558
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
---------------	----	---------------------------------	----

## MULTIPLE BUILDINGS DATA SHEET

**Proposed Zoning: CD**

<b>Required Development Data</b>	<b>Building #1 (East Building)</b>	<b>Building #2 (West Building)</b>
<b>SETBACK (in metres)</b>		
Front (West Whalley Ring Road)	1.6 m	
Rear		6.0 m
Side #1 (North) (108 Avenue)	2.1 m	6.0 m
Side #2 (South)	7.0 m	
Building Height (in metres/storeys)	69 m/25 storeys	58 m/21 storeys
<b>NUMBER OF RESIDENTIAL UNITS</b>		
<b>AVERAGE SIZE</b>	553 m <sup>2</sup>	579 m <sup>2</sup>
Bachelor	2	2
One Bedroom	220	142
Two Bedroom	34	52
Commercial	492 m <sup>2</sup>	0
<b>TOTAL FLOOR AREA</b>	16,915 m <sup>2</sup>	12,590 m <sup>2</sup>

CONTOUR MAP FOR SUBJECT SITE

