

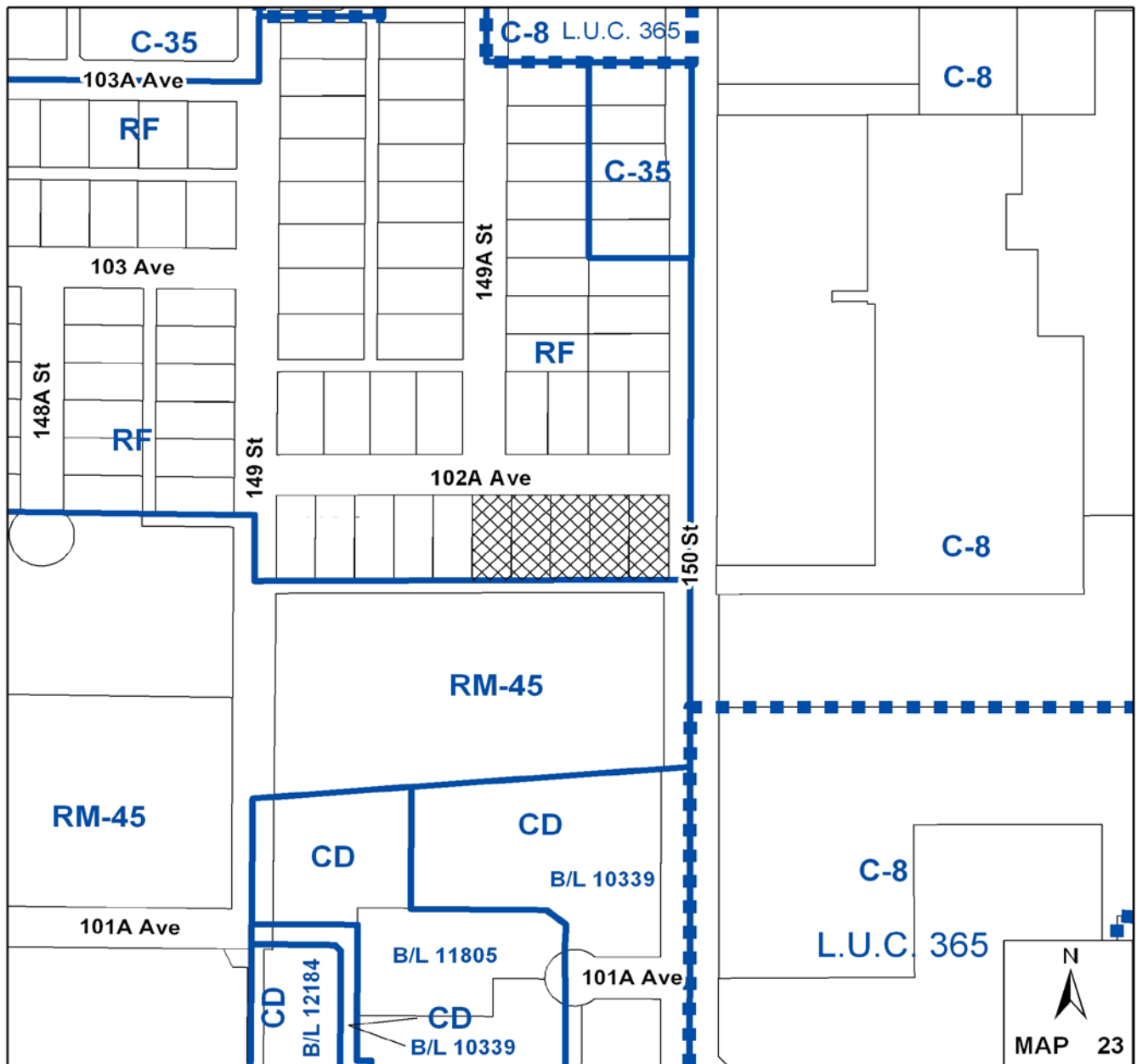
Proposal: Rezone from RF to CD. Development Permit to permit the development of a 64-unit, 4-storey apartment building in Guildford.

Recommendation: Approval to Proceed

Location: 150 Street and 102A Ave **Zoning:** RF

OCP Designation: Multiple Residential

Owner: Hayer Homes Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 9, 2006
Planning Report Date: March 12, 2007

PROPOSAL

The applicant is proposing:

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

in order to permit the development of a 64-unit, 4-storey apartment building in Guildford.

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) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0258-00 in accordance with the attached drawings (Appendix III).
3. 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 a finalized tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) finalize design details to the satisfaction of the City Architect;
 - (f) removal of the existing single family dwellings and accessory structures to the satisfaction of the Building Division; and
 - (g) address Parks, Recreation & Culture Department concerns on the pressure the project will place on existing parks, recreation and culture amenities in the neighbourhood.

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: The Parks, Recreation and Culture Department has concerns about the pressure the project will place on existing Parks, Recreation and Culture amenities in the neighbourhood (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:

Hjorth Road Elementary School = 187 enrolled/305 capacity
Guildford Park Secondary School = 1,251 enrolled/1,050 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 = 0 students
Secondary students = 1 student
Total new students = 1 student

Approved Capacity Projects and Future Space Considerations

Boundary move/enrollment alternatives from Guildford Park Secondary School will be considered. There are no new capital projects identified for the elementary and secondary schools in the north region of School District No. 36 (Surrey). The proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings which will be removed.
- **East:** Across 150 Street, Guildford Town Centre Mall, partially zoned C-8 and partially regulated by Land Use Contract (LUC) No. 365, under Application No. 7906-0413 to discharge LUC No. 365 to allow the site to be regulated by the underlying C-8 Zone and a Development Permit to allow the construction of a new Wal-Mart store (Third Reading).
- **South:** Apartment buildings, zoned RM-45, designated Multiple Residential.
- **West:** Single family dwellings, zoned RF, designated Multiple Residential
- **North:** Across 102A Avenue, single family dwellings, zoned RF, designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 3,900-square metre (0.96-acre) subject site is located on the west side of 150 Street and the south side of 102A Avenue, in Guildford. The site is designated Multiple Residential in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The applicant is proposing to rezone the site from RF to Comprehensive Development (CD) Zone and a Development Permit to permit the construction of a four-storey, 64-unit apartment building.
- The applicant is proposing a net floor area ratio (FAR) of 1.45. While the proposed density surpasses the maximum FAR of 1.16 that would be permitted under the equivalent RM-70 Zone for sites under 1 hectare (2.47 acres), the proposed density is consistent with the Multiple Residential OCP designation of the subject site and the long term vision of the area on the edge of Guildford Town Centre.
- The development proposes a total of 106 parking stalls, which meets the parking requirements of the Zoning By-law. All of the required parking is located underground.
- The applicant is proposing 47 bicycle storage spaces and 6 additional spaces for visitors. The Zoning By-law requires 1.2 spaces for every dwelling unit plus 6 visitor spaces; therefore, 77 bicycle spaces in addition to the 6 visitor spaces are required for the subject apartment building. The number of proposed spaces does not meet this requirement due to limitations in the design of the underground parking garage. The applicant has noted that additional storage spaces can be made available by hanging bicycles to the wall of each space or by providing an accessory storage shed at the ground level in the outdoor amenity area. Therefore, the number of proposed storage spaces is deemed acceptable.

- The proposal provides 192 square metres (2,067 sq.ft.) of indoor amenity space and 192 square metres (2,067 sq.ft.) of outdoor amenity space, which meet the requirements under the RM-70 Zone.

Proposed CD By-law

- The proposed CD By-law is based on the "Multiple Residential 70 Zone (RM-70)" with modifications to density, building setbacks, lot coverage and building height.
- Whereas the RM-70 Zone permits an FAR of 1.16 for a 0.96-acre site based upon the sliding density scale an FAR of 1.50 is permitted for sites 1 hectare (2.5 acres) or larger. The proposed CD By-law permits a floor area ratio (FAR) of 1.45.
- The proposed density is supportable as the subject site is designated Multiple Residential in the OCP. The OCP permits a maximum FAR of 1.5 for sites designated Multiple Residential. The proposed density also supports the long term vision of the Guildford Town Centre. The subject site is bounded by the Guildford Mall to the east and is within walking distance of transit.
- Whereas the RM-70 Zone requires that buildings and structures be at a setback of 7.5 metres (25 ft.) from all lot lines, the proposed CD By-law provides for the following setbacks:

Front yard (150 Street).....	6.0 metres (20 ft.)
Rear yard (west).....	6.5 metres (21 ft.)
Flanking side yard (102A Avenue).....	5.0 metres (16 ft.)
Side yard (south).....	3.0 metres (10 ft.)
- The setbacks along 150 Street and 102 Avenue will allow for a strong street-oriented character.
- The setback along the rear property line is 6.5 metres (21 ft.) which allows for an acceptable interface with the existing single family dwellings adjacent to the site.
- The south setback (along the lane) is reduced to 3.0 metres (10 ft.) however only a portion of the building at the eastern edge is setback 3.0 metres with the average setback being 9.4 metres (30.8 ft.).
- There are two stairwells fronting the lane that are within the south setback area. These stairwells are required due to the grading of the site. Exit stairs from the underground parking are also proposed at the northwest and southeast corner.
- The proposed lot coverage and building height are similar to the RM-45 Zone. The proposed lot coverage is 45% which meets the permitted lot coverage of the RM-45 Zone. The proposed building height of 15 metres (49 ft.) will permit a building form similar to that permitted under the RM-45 Zone rather than the RM-70 Zone which allows a building height of 50 metres (164 ft.).
- All other aspects of the proposed CD By-law comply with the requirements of the RM-70 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on October 10, 2006 and staff received a letter signed by six residents who are opposed to the proposed development. Specific concerns were not identified in the letter.

(The proposed development complies with the OCP Multiple Residential designation of the subject site and supports the long term vision for the Guildford Town Centre.)

DESIGN PROPOSAL AND REVIEW

- The proposed building is 4 storeys in height and will contain 64 apartment units: 21 one-bedroom unit, and 43 two-bedroom units. The units range in size from 60 square metres (650 sq.ft.) to 88 square metres (950 sq.ft.).
- The west elevation, adjacent to existing single family dwellings, includes the stepping of levels of the building in order to break up the massing.
- Access to the underground parking is off the rear lane. The one-level underground parking garage has a total of 106 parking spaces of which 93 parking spaces will be provided for residents and 13 stalls will be provided for visitors.
- The building will be clad in a combination of hardiplank siding, vinyl siding, and vinyl shingles in a board and batten design that will be painted yellow, tan and sage colours. Brick veneer is also proposed in a red colour. The proposed roof material is asphalt shingles in a grey colour.
- The main pedestrian entry to the building will be from 102A Avenue. Ground floor units will have patios and upper floor units will have balconies.
- The outdoor amenity area is located along the south side of the building and includes both paved and landscaped areas that include seating areas with benches.
- The indoor amenity space has a multi-purpose function including a meeting room, game room, mini theatre and library. This amenity space is located on the ground level at the south side of the building and has doors that open onto the outdoor amenity area.
- Arbortech Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plan. The Arborist Report indicates there are 32 mature trees on the subject site. The report proposes the removal of the 32 trees because they are located within the building envelope, are deemed in poor condition or are assessed as hazardous.
- The landscape proposal is for 64 trees to be replanted on the site, with complementary shrubs and other plantings. The landscaping plan has been reviewed but has not been finalized pending revisions to the corner feature, street edge treatment and fence details.

ADVISORY DESIGN PANEL

- ADP Meeting: December 7, 2006.
- Most of the ADP suggestions have been satisfactorily addressed however the following outstanding issues need to be resolved prior to final approval:
 - Resolve colour and materials, including treatment of flat roof and exposed concrete walls;
 - Resolve landscaping including corner feature, street edge treatment, grading, tree preservation and planting on slab; and
 - Incorporate CPTED notes on drawings.
- The applicant has agreed to address these issues.

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 Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments and Applicant's Response
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 27, 2006.
- Tree Preservation and Replacement Plan dated March 7, 2007
- Soil Contamination Review Questionnaire prepared by Rav Hayer dated June 6, 2006.

How Yin Leung
Acting General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed in the RM-70 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		3,899.7 sq. m.
Road Widening area		
Undevelopable area		
Net Total		3,899.7 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		12.6%
Total Site Coverage		57.6%
SETBACKS (in metres)		
Front	7.5 m	6.09 m
Rear	7.5 m	6.96 m
Side #1 (North)	7.5 m	5.13 m
Side #2 (South)	7.5 m	3.04 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	13.7 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		21
Two Bedroom		43
Three Bedroom +		0
Total		64
FLOOR AREA: Residential	5,850 sq. m.	5,670 sq. m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,850 sq. m.	5, 670 sq. m.

** 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)	1.5	1.45
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	190 sq. m.	192 sq. m.
Outdoor	190 sq. m.	192 sq. m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	28	28
2-Bed	65	65
3-Bed	0	0
Residential Visitors	13	13
Institutional		
Total Number of Parking Spaces	106	106
Number of disabled stalls	2	2
Number of small cars	21	17
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

