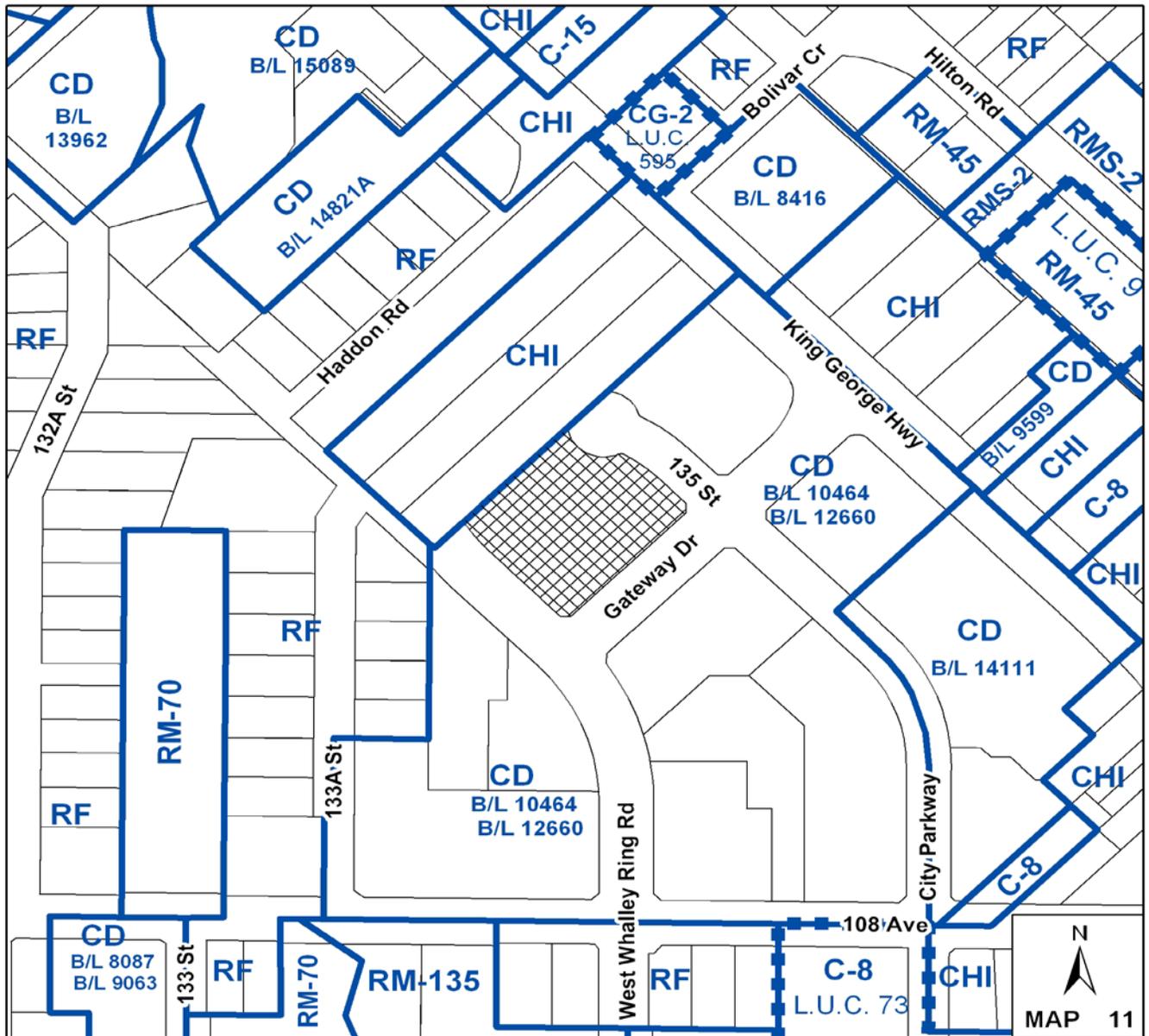


Proposal: Rezone from CD to a new CD By-law (based on RM-135). Development Permit to permit a 33-storey, 234-unit apartment tower and 20 townhouse units.

Recommendation: Approval to Proceed

Location: 13433 Gateway Drive **Zoning:** CD By-law No. 10464 amended by By-law No. 12660

OCP Designation: City Centre **Owner:** G5 Properties et al



PROJECT TIMELINE

Completed Application Submission Date: October 15, 2006
Application Revision & Re-submission Date: December 2006
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from CD to CD (based on RM-135); and
- a Development Permit

in order to permit the development of a 33-storey, 235-unit apartment building and 20 ground-oriented townhouse units 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 762 square metres (8,200 sq.ft.) to 457 square metres (4,900 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-0259-00 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 the 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: Concern with respect to the impact the development will have on existing parks and recreation facilities in the area (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 4 students
 Secondary students = 2 students
 Total new students = 6 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 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 the SkyTrain guideway bisecting the southeast corner.
- **East:** Across 135 Street, vacant, under application (No. 7906-0235-00) to permit a four-storey apartment building (Public Hearing scheduled for April 2, 2007), zoned CD (By-law No. 10464, amended by By-law No. 12660), designated City Centre.
- **South:** Across Gateway Drive, vacant, zoned CD (By-law No. 10464, amended by By-law No. 12660), designated City Centre.
- **West:** Across West Whalley Ring Road vacant, zoned CD (By-law No. 10464, amended by By-law No. 12660), designated City Centre.
- **North:** Vacant, under application (No. 7906-0147-00) to permit a 39-storey and 34-storey apartment building (Pre-Council), zoned CHI, designated City Centre.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- In 1990, Intrawest Developments rezoned 8 hectares (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 1990's immediately following the rezoning of the lands.
- The original CD By-law No. 10464 was amended in 1995 by CD 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.
- On March 12, 2007, Council set the Public Hearing date of April 2, 2007 for Rezoning By-law (CD By-law No. 16334) to rezone the lot to the east of the subject site to permit the development of a four-storey, 75-unit apartment building (Application No. 7906-0235-00).

Current Proposal

- A new developer has now purchased the property at 13433 Gateway Drive that formed part of the original Intrawest Gateway project.
- The 0.6 hectare (1.5-acre) subject site is designated City Centre under the Official Community Plan (OCP) and is zoned Comprehensive Development Zone (CD) (By-law Nos. 10464 and 12660).
- The applicant is proposing to construct a 33-storey, 234-unit apartment building and 20, ground-oriented townhouse units on the subject site.
- The subject lot is already regulated by two CD By-laws, one of which makes reference to requirements in 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 zoning 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 3.3, 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-135 Zone.
- However, in the RM-135 Zone, the maximum FAR that can be achieved on the site is 2.5, which is below the 3.3 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-135 Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-135 Zone except for maximum density, as noted previously, building setbacks, site coverage and building heights.
- The RM-135 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 proposed on-site is 90 metres (300 ft.) in height, the proposed buildings would have to be set back 45 metres (150 ft.) from all property lines.

- The proposed CD By-law reduces the setbacks along the western property line to 6.0 metres (20 ft.) and to 5.5 metres (18 ft.) along the southern and northern property lines. Due to the curve of the cul-de-sac bulb of 135 Street along the eastern side of the lot encroaching into the subject lot, the setback along the eastern property line is reduced to 4.0 metres (16 ft.)
- The reduced setbacks are required to achieve a more urban, pedestrian oriented streetscape along West Whalley Ring Road and Gateway Drive.
- As the parking for the project is contained above grade within a structure, the area of the parking facility must be included in the lot coverage, which would not be the case if the parking facility was located underground. As a result, the lot coverage has been increased from 33% to 60%.
- Although the proposed maximum lot coverage is almost doubled from what would be permitted under the RM-135 Zone, the actual open space on the lot remains relatively high as the portion of the roof of the parking structure not covered by building is landscaped open and amenity space.
- There is no maximum building height regulation in the RM-135 Zone, but the proposed CD By-law proposes a maximum building height of 95 metres (300 ft.) to reflect the height of the proposed tower.
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-135 Zone.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 17, 2006. Staff received one letter in support of the application.
- Staff also received one telephone call from a resident of the high-rise building across the street to the south expressing a concern that his view would be blocked by the proposed high-rise building.

(The subject site has been designated for high-rise residential development for the past 15 years and is currently zoned to permit high-rise residential buildings. The subject building is approximately 90 metres (300 ft.) from the existing apartment tower to the south which should reduce the amount of view that is impacted by the proposed high-rise.)

DESIGN PROPOSAL AND REVIEW

Site Layout

- The building will consist of a 4-level, parking structure located in the centre of the subject site. One level of this parking structure will be located underground while 3 levels will be located above ground.
- The south, west and north sides of the above-ground parking structure will be enveloped by a "skin" of 20 townhouses.

- Each townhouse unit will be two-storeys in height with living space on the ground floor and two-bedrooms on the second floor. Each townhouse unit will also have a partial third floor that will contain a small den that accesses the third-floor roof-top deck of each townhouse unit.
- Located on top of the above-ground parking structure will be a 30-storey apartment tower.
- The apartment tower will contain 234 units that will consist of 102 one-bedroom units, 130 two-bedroom units, and two, three-bedroom, penthouse units. The one-bedroom and two-bedroom units will range in size from 41 square metres (445 sq. ft.) to 103 square metres (1,112 sq. ft.). The penthouse units will be 131 square metres (1,406 sq. ft.) and 157 square metres (1,685 sq. ft.) in area.
- The roof of the above-ground parking structure not covered by the apartment tower, will be landscaped.
- The SkyTrain Guideway cuts across the southeast corner of the subject lot prohibiting any type of development, other than landscaping, on this portion of the site.

Building Design

- The proposed building is a contemporary design with flat roofs, large overhangs and horizontal elements that help create long clean lines.
- The proposed 95-metre (312-foot) high tower will be relatively slender with 9 units per floor for the first 23 floors. The next six floors of the tower, each containing only 5 units, will be stepped back to add articulation and architectural interest to the building. The top (penthouse) floor of the tower will be stepped back even more and will contain only two units.
- The townhouse base of the building will be clad in a combination of medium-brown coloured brick cladding and medium-beige coloured painted concrete.
- Those portions of the east side of the building that are not comprised of townhouse units will be clad in medium-beige coloured painted concrete covered with dark-red coloured metal lattice screens which will be planted with climbing plants, such as evergreen jasmine, to create a green screen.
- The first 23 floors of the apartment tower itself will also be clad almost entirely in medium-brown coloured brick cladding and clear glazing, with medium-beige coloured painted concrete and dark-red coloured metal spandrel panel accents.
- The top 7 floors of the apartment tower will be clad in medium-beige and dark-red coloured painted concrete.
- All window and door trims and balcony railings will be painted dark brown to provide a contrasting accent colour.
- The main entry will be located on the west side of the building facing West Whalley Ring Road.

- The entry will be inset from the face of the building and the exterior space in front of the entry will be enclosed in a three-storey high, dark-red coloured metal lattice that will create an exciting and dramatic entry feature.

Indoor Amenity Space

- The indoor amenity space will be located on the fourth floor of the building.
- The indoor amenity space will consist of a multi-use room with kitchen facilities, a hobby room, a theatre, and a fitness centre with a small pool and washroom facilities.
- A guest suite will also be provided as part of the indoor amenity space.
- The indoor amenity space will total 457 square metres (4,900 sq. ft.), which is 305 square metres (3,280 sq. ft.) less than the 762 square metres (8,200 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 townhouse units will have hard-surfaced patio areas which will be separated from the adjacent streets and the walkway along the northern edge of the lot by a red-coloured brick veneer clad fence/retaining wall and planting of trees and shrubs.
- The fence/retaining wall, coupled with the landscaping, should help to create a pleasant pedestrian environment along Gateway Drive and West Whalley Ring Road.
- The SkyTrain guideway cuts through the southeast corner of the subject lot. Landscaping of the area under the guideway still needs to be resolved and will need to address Crime Prevention Through Environmental Design (CPTED) guidelines, which are important in this part of City Centre.
- The roof of the central, above-ground parking structure, which is located on the fourth floor of the building, will be landscaped and will constitute the outdoor amenity space for the project.
- The outdoor amenity space will consist of a covered terrace on the north side of the building adjacent to the indoor amenity space.
- The outdoor amenity space will also consist of a meandering, circular walking track that will have outdoor seating areas in the northwest and northeast corners of the building.
- The roof of the indoor amenity space that extends past the face of the apartment tower will be planted with low profile plants to create a green roof.
- The outdoor amenity space will total 1,360 square metres (14,600 sq. ft.), which is 598 square metres (6,430 sq. ft.) more than the 762 square metres (8,200 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).

Parking

- All parking will be provided underground or in the above-ground parking structure.
- Access to the parking facility will be located on 135 Street.
- The underground parking garage contains a total of 329 parking spaces.
- Of these 329 parking spaces, 288 parking spaces are provided for resident parking, which is the number of parking spaces required under the Zoning By-law.
- A total of 41 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 305 bicycles in accordance with the requirements of the Zoning By-law.

ADVISORY DESIGN PANEL

- ADP Meeting: February 21, 2007
- 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 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, providing fencing details, providing required cross-sections, reviewing fencing location to address CPTED issues, providing lighting details, addressing the area under the SkyTrain guideway.
 - 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 and Elevations, Landscape Plans and Perspectives
Appendix IV.	Engineering Summary
Appendix V.	Parks, Recreation and 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 June 9, 2006.

How Yin Leung
Acting General Manager
Planning and Development

GAG/kms

v:\wp-docs\planning\plncom07\03200933.gag.doc
KMS 3/20/07 9:54 AM

Information for City Clerk

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

1. (a) Agent: Name: Paul Goodwin, gbl Architects
 Address: 140 - 2034 W. 11th Avenue
 Vancouver, B.C. V6J 2S9
 Tel: 604-736-1156

2. Properties involved in the Application

(a) Civic Address: 13433 Gateway Drive

(b) Civic Address: 13433 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: 017-716-934
Lot 4 Section 15 Block 5 North Range 2 West New Westminster District Plan
LMP3367

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		0.6 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	58%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
South	5.5 m	5.7 m
West	6.0 m	6.0 m
North	6.0 m	6.0 m
East	4.0 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	95 m	93 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		102
Two Bedroom		150
Three Bedroom +		2
Total		253
FLOOR AREA: Residential		19,886 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	21,000 m ²	19,886 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)		422 uph/171 upa
FAR (gross)		
FAR (net)	3.5	3.3
AMENITY SPACE (area in square metres)		
Indoor	759 m ²	457 m ²
Outdoor	759 m ²	1,360 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	106	106
2-Bed	180	180
3-Bed	2	2
Residential Visitors	41	41
Institutional		
Total Number of Parking Spaces	329	329
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

CONTOUR MAP FOR SUBJECT SITE

