

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0301-00

Planning Report Date: June 7, 2010

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to CD (based on RM-30)
- **Development Permit**

in order to permit the development of approximately 68 townhouse units.

LOCATION:

13111 King George Boulevard,
 portion of 13140 – 113B Avenue and
 portions of 131 Street and 113A
 Avenue

OWNER:

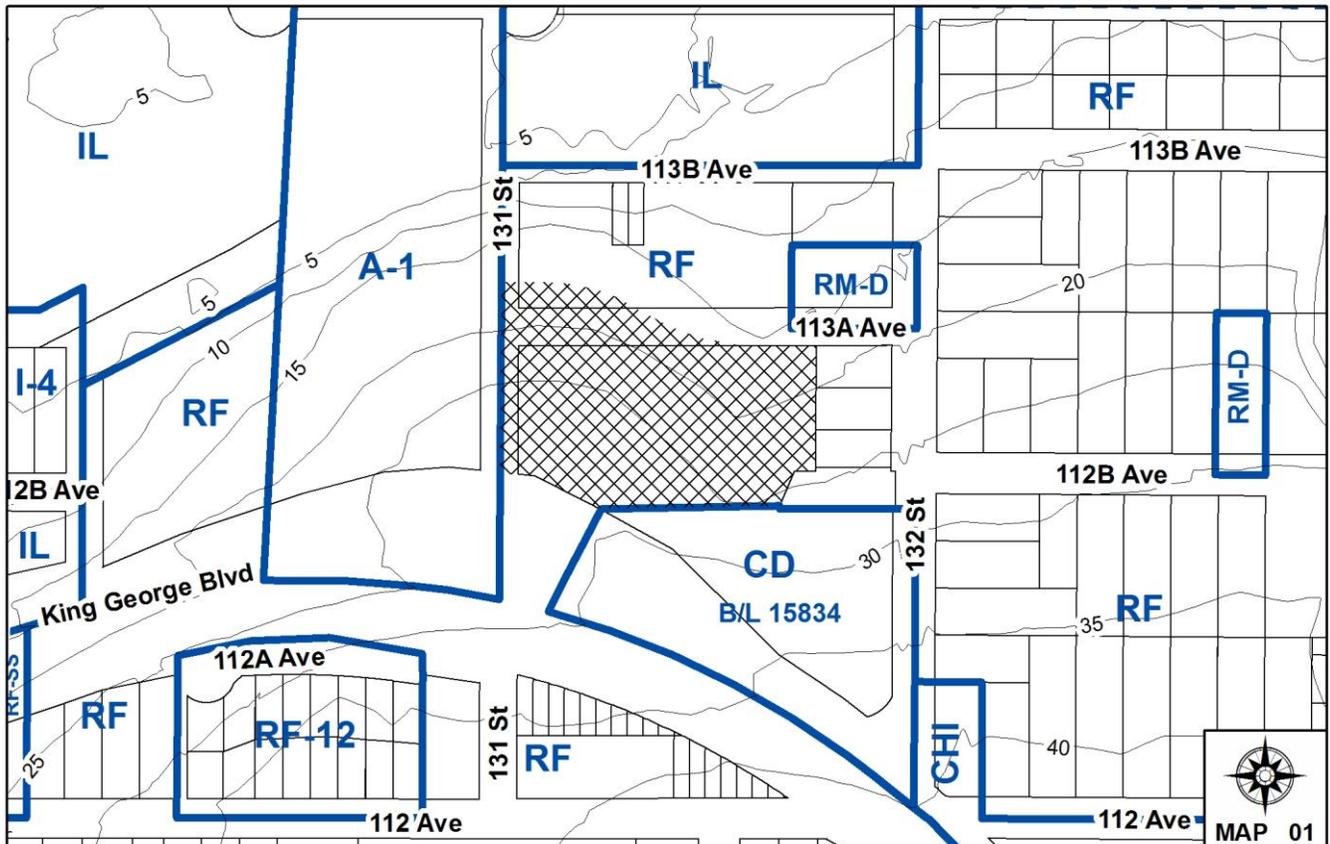
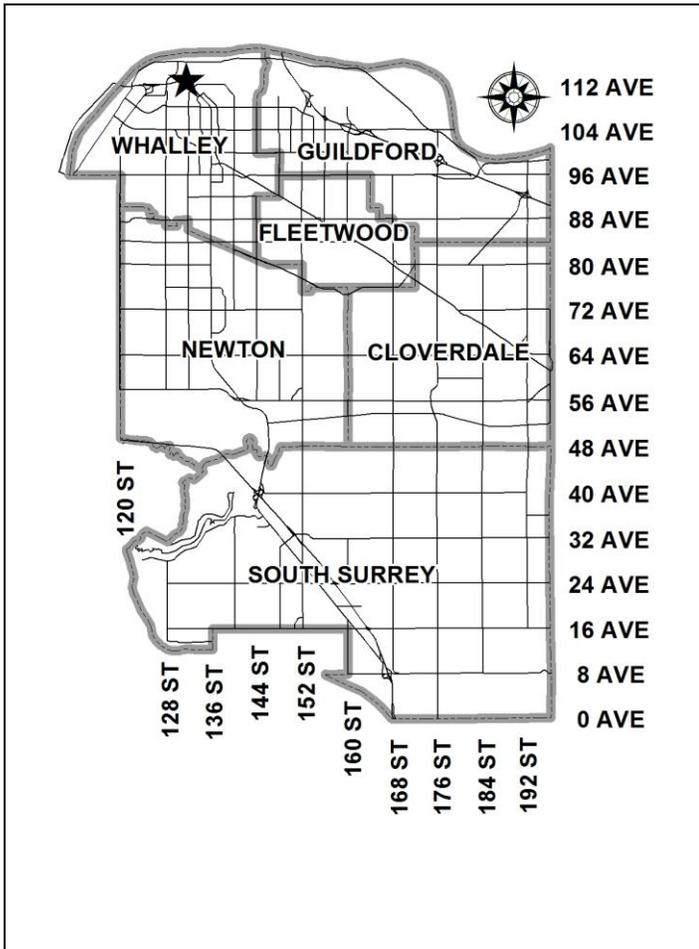
NSD Holdings Ltd., AHW 9009
 Holdings Ltd., et al

ZONING:

RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the Urban OCP designation and requires a redesignation to Multiple Residential.

RATIONALE OF RECOMMENDATION

- Allows for development on a currently vacant site, along King George Boulevard, which is a gateway into Surrey's City Centre area.
- The City will generate income from the sale of the underutilized excess City lands.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject 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.
4. Council authorize staff to draft Development Permit No. 7906-0301-00 in accordance with the attached drawings (Appendix III).
5. 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 to the satisfaction of 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) completion of the road closure and acquisition of portions of 131 Street and 113A Avenue with the Realty Services Division;
 - (g) the applicant to address the concern that the proposed development will place additional pressure on existing parks facilities, to the satisfaction of the General Manager, Parks, Recreation & Culture;
 - (h) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the enclosed parking spaces into livable space;
 - (i) registration of a statutory right-of-way for public passage along the west property line to allow for pedestrian connection to the future public walkway;

- (j) registration of statutory right-of-way for public passage within private land to the east of the proposed public lane, to allow for access to the developable area to the east and southeast.

REFERRALS

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

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

11 Elementary students at James Ardiel School
5 Secondary students at Kwantlen Park Secondary School

(Appendix V)

Parks, Recreation & Culture: The Parks Department has concerns about the impact the proposed development has on existing parks facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Treed property without buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
Immediately North:	Vacant treed lot.	Urban	RF
North (Across 113B Avenue):	Vacant lot.	Industrial	IL
East:	Existing single family dwellings and duplex.	Urban	RF and RM-D
South:	48 existing townhouses, completed under Application No. 7902-0351-00.	Multiple Residential	CD (By-law No. 15834)
West (Across 131 Street):	Vacant treed lot.	Urban and Industrial	A-1

JUSTIFICATION FOR OCP AMENDMENT

- The adjacent site to the east (11255 - 132 Street) was redesignated from Urban to Multiple Residential and rezoned to CD (By-law No. 11654) in 1993 to permit the development of a 4-storey apartment building (File No. 5691-0477-00). The proposed apartment building, however, was never constructed.
- In 1999, the adjacent site was redesignated from Multiple Residential to Commercial and rezoned to CD (By-law No. 13192) to permit the development of a 102-room hotel (Application No. 7996-0202-00).
- Construction of the hotel did not proceed and the applicant ultimately requested a redesignation from Commercial to Multiple Residential to allow for the development of a 48-unit townhouse development, completed under Application No. 7902-0351-00.
- The proposed redesignation of the OCP from Urban to Multiple Residential is consistent with the long term vision of bringing in higher densities to the City Centre area.

DEVELOPMENT CONSIDERATIONS

Background

- The application was originally submitted in June 2006 for a proposed 19-storey, high-rise building with 260 apartment units and 35 townhouse units. This application also encompassed a total of four (4) properties addressed as 13111 King George Boulevard and 13130/32/40 - 113B Avenue and the acquisition from the City of some portions of 131 Street and 113A Avenue.
- This application never proceeded to Council due to the economic downturn and the financial impact of a high-rise and townhouse development. In March 2010, the application was amended to exclude two of the properties, 13130 and 13132 - 113B Avenue and the development proposal was decreased in size to 68 townhouse units only.

Current Application

- The current proposal is situated primarily on one property addressed as 13111 King George Boulevard and on a portion of City-owned property addressed as 13140 - 113B Avenue.
- The site is approximately 1.2 hectares (2.97 acres) in net area and currently zoned Single Family Residential Zone (RF) and designated Urban in the Official Community Plan (OCP). The development site is extremely sloped and currently heavily treed.
- The applicant proposes an OCP amendment from Urban to Multiple Residential, a rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) and a Development Permit to allow for the development of 68 townhouse units to be completed within three (3) phases. The application will also include a purchase from the City of the eastern half of 131 Street (ending just to the north of 113A Avenue), a portion of 113A Avenue and a small area of land to the north, resulting from the realignment of the currently unopened 113A Avenue.

- The proposed unit density of the development is 58 units per hectare (23 units per acre), with a floor area ratio (FAR) of 0.96. The FAR is slightly higher than the maximum 0.90 FAR permitted under the RM-30 Zone for a development site which exceeds 1.0 hectare (2.47 acres). The proposed unit density is below the 75 units per hectare (30 upa) permitted in the RM-30 Zone.
- The development proposes 210 square metres (2,260 sq.ft.) of indoor amenity space within a separate building, exceeding the minimum of 204 square metres (2,196 sq.ft.) required for the development (based on 3 m²/32 sq.ft. per dwelling unit). The indoor amenity space will be provided in a two-storey amenity building located centrally within the development, and will be incorporated as part of Phase II of the development. Due to the fact that 113A Avenue has not yet been constructed, the phasing of the development will proceed from east to west.
- The development proposes 253.7 square metres (2,731 sq.ft.) of outdoor amenity space, which exceeds the minimum 204 square metres (2,196 sq.ft.) required for this development (based on 3 m²/32 sq.ft. per dwelling unit). The proposed outdoor amenity space is to be located immediately to the west of the indoor amenity building and will incorporate a children's play area, community gardens and walking paths. Due to the fact that the amenity spaces are to be constructed under Phase II, securities for the landscaping and amenity areas for both Phases I and II will be required prior to the issuance of the Phase I building permit.
- The proposed development includes 136 resident parking stalls and 14 visitor parking stalls, which complies with the requirements of the Surrey Zoning By-law. The proposed visitor parking stalls will be dispersed throughout the development site. The resident parking stalls will be provided in double garages attached to the units.
- The development site will result in a hooked lot, as the development will be providing a public lane to allow for future access to a potential multiple residential development site located within the excess King George Boulevard road dedication to the south and to a future multiple residential development located to the east (Appendix III).

Road Closure and Acquisition (Appendix I)

- There are currently two dedicated roads, 131 Street and 113A Avenue, which exist, but have not been opened in the vicinity of the subject property. The Engineering Department has indicated that 131 Street will not extend north beyond the cul-de-sac at 13102 – 114 Avenue and 11408 - 131 Street. Therefore, the excess portion of 131 Street, to the south of this location is surplus and may be sold, with Council's approval. Ultimately, 113A Avenue is to be opened further west as development occurs and 113A Avenue will ultimately connect to 112B Avenue to the west. However, the alignment of 113A Avenue is required to change. Therefore, the applicant is required to close part of 113A Avenue and acquire some City land to the north in order to facilitate this new alignment of 113A Avenue (Appendix III).
- There is currently some excess road within the King George Boulevard, which is a gazetted road, south of the subject site. It is anticipated that the future closure of the gazetted road will create approximately 0.97 hectare (2.4 acres) of land. Although not fully developable due to its configuration, there will be a development opportunity. The applicant was asked to provide a development concept for this area and the concept reflects a possible townhouse development, with vehicular access derived from a proposed public lane which will bisect the site (Appendix III).

- Staff have reviewed the applicant's proposal and find it acceptable. To implement this proposal, the applicant is required to dedicate a 6-metre (20 ft.) wide lane through the subject site to provide access to the potential development site to the south. A dedicated lane, although unusual to be provided through a site, is considered preferable to an access easement or right-of-way on private property.

Tree Preservation and Replacement

- An arborist report was submitted by the applicant. The report was prepared by Lesley Gifford, Certified Arborist, for Diamond Head Consulting Ltd.
- Two hundred (200) deciduous trees were identified within the site. It is proposed that all 200 trees be removed (Appendix VI).
- According to the arborist's report, all of the trees found growing within the subject site and to the west of the site are second growth trees. The majority of the site was cleared about 40 years ago and was regenerated naturally with a relatively dense, uniform stand of Red Alder, Black Cottonwood and Bigleaf Maple with scattered Paper Birch. Most of these deciduous trees range in diameter from 25-55 cm and average 40 cm. The northern portion of the site was cleared about 3-5 years ago. This is dominated by Black Cottonwood and Bigleaf Maple regenerated from stumps from shoots.
- The stands of trees are even-aged and have grown as a group, relying on neighbouring trees for structural support. According to the arborist's report, these stands offer little opportunity for retention as the trees within them have grown upwards competing for light and generally have poorly tapered trunks and small live crowns. Opening up these stands and exposing them as single trees makes them susceptible to windthrow and breakage. Considering the proposal is a moderately dense multiple residential development, the arborist is recommending that none of the trees be kept on the site, but that replacement trees be planted.

Tree Species	Number of Trees	Proposed Retention	Proposed Removal
Pear	1	0	1
Cottonwood	6	0	6
Alder	130	0	130
Bigleaf Maple	52	0	52
Bitter Cherry	1	0	1
Birch	8	0	8
Other (Robinia & Oak)	2	0	2
TOTAL	200	0	200

- Based upon these numbers, 264 replacement trees are required, with 136 to be replaced at a 1:1 ratio and 64 trees to be replaced at a 2:1 ratio. There are 143 replacement trees proposed within the site. The applicant will be required to provide cash-in-lieu for the remaining 121 trees which are not accommodated within the site.

PRE-NOTIFICATION

- Two pre-notification letters were mailed out, one for the initial proposal for the high-rise building and townhouses, dated August 20, 2007 and one dated March 19, 2010, based upon the current townhouse proposal.
- Staff did not receive any comments for either of the development proposals.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 68 3-bedroom units in ten (10) buildings. The townhouse units are 3 storeys in height, with private roof decks.
- The site reflects two vehicular access points from 113A Avenue, with one entering the centre of the site and the other at the eastern edge which connects to a minimum 6.0-metre (20 ft.) wide public lane. The public lane will eventually allow for access to a potential future development site within a surplus portion along King George Boulevard which may be closed in the future.
- A walkway will be constructed within the remaining 131 Street right-of-way adjacent to the site, between King George Boulevard and 113A Avenue. The developer will be required to contribute to one-half of the construction costs of the walkway.
- Due to the grading on the site, the townhouse units have been designed with two different unit layouts, one where the garage is situated at the second level, with the living room below and the other where the living room is at the second level, with the garage at the ground level. All townhouse units will incorporate roof decks.
- The primary building materials and colours proposed consist of hardi-boards painted in varying shades of beige, overhead doors and frames painted in white, vinyl windows and frames painted in a dark beige, red painted cladding and varying accent colours ranging from blue, golden yellow, purple and teal. Entry doors and trellises will be stained wood.
- Due to the slope, significant terraced retaining walls are proposed along the north (113A Avenue), west and southeast portions of the site.
- A proposed two-storey amenity building is located centrally within the site. The main floor incorporates an exercise room and office, while the second floor incorporates a multi-purpose room, a TV room and game area. The roof of the building will incorporate a green roof system.
- The outdoor amenity is proposed to the immediate west of the indoor amenity building. The proposed outdoor amenity will include a children's play area, community gardens and walking paths.

- Fencing with groundcover planting and trees are proposed to frame the ground floor patios for each unit and to provide for privacy.
- Main vehicular access points are defined with decorative paving.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory, except for the following which will have to be addressed prior to Final Adoption:

- A roll over curb on the lane to be shown on the plans.
- A sidewalk should be provided over the parking stalls at the south end of the development site.
- The privacy wall should be lowered to match the 0.9 metre (3 ft.) high wood fence.
- Signage details are required for review.
- Resolution of all outstanding landscape items.

The applicant has agreed to complete these items prior to consideration of Final Adoption.

PROPOSED CD BY-LAW (Appendix VII)

- The proposed CD By-law is based upon the RM-30 Zone, with a slightly increased floor area ratio (FAR) and variances for building setbacks and to allow for visitor parking stalls and stairs exceeding 3 risers to be situated within the setback area.
- The proposed development will reflect a proposed FAR of 0.96, which slightly exceeds the maximum 0.90 FAR permitted for RM-30-zoned sites exceeding 1 hectare (2.47 acres) in size. The unit density will remain under the maximum 75 units per hectare (30 units per acre) permitted under the RM-30 Zone, at 58 units per hectare (23 units per acre).
- The proposed building setbacks take into account two separate portions of the site, north of the proposed public lane and south of the lane.
- In the northern portion of the site, the north yard (113A Avenue) and the west yard setbacks will be a minimum of 4.4 metres (14.4 ft.). The area within the setbacks will be landscaped. Along 113A Avenue, the setback is measured from the property line to the building face. Along the west property line, the setback is measured to the side elevations of the westerly buildings. A walkway will be situated to the west of the subject site, thereby “increasing” the open area. The windows from the end units will also allow for increased surveillance of the walkway.
- The south yard and east yard setbacks for the northern portion of the site will be a minimum 2.1 metres (6.9 ft.) and 1.2 metres (3.9 ft.) respectively, measured from the proposed lane. The setbacks are typical what would be proposed from a private driveway.
- In the southern portion of the site, the south yard and east yard setbacks are a minimum of 7.0 metres (23.0 ft.) and 5.0 metres (16.4 ft.) respectively. The 5.0-metre (16.4 ft.) east setback is required only on the easterly edge of the south-easterly building (Building #12). This reduced setback is required due to the irregular shape of the site at the southeast corner.

- The proposed north yard and west yard setbacks for the southern portion of the site are 1.2 metres (3.9 ft.) and 0.9 metre (3.0 ft.) respectively, due to the alignment of the proposed public lane.
- In addition, the proposed CD By-law will allow for further encroachments into the setbacks, by stairs, retaining walls and second floor building elements.
- Proposed visitor parking stalls are proposed to be situated within the building setback areas, to allow for better accessibility throughout the site. This proposed variance does not have a significant impact upon the development, as the applicant is proposing landscaping around the parking areas.
- Due to the grading of the site, stairs exceeding three (3) risers are proposed within the west, north and south building setbacks of the larger site. These stairs are required to provide for level and usable patios for the townhouse units and to provide for pedestrian connections through the site. The applicant's architect had previously worked with Planning staff to reduce the number of stairs where possible. However, it is recognized that due to the grading on the site, stairs are necessary to facilitate pedestrian connections within the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan Showing Road Closure
Appendix II.	OCP Amendment Map
Appendix III.	Proposed Subdivision Plan, Site Plan, Building Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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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: Wojciech Grzybowicz, WG Architecture
 Address: 1030 – 470 Granville Street
 Vancouver, BC
 V6C 1V5
 Tel: 604-331-2378

2. Properties involved in the Application

- (a) Civic Address: 13111 King George Boulevard, Portion of 13140 – 113B Avenue and Portions of 131 Street and 113A Avenue

- (b) Civic Address: 13111 King George Boulevard
 Owner: NSD Holdings Ltd., Inc. No. 423148
 AHW 9009 Holdings Ltd., Inc. No. 576403
 Apex Global Trade Inc., Inc. No. 626824

648744 B.C. Ltd., Inc. No. 648744

Director Information:

Sohan S. Dhesa
Nahar S. Dhesa

Officer Information as at May 31, 2009

Sohan S. Dhesa (Secretary)
Nahar S. Dhesa (President)

PID: 008-042-314

Lot "G" Except: Part Subdivided by Plan 35529, Section 9 Block 5 North Range 2 West New Westminster District Plan 5585

- (c) Civic Address: Portion of 13140 – 113B Avenue
 Owner: City of Surrey
 Portion of PID: 017-241-553
 Lot "A" (BE12939) Section 9 Block 5 North Range 2 West New Westminster District Plan 17410

(d) Portion of 131 Street

(e) Portion of 113A Avenue

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the site and road closure areas.
- (b) Introduce a By-law to rezone the site and road closure areas.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed in RM-30 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1.2 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36.2%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North Portion: North	7.5 m	4.4 m
South	7.5 m	2.1 m
West	7.5 m	4.4 m
East	7.5 m	1.2 m
South Portion: North	7.5 m	1.2 m
South	7.5 m	7.0 m
West	7.5 m	0.9 m
East	7.5 m	5.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	12.28 m/3 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		-
One Bed		-
Two Bedroom		-
Three Bedroom +		68
Total		68
FLOOR AREA: Residential		10,984 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		10,984 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 in RM-30 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph/30 upa	58 uph/23 upa
FAR (gross)		
FAR (net)	0.90	0.96
AMENITY SPACE (area in square metres)		
Indoor	204 m ²	210 m ²
Outdoor	204 m ²	253.7 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	136	136
Residential Visitors	14	14
Institutional		n/a
Total Number of Parking Spaces	150	150
Number of disabled stalls	1	1
Number of small cars	3	3
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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