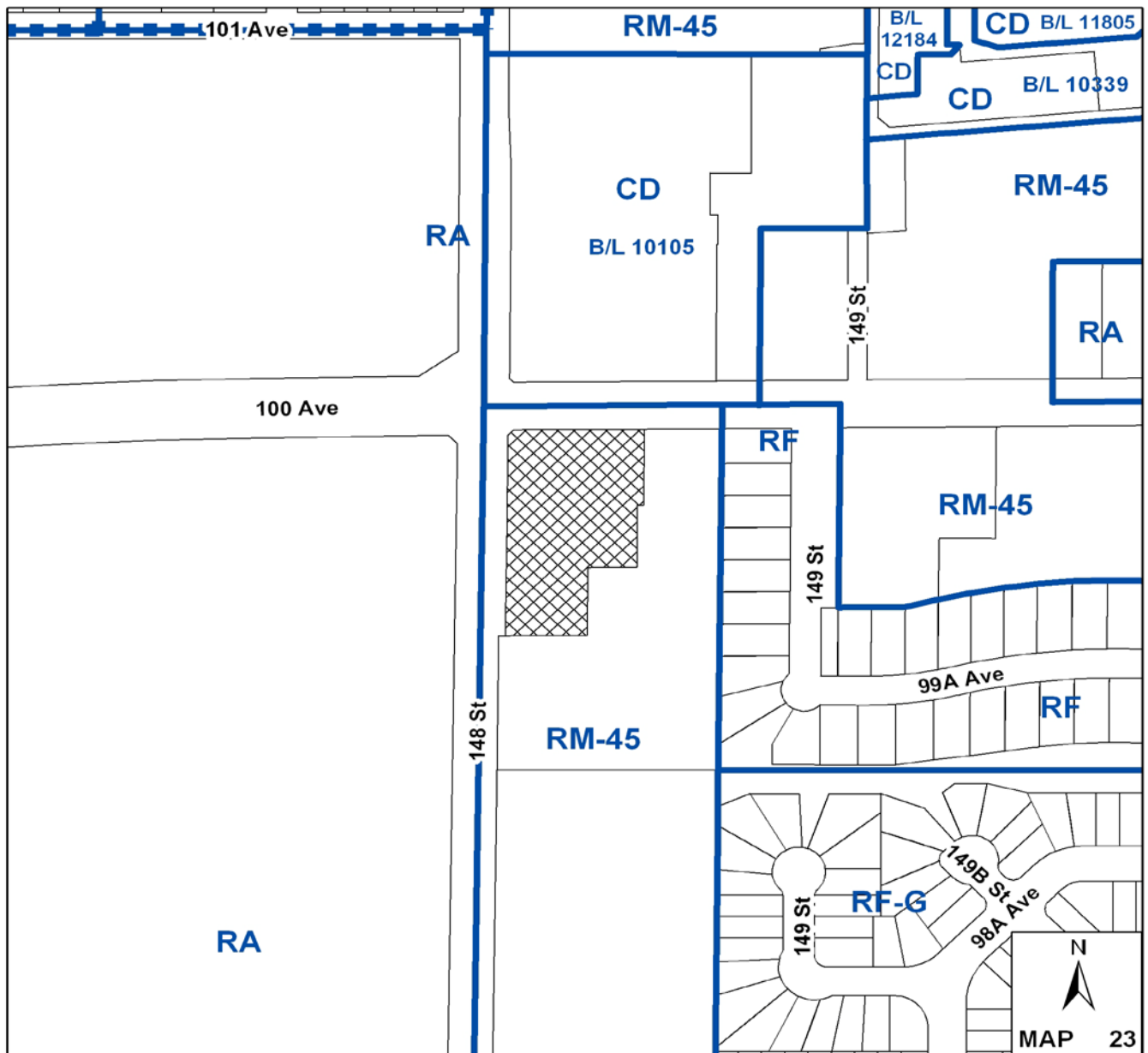


Proposal: Development Permit to permit building envelope rehabilitation and exterior alterations to three existing apartment buildings.

Recommendation: Approval

Location: 9962, 9970 and 9978 - 148 Street **Zoning:** RM-45

OCP Designation: Multiple Residential **Owner:** Owners of Strata Plan LMS 0282



PROJECT TIMELINE

Initial Application Submission Date: October 30, 2006
Completed Application Submission Date: June 7, 2007
Planning Report Date: June 25, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the rehabilitation of the building envelopes and exterior alterations to three existing apartment buildings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7906-0462-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no concerns or comments relative to the issuance of this Development Permit.

SITE CHARACTERISTICS

- **Existing Land Use** Existing apartment buildings, zoned RM-45, designated Multiple Residential in the OCP.
- **East:** Single family residential neighbourhood, zoned RF, designated Urban in the OCP.
- **South:** Townhouses, zoned RM-45, designated Multiple Residential in the OCP.
- **West:** Across 148 Street, Green Timbers Urban Forest Park, zoned RA, designated Conservation in the OCP.
- **North:** Across 100 Avenue, Townhouses, zoned CD (By-law No. 10105), designated Multiple Residential in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the southeast corner of 100 Avenue and 148 Street in the Guildford area, directly across from Green Timbers Urban Forest Park. The site is designated Multiple Residential in the Official Community Plan (OCP). The development consists of three existing apartment buildings and a separate amenity building.
- The subject site is currently zoned "Multiple Residential 45 Zone (RM-45)". The existing apartment development was approved on December 11, 1989 under Development Permit No. 6787-0409-00.
- The applicant has applied for a Development Permit in order to permit the rehabilitation of the existing building envelopes, which are suffering from weather damage, and to undertake some exterior alterations to the exterior materials of the existing apartment buildings.

PRE-NOTIFICATION

- According to Council policy, the mail-out of pre-notification letters is not required for Development Permit Applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed exterior improvements. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- Together with the building envelope rehabilitation, the applicant is proposing to replace the existing exterior materials on all three buildings (which currently consist of painted stucco) and the amenity building with materials that require minimal maintenance.
- The proposed new materials for the three apartment buildings include cultured stone at the base (the colour is to be "shale"), and on portions of the second and third storeys, Swiss Pearl (a high quality cement board, the colour is to be "mystic brown") on portions the second and third storeys, and metal cladding on the fourth storey (the colour is to be "parchment"). The buildings will also have a metal roof ("weathered copper"), and the elevator penthouse is to be of metal cladding similar to the fourth storey ("parchment"). The materials will be similar on all three buildings.
- The amenity building will be clad in cultured stone ("shale").
- To respond to the City of Surrey's preference, the applicant proposes to retain the existing gable roofs of the original design, with the addition of new roof overhangs (2 ft. typical).

- The intent of the overall design is to provide the building with an articulation of base, middle and top in keeping with the character of the neighbourhood.
- The windows and balcony doors will be Low E, double-glazed glass in aluminium frames (the colour is to be "weathered copper"). The skylights will be low E double glazed units in aluminum pressure plate frames.
- The applicant will return the landscaping to the original condition approved under Development Permit 6787-0409-00.
- The amount of indoor amenity space and total number of parking stalls will not be impacted.
- The project will incorporate high levels of exterior installation and low E glazing. Furthermore, the construction manager has undertaken to recycle all of the windows as part of the site waste management.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|---------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Contour Map |
| Appendix III. | Development Permit No. 7906-0462-00 |

How Yin Leung
Acting General Manager
Planning and Development

CA/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: Dick Burk, PlanAct Management
 Address: 327 Renfrew Street
 Vancouver, B.C.
 Tel: 604-216-8782

2. Properties involved in the Application
 - (a) Civic Addresses: 9962, 9970, 9978 - 148 Street

 - (b) Civic Address: 9962, 9970, 9978 - 148 Street
 Owner: Strata Plan LMS0282
 Lots 1 - 72 of Section 32 Block 5 North Range 1 West New Westminster
 District Strata Plan LMS282

3. Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

