

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0034-00

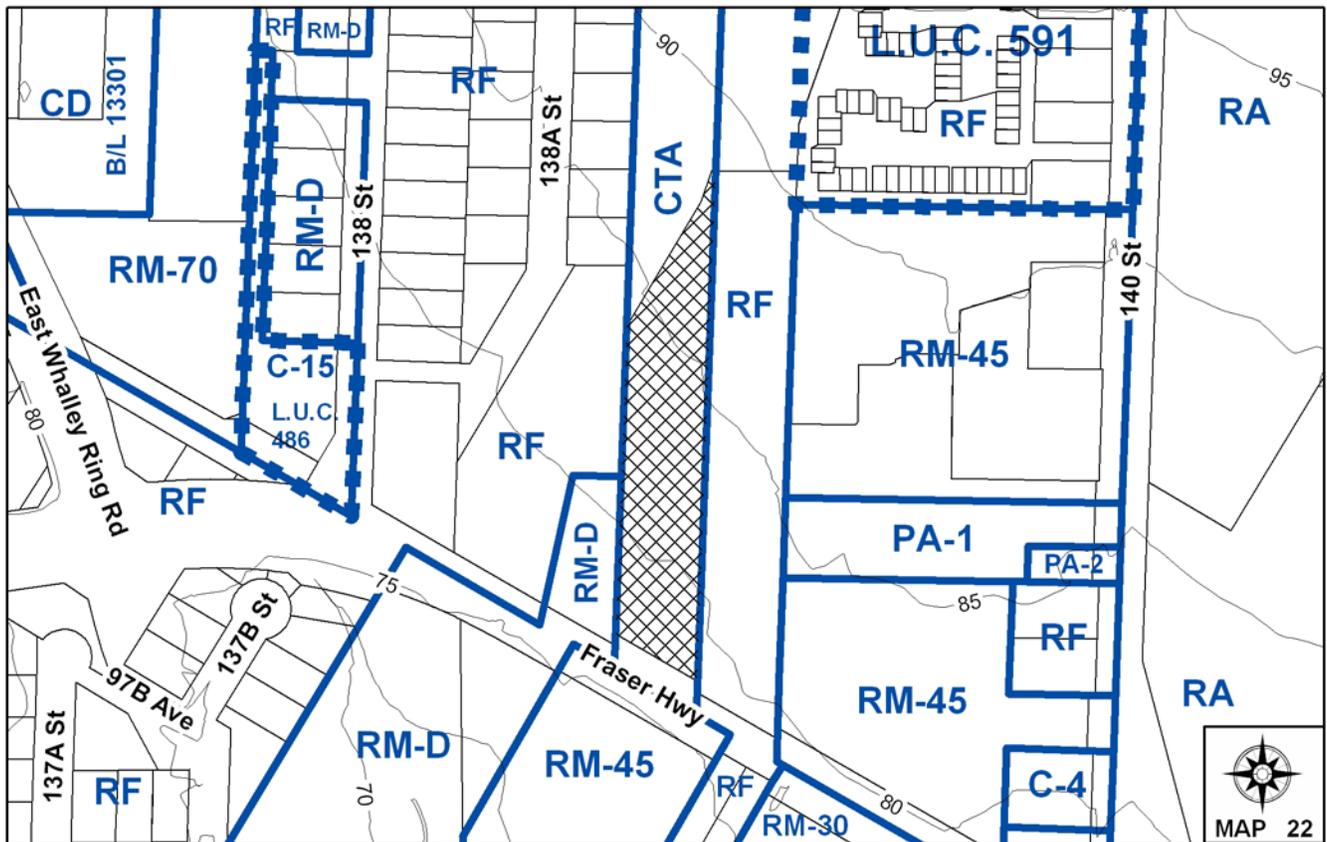
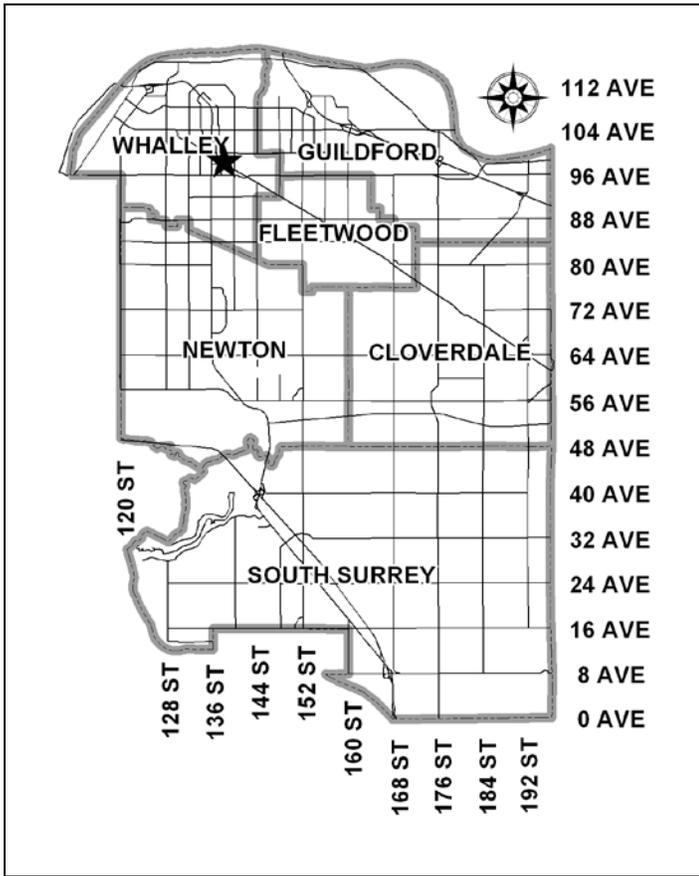
Planning Report Date: November 5, 2007

PROPOSAL:

- **Rezoning** from CTA to CD (Based on RM-70)
- **Development Permit**

in order to permit the development of a four-storey apartment building.

LOCATION: 13893 Fraser Highway
OWNER: Universal Plaza Hotel Ltd.
ZONING: CTA
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed density and building form are appropriate for this section of Fraser Highway.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Tourist Accommodation Zone (CTA)" (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 required indoor amenity space from 324 square metres (3,500 sq.ft.) to 279 square metres (3,000 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7907-0034-00 in accordance with the attached drawings (Appendix II).
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) final approval from BC Hydro;
 - (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) the applicant address the concern that the development will place additional pressure on existing park facilities, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a reciprocal access agreement to permit joint access to the adjoining lot to the west; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements.

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

5 Elementary students at Lena Shaw Elementary School
3 Secondary students at Guildford Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: Concern about the impact the development will have on area parks and recreation facilities. Requests that the applicant revisit the interface between the subject site and the adjacent multi-use pathway to improve surveillance.

BC Hydro: No objection in principle, subject to reviewing final detailed drawings showing elevations of the parking lot and any lighting and wiring and underground services within BC Hydro's right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Motel and accessory indoor swimming pool that will be demolished.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|--------------------------------|-----------------------|--|---------------|
| North: | City Park | Multiple Residential | CTA |
| East: | Mobile home park. | Multiple Residential | RF |
| South (Across Fraser Highway): | Townhouses. | Multiple Residential | RM-45 |
| West: | City park. Duplex. | Multiple Residential Multiple Residential | RF RM-D |

DEVELOPMENT CONSIDERATIONS

- The 0.85 hectare (2.1 acre) subject site at 13893 Fraser Highway in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is zoned Tourist Accommodation Zone (CTA).
- The site is currently occupied by a two-storey motel and an accessory swimming pool building.

- The applicant wishes to redevelop the site for residential uses and has applied to rezone the subject site from CTA Zone to Comprehensive Development Zone (CD) in order to permit the development of a four-storey apartment building.
- The northern half of the subject site is encumbered by a major B.C. Hydro transmission line right-of-way. Approximately 3,600 square metres (39,000 sq. ft.) of the subject lot is encumbered by this right-of-way.
- Under Surrey Zoning By-law, No. 12000, those portions of lots within major utility line rights-of-way cannot be used to calculate density.
- As a result, the net site area on which density can be calculated for this project (gross site area minus road widening along Fraser Highway and minus the area within the utility right-of-way) is 4,867 square metres (53,390 sq. ft.).
- The proposed Floor Area Ratio (FAR) of the development is 1.76 which is less than the maximum 2.5 FAR permitted in the Multiple Residential Designation in City Centre, and which is in accordance with the OCP and the long-term vision of the area.
- However, although the proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone, the FAR proposed cannot be accommodated in the RM-70 Zone.
- The proposed FAR of 1.76 exceeds the maximum FAR of 1.5 permitted in the RM-70 Zone. Further, since the area of the lot is less than 1.0 hectare (2.5 acres), the sliding density provisions of the RM-70 Zone would limit the FAR to 1.2.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a four-storey building form.
- As a result of the density proposed, the applicant has applied to rezone the lot to a Comprehensive Development Zone (CD).

Proposed CD Zone

- Except for the density noted above, all other aspects of the proposed CD By-law are the same as the requirements of the RM-70 Zone.

PRE-NOTIFICATION

- Pre-notification letters were sent on April 16, 2007, with a revised pre-notification letter indicating a change in proposed zoning from RM-70 to CD being sent on September 20, 2007. Staff received only one telephone call in response to these notifications. The telephone caller requested additional information about City land adjacent to the development site to the west.

DESIGN PROPOSAL AND REVIEW

Site Layout

- Two major site features have a significant impact on the layout and design of the proposed building.
- Firstly, the site slopes significantly from north to south, rising 7 metres (21 ft.) from Fraser Highway to the point where the lot is impacted by the BC Hydro right-of-way.
- In order to address this slope, the applicant has broken the building into two sections, a lower section adjacent to Fraser Highway and an upper section at the north end of the site, that are linked by a two-storey indoor amenity area.
- Secondly, the BC Hydro right-of-way angles across the lot from the southwest to the northeast. As a result, the north portion of the upper building has been staggered in a saw-tooth design in order to create a design that does not encroach into the right-of-way but which, at the same time, maximizes the allowable buildable area.

Building Design

- Both the southern and northern portions of the building will be four-storeys in height, but because the northern section is set at a higher geodetic elevation than the southern section, it will be a full storey higher than the southern section of the building.
- A driveway will run along the west side of the site that will provide access to the underground parking facility under the building and to surface parking within the BC Hydro right-of-way area at the north end of the upper building.
- Eventually, this driveway will also provide joint access to the adjoining lot to the west, currently occupied by a duplex, when this lot redevelops. A joint access is required between the subject site and the lot to the west in order to reduce the number of driveways along Fraser Highway.
- The first floor of the two buildings will be clad in dark blue and dark brown-coloured hardi-plank siding. The dark colours are intended to add weight to the base of the building.
- The second and third floors of the building will be clad in horizontal taupe-coloured hardi-plank siding, while the fourth floor will be clad in board and batten, beige-coloured hardi-plank.
- Bay windows will be clad in arctic-white hardi-plank for additional contrast.
- The roof will be clad in dark brown-coloured, high-profile asphalt shingles.

Indoor Amenity Space

- The indoor amenity space is located in a two-storey portion of the building that connects the upper and lower sections of the building.

- The ground floor indoor amenity space contains 155 square metres (1,666 sq. ft.) and will consist of a multi-purpose room with a washroom and kitchen facilities.
- The second floor indoor amenity space contains 124 square metres (1,340 sq. ft.) and will consist of a general multi-purpose room.
- The indoor amenity space will total 279 square metres (3,000 sq. ft.), which is 45 square metres (484 sq. ft.) less than the 324 square metres (3,500 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 east side of the property will be heavily landscaped with a variety of trees and shrubs to screen the site from the adjacent property to the east. The east side of the site will also contain a pedestrian walkway leading from Fraser Highway to the surface parking and amenity areas at the north end of the site.
- The west side of the building will also be heavily landscaped with terraced plants to separate the building from the driveway on the west side of the building and to address the slope of the site.
- The applicant is proposing to provide four outdoor amenity areas located in various areas of the site.
- The applicant is proposing a hard-surfaced patio area containing tables and chairs that will be located adjacent to the ground-floor indoor amenity room on the east side of the building.
- An additional outdoor deck will be located on the roof of the two-storey amenity area between the upper and lower sections of the building, and will contain tables, chairs and landscaping.
- An outdoor play area containing a children's play structure and benches will be located at the northwest corner of the building.
- A lawn area with benches and community garden plots will be located at the north end of the site within the BC Hydro right-of-way.
- The outdoor amenity space will total 684 square metres (7,400 sq. ft.), which is 360 square metres (3,875 sq. ft.) more than the 324 square metres (3,500 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).

Parking

- An underground parking garage, accessed by the driveway along the west side of the lot, will be constructed under the building.
- The underground parking garage will contain a total of 120 resident parking spaces, which is one more than the 119 parking spaces required under the Zoning By-law.

- An additional 32 surface parking spaces for residents will be provided at the north end of the building within the BC Hydro right-of-way.
- A total of 22 surface parking spaces are provided for visitors at the north end of the building within the BC Hydro right-of-way, which is 5 more than the 17 parking spaces required under the Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting: September 20, 2007

Some of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans. However, most issues remain outstanding and will need to be addressed prior to consideration of final approval. The principal issues that still need to be addressed are as follows:

- Refinement of the building façade facing Fraser Highway;
- Increased architectural detailing;
- Revisions and refinements to the landscaping plan;
- Revisions to the landscaping plan to create a more unified useable pedestrian circulation network; and
- Reconsideration of the interface between the project and the multi-use pathway to the west to determine if increased surveillance of the pathway can be created and developing a more logical connection between the site and multi-use pathway.

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. | Proposed, Site Plan, Building Elevations and Landscape Plans |
| Appendix III. | School District Comments |
| Appendix IV. | ADP Comments |
| Appendix V. | Proposed CD By-law |

Jean Lamontagne
General Manager, Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on RM-70)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|------------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 8,675.7 m ² |
| Road Widening area | | 203 m ² |
| Undevelopable area | | 3,605.9 m ² |
| Net Total | | 4,866.8 m ² |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 30% | 29% |
| Paved & Hard Surfaced Areas | | 33% |
| Total Site Coverage | | 62% |
| | | |
| SETBACKS (in metres) | | |
| Front | 7.5 m | 4.5 m |
| Rear | 7.5 m | 84.0 m |
| Side #1 (East) | 7.5 m | 7.5 m |
| Side #2 (West) | 7.5 m | 10.0 m |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 15 m | 14 m |
| Accessory | 4.5 m | |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | 53 |
| Two Bedroom | | 55 |
| Three Bedroom + | | |
| Total | | 108 |
| | | |
| FLOOR AREA: Residential | | 8,570 m ² |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| | | |
| FLOOR AREA: Industrial | | |
| | | |
| FLOOR AREA: Institutional | | |
| | | |
| TOTAL BUILDING FLOOR AREA | 8,760 m ² | 8,570 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) | | 222 uph/90 upa |
| FAR (gross) | | |
| FAR (net) | 1.8 | 1.76 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | 324 m ² | 324 m ² |
| Outdoor | 324 m ² | 684 m ² |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | | |
| Residential Bachelor + 1 Bedroom | 53 | 69 |
| 2-Bed | 66 | 83 |
| 3-Bed | | |
| Residential Visitors | 17 | 22 |
| Institutional | | |
| Total Number of Parking Spaces | 136 | 174 |
| Number of disabled stalls | | |
| Number of small cars | | 20 |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

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