

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0094-00

Planning Report Date: February 25, 2008

PROPOSAL:

- **OCP Amendment** of a portion from Urban to Multiple Residential
- **Rezoning** from RF and RM-D to RM-70
- **Development Permit**
- **Development Variance Permit**

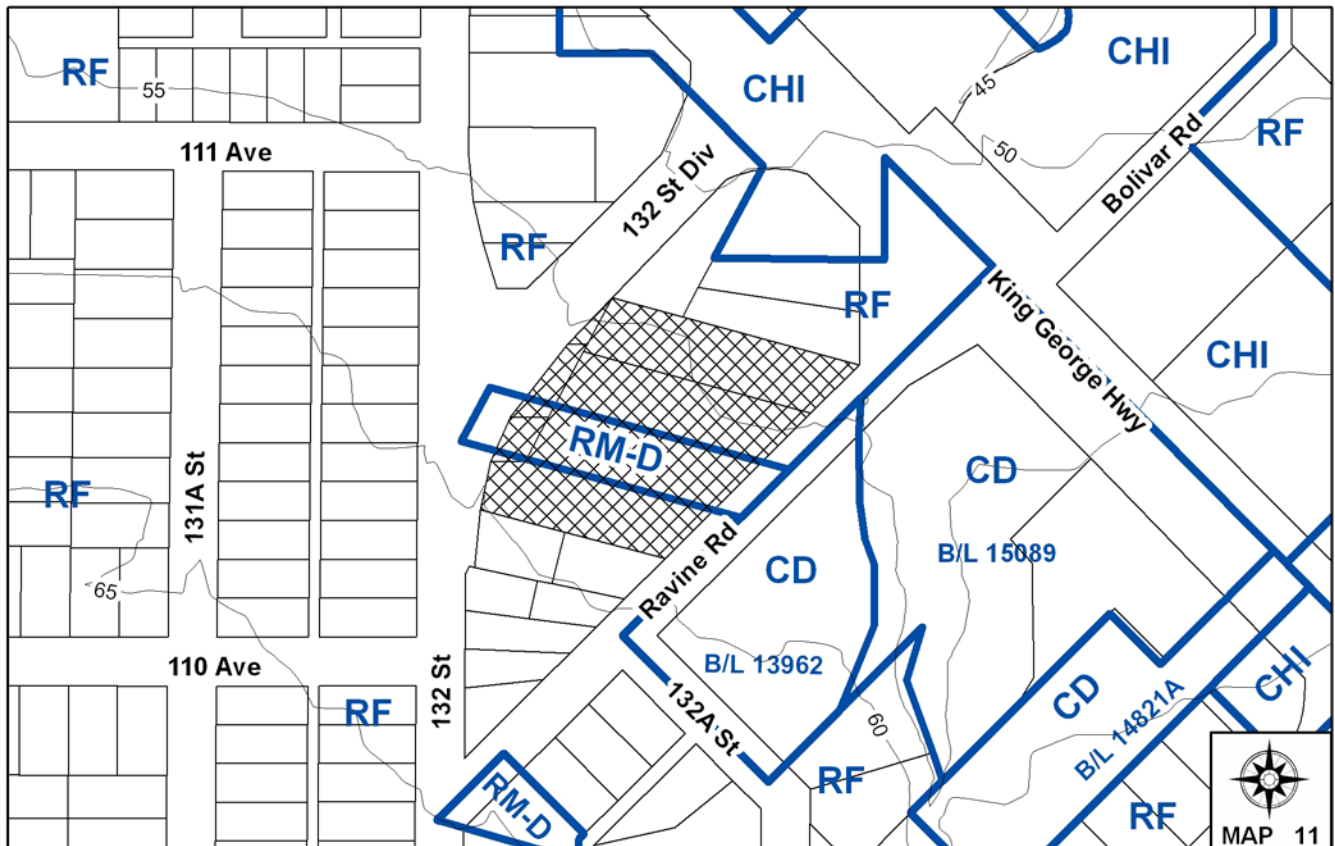
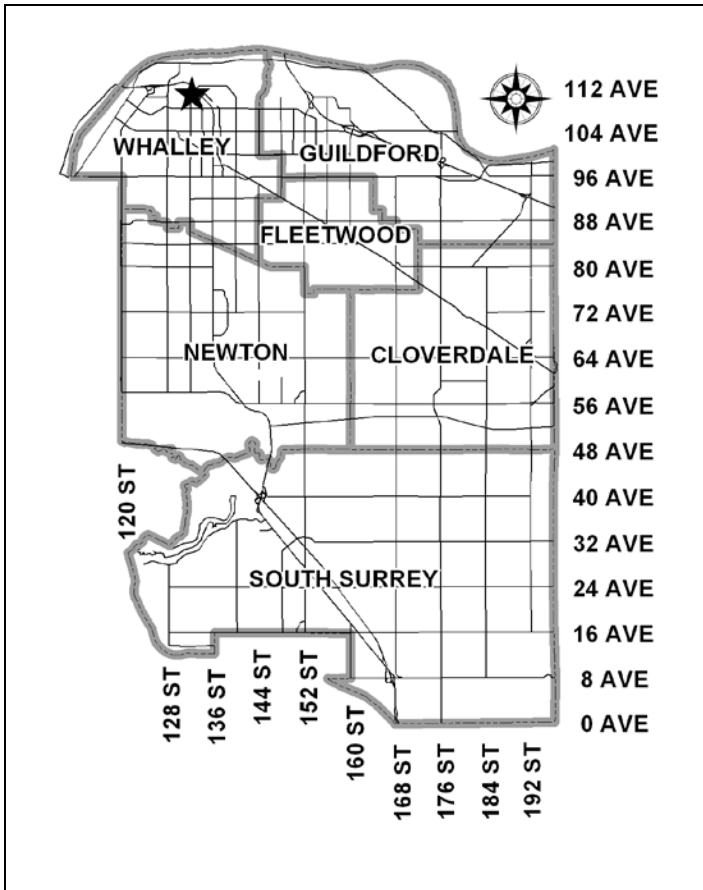
in order to permit the development of 130 apartment units within two 4-storey buildings.

LOCATION: 11037/49/57/69 Ravine Road;
 11054/66/80 - 132 Street

OWNERS: Soraje Capital Inc.

ZONING: RF and RM-D

OCP DESIGNATION: Multiple Residential and Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The three (3) former City-owned parcels at 11054, 11066 and 11080 - 132 Street require redesignation in the OCP from Urban to Multiple Residential.
- The building setbacks along Ravine Road and 132 Street do not comply with the minimum 7.5 metres (25 ft.) required under the RM-70 Zone and require a Development Variance Permit.
- The lot coverage for the proposed development exceeds what is permitted under the RM-70 Zone.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation for the majority of the development site, but requires redesignation to Multiple Residential for the properties at 11054, 11066 and 11080-132 Street.
- The proposed reduced setbacks along Ravine Road and 132 Street achieve a more urban, pedestrian streetscape in compliance with the City Centre area and increase natural surveillance within this transitional area.
- The proposed development redevelops an area which is in transition and should assist in addressing alleged ongoing criminal activity in the area.
- The proposed development will also be a catalyst to attract other new developments to the area, especially to the north-east and south-west of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the three properties at 11054, 11066 and 11080 - 132 Street from Urban to Multiple Residential and a date for Public Hearing be set.
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) and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Multiple Residential 70 Zone (RM-70)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7907-0094-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7904-0094-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage of the RM-70 Zone from 33% to 41%;
 - (b) to reduce the minimum front yard (Ravine Road) setback of the RM-70 Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and
 - (c) to reduce the minimum front yard (132 Street) setback of the RM-70 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.).
6. 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) 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; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

7 Elementary students at K.B. Woodward Elementary School
4 Secondary students at School

(Appendix IV)

Parks, Recreation & Culture: The Parks Department has indicated that they support the proposed development application. The Parks Department has indicated concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood. The applicant is required to meet and resolve this matter with Parks staff prior to Final Adoption.

SITE CHARACTERISTICS

Existing Land Use: 11037 Ravine Road - former motel, now alleged drug house.
11049 Ravine Road - vacant of any buildings or structures, some vegetation on property.
11057 Ravine Road - existing single family residential dwelling.
11069 Ravine Road - existing single family residential dwelling.
11054/11066/11080 - 132 Street - vacant, excess 132 Street road.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Truck storage and offices for Two Small Men with Big Hearts Moving Company	Multiple Residential	RF and CHI
East (Across Ravine Road):	Non-profit housing, Kinsmen Ravine Estates.	Multiple Residential	CD (By-law No. 13962)

Direction	Existing Use	OCP Designation	Existing Zone
South-West:	Existing single family residential.	Multiple Residential	RF
West (Across 132 Street):	Existing single family residential.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site includes four properties located at 11037, 11049, 11057 and 11069 Ravine Road, at the northwest edge of the City Centre area. All four properties are designated Multiple Residential in the Official Community Plan (OCP), with 11037, 11057 and 11069 Ravine Road zoned Single Family Residential Zone (RF) and the one property at 11049 Ravine Road zoned Duplex Residential Zone (RM-D).
- The application also involves the closure of three (3) small formerly City-owned parcels along 132 Street, addressed as 11054, 11066 and 11080-132 Street, which were acquired by the City in the late 1980s for the widening of 132 Street and are to be included within the subject site. These three small parcels are designated Urban in the OCP and will require a redesignation to Multiple Residential. The area of these 3 lots amounts to approximately 699 square metres (7,526 sq.ft.). The applicant has just recently completed the acquisition of these parcels, with registration at the Land Title Office on February 18, 2008.
- The applicant has submitted an application to rezone from Single Family Residential Zone (RF) and Duplex Residential Zone (RM-D) to Multiple Residential 70 Zone (RM-70) and a Development Permit to allow for the development of 130 apartment units within 2 four-storey buildings. A Development Variance Permit is also proposed to allow for reduced building setbacks along Ravine Road and 132 Street and for increased lot coverage.
- The subject site slopes downwards towards the north and encompasses a total site area of 0.95 hectare (2.3 acres).
- The development proposes an overall building floor area of 13,954 square metres (150,200 sq.ft.), with a proposed floor area ratio (FAR) of 1.47. The proposed FAR is less than the maximum 2.5 FAR permitted under the Multiple Residential OCP designation in the City Centre area, but within the maximum floor area ratio permitted under the RM-70 Zone, for a site less than 1 hectare (2.47 acres) in size, calculated on a sliding scale.
- The proposed unit mix includes 3 one-bedroom units, 20 one-bedroom and den units and 107 two-bedroom units, ranging in site from 72.5 square metres (780 sq.ft.) to 104.4 square metres (1,124 sq.ft.).
- The development proposes 557 square metres (6,000 sq.ft.) of outdoor amenity space, which exceeds the 390 square metres (4,200 sq.ft.) of outdoor amenity space required as per the requirement of 3.0 square metres (32 sq.ft.) per dwelling unit. The proposed outdoor amenity incorporates a children's play area and a seating area with benches and an arbor for shade.

- The development proposes 390 square metres (4,200 sq.ft.) of indoor amenity space, which complies with the minimum 390 square metres (4,200 sq.ft.) of indoor amenity required. The indoor amenity is separated into two (2) areas, with one area (81.4 square metres/876 sq.ft.) included within proposed Building 1 (north) and the other area (310.7 square metres/3,344 sq.ft.) included within proposed Building 2 (south). The indoor amenity spaces each incorporate a kitchen and washroom and have connections to the outdoor amenity areas.
- All residential parking will be incorporated underground within one level, with three (3) temporary visitor parking stalls above ground, located at the turnaround. A total of 191 residential parking stalls and 26 visitor parking stalls are proposed, which comply with the Surrey parking requirements of 1.3 stalls per one-bedroom units and 1.5 stalls per two-bedroom units for residential parking and 0.2 stall per dwelling unit for visitor parking.
- The proposed redevelopment of the subject site is timely, as it currently encompasses a former motel at 11037 Ravine Road, which has been alleged to be associated with illegal activity. The area is largely transitional, with properties to the north and south of the subject site positioned for redevelopment to multiple family residential developments should this proposal be approved by Council.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Michael Mills, Certified Arborist for DMG Landscape Architects. The report has identified 54 mature trees. As the development proposal reflects a multiple residential development, with underground parking, practically all the trees within the development footprint will need to be removed, with some trees at the perimeter to be retained. The report proposes that 6 trees be retained and 48 trees be removed. The following chart reflects the trees proposed for retention and removal:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Cedar	5	2	3
Douglas Fir	29	2	27
Alder	5	0	5
Chamaecyparis	3	0	3
Silver Maple	1	1	0
Lombardy Poplar	2	0	2
Metasquoia	1	1	0
Cottonwood	7	0	7
Walnut	1	1	1
TOTAL	54	6	48

- The proposal indicates that 145 trees will be planted on site, which exceeds the 84 replacement trees required by the Tree Protection By-law.

- Proposed retaining walls along the north property line will most likely impact 3 trees within the adjacent northern property. The applicant will be required to acquire the neighbouring property owner's consent to remove these trees.
- All the existing street trees along 132 Street are proposed to be retained.

PRE-NOTIFICATION

- A pre-notification letter was sent August 20, 2007 and staff received only one telephone call in response. The caller was the administrator of the Kinsmen Ravine Estates, across Ravine Road to the south-east. He was very supportive of the development proposal as it would redevelop what he considered to be a crime-ridden area. However, he has requested City staff assistance in having the existing buildings on the site demolished, due to the alleged illegal activities which have been occurring. This request was conveyed to the owner, but the owner has indicated that the buildings would be removed after Third Reading if he were to receive favourable consideration by Council of the proposed development.

DESIGN PROPOSAL AND REVIEW

- The site is double-fronting, however, only one vehicular access is proposed to the development from Ravine Road. A ramp leading to the underground parking will be accessed from the central internal driveway, near proposed Building 2 (south). The internal driveway and access will be treated with stamped concrete.
- The two proposed "L" shaped four-storey buildings are clustered around an internal round-about and outdoor amenity space. The main entries to the buildings are oriented internally towards the site.
- Proposed building cladding materials include vinyl siding in Rustic Red and Charcoal Gray, culture stone as accent, vinyl windows and doors in White and hardiboard trim in White. The proposed roofing material is to be a fiberglass shingle in Pabco Statestone.
- The upper floor units will have balconies and the ground floor units will incorporate patios. The patios on the ground units will be fenced with gates to allow for maintenance.
- Pedestrian connections are proposed through the development, allowing for a continuous pedestrian connection from Ravine Road to 132 Street.
- Proposed reduced building setbacks along Ravine Road and 132 Street help provide for more street orientation and surveillance by residents.
- The main driveway, entrances to the buildings, patios attached to the indoor amenity areas and temporary parking at the round-about will be finished in decorative paving.
- Landscaping is being proposed around the perimeter of the site and within the outdoor amenity areas. The landscape concept incorporates a mix of trees and shrubs along the perimeter, with a metal railing and brick post fence along Ravine Road.

- A terraced retaining wall is proposed along the north property line and along the northeast corner of the site, to deal with the grading changes. The areas will be planted with a mix of trees and low level planting.

ADVISORY DESIGN PANEL

ADP Meeting Date: December 13, 2007

Most of the ADP suggestions have been satisfactorily addressed except for the following, which the applicant has agreed to resolve prior to final adoption, to the satisfaction of the City Architect and City Landscape Architect:

- Architectural plan coordination with landscape plan.
- Specific details of landscape elements to be provided and/or further clarified.
- Revisit northeast corner landscape concept.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary Section F of the RM-70 Zone, in order to reduce the front (Ravine Road) building setback from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) and the front (132 Street) building setback from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.).

Applicant's Reason:

- The proposed reduction in building setbacks along Ravine Road and 132 Street offer better street orientation.

Staff Comment:

- The proposed variances are supported by staff to encourage better surveillance in a transitional area and to provide a better urban presence along the street.

(b) Requested Variance:

- To vary Section E of the RM-70 Zone, in order to increase the maximum lot coverage from 33% to 41%.

Applicant's Reason:

- The proposed design is in keeping more with that of an RM-45 zoned four-storey apartment development, where the RM-45 Zone would permit a maximum lot coverage of 45%. The proposed design is more spread out over the site, as opposed to being designed as a more vertical expression.

Staff Comment:

- Staff feel the proposed building design is appropriate for this part of City Centre, as it is at the edge of the area. The proposed design provides more of a presence over the subject site area, especially within the transitional area. Staff can support the proposed variance.

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
Appendix II.	OCP Amendment Map
Appendix III.	Proposed Site Plan, Building Elevations Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	Development Variance Permit No. 7907-0094-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ionic Architecture Inc. and DMG Landscape Architects, respectively dated February 12 and 13, 2008.

Jean Lamontagne
General Manager
Planning and Development

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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: Sam Chan, Ionic Architecture Inc.
 Address: Unit #3, 15243 - 91 Avenue
 Surrey, BC
 V3R 8P8
 Tel: 604-581-8418

2. Properties involved in the Application
 - (a) Civic Addresses: 11037, 11049, 11057 and 11069 Ravine Road; 11054,
 11066 and 11080 - 132 Street

 - (b) Civic Address: 11037 Ravine Road
 Owner: Soraje Capital Inc., Inc. No. 0654816
 PID: 007-131-895
 Lot 80 Except: Parcel H (By-law Plan 87021) Section 15 Block 5 North Range
 2 West New Westminster District Plan 34840

 - (c) Civic Address: 11049 Ravine Road
 Owner: Soraje Capital Inc., Inc. No. 0654816
 PID: 011-422-220
 Lot 5 Section 15 Block 5 North Range 2 West New Westminster District Plan
 9739

 - (d) Civic Address: 11057 Ravine Road
 Owner: Soraje Capital Inc., Inc. No. 0654816
 PID: 011-422-203
 Lot 4 Section 15 Block 5 North Range 2 West New Westminster District Plan
 9739

 - (e) Civic Address: 11069 Ravine Road
 Owner: Soraje Capital Inc., Inc. No. 0654816
 PID: 011-427-288
 Lot 3 Section 15 Block 5 North Range 2 West New Westminster District Plan
 9739

 - (f) Civic Address: 11054 - 132 Street
 Owner: Soraje Capital Inc., Inc. No. 0654816
 PID: 000-674-672
 Lot 1, Except Part Dedicated Road on Plan LMP41027 Section 15 Block 5
 North Range 2 West New Westminster District Plan 8791

- (g) Civic Address: 11066 - 132 Street
Owner: Soraje Capital Inc., Inc. No. 0654816
PID: 011-362-588
Lot 2, Except Part Dedicated Road on Plan LMP41027 Section 15 Block 5
North Range 2 West New Westminster District Plan 8791

- (h) Civic Address: 11080 - 132 Street
Owner: Soraje Capital Inc., Inc. No. 0654816
PID: 011-362-596
Lot 3, Except Part Dedicated Road on Plan LMP41027 Section 15 Block 5
North Range 2 West New Westminster District Plan 8791

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the properties at 11054, 11066 and 11080 - 132 Street only.
- (b) Introduce a By-law to rezone the properties.
- (c) Proceed with Public Notification for Development Variance Permit No. 7907-0094-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-70

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		0.95 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	40.7%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (Ravine Road)	7.5 m	5.8 m
Front (132 Street)	7.5 m	6.0 m
Side #1 (North)	7.5 m	27.8 m
Side #2 (South)	7.5 m	7.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	10.7 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		3
One Bed + Den		20
Two Bedroom +		107
Total		130
FLOOR AREA: Residential		13,954 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	13,954 m ²	13,954 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)		
FAR (gross)		
FAR (net)	1.47	1.47
AMENITY SPACE (area in square metres)		
Indoor	390 m ²	390 m ²
Outdoor	390 m ²	557 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential 1 Bedroom + Den		30
2-Bed		161
3-Bed		
Residential Visitors		26
Institutional		n/a
Total Number of Parking Spaces		217
Number of disabled stalls	2	3
Number of small cars	54	0
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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