

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0098-00

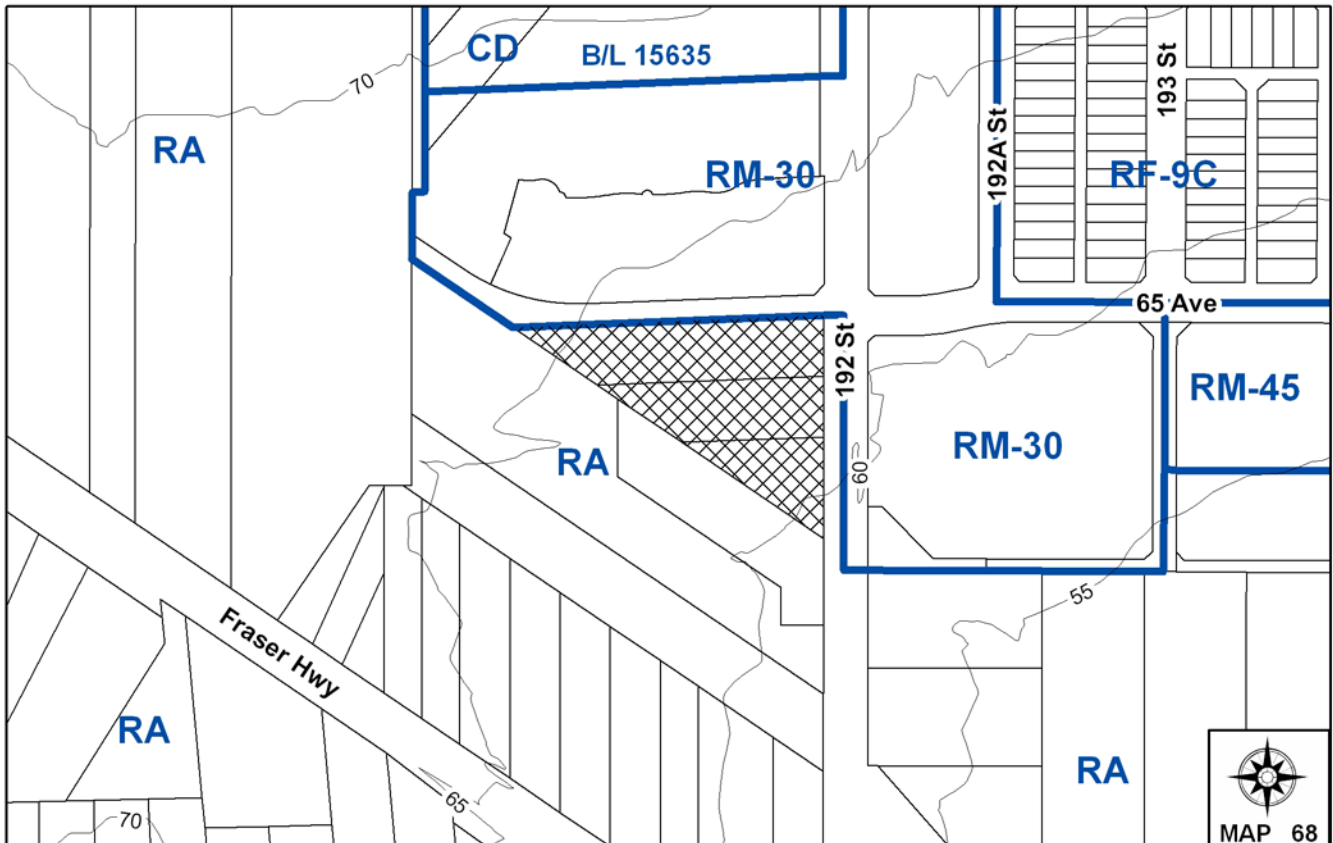
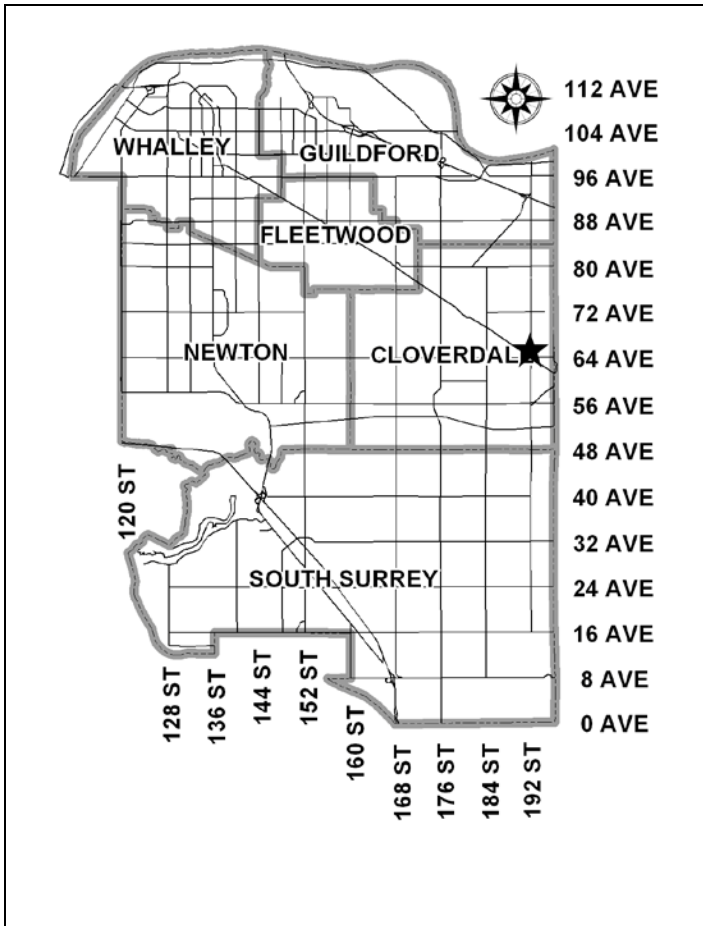
Planning Report Date: April 28, 2008

PROPOSAL:

- Rezoning from RA to CD
- Development Permit

in order to permit the development of two, 4-storey apartment buildings consisting of 40 units each, in East Clayton.

LOCATION: 6529/41/61 - 192 Street
OWNER: Mackenzie Properties Ltd.
ZONING: RA
OCPC DESIGNATION: Urban
NCP DESIGNATION: 22-45 upa (High Density)



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 OCP and NCP Designations.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0098-00 in accordance with the attached drawings (Appendix II).
3. 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) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a 6.0-metre (20 ft.) wide right-of-way for public access along a portion of the southeast corner of the site to accommodate a public pathway; and
 - (g) provision of cash-in-lieu for the construction of the 6.0-metre (20 ft.) wide public pathway to the satisfaction of the Parks, Recreation & Culture 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:**

4 Elementary students at Latimer Road School
2 Secondary students at Clayton Heights School

(Appendix IV)

Parks, Recreation & Culture:

The Parks Department supports the proposed development application. Provide NCP Amenity contributions on a per unit basis as per the East Clayton Neighbourhood Concept Plan.

SITE CHARACTERISTICS

Existing Land Use: 6529 - 192 Street: Single family dwelling to be removed.
6541 - 192 Street Vacant
6561 - 192 Street Single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 65 Avenue):	Townhouse development.	Urban/15-25 upa (Medium-High Density)	RM-30
East (Across 192 Street):	Townhouse development.	Multiple Residential/ 15-25 upa (Medium-High Density)	RM-30
South:	Vacant treed lot and single family dwellings, bisected by McLellan Creek.	Urban/Natural Area	RA
West:	Vacant.	Urban/22-45 upa (High Density)	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south-west corner of 192 Street and 65 Avenue and encompasses three (3) properties located at 6529, 6541 and 6561 – 192 Street.
- The 0.74-hectare (1.82-acre) subject site is designated Urban in the Official Community Plan (OCP) and 22-45 u.p.a (High Density) in the East Clayton Neighbourhood Concept Plan (NCP). The proposal conforms to the land use designation for both the OCP and NCP.
- The applicant is proposing to rezone the site from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD), based on the RM-45 Zone, in order to allow the construction of two, four-storey apartment buildings consisting of forty (40) units each with a proposed unit density of 44 units per acre (upa) and a floor area ratio (FAR) of 1.20.
- The proposed density of 44 upa and FAR of 1.20 conform to the maximum 45 upa and 1.30 FAR of the RM-45 Zone for sites 1 hectare (2.5 acres) or larger. However, since the subject site is less than a hectare in size, the maximum density permissible on this 0.74-hectare (1.82-acre) site (based on the RM-45 Zone sliding scale calculation) is 40 upa and 1.14 FAR. As a result, the applicant is proposing a CD Zone to accommodate the proposed FAR of 1.20 and unit density of 44 upa.

- The proposal reflects twelve (12) 1-bedroom units, ten (10) 1-bedroom and den units, fifty-four (54) 2-bedroom and den units and four (4) 3-bedroom and den units, ranging in floor area from 69 square metres (720 sq.ft.) to 141 square metres (1,522 sq.ft.), with a total floor area of 7,540 square metres (81,162 sq.ft.).
- The amount of outdoor amenity space proposed is 1,340 square metres (14,419 sq.ft.), exceeding the minimum 240 square metres (2,583 sq.ft.) required under the RM-45 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- The amount of indoor amenity space proposed is 408 square metres (4,395 sq.ft.), exceeding the minimum 240 square metres (2,583 sq.ft.) required under the RM-45 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- On the adjacent properties to the south, there is an existing Class B watercourse, McLellan Creek. The 30-metre (100 ft.) riparian setback from the creek falls within the south-east corner of the subject site.
- In accordance with the East Clayton Neighbourhood Concept Plan (NCP), a 6.0-metre (20-ft.) right-of-way will be provided for a public walkway on the subject site. The walkway will be constructed by the City along the south-east corner of the site, adjacent to the riparian area setback.

Proposed CD By-law

- The proposed CD By-law is based on the RM-45 Zone with modifications to the units per acre and floor area ratio (FAR) and building setbacks. The table below shows a comparison between the proposed CD Zone and the RM-45 Zone.

	RM-45 based on 1-hectare site	RM-45 Zone, Based on 0.74-hectare site	Proposed CD By-law
Units Per Acre	45 upa	40 upa	44 upa
FAR	1.30	1.14	1.20
Lot Coverage	45%	45%	39%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 4.6 metres (15ft.) east: 6.0 metres (20 ft.) south 6.3 metres (21 ft.)
Building Height	15 metres (49 ft.)	15 metres (49 ft.)	14 metres (46 ft.)
Parking Spaces:			
Residents	1.3 spaces/ 1-bedroom unit 1.5 spaces/2-bedroom or more	1.3 spaces/ 1-bedroom unit 1.5 spaces/2-bedroom or more	1.3 spaces/ 1-bedroom unit 1.5 spaces/2-bedroom or more
Visitors	0.2 space/unit	0.2 space/unit	0.2 space/unit

- The reduced setbacks along the north (65 Avenue) and east (192 Street) property lines reinforce the urban character, create a strong street orientation and are in keeping with the design guidelines of the East Clayton Neighbourhood Concept Plan.
- The lower level units front and have direct pedestrian access from the street, promoting social interaction, as well as casual surveillance.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Mike Fadum, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified 98 mature trees. As the development proposal reflects a multiple residential development, practically all the trees within the development footprint will need to be removed. Seven (7) trees at the southeast corner of the subject site are proposed to be retained. The following chart reflects the trees proposed for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Alder, Red	21	5	16
Aspen, Trembling	2		2
Birch, Paper	2		2
Cherry	4	2	2
Cottonwood, Black	4		4
Fir, Douglas	1		1
Maple, Bigleaf	3	2	1
Spruce	1		1
Redcedar, Western	2		2
Total	98	7	91

- The proposal indicates that 72 trees will be planted on-site. However, 151 replacement trees are required under the Tree Protection By-law. Therefore, the applicant will be required to provide \$300 per tree for a total of \$23,700 towards the Green City Fund for the shortfall of replacement trees.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 25, 2008 and staff received one phone call and one letter expressing concerns regarding existing traffic congestion in the area, protection of the riparian area to the south of the site and on-going expansion work with respect to storm water drainage ponds in the immediate area.

Traffic

Staff indicated that 68 Avenue will be completed in order to provide a continuous east/west link. In the short term 68 Avenue, from 194 Street to 196 Street will be constructed by another developer BFW Development, as part of File No. 7902-0363-00. The City will fund the construction of the north portion of the final 19300 block in conjunction with the construction of the southern portion by Lakewood Madrona Developments Ltd., as part of File No. 7906-0205-00.

Ultimately 192 Street will be realigned such that it intersects with Fraser Highway to the west of 64 Avenue to provide a high capacity access to Fraser Highway for East Clayton and the existing intersection of 192 Street at 64 Avenue will be closed. Until the 192 Street realignment is in place, the Engineering Department is considering upgrading and signalizing the 194 Street/64 Avenue intersection to function as the primary left-turn access and egress for East Clayton traffic and transit vehicles.

The Engineering Department is also considering prohibiting the eastbound and southbound left turns at the 192 Street/64 Avenue intersection, converting it to a right-in/right-out only intersection.

Riparian Area

On the adjacent properties to the south, there is an existing Class B watercourse, McLellan Creek. The proposal protects and preserves the south-east corner of the site which falls within the 30-metre (100 ft.) riparian area setback from the creek.

Drainage

Run-off originating from the subject properties is intended to flow to Pond B and McLellan Creek. Pond B has been constructed to an interim standard until more land is secured to complete the pond. The applicants can choose to complete the ultimate pond in a manner acceptable to the City or they must provide interim detention at their own cost until the ultimate pond is completed. Substantial Low Impact Development (LID) features must be implemented on site as prescribed in the East Clayton NCP to ensure protection of the watercourse both in the interim and ultimate conditions.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed apartment project consists of 2, four-storey buildings with 40 units in each for a total of 80 units. The units are 1-bedroom, 1 bedroom and den, 2-bedroom and den, and 3-bedroom and den with an average floor area of 94 sq. m. (1,015sq. ft.) per dwelling unit.
- One vehicular entry to the site is proposed at 65 Avenue. The proposed driveway provides direct access to the underground parking facility.
- Private pedestrian access is provided along 65 Avenue as well as from a public walkway accessed from 192 Street located south of Building B.
- Each building includes six street-oriented units on the main floor with direct access from a front yard patio to either 65 Avenue or 192 Street. The ground floor units at the rear of the buildings are oriented toward the outdoor amenity area providing natural surveillance of the common area.

- The proposed building materials include asphalt shingles in weathered wood colour for roofing. Cladding materials will be mainly hardi-plank siding in taupe with wood wall shingles in green for two vertical portions of the buildings. Cultured stone will be included along the main floor level and base of the columns. A cream colour will also provide a colour accent as trim with dark brown balcony railings on transparent balconies.

Indoor Amenity Space

- A proposed two-storey indoor amenity space is located in Building B and incorporates a lounge, exercise room, kitchen, men's washroom and storage area on the main floor and a games room, meeting room, women's washroom, storage and balcony on the second floor accessible by an elevator from the main floor.

Landscaping and Outdoor Amenity Space

- The 65 Avenue and 192 Street streetscape elevations include a wood rail fence with landscaping behind and in front, with each pedestrian entry defined by an arbour with a cultured stone base and picket gate.
- Along the 192 Street elevation, a low retaining wall consisting of boulders with pocket planting will frame the edge of the landscaping that consists of Sweet Gum, Dogwood and Japanese Maple trees as well as a variety of shrubs.
- An outdoor amenity area incorporating a children's play area, lawn and seating area with benches is provided behind the buildings in the central portion of the site.

Parking

- The proposed development includes a total of 136 parking spaces, consisting of 118 resident parking spaces and 18 spaces for visitors, two of which are designated for persons with a disability, within an enclosed two-level underground parking garage, which complies with the Surrey Zoning By-law. The visitor spaces are located within a secured portion of the underground parking garage on the first level.

ADVISORY DESIGN PANEL

ADP Meeting Date: January 17, 2008.

ADP Comments and suggestions have been satisfactorily addressed.

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. Site Plan, Building Elevations and Landscape Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. ADP Comments and Applicant's Responses
- Appendix VII. Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

JLM/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: Carson Nofle, Focus Architecture Inc.
 Address: 109 - 1528 McCallum Road
 Abbotsford, BC
 V3S 8A3
 Tel: 1-604-853-5222

2. Properties involved in the Application
 - (a) Civic Addresses: 6529, 6541 and 6561 - 192 Street

 - (b) Civic Address: 6529 - 192 Street
 Owner: Mackenzie Properties Ltd., Inc. No. 703100
 PID: 000-526-029
 Lot 4 Section 16 Township 8 New Westminster District Plan 10068

 - (c) Civic Address: 6541 - 192 Street
 Owner: Mackenzie Properties Ltd., Inc. No. 703100
 PID: 009-236-112
 Lot 5 Section 16 Township 8 New Westminster District Plan 10068

 - (d) Civic Address: 6561 - 192 Street
 Owner: Mackenzie Properties Ltd., Inc. No. 703100
 PID: 000-897-272
 Lot 6 Section 16 Township 8 New Westminster District Plan 10068

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		8,786.57 m ²
Road Widening area		1,408.60 m ²
Undevelopable area		
Net Total		7,377.97 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	38.60%
Paved & Hard Surfaced Areas		10.55%
Total Site Coverage		49.15%
SETBACKS (in metres)		
Front (East)		6.0 m
Rear		-
Side #1 (North)		4.5 m
Side #2 (South)		6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	13.97 m/ 4
Accessory	4.5 m	-
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		12
Two Bedroom		64
Three Bedroom +		4
Total		80
FLOOR AREA: Residential		9,232.22 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		9,232.22 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)	111 upha/45 upa	108.55 upha/ 43.96 upa
FAR (gross)		
FAR (net)	1.3	1.196
AMENITY SPACE (area in square metres)		
Indoor	240 m ²	408 m ²
Outdoor	240 m ²	1,339.53 m ²
	4.6 m ²	8.62 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	16	16
2-Bed	96	96
3-Bed	6	6
Residential Visitors	16	18
Institutional		
Total Number of Parking Spaces	134	136
Number of disabled stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD

Required Development Data	Building A	Building B
SETBACK (in metres)		
Front	4.62 m	6.18 m
Rear		
Side #1 (SW)	6.36 m	6.63 m
Side #2 (S)		
Side #3 (N)		4.56 m
Building Height (in metres/storeys)	13.97 m/4 storeys	13.97 m/4 storeys
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor		
One Bedroom	6	6
Two Bedroom	32	32
Three Bedroom +	2	2
TOTAL FLOOR AREA	3,756 m ²	3,783 m ²