

City of Surrey
PLANNING & DEVELOPMENT REPORT
 File: 7907-0175-00

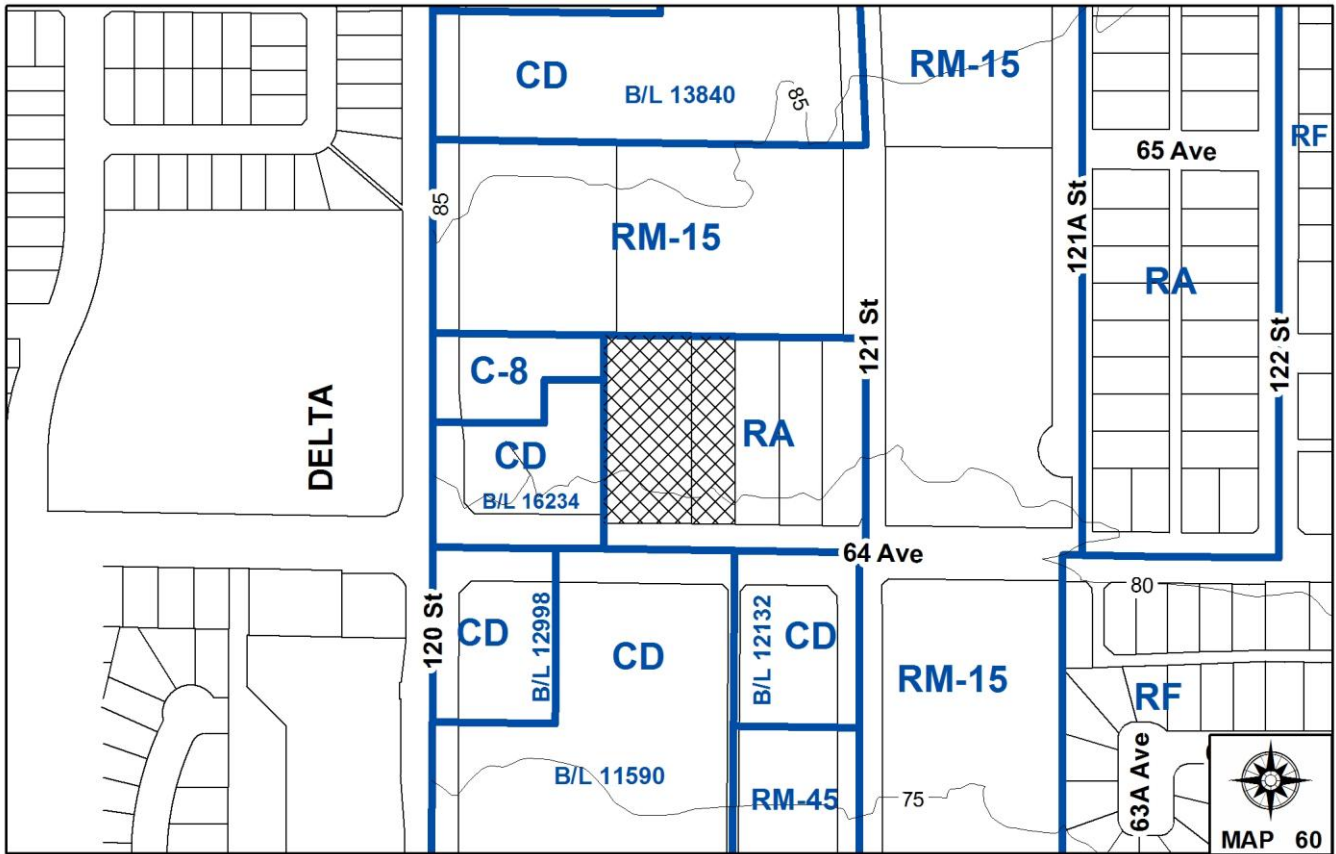
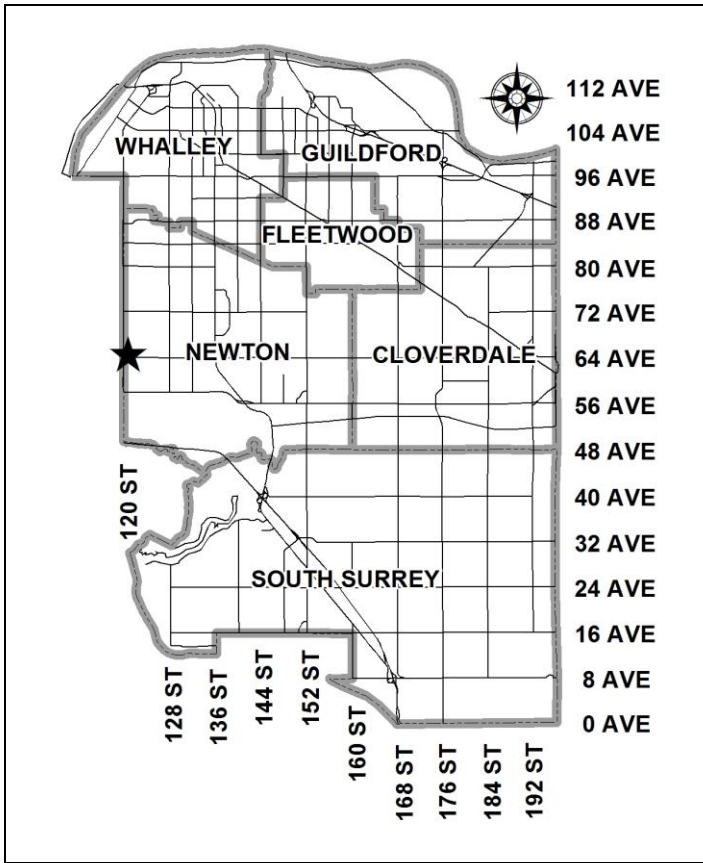
Planning Report Date: May 25, 2009

PROPOSAL:

- **OCP Amendment** from Commercial to Multiple Residential
- **Rezoning** from RA to CD (based on RM-45)
- **Development Permit**

in order to permit the development of a 95-unit, 4-storey apartment building.

LOCATION: 12045/63 - 64 Avenue
OWNER: 685986 B.C. Ltd.
ZONING: RA
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



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 applicant is proposing to amend the site's Official Community Plan designation from "Commercial" to "Multiple Residential" and the West Newton Local Area Plan's designation of "Commercial" to "Apartment (60 to 70 upa)".

RATIONALE OF RECOMMENDATION

- The applicant retained a consultant to prepare a market study for the site, in order to justify the amendment from "Commercial" to "Multiple Residential". The study concluded that existing commercial uses at the intersection of 64 Avenue and Scott Road is under performing, and were additional commercial uses to be built at the subject site, the viability of such uses would be questionable. On the other hand, adding residential units to the area would support and help the financial viability of these existing businesses.
- The site is limited to have right-in/right-out access to 64 Avenue, at least until the sites to the east are developed, and this is a significant impediment for a commercial site, and would further erode the financial viability of any businesses on the site.
- The proposed multiple residential building form and density is in accordance with the City's goal of locating higher density developments along major transit corridors like 120 Street and 64 Avenue.
- The proposed density is appropriate, as the site includes underground parking, and will also create a larger number of smaller units, thus addressing affordability.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Commercial 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 "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.
4. Council authorize staff to draft Development Permit No. 7907-0175-00 in accordance with the attached drawings (Appendix II).
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) 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
 - (f) registration of a conditional reciprocal access easement with the properties to the east to ensure future joint access for these sites to both 64 Avenue and 121 Street.
6. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Commercial" to "Apartment (60 - 70 upa)" when the project is considered for final adoption.

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:**

5 Elementary students at Beaver Creek Elementary School
3 Secondary students at Tamanawis Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks has concerns that this development will place pressure on existing Parks, Recreation & Culture facilities in the area and the applicant is required to meet with staff to resolve these concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential and greenhouses.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Housing co-op.	Urban/Townhouses (8-15 upa)	RM-15
East:	Single family residential.	Multiple Residential/Walk-up Apartments (25-45 upa)	RA
South (Across 64 Avenue):	Commercial plaza.	Commercial/Commercial	CD (By-law No. 11590)
West:	Esso gas station and commercial businesses.	Commercial/Commercial	CD (By-law No. 16234) and C-8

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to amend the subject site's Official Community Plan (OCP) designation from "Commercial" to "Multiple Residential" to accommodate a 4-storey apartment building. The applicant is also proposing to amend the West Newton Local Area Plan (LAP) from "Commercial" to "Apartment (60-70 upa)".

- The applicant retained a consultant who completed a market study for the area that concluded that the retail area at the intersection of 64 Avenue and Scott Road is under performing. Adding residential density (95 units are proposed) to the area will help the existing businesses.
- The site is on a major arterial (64 Avenue) and is very close to Scott Road. The proposal supports the City's goal of locating high density developments along major transit corridors like Scott Road.
- The site is restricted to right-in/right-out only access on 64 Avenue and this would be a significant detriment if a commercial use was proposed on the site.
- The site is considered a transitional site, as it is bordered by commercial development to the west and large undeveloped residential lots to the east. Therefore the redesignation is consistent with the surrounding land uses. The applicant has provided a concept plan for the neighbouring lots to the east which are designated "Multiple Residential" in the OCP. The site is bordered by a townhouse development to the north and the proposed building is 3 stories on the north side, with a 9.7 metre (32 feet) setback proposed, therefore an appropriate interface is proposed.
- The land use designation change is supportable given the area context, as well as constraints related to access and the viability of more commercial space at this location.

DEVELOPMENT CONSIDERATIONS

Proposal

- The site consists of 2 properties located on the north side of 64 Avenue at 12045/63 – 64 Avenue. The subject site is 0.624 hectares (1.54 acres) in area and is zoned "One-Acre Residential Zone" (RA).
- The applicant is proposing to rezone the subject site from RA to "Comprehensive Development" (CD) to allow for the development of a 4-storey apartment building containing 95 units and underground parking. A Development Permit and subdivision to consolidate the 2 parcels is also proposed.

Access and Parking

- Right-in/right-out only access to the site is proposed from 64 Avenue. The applicant is also required to register a conditional access easement on the site to allow access to 64 Avenue over the subject site for any future multiple residential development on the undeveloped site to the east. At the time of redevelopment on the site to the east, that eastern site will be expected to provide access through their site, in favour of the subject site, to 121 Street. This will allow both future projects to have full-movement access to 64 Avenue, as the intersection of 64 Avenue and 121 Street is anticipated to be signalized in the future.
- Total parking on the site, including resident and visitor stalls, conforms with the requirements of the Zoning By-law. The applicant is providing 147 underground parking spaces and 3 above ground visitor parking spaces.

Comprehensive Development (CD) Zone

- The proposed CD Zone is based on the "Multiple Residential 45 Zone" (RM-45).
- The CD Zone is consistent with all provisions of the RM-45 Zone with the exception of:
 - an increase in the maximum floor area ratio (FAR) from 1.06 (based on sliding scale) to 1.30;
 - an increase in unit density from 111 uph (45 upa) to 160 uph (65 upa); and
 - an increase in the required northerly setback from 7.5 metres (25 feet) to 9.7 metres (32 feet).
- The net site area is 0.60 hectares (1.47 acres) and under the sliding scale density for the RM-45 Zone this would permit an FAR of 1.06. However, due to the provision of underground parking, and an efficient site plan that minimizes the amount of pavement used for drive aisles, the proposal is able to achieve a higher density while providing an appropriate interface with surrounding sites.
- The proposed increase in unit density from the 111 uph (45 upa) permitted under the sliding scale of the RM-45 Zone to the proposed 160 uph (65 upa) is mainly due to the small unit sizes proposed, as smaller units will cause the overall unit count to rise. The proposal calls for 23 one-bedroom units, 34 one-bedroom plus den units, 36 two-bedroom units and 2 three-bedroom units. The one-bedroom units are about 54 sq.m. (580 sq.ft.), the one-bedroom plus den units are about 67 sq.m. (725 sq.ft.), the two-bedroom units about 84 sq.m. (900 sq.ft.) and the three-bedroom units are 97 sq.m. (1,040 sq.ft.). The smaller unit sizes also increase the affordability of the units.
- Maximum lot coverage of 45%, building height, amenity space and other requirements are consistent with the RM-45 Zone.

Amenity Space

- The applicant is proposing an indoor amenity on the ground floor near the lobby area that includes an exercise room, party room, meeting room, game room and washrooms. The indoor amenity area is connected to an outdoor patio area and the outdoor amenity area. The outdoor amenity area is located in the central courtyard and contains a lawn area, a children's play area with a bench and landscaping. A basketball hoop is also proposed for the large vehicle turnaround bay.
- The proposed area of the indoor amenity space is 283 sq.m. (3,047 sq.ft.), which exceeds the requirement of 279 sq.m. (3,003 sq.ft.). The applicant is proposing to provide 710 sq.m. (7,650 sq.ft.) of outdoor amenity space, which substantially exceeds the requirement of 279 sq.m. (3,003 sq.ft.).

Tree Retention and Landscaping

- The applicant retained DMG Landscape Architects to do a tree assessment on the site. Ten (10) mature trees were identified on the site. All 10 of the trees are poor quality and are proposed for removal. The applicant is proposing to plant 73 replacement trees on the site.

- The applicant also proposes to remove 3 trees in poor condition on the neighbouring site to the east as they will be impacted by the proposed ramp to the underground parking. The applicant has advised staff that they are acquiring written approval from the neighbouring lot owner.
- Landscaping plans have been received and are generally acceptable. The landscaping includes heavy landscaping with a mix of shrubs, trees and open lawn areas. A water feature is proposed at the main entry to the building. Decorative paving is proposed at the site entry also in the large vehicle turnaround bay to improve the aesthetics of the turnaround.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on August 21, 2007 and staff received 4 phone calls and 1 letter:

- Two (2) callers had no concerns and requested information about the application. One caller was concerned about the width of 121 Street (it is currently a half road). Another caller didn't want an apartment at this location, was concerned about increased traffic in the area and didn't want the proposed development to have access to 64 Avenue. The letter writer did not want a building higher than 3 storeys and was concerned about the safety of access to 64 Avenue.

(Staff provided all callers with information on the proposal. The caller concerned about the width of 121 Street was advised that 121 Street would be widened when development occurs on the parcel adjacent to 121 Street. It is noted that were the site to be developed for commercial uses, these would generate more traffic than a multi-family development.

The context of the site is appropriate for a 4-storey height along 64 Avenue and 3 storeys on the north side, where there is an interface with 2-storey townhouses. The applicant has increased the standard 7.5 metre/25 feet setback on the north side to 9.7 metres/32 feet.

The site needs access to 64 Avenue as there are no other access options. The access to 64 Avenue will be right-in/right-out only and provision will be undertaken in the future for access to 121 Street.)

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 building is "C" shaped with a large open east-facing courtyard. The roof is proposed to be a reversed pitch with upraised canopies on all elevations. Cladding consists primarily of hardipanel siding, glazing and brick veneer. A glass canopy is proposed over the main entryway.

- Due to site topography, the building will be 4 stories at the front (64 Avenue) and 3 stories at the rear (north). This 3-storey element and the 9.7 metre (32 feet) setback along the north property line allow for a sensitive interface with the existing townhouse development to the north. The townhouse development has an internal drive aisle along its southerly property line so the distance between the townhouse buildings and the proposed apartment building is approximately 25 metres (82 feet).
- The ground floor units on 64 Avenue will have individual pedestrian access to the sidewalk, creating a livelier streetscape and allowing for more interaction between the development and the public street.

ADVISORY DESIGN PANEL

The project was reviewed by the Advisory Design Panel (ADP) on February 9, 2009 and again on April 2, 2009. A summary of the ADP comments is provided in Appendix V. The applicant has successfully addressed the ADP comments.

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.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	ADP Comments
Appendix VI.	OCP Redesignation Map
Appendix VII.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

KB/kms

v:\wp-docs\planning\plncom09\05061231kb.doc
KMS 5/7/09 9:39 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Maciej Dembek, Barnett Dembek Architects Inc.
 Address: #135, 7538 - 130 Street
 Surrey, BC V3W 1H8
 Tel: 604-597-7100

2. Properties involved in the Application

- (a) Civic Addresses: 12045 and 12063 - 64 Avenue
- (b) Civic Address: 12045 - 64 Avenue
 Owner: 685986 B.C. Ltd., Inc. No. 685986

Director Information:
Guixiang He

No Officer Information Filed as at January 27, 2008

PID: 000-855-715
Lot 3, Except Part in Plan LMP24006 Section 18 Township 2 New Westminster
District Plan 12145

- (c) Civic Address: 12063 - 64 Avenue
 Owner: 685986 B.C. Ltd., Inc. No. 685986

Director Information:
Guixiang He

No Officer Information Filed as at January 27, 2008

PID: 001-487-370
Lot "A", Except Part in Plan LMP24007, Section 18 Township 2 New
Westminster District Plan 20098

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) 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		6,240 sq.m.
Road Widening area		262 sq.m.
Undevelopable area		
Net Total		5,977 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		7.9 m
Rear		9.7 m
Side #1 (West)		7.9 m
Side #2 (East)		9.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal		15 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		57
Two Bedroom		36
Three Bedroom +		2
Total		95
FLOOR AREA: Residential		7,796 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		7,796 sq.m.

** 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)		64 upa/159 uph
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		1.3
AMENITY SPACE (area in square metres)		
Indoor	279 sq.m.	283 sq.m.
Outdoor	279 sq.m.	710 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		75.4
2-Bed		55.5
3-Bed		
Residential Visitors		19
Institutional		
Total Number of Parking Spaces	150	150
Number of disabled stalls		
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
---------------	----	---------------------------------	-----