

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0177-00

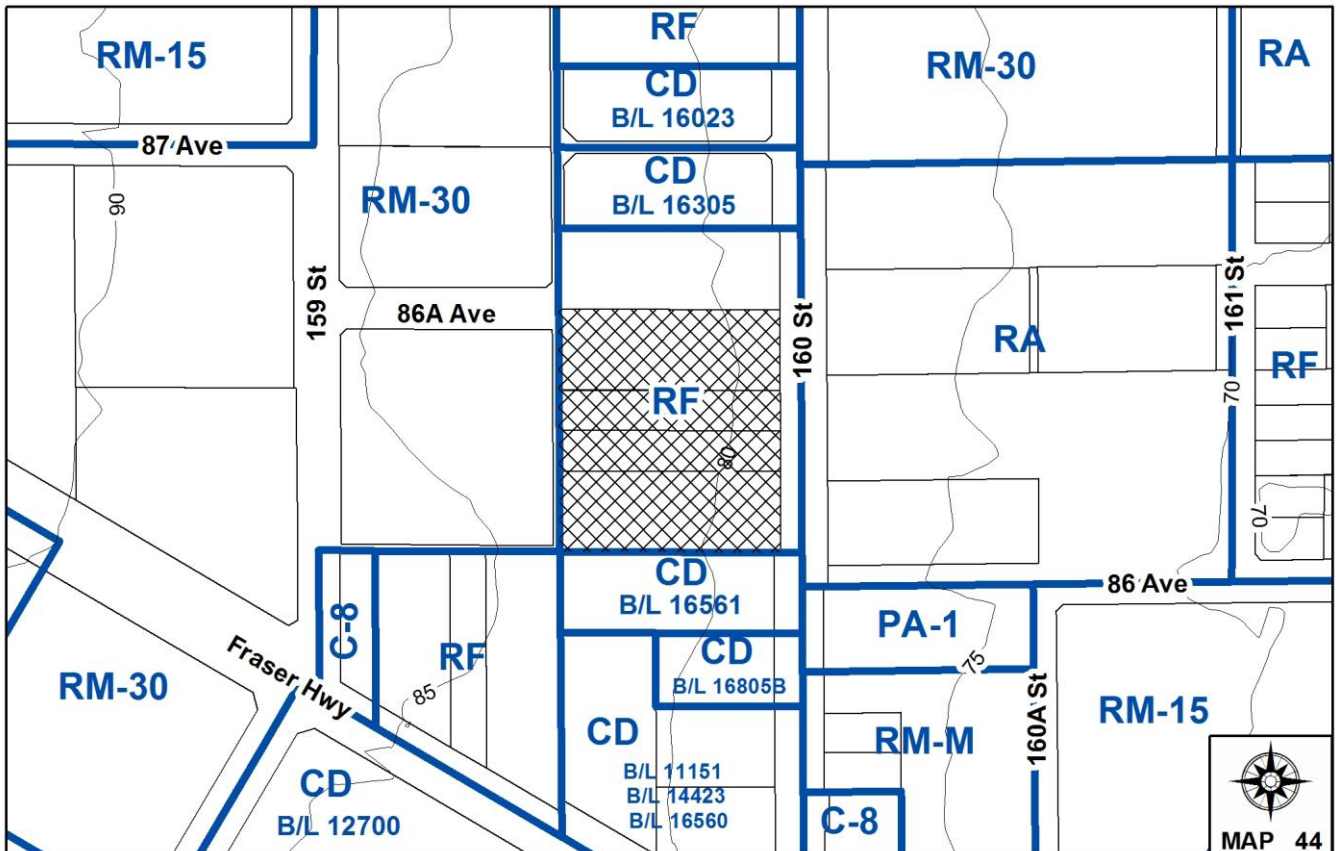
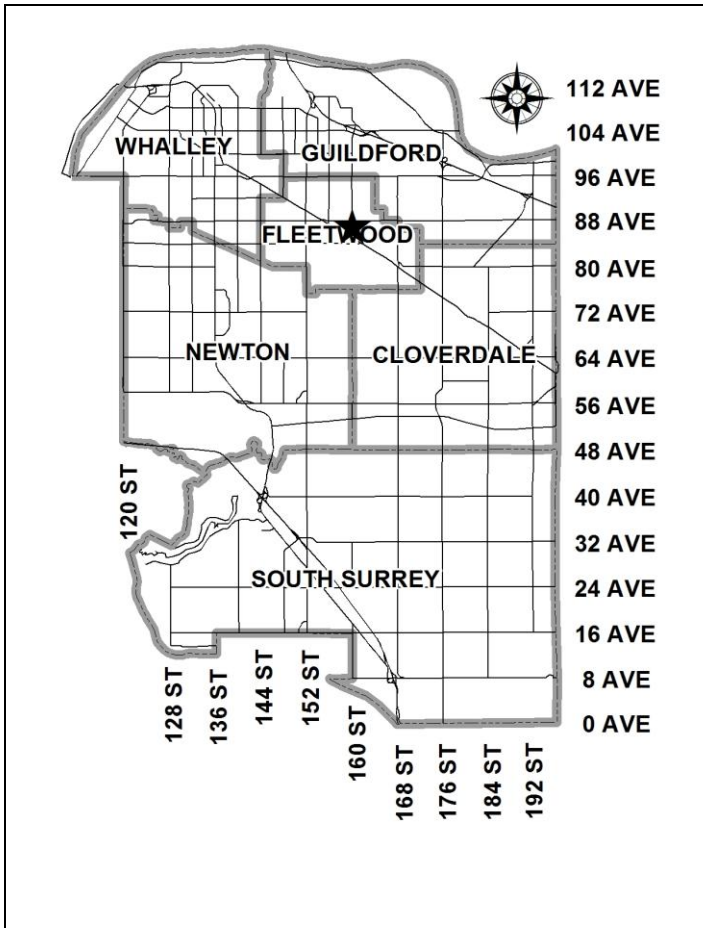
Planning Report Date: July 13, 2009

**PROPOSAL:**

- **Rezoning** from RF to CD (based on C-15)
- **Development Permit**

in order to permit the development of a mixed-use development consisting of 169 residential units and approximately 3,162 square metres of commercial floor area.

**LOCATION:** 8615/25/35/55 - 160 Street  
**OWNERS:** Donald Ralph Rapeer et al  
**ZONING:** RF  
**OCP DESIGNATION:** Town Centre  
**TCP DESIGNATION:** Community Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the Town Centre designation in the OCP.
- Complies with the Community Commercial designation of the Fleetwood Town Centre Land Use Plan.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (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 507 square metres (5,457 sq.ft.) to 359 square metres (3,864 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7907-0177-00 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) submission of a consolidation plan with road dedication, 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 finalized 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) the applicant adequately address the impact of reduced indoor amenity space; and
  - (h) preparation and registration of a statutory right-of-way for public rights-of-passage between the building face and 160 Street and 86A Avenue for patrons of the at grade commercial units.

## 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:**

8 Elementary students at Frost Road Elementary School  
5 Secondary students at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks has no concerns.

### SITE CHARACTERISTICS

Existing Land Use: A single family residential building on each lot, which will be removed.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/TCP Designation</b>	<b>Existing Zone</b>
North:	Single family residential property.	Town Centre/Community Commercial	RF
East (Across 160 Street):	Large vacant one-acre properties.	Town Centre/Community Commercial	RA
South:	Existing commercial development.	Town Centre/Community Commercial	CD (By-law No. 16561)
West:	Existing 69 unit townhouse development, completed under Application No. 7902-0381-00.	Multiple Residential/ Apartments and/or High Density Townhouses	RM-30

### DEVELOPMENT CONSIDERATIONS

- The subject site encompasses four (4) properties at 8615, 8625, 8635 and 8655-160 Street in the Fleetwood Town Centre. The subject site is 1.22 hectares (3.01 acres) in gross site area. With road dedication, the net site area is 1.04 hectare (2.54 acres).
- The subject site is currently zoned Single Family Residential Zone (RF) and is designated Community Commercial in the Fleetwood Town Centre Plan (Appendix VII). The subject site is designated Town Centre in the Official Community Plan (OCP).
- The applicant is proposing a rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) and a Development Permit, in order to develop a mixed-use multiple residential/commercial project consisting of two (2) buildings. Proposed Building A comprises 53 residential units and 3,162 square metres (34,035 sq.ft.) of commercial floor area and proposed Building B comprises 116 apartment and townhouse units (Appendix II).

- The Community Commercial designation of the Fleetwood Town Centre Plan permits higher order pedestrian-oriented commercial uses and mixed-use commercial/multiple residential developments. The proposed development complies with the land use designation in the Fleetwood Town Centre Plan (Appendix VII).
- The development proposes a total residential floor area of 12,841 square metres (138,216 sq.ft.) and a commercial floor area of 3,162 square metres (34,035 sq.ft.). This results in a 80% residential and 20% commercial floor area mix. Although the amount of residential floor area exceeds the maximum 67% residential floor area permitted under the C-15 Zone, the increased residential floor area will support the commercial uses in the larger Fleetwood Town Centre area. The development proposes a total combined net floor area ratio of 1.5, which complies with the Town Centre designation in the OCP.
- The proposed residential units consist of 50 studio units, 64 one-bedroom, 21 one-bedroom and den, 33 two-bedroom and 1 three-bedroom units. The proposed units range in size from 46 square metres (493 sq.ft.) to 148 square metres (1,592 sq.ft.). Storage lockers are proposed for the residential units at parking levels 1 and 2.
- The proposed 3,162 square metres (34,035 sq.ft.) of commercial space in Building A is to consist of approximately 13 commercial/retail units at grade, with second floor retail and third floor office space.
- The proposed development requires a total of 344 parking stalls to serve the residential and commercial uses. 233 residential parking stalls, 36 visitor stalls and 87 commercial stalls are proposed, resulting in a total of 356 stalls. All of the residential and visitor stalls, with forty (40) of the commercial stalls, will be situated underground. Forty-seven (47) parking stalls are proposed at grade to serve the office and retail uses. Two hundred and six (206) bicycle stalls have also been provided for bicycle storage at parking levels 1 and 2.
- The development is required to provide 507 square metres (5,457 sq.ft.) of indoor amenity space, which is based upon the requirement of 3.0 square metres (32 sq.ft.) of indoor amenity space per residential unit. The development proposal reflects 359 square metres (3,864 sq.ft.) of indoor amenity space, which is 148 square metres (1,593 sq.ft.) less than the requirement. The applicant will be required to provide cash-in-lieu for the deficit.
- The development is required to provide 507 square metres (5,457 sq.ft.) of outdoor amenity space, which is based upon the requirement of 3.0 metres (32 sq.ft.) of outdoor amenity space per residential unit. The development proposal reflects 596 square metres (6,415 sq.ft.) of outdoor amenity space, which is 89 square metres (958 sq.ft.) more than the requirement. The proposed outdoor amenity space includes a rose garden, children's play area, with seating areas and a retention of a cluster of five (5) Douglas Fir trees.
- Road dedications along the west, north and east sides of the subject site are required to complete the construction of the lane along the west property line, one-half of 86A Avenue and to allow for the widening of 160 Street. 86A Avenue and 160 Street will allow for on-street parking once completed to the ultimate road standards.

### Tree Preservation and Retention

- The applicant has submitted an arborist assessment prepared by Normal Hol, Certified Arborist of Arbortech Consulting Ltd.
- The report identifies sixty-nine (69) trees within the site. Sixty-four (64) of these trees are proposed for removal, with five (5) Douglas Fir trees to be retained on site in a cluster along the west property line (Appendix V).
- The trees identified for removal are due to either hazardous conditions or due to their locations within the building footprint.
- The trees identified for retention and removal are identified by species below:

Tree Species	Number of Trees	Proposed for Retention	Proposed for Removal
Aspen	1	0	1
Beech	1	0	1
Bigleaf Maple	12	0	12
Deodar Cedar	2	0	2
Douglas Fir	21	5	16
Lawson Cypress	1	0	1
Lombardy Poplar	8	0	8
Norway Spruce	4	0	4
Red Alder	12	0	12
Sawara Cypress	1	0	1
Sitka Spruce	1	0	1
Western Red Cedar	5	0	5
<b>TOTAL</b>	<b>69</b>	<b>5</b>	<b>64</b>

- The applicant proposes to provide a 2:1 replacement ratio for thirty-two (32) trees. For the twelve (12) Alder/Cottonwood trees to be removed, a 1:1 replacement ratio is proposed. In total, one hundred and sixteen (116) trees are required. Forty-one (41) replacement trees are proposed as can be seen in the landscape plans (Appendix II). This does not comply with the minimum requirement of 116 trees and therefore, cash-in-lieu of tree replacement will be required.

### Proposed CD By-law (Appendix VIII)

- The proposed CD By-law is based upon the Town Centre Commercial Zone (C-15). Most of the provisions of this zone are generally reflected except for some of the permitted uses have been excluded due to larger parking requirements and due to the incompatibility of some of these uses within the town centre. Uses permitted under the C-15 Zone, which have been excluded from the proposed CD By-law are: neighbourhood pubs, liquor stores, tourist accommodation, parking facilities, entertainment uses and assembly halls.
- The C-15 Zone permits a maximum floor area ratio (FAR) of 1.5 provided that the multiple residential component of the development does not exceed 67% of the overall building floor area. The proposed CD By-law permits up to 80% of the total floor area to be developed for the multiple residential component of the project.

- Building setbacks will be specific to the proposed development. A significant proposed setback variance is to the rear (south) yard setback from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft.) for Building A. This setback is supportable as it provides for a continuous commercial frontage along 160 Street and to prevent the creation of areas which become “no person lands”, which end up becoming vandalized (the existing commercial building on the property to the south is located with a 0.0 metre (0.0 ft.) setback along the north property line). Proposed Building B will be setback at 14.25 metres (46.8 ft.) from the south property line. The proposed front (86A Avenue) and flanking side yard (lane and 160 Street) setbacks will comply with the 2.0 metres (7 ft.) required in the C-15 Zone.
- The proposed building height will be increased slightly from 14.0 metres (46 ft.) in the C-15 Zone to 17.1 metres (56 ft.), at the highest point along the internal driveway. The building height is generally proposed at 14.9 metres (49 ft.).
- The following table provides a comparison between the C-15 Zone and the proposed CD Zone.

	<b>C-15 Zone</b>	<b>Proposed CD Zone</b>
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>○ Retail stores, excluding adult entertainment stores and secondhand stores and pawnshops;</li> <li>○ personal service uses excluding body rub parlours;</li> <li>○ general service uses excluding drive-through banks;</li> <li>○ eating establishments excluding drive-through restaurants;</li> <li>○ neighbourhood pubs;</li> <li>○ liquor store;</li> <li>○ office uses excluding social escort services and methadone clinics;</li> <li>○ tourist accommodation;</li> <li>○ indoor recreational facilities;</li> <li>○ parking facilities;</li> <li>○ entertainment uses excluding arcades and adult entertainment stores;</li> <li>○ assembly halls;</li> </ul>	<ul style="list-style-type: none"> <li>○ All uses permitted under C-15, except for: neighbourhood pubs, liquor stores, tourist accommodation, parking facilities, entertainment uses and assembly halls.</li> </ul>

	<b>C-15 Zone</b>	<b>Proposed CD Zone</b>
	<ul style="list-style-type: none"> <li>○ community services;</li> <li>○ child care centres;</li> <li>○ multiple unit residential building</li> </ul>	
<b>Density</b>	1.5 FAR, with maximum 67% multiple residential floor area and 33% commercial floor area	1.5 FAR (the development proposes 80% multiple residential floor area and 20% commercial floor area)
<b>Lot Coverage</b>	80%	46%
<b>Setbacks</b>	Front Yard: 2.0 metres (7 ft.) Rear Yard: 7.5 metres (25 ft.) Side Yard on Flanking Street: 2.0 metres (7 ft.)	Front Yard (86A Avenue): 2.0 metres (7 ft.) Rear Yard (south): 0.0 metres (0.0 ft.) Side Yard on Flanking Street (lane and 160 Street): 2.0 metres (7 ft.)
<b>Building Height</b>	Principal building: 14 metres (45 ft.) Accessory buildings and structures: 4.5 metres (15 ft.)	Principal building: 14.9 metres (49 ft.), and portion at 17.1 metres (56 ft.) Accessory buildings and structures: not applicable

### PRE-NOTIFICATION

Pre-notification letters were sent on June 2, 2009 and staff received 1 e-mail response with the following concerns:

- A resident who resides in the existing townhouse development located to the immediate west of the subject site is concerned with the proposed vehicular access along 86A Avenue, where most drivers will be driving from 159 Street to access the development. There is a concern that commercial traffic will also come from 159 Street, as opposed to 160 Street. The resident has requested that the City consider a traffic assessment for the area. As well, the resident has requested that an additional vehicular access be provided along 160 Street. The resident has also indicated a concern regarding potential rental uses within the development.

*(Although not completed to its ultimate standard at this time, 86A Avenue will be completed as a half road to 160 Street as part of this development. This will allow access to the site from 160 Street, as well as 159 Street. In addition, as the vehicular access along 86A Avenue is at a mid-point location, it would appear to be more likely that commercial vehicles will access the commercial uses from 160 Street, as opposed to driving along a residential street, such as 159 Street.*



*Transportation Engineering has reviewed the resident's request for a traffic assessment. It has been determined that the existing road network will be able to accommodate the traffic generated from the proposed mixed-use development.*

*Transportation Engineering has indicated that no vehicular access can be provided from 160 Street as it is a designated arterial road. The intent of 160 Street is that it will be a pedestrian-friendly street where pedestrians can interact with each other without excessive interference from auto traffic. By allowing for a vehicular access from 160 Street, this would disrupt this flow and potentially cause conflict.*

*The applicant has indicated that the proposed residential units are to be marketed. However, it will be up to the individual strata corporation (once formed) to determine any restrictions on rental units.)*

## DESIGN PROPOSAL AND REVIEW

- The main vehicular access to the development will be from 86A Avenue. A secondary access connection through the site from the lane will connect to an internal road which connects to 86A Avenue.
- Proposed Building A, the eastern building fronting 160 Street, is to be 3 storeys in height, with commercial at grade, residential and retail space at the second floor, with residential and office space at the third floor. A passageway at the ground level of proposed Building A will allow for pedestrian traffic through from 160 Street to the rear surface parking lot.
- Proposed Building B, the western building fronting the internal driveway, will be 4 to 5 storeys in height, with 2-storey townhouses at grade along the internal driveway and 86A Avenue, with 3 levels of apartment units above and 4 levels of apartments along the side fronting the lane. Each apartment unit will have a balcony. Building B is designed around the retention of a cluster of five Douglas Fir trees situated along the western property line.
- All proposed ground-oriented units will have direct pedestrian access to the sidewalk.
- In accordance with the Fleetwood Town Centre Plan, the lane along the western property line will be designed like a street, with a sidewalk along the western property line of the subject site.
- Buildings A and B will be complementary in colour and building materials, but will differ slightly. Building A will incorporate brick in a dark brown and rust colours, with hardipanel siding in beige and dark grey, with trim, fascia and vinyl window frames in beige. The commercial window frame colour is clear anodized. The residential window frames are to be in beige. Building B will incorporate brick in rust, with hardipanel siding in taupe and a light brown. Trims, fascia and vinyl window frames are proposed in a beige, with railings and steel canopies in black. Vinyl soffits are proposed in beige. The roofs for both buildings are flat and will be a membrane type roof in a light grey colour.
- Black metal canopies are proposed to offer weather protection for all the at-grade commercial units.

- The proposed ground-oriented apartment and two-level townhouse units will incorporate shrubs, intermixed with trees to provide privacy to the patio spaces and to distinguish between private and public places. Low brick walls with railings may also be incorporated to deal with the slope of the site. Edges of the site will incorporate street trees and pavers. The proposed surface parking area will be separated from the internal driveway by a landscaped median. Vehicular and pedestrian connections through the site will incorporate pavers to demarcate pedestrian crossings.
- One sign per commercial premise is proposed, with two types of signage proposed. One type will consist of individual illuminated letters post-mounted to a steel channel. The other type will consist of individual illuminated letters mounted to a brick column.

### ADVISORY DESIGN PANEL (Appendix VI)

ADP Meeting Date: June 11, 2009

The application was reviewed by the ADP. Generally, the Panel felt that the site planning and design was well resolved with a good relationship to the neighbouring properties.

The applicant has been able to resolve the majority of the ADP's recommendations, except for the following, which the applicant has agreed to resolve prior to Final Adoption:

- Provide dimensions on site plan of landscape buffer along the southerly driveway to ensure adequate width for landscaping and trellis.
- Completion and resolution of outstanding landscape items.
- At the walkway, consider providing more glazing facing the walkway.
- Show roof mechanical and screening on roof plan and on elevations. Provide detail of mechanical screening – material and height.
- Parkade exhaust at driveway and lane, confirm that it is flush with the sidewalk grade and provide notations on plan.

### 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 Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	Fleetwood Town Centre Land Use Plan
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Focus Architecture Inc. and C. Kavolinas & Associates Inc., respectively, dated June 11, 2009.

Jean Lamontagne  
General Manager  
Planning and Development

PL/kms

v:\wp-docs\planning\plncom09\06300958pl.doc  
KMS 6/30/09 10:25 AM

Information for City Clerk

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

1. (a) Agent:      Name:                    Colin Hogan, Focus Architecture Inc.  
                         Address:                    #109 - 1528 McCallum Road  
                                                            Abbotsford, BC  
                                                            V2S 8A3  
                         Tel:                                    1-604-853-5222

2.      Properties involved in the Application

- (a)      Civic Addresses:      8615, 8625, 8635 and 8655 - 160 Street
- (b)      Civic Address:            8615 - 160 Street  
            Owner:                        Donald Ralph Rapeer  
            PID:                         000-866-385  
            Lot 43 Section 26 Township 2 New Westminster District Plan 2824
- (c)      Civic Address:            8625 - 160 Street  
            Owners:                     Charnpal Singh Gill, Sukhjinder Singh Kang and  
    Amardeep Singh Dhaliwal  
            PID:                         002-424-924  
            The South Half Lot 44 Section 26 Township 2 New Westminster District Plan  
            2824
- (d)      Civic Address:            8635 - 160 Street  
            Owners:                     Charnpal Singh Gill, Sukhjinder Singh Kang and  
    Amardeep Singh Dhaliwal  
            PID:                         001-803-662  
            The North Half of Lot 44 Section 26 Township 2 New Westminster District  
            Plan 2824
- (e)      Civic Address:            8655 - 160 Street  
            Owners                        Indeep Singh Gill and Rajvir Kaur Kang  
            PID:                         001-735-217  
            Lot 45 Section 26 Township 2 New Westminster District Plan 2824

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD (based on C-15)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		1.219 ha
Road Widening area		0.176 ha
Undevelopable area		
Net Total		1.04 ha
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	80%	45.62%
Paved & Hard Surfaced Areas		43.32%
Total Site Coverage		88.94%
<b>SETBACKS</b> ( in metres)		
Front (86A Avenue)	2.0 m	2.0 m (Bldg. A) 4.0 m (Bldg. B)
Rear (South)	7.5 m	0.0 m
Side #1 (West)	2.0 m	5.0 m
Side #2 (160 Street)	2.0 m	2.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14.0 m	15 m/17.1 m (highest point at internal lane)
Accessory	4.5 m	-
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		50
One Bed		64
One Bed and Den		21
Two Bedroom		33
Three Bedroom +		1
Total		169
<b>FLOOR AREA: Residential</b>		12,841 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		3,162 sq.m.
<b>FLOOR AREA: Industrial</b>		n/a
<b>FLOOR AREA: Institutional</b>		n/a
<b>TOTAL BUILDING FLOOR AREA</b>		16,003 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)		
FAR (net)	1.5	1.5
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	507 sq.m.	359 sq.m. (cash-in-lieu for remainder)
Outdoor	507 sq.m.	596 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors	34	36
Institutional		
Total Number of Parking Spaces	344	356
Number of disabled stalls	4	7
Number of small cars		
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
---------------	----	---------------------------------	-----