

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0228-00

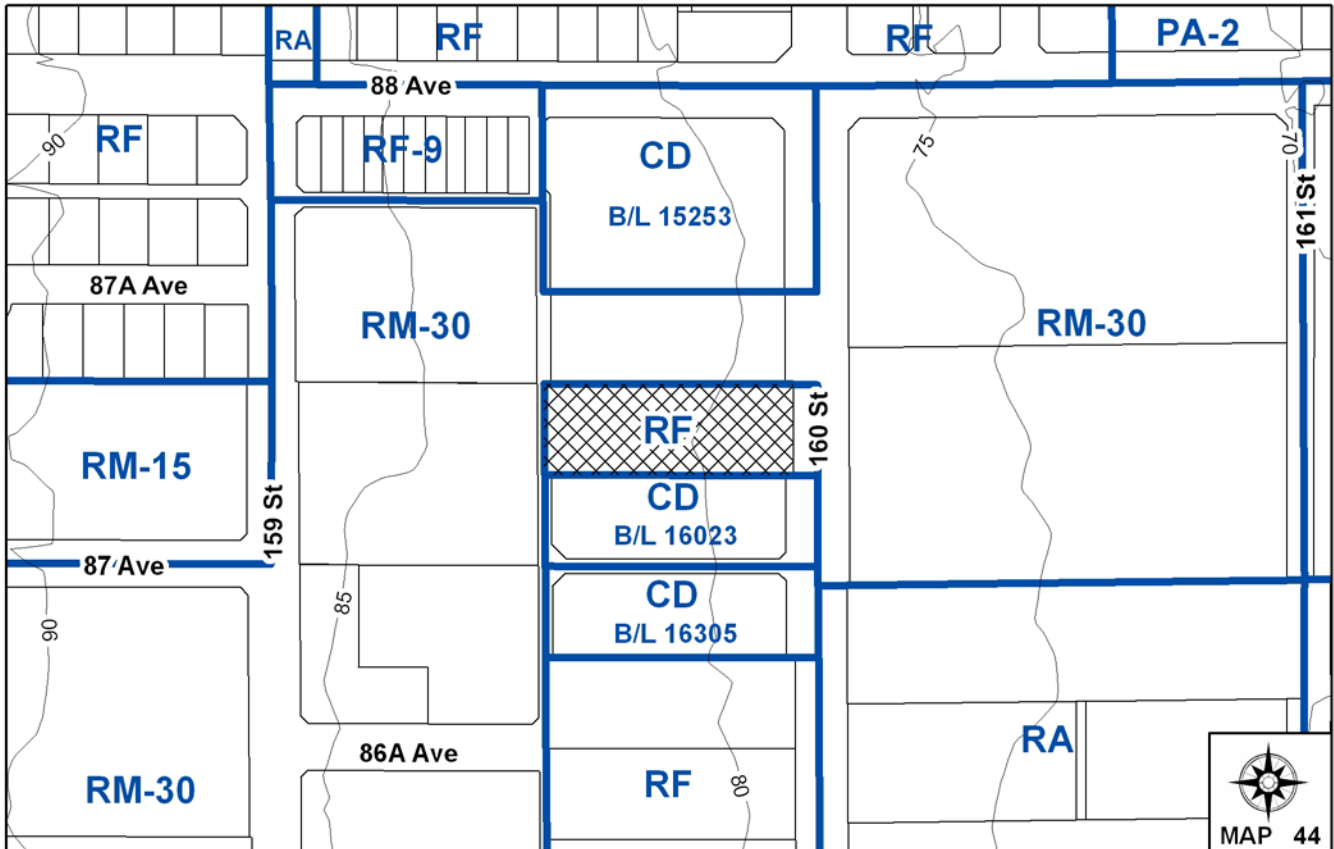
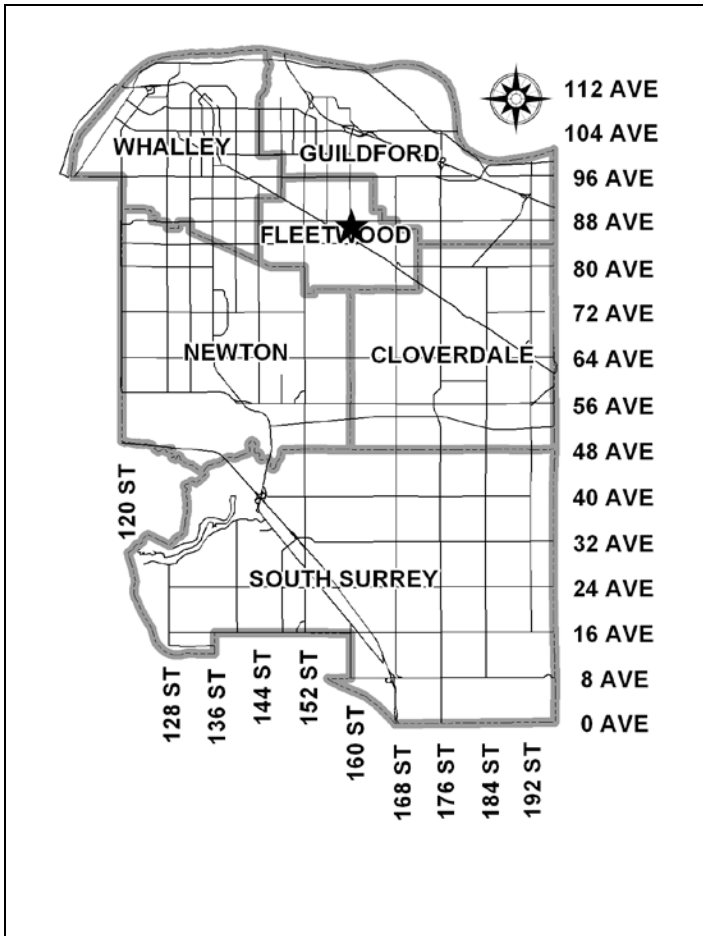
Planning Report Date: July 14, 2008

PROPOSAL:

- Rezoning from RF to CD (based on RM-45)
- Development Permit

in order to permit the development of a three-storey (51-unit) apartment building.

LOCATION: 8727 - 160 Street
OWNER: Pioneer Designs (Manarola) Corp.
ZONING: RF
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Apts. and/or High Density Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced building setbacks.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Fleetwood Town Centre Plan.
- The proposed density and building form are appropriate for this part of Fleetwood Town Centre and consistent with other recently approved projects in the area.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre 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 153 square metres (1,647 sq.ft.) to 151 square metres (1,625 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7907-0228-00 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 road dedication plan 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) 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 as outlined in Appendix III.

School District: Projected number of students from this development:

3 Elementary students at Frost Road Elementary School
2 Secondary students at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture:

The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council. The applicant should provide cash-in-lieu of indoor amenity space for reduction difference.

SITE CHARACTERISTICS

Existing Land Use: Large treed property with a single family home and accessory buildings which will be demolished as part of the application.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Newly constructed townhouse project.	Medium Density Townhouses	RM-30
East (Across 160 Street):	Townhouse development.	Apartment and/or High Density Townhouses	RM-30
South:	Recently approved 4-storey apartment building.	Apartment and/or High Density Townhouses	CD (By-law No. 16023)
West (Across Lane):	Recently constructed townhouse development.	Apartment and/or High Density Townhouses	RM-30

DEVELOPMENT CONSIDERATIONS

- The subject site is 0.38 hectare (0.9 acre) in size and located at 8727 – 160 Street in the Fleetwood Town Centre.
- The applicant is proposing to rezone the site from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) in order to develop a 3-storey, 51- unit apartment building.
- The subject site is designated Multiple Residential in the OCP and Apartment and/or High Density Townhouses in the Fleetwood Town Centre Plan.
- The proposed development complies with the land use designations in both the Official Community Plan (OCP) and the Fleetwood Town Centre Plan.

- The proposed development includes a net unit density of 134 units per hectare (54 units per acre) and a floor area ratio (FAR) of 1.30. In the RM-45 Zone, if the subject site is a minimum of 1 hectare (2.47 acres) in size, then a maximum FAR of 1.30 and maximum of 111 units per hectare (45 units per acre) are permitted.
- As the subject site is only 0.38 hectare (0.9 acre) in area, under the sliding density regulations of the RM-45 Zone, the maximum FAR that can be achieved on the site is 0.93, which is below the 1.30 FAR proposed for the site. In addition, due to the size of units, the proposed unit density exceeds that permitted in the RM-45 Zone. As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone based on the RM-45 Zone.
- The lot coverage for the proposed apartment building is 43%, which is less than the maximum lot coverage of 45% permitted in the RM-45 Zone.
- The proposed building is 3 storeys in height and will contain 51 apartment units consisting of 13 one-bedroom and 38 two-bedroom units, ranging in floor area from approximately 54 square metres (585 sq. ft.) to 98 square metres (1,055 sq. ft.).
- The proposed development includes 87 parking stalls (76 residential stalls and 11 visitor stalls). This exceeds the Surrey Zoning By-law requirement of 85 stalls. All of the parking is located underground.
- The project includes 151 square metres (1,625 square feet) of indoor amenity space. This is 2 square metres (22 sq. ft.) less than the 153 square metres (1,647 sq. ft.) of indoor amenity space required in the Zoning By-law, based on 3 square metres (32 sq. ft.) per unit.
- There are two indoor amenity spaces in the proposed apartment building. There is an indoor amenity room located at the front of the building next to the lobby on the first floor, which is 90.2 square metres (970 sq. ft.) in area. This room has a kitchen, bathroom and a large activity room, which opens onto an outdoor patio. There is a second amenity room located at the rear of the building, which is 60.3 square metres (650 sq. ft.) in area. This room is located on the second floor, which is at ground level at the rear of the building, due to the grade change. This room also has a kitchen, bathroom and large activity room. This room has direct access to the rear outdoor amenity space, which is located primarily at the rear of the building.
- The applicant has agreed to provide a monetary contribution of \$1,050, based on \$1,050 per unit, in accordance with the City Policy to address the shortfall in required indoor amenity space.
- The applicant is required to dedicate 3 metres (10 ft.) along the west property line and an additional 1-metre (3.2 ft.) statutory right-of-way along the west property line (abutting the east edge of the lane) to complete the north-south multi-use corridor/lane. This is consistent with the NCP and the other apartment projects to the south and townhouse projects to the west.
- The applicant is also providing road dedication along 160 Street for future road widening.

Proposed CD By-law

- The proposed CD By-law is based on the RM-45 Zone with modifications to density, building setbacks and location of outdoor amenity space as illustrated in the following chart.

	RM-45 Zone (Based on sliding scale for 0.38 Ha site)	Proposed CD By-law
Density (FAR)	0.93	1.30
Density (U.P.Ha./u.pa.)	80 U.P.Ha (32 u.p.a)	133 U.P.Ha (54 u.p.a.)
Height	15 m. (50 ft.)	14 m. (46 ft.)
Setbacks	7.5 m. (25 ft.) from all lot lines	North - 8.5 m. (28 ft.) South - 6.0 m. (20 ft.) East - 6.1 m. (20 ft.) West - 10.0 m. (33 ft.)
Outdoor Amenity Space	153 sq. m. (1,650 sq. ft.) (3.0 sq. m. (10 sq. ft.)/unit)	167 sq. m. (1,798 sq. ft.) *Located partially within rear yard setback

- Under the sliding density scale of the RM-45 Zone, the maximum floor area ratio (FAR) that can be achieved on this 0.38 hectare (1 acre) site is 0.93. The proposed CD By-law provides for a maximum FAR of 1.30. This is in keeping with the site's Multiple Residential designation in the OCP and Apartment and/or High Density Townhouse designation in the Fleetwood Town Centre Plan.
- In the RM-45 Zone all buildings and structures are required to be set back a minimum of 7.5 metres (25 ft.) from all lot lines. The proposed CD By-law has reduced front (eastern) and side (southern) yard setbacks.
- The eastern front yard setback is reduced from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) to the building face. In addition, the columns that support the balconies for the units encroach up to 2.0 metres (6.5 ft.) further into the setbacks. This creates a more urban pedestrian-oriented character and is similar to the setbacks for the two other multi-family buildings directly to the south.
- The southern side yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.). In addition, the columns that support the balconies for the units encroach up to 1.5 metre (5 ft.) further into the setback. This reduced setback allows for the building to be shifted further away from the three-storey townhouse development located along the north property line and is compatible with the recently approved apartment building on the site to the south.
- The proposed building setback of 8.5 metres (28 ft.) on the north side of the building exceeds the minimum 7.5-metre (25 ft.) setback requirement of the RM-45 Zone. However the balcony columns encroach into the setback up to 2 metres (6.5 ft.).
- Similarly, the proposed building setback of 10.0 metres (33 ft.) at the rear (west end) of the building exceeds the minimum 7.5-metre (25 ft.) setback requirement of the RM-45 Zone. However the balcony columns encroach into the setback up to 2 metres (6.5 ft.).
- The proposed outdoor amenity space is located within the rear yard setback. In the RM-45 Zone, as with all of the other multi-family zones, the outdoor amenity space is not permitted within the setbacks as this is generally a buffer area.

- The location of the outdoor amenity space at the rear of the building along the rear multi-use corridor/lane is in keeping with the location of the outdoor amenity space for the two apartment buildings directly to the south. Furthermore, the outdoor amenity space is directly linked to one of the two indoor amenity spaces, which is located at the rear of the building.

PRE-NOTIFICATION

Pre-notification letters were sent on January 17, 2008 and staff received the following comments:

- Staff received a phone call from a resident in one of the townhouse projects adjacent to the subject site and a letter from the strata council from another townhouse development adjacent to the subject site. Both parties were concerned with the proposed 4-storey height of the apartment building, in relation to the 3-storey townhouse units to the west and north and east of the subject site.

(Staff explained that the site is designated Multiple Residential in the OCP and Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan. This designation in the Fleetwood Town Centre Plan encourages higher density residential uses in the area and permits a 4-storey apartment building.

However, this site is also the transition point between Apartments and/or High Density Townhouses and Medium Density Townhouses in the Fleetwood Town Centre Plan. In order to provide a more sensitive height transition between the two abutting building forms (apartment and townhouses), the applicant eliminated a storey of the apartment building, reducing the building from four to three storeys.)

DESIGN PROPOSAL AND REVIEW

- The proposed apartment building is very similar in design to the apartment building recently approved directly to the south of the subject site at 8717 – 160 Street (DP No. 7905-0325-00) and the mixed-use apartment building located at 8697 – 160 Street (DP No. 7906-0178-00). Both of these projects were also done by the same developer and architect who are involved in this project.
- The proposed apartment building is 14 metres (46 ft.) or 3 storeys in height and will contain 51 apartment units.
- Vehicle access to the underground parkade is from the lane located at the rear of the site. The main lobby for the building fronts 160 Street and is limited to pedestrian access.
- The exterior finishing materials include clay-coloured horizontal vinyl siding on the first two storeys and light brown hardipanel siding on the third storey. The window and door frames are white vinyl and the trim is charcoal coloured. The metal gutters are black coloured and the asphalt roof shingles are a weathered wood colour.

- There is copper coloured brick cladding on the first two storeys of the front elevation and on vertical elements on the other three elevations including the pillars anchoring all the balconies.
- There are two indoor amenity spaces equalling a total of 151 square metres (1,625 sq. ft.) in area.
- The primary outdoor amenity area is located at the rear of the building on the west side of the site. The proposed outdoor amenity space exceeds the minimum 153 square metres (1,650 sq. ft.) required based on the 3 square metres (32 sq. ft.) per unit although the space is within the setback area. The space includes a patio with seating, a large lawn area for bocce or other grass oriented activities and a pathway, which connects to a walkway running along the southern side of the site. In addition, there is an outdoor patio attached to the indoor amenity room located at the front of the building.
- The location of the outdoor amenity space at the rear of the building and partially within the rear yard setbacks, is in keeping with the location of the outdoor amenity spaces for the other two multiple residential projects (4-storey apartment building and a 4-storey mixed use building), directly to the south of the subject site. These two projects were also completed by the same developer and were recently approved by Council.
- The outdoor amenity space is located adjacent to the lane, running north-south along the western edge of the site. This lane includes a sidewalk along the eastern edge, running adjacent to the proposed outdoor amenity area. This pedestrian-oriented lane, facilitates pedestrian movement from the surrounding residential developments towards the commercial centre of Fleetwood and provides a desirable separation between the outdoor amenity space and the existing townhouse development located on the west side of the lane.
- Mike Fadum and Associates was retained by the applicant to prepare an Arborist Report and Tree Preservation/Replacement Plan. The tree survey identified 10 trees on the site or on land to be dedicated for the widening of 160 Street. The trees range in condition from good to moderately poor. Due to the extensive excavation and fill required to construct the building with underground parking, the arborist cited no opportunities for retention. The following chart summarizes the trees retention and removal plan for the site.

Tree Species	Total Number	Proposed for Retention	Proposed for Removal
Alder, Red	2	0	2
Fir, Douglas	2	0	2
Maple, Bigleaf	2	0	2
Poplar, Lombardy	3	0	3
Redcedar, Western	1	0	1
TOTAL	10	0	10

- 18 replacement trees are required for the project. The proposed landscape plan includes approximately 80 replacement trees, as well as, shrubs, flowers and ground cover.

- The front of the site facing 160 Street has large landscape beds located on either side of the front entrance to the lobby of the building. Along the north side of the site there are large landscape beds intersected with a stepping stone path. The proposed landscaping along the northeast corner of the north elevation should screen the portion of the underground parking that is above grade.
- There is a trellis feature over a portion of the ramp down to the underground parking to visually enhance the view of the ramp.
- The west and south portions of the site include landscape beds, patio space and a walkway which culminates with a trellis feature and gate at both the west and east property lines.

ADVISORY DESIGN PANEL

The Advisory Design Panel reviewed the proposed development at the March 27, 2008 ADP meeting. Many of the ADP comments and suggestions have been satisfactorily addressed, however, there are a few remaining items, which the applicant agrees to address before consideration of final approval. These items include:

- *Final review and acceptance by the City Landscape Architect of the landscape plans and cost estimate.*
- *Provide screened enclosure for the hydro kiosk/mechanical.*
- *Ensure wheelchair access to the lobby of the apartment building.*

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 and Applicant's Response
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Don Andrew, Creekside Architects Ltd. and DMG Landscape Architects respectively, dated June 24, 2008 and May 2, 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: Don Andrew, Creekside Architects Ltd.
 Address: 150 - 1450 Creekside Drive
 Vancouver, BC
 V6J 5B3
 Tel: 604-733-3125

2. Properties involved in the Application

(a) Civic Address: 8727 - 160 Street

(b) Civic Address: 8727 - 160 Street
 Owner: Pioneer Designs (Manarola) Corp., Inc. No. BCO777234
 PID: 002-402-734
 Lot 49 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 RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,076.5 m ²
Road Widening area		248.5 m ²
Undevelopable area	(sidewalk ROW)	38.6 m ²
Net Total		3,828.0 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		42.2%
Paved & Hard Surfaced Areas		
Total Site Coverage	43%	42.2%
SETBACKS (in metres)		
Front	6.1m	6.1 m
Rear	10.0 m	10.5 m
Side #1 (North)	8.5 m	8.5 m
Side #2 (South)	6.0 m	6.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	13 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		-
One Bed		14
Two Bedroom		38
Three Bedroom +		-
Total		51
FLOOR AREA: Residential		4,812 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	4,815 m ²	4,812 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)	125 upha/51 upa	125 upha/51 upa
# of units/ha /# units/acre (net)	133 upha/54 upa	133 upha/54 upa
FAR (gross)	1.2	1.2
FAR (net)	1.3	1.3
AMENITY SPACE (area in square metres)		
Indoor	153 sq.m.	151 sq.m.
Outdoor	153 sq.m.	167 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		19
2-Bed		57
3-Bed		
Residential Visitors	10	11
Institutional		
Total Number of Parking Spaces	85	87
Number of disabled stalls	2	3
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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