

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0304-00

Planning Report Date: April 14, 2008

PROPOSAL:

- Rezoning from RF to CD (based on RM-70)
- Development Permit

in order to permit the development of a four-storey, 84-unit apartment building in Surrey City Centre.

LOCATION:

Portion of 13335 King George Highway

OWNER:

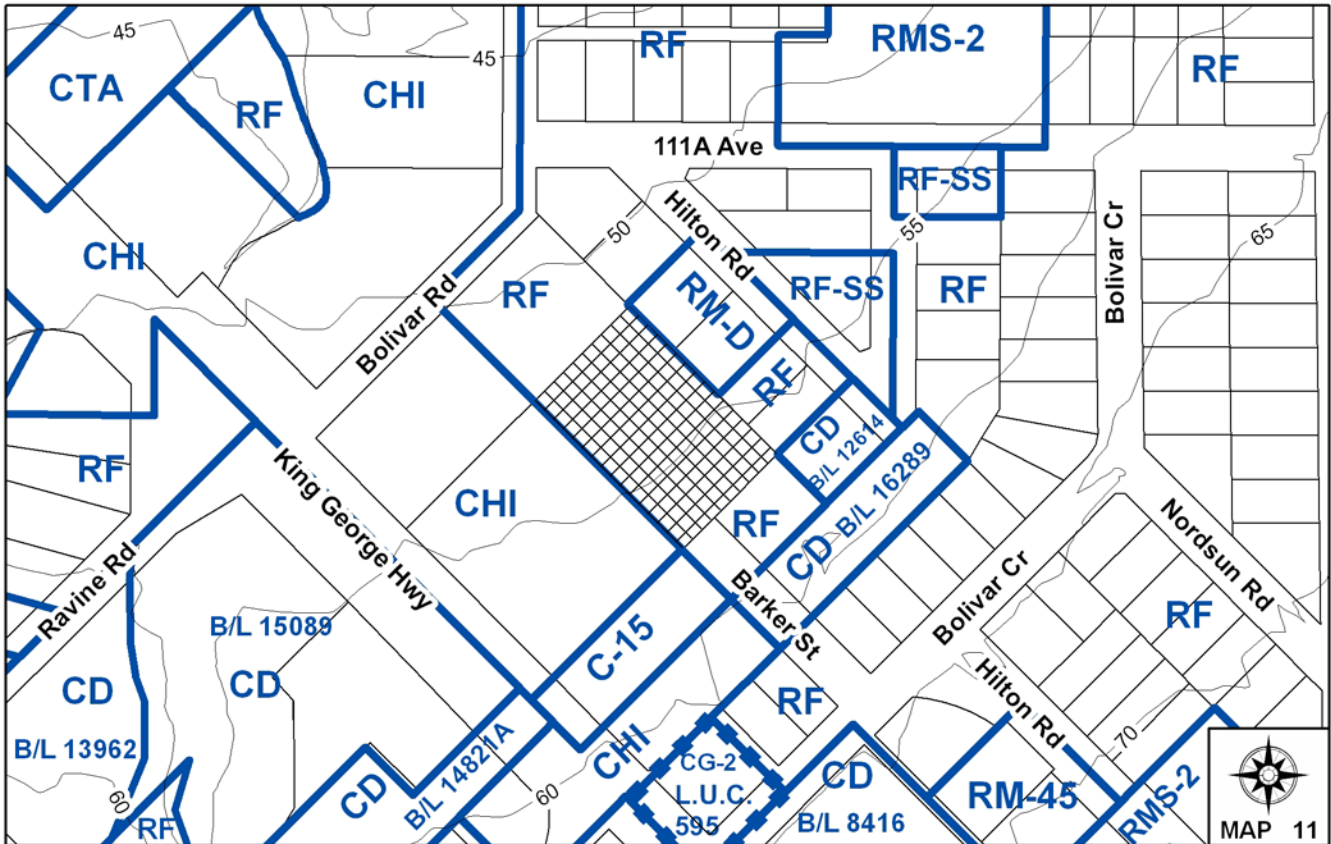
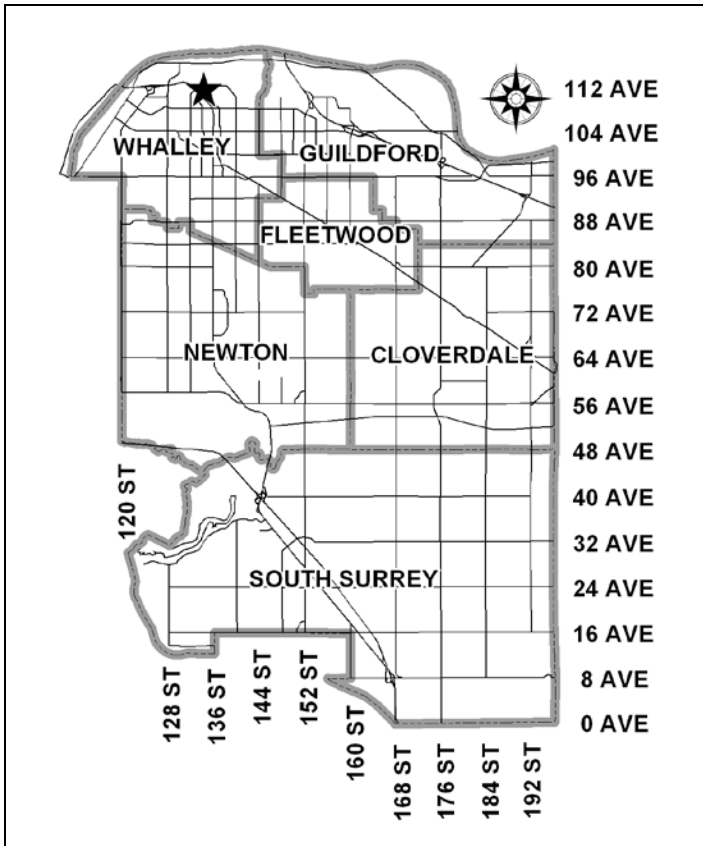
0741146 B.C. Ltd.

ZONING:

RF

OCP DESIGNATION:

Multiple Residential



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 Designation.
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the urban design vision for Surrey City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site shown as Block A on the survey plan 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 (Appendix I).
2. Council authorize staff to draft Development Permit No. 7907-0304-00 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) resolution of all urban design issues to the satisfaction of the City Architect; and
 - (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.

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:**
 2 Elementary students at James Ardiel Elementary School
 1 Secondary student at Kwantlen Park Secondary School
 (Appendix IV)

Parks, Recreation & Culture: Parks, Recreation & Culture has concerns with the pressure the project will place on existing parks and recreation facilities in the area.

SITE CHARACTERISTICSExisting Land Use: Vacant.Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North-East:	Older single family dwellings and duplexes.	Urban	RF and RM-D
North-West:	Vacant land and auto salvage.	Urban and Multiple Residential	RF
South-West:	Vacant.	Commercial	CHI
South-East:	Vacant.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

- The 0.81-hectare (2-acre) front portion of the subject lot at 13335 King George Highway in Surrey City Centre is designated Commercial under the Official Community Plan (OCP) while the northerly 0.45-hectare (1.1-acre) portion of the site is designated Multiple Residential.
- The front portion of the lot along King George Highway is zoned Highway Commercial Industrial Zone (CHI) while the northerly, rear, portion of the lot is zoned Single Family Residential Zone (RF).
- The applicant has applied to subdivide the existing lot into two lots and to rezone the northerly portion of the lot (north of the future road called Barker Street) from RF to Comprehensive Development Zone (CD) in order to permit the development of a four-storey apartment building containing 84 units.
- The portion of the lot along King George Highway is currently vacant and will retain the existing CHI Zone.
- Barker Street will be fully dedicated along the current RF/CHI boundary of the subject lot, resulting in the subject portion of the lot being 0.36 hectare (0.89 ac.) in size.
- The proposed Floor Area Ratio (FAR) of the proposed apartment development on the northerly portion of the lot is 1.57, which is consistent with the OCP and the long term vision for this area of Surrey City Centre and, therefore, appropriate for the subject lands.
- The apartment building form proposed for the site is similar to the building form permitted in the RM-70 Zone. However, as the subject site is only 0.36 hectare (0.89 acre) in area, under the sliding density regulations of the RM-70 Zone, the maximum FAR that can be achieved on the site is 1.14, which is below the 1.57 FAR proposed for the site.

- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than to the RM-70 Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-70 Zone except for maximum density that can be achieved on the site, as noted above, and except for the front and the side yard setbacks, lot coverage and building height.
- The RM-70 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft.) from all property lines.
- The proposed CD By-law reduces the front yard setback (along Barker Street) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.), which is the usual front yard setback that is supported in City Centre and that achieves the required urban, pedestrian streetscape.
- The south side yard setback will be 4.95 metres (16 ft.) rather than the 7.5 metres required in the RM-70 Zone, while the northern side yard setback will be 6.0 metres (20 ft.).
- Reduced side yard setbacks create a more continuous urban streetscape in accordance with the pedestrian-oriented environment that is envisioned for Surrey City Centre.
- The adjoining lots to the north and south, both designated for multiple residential development, are currently vacant.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 46%.
- Although site coverage is increased, the proposal still manages to increase the setback from the adjacent residential dwellings to the north-east from the 7.5 metres (25 ft.) required in the RM-70 Zone to 11.5 metres (38 ft.).
- The proposed lot coverage is typical for a 4-storey apartment building under the RM-70 Zone.
- The maximum building height of 50 metres (164 ft.) permitted in the RM-70 Zone has been reduced to 15 metres (50 ft.).
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-70 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on November 20, 2007. Staff received telephone calls from adjoining residential property owners objecting to the proposal.

- All three phone calls objected to the proposed building form as they felt that the privacy of the rear yards of the adjoining properties would be impacted by having windows and balconies, especially from the upper floors, over look the rear yards, and that the sun light to the rear yards would be blocked by a large and imposing building. Two single family dwellings and two duplexes adjoin the subject site to the northeast.

(In response to the concerns of the adjoining residents, the applicant's architect undertook a major redesign of the building. The architect shifted the building toward the street, increasing the setback from the adjoining residences from the 5.48 metres (18 ft.) originally proposed to 11.5 metres (38 ft.).

Originally, the wall of the underground parking garage for the proposed building extended up to the common property line between the adjacent residential lots and the subject site. Again in response to concerns of adjoining landowners, the architect shifted the wall of the underground parking garage 2.5 metres (8 ½ ft.) from the common property line. Shifting the underground garage will provide an area in which to plant larger trees that will help screen the apartment building from the adjacent residences.

The architect has also provided shadow studies to show how the project will impact the adjoining properties. The shadow studies show that at 3:00 pm on June 21, the adjoining lots will not be shadowed by the proposed building. The shadow studies also show on March 21 and September 21, most portions of the rear yard of the adjacent residences will be in shadow. On December 21, the adjoining dwellings will be in shadow but, as the sun is at such a low angle on December 21, almost any structure will create a large shadow.

The architect provided the same shadow studies for a three-storey, rather than a four-storey building. The shadow studies showed that removing one floor of the building had minimal impact on the amount of shadowing that will occur on the adjoining residential properties.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The project consists of a four-storey apartment building containing 84 units, that consist of 7 studio units, 4 one-bedroom units and 69 one-bedroom and den units.
- The exterior of the lower three floors of the building will be clad in a combination of taupe-coloured hardi-panel siding and medium-red coloured brick veneer.
- The exterior of the top floor of the building will be clad in tan -coloured hardi-panel.
- The first and second floor balcony support columns will be clad in medium-red coloured brick while the third floor balcony support columns will be dark-grey coloured painted wood.
- Wooden trim features will be painted dark grey, as well, while window trims will be beige vinyl.

- Although the building will have a hip roof, this roof will be broken at the living-rooms of each of the fourth-floor units to create shed roofs that greatly increase the interest and articulation of the roof line.
- The roof will be covered in brown/grey laminated shingles.
- The entry to the building will be highlighted by a wooden trellis supported by brick columns leading from the sidewalk to the front door of the building.

Indoor Amenity Space

- The indoor amenity space will consist of a large multi-purpose room on the ground floor of the building, that will contain washroom and kitchen facilities.
- A unique aspect of the indoor amenity room will be that almost the entire exterior wall of the room will consist of a glassed solarium that looks out over the outdoor amenity area.
- The indoor amenity space will cover 252 square metres (2,700 sq. ft.), which is in accordance with the requirements of the Zoning By-law (3.0 square metres./32 sq. ft. per dwelling unit).

Landscaping and Outdoor Amenity Space

- The subject site slopes from south to north, with the southern end of the site being approximately 4 metres (16 ft.) higher, in terms of geodetic elevation from the north end of the site.
- In order to address this grade difference, a series of landscaped, stepped retaining walls will be constructed along the front, side and rear property lines at the south end of the site.
- As a result, the southern end of the first floor of the proposed building will be approximately 2.0 metres (6 ft.) below the level of the adjoining street, while the northern end of the building will be approximately 2.0 metres (6 ft.) above the level of the adjacent street.
- A landscaped berm will be constructed from the property line along the adjacent street to the ground floor of the building to address the grade difference between the building and the adjacent street.
- The proposed building will be screened from the adjoining residential properties by the planting of a row of alternating katsura and Austrian pine trees along the rear property line.
- The outdoor amenity space will consist of a large patio area, with benches, and a children's play structure, immediately adjacent to the indoor amenity area.
- The outdoor amenity space will cover 252 square metres (2,700 sq. ft.), which is in accordance with the requirements of the Zoning By-law (3.0 square metres./32 sq. ft. per dwelling unit).

Parking

- All parking will be provided underground, and will be accessed from Barker Street.

- A wooden trellis, supported by brick columns, matching the trellis at the front entry of the building, will be constructed over the ramp to the underground parking to screen the ramp from over views and to provide additional architectural interest to the project.
- The underground parking garage contains a total of 101 parking spaces. Of these 101 parking spaces, 84 parking spaces are provided for resident parking, which is in accordance with the number of parking spaces required under the Zoning By-law.
- A total of 13 parking spaces are provided for visitors, which is in accordance with the number of parking spaces required under the Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting: March 27, 2008 and April 10, 2008

- Most of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans. However, some issues remain outstanding and will need to be addressed prior to final approval. The principal issues that still need to be addressed are as follows:
 - The clarification and refinement of trim colours, window trims in particular
 - The detailing and refinement of perimeter retaining walls, fencing and planting, particularly to reduce impact on adjoining residential properties.
 - Ensure consistency between various plans.
- The applicant has agreed to address these issues prior to the final reading of the rezoning by-law and issuance of the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	ADP Comments
Appendix VI.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

GAG/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: Wilson Chang, Architect
 Address: 288 W. 88th Avenue
 Vancouver, BC
 V5Y 1N5
 Tel: 604-630-9488

2. Properties involved in the Application

- (a) Civic Address: Portion of 13335 King George Highway

- (b) Civic Address: Portion of 13335 King George Highway
 Owner: 0741146 B.C. Ltd.

Director Information:

Avtar Johl
Ken Beck Lee

Officer Information: (as at November 22, 2006)

Avtar Johl (President, Secretary)

PID: 002-249-669

Lot 5 Section 15 Block 5 North Range 2 West New Westminster District 5347

3. Summary of Actions for City Clerk's Office

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,560 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	46%	45%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	4.5 m	4.8 m
Rear	11.5 m	11.53 m
Side #1 (Northwest)	6.0 m	6.14 m
Side #2 (Southeast)	4.5 m	4.95 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	15.0 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		80
Two Bedroom		4
Three Bedroom +		
Total		84
FLOOR AREA: Residential	5,696 m ²	5,573 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,696 m ²	5,573 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)		236 uph/95 upa
FAR (gross)		
FAR (net)	1.6	1.57
AMENITY SPACE (area in square metres)		
Indoor	252 m ²	252 m ²
Outdoor	252 m ²	342 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	83	83
2-Bed	5	5
3-Bed		
Residential Visitors	13	13
Institutional		
Total Number of Parking Spaces	101	101
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	NO
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