

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0359-00

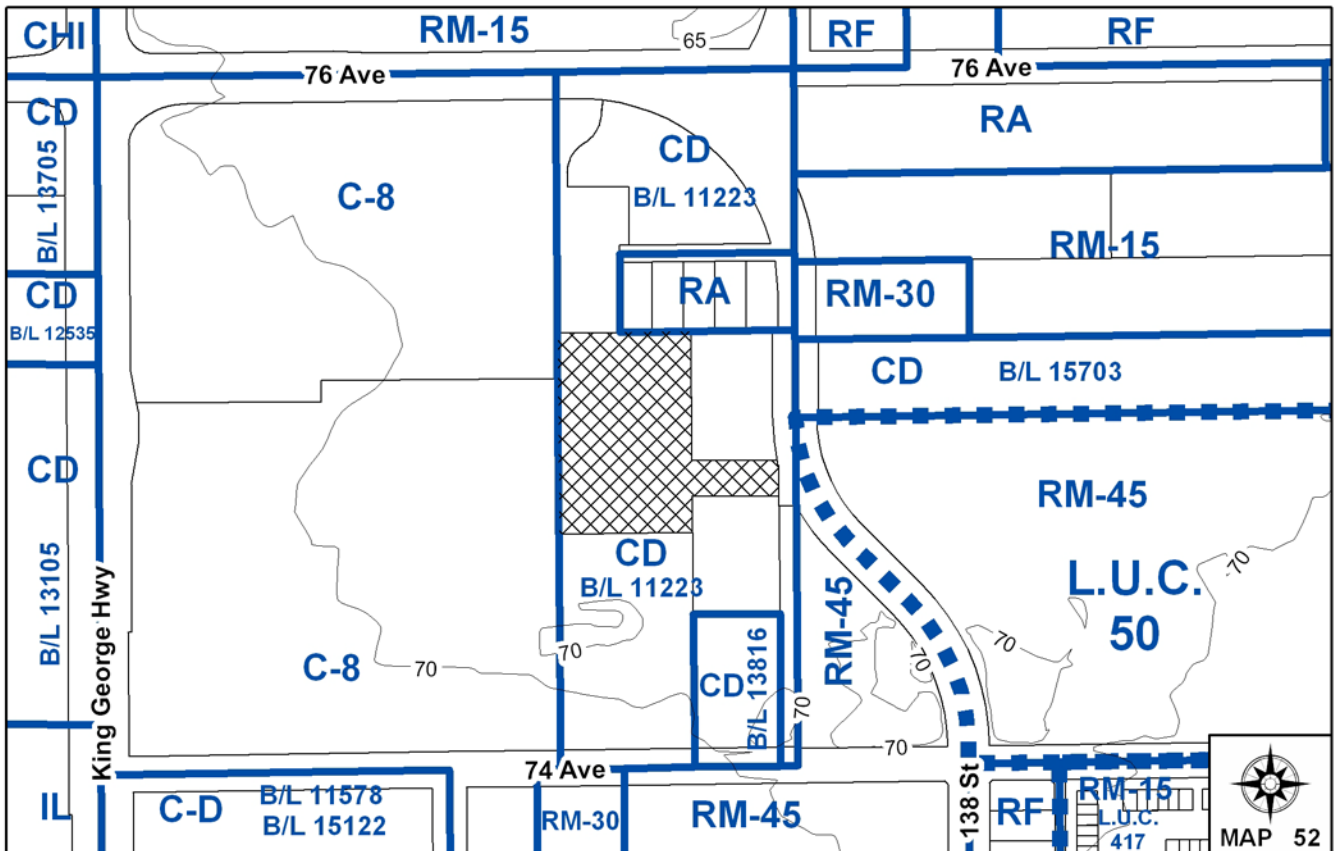
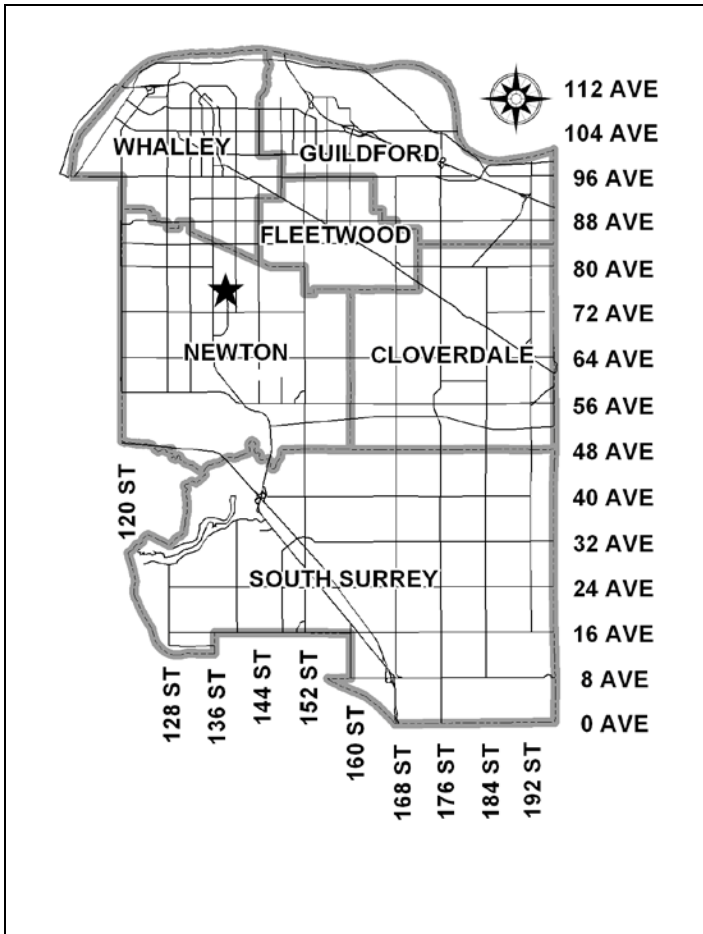
Planning Report Date: July 14, 2008

PROPOSAL:

- **CD (By-law No. 11223) Amendment Rezoning** from CD (By-law No. 11223) to CD (By-law No. 12000) (based on RM-45)
- **Development Permit**

in order to permit the development of a 4-storey, 156-unit, apartment building.

LOCATION: 7489 - 138 Street
OWNER: Wanson (Peninsula) Development Ltd.
ZONING: CD (By-law No. 11223)
OCP DESIGNATION: Multiple Residential
LAP DESIGNATION: High Density Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for:
 - CD By-law Amendment to exclude the subject property from CD (By-law No. 11223); and
 - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Town Centre Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Newton Town Centre, which is designated as Multiple Residential in the OCP and High Density Residential in the Newton Town Centre Study.
- The proposal adds to the goal of achieving a wide range of multi-family development to provide a strong anchor at the northeast edge of the Newton Town Centre.
- The building massing fits well into the established built form for the area and is consistent with a concept plan that has been developed to implement the Newton Town Centre LAP. The concept will ensure the extension of an existing greenway network and development of three to four storey (mid-rise) buildings and a future high-rise.
- The applicant is proposing an indoor amenity space of 185.8 square metres (2,000 sq.ft.) with the remainder provided as cash-in-lieu.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 11223 to exclude the subject site and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 11223) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 468 square metres (5,038 sq.ft.) to 185.8 square metres (2,000 sq.ft.).
4. Council authorize staff to draft Development Permit No. 7907-0359-00 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 plan, including lot consolidation plan for the adjacent RA zoned properties at 13752, 13762, 13772, 13780 and 13790 - 75A Avenue to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all site and building design issues to the satisfaction of the City 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;
 - (f) completion of the road closure and acquisition of a portion of 75A Avenue;
 - (g) the applicant adequately address the impact of reduced indoor amenity space;
 - (h) registration of a right-of-way for future public right of passage for the extension of the public greenway to the properties to the north; and
 - (i) register a Section 219 "no build" Restrictive Covenant for the consolidated RA lot, north of the subject property to ensure future coordination with the Newton Town Centre Local Area Plan.

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 Bear Creek Elementary School
1 Secondary student at Frank Hurt Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks has concerns about the impact of the proposed development on Parks, Recreation & Culture facilities in the Newton Town Centre, as the density is being increased from 1.08 FAR to 1.3 FAR.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant single family lots and an apartment building.	Multiple Residential in the OCP and High Density Residential in the Newton Town Centre Plan.	RA and CD (By-law No. 11223) respectively
East and East (Across 138 Street):	Apartments and townhouses across 138 Street.	Multiple Residential in the OCP and Multiple Residential across 138 Street	CD (By-law no. 11223) and RM-45 across 138 Street
South:	Apartments	Multiple Residential in the OCP and High Density Residential in the Newton Town Centre Plan	CD (By-law No. 11223)
West:	Shopping Centre	Commercial in the OCP and Mass Merchandizing in the Newton Town Centre Plan	C-8

DEVELOPMENT CONSIDERATIONS

Background

- The subject site, located at the northeast edge of the Newton Town Centre, is designated Multiple Residential in the OCP, and along with adjacent properties, is designated for High Density Residential development, with densities up to 175 units per hectare (70 upa) in the Newton Town Centre Local Area Plan (LAP).
- The Newton Town Centre LAP proposes a wide range of multiple residential buildings, including high-rises, at this location, to provide a strong edge to the northeast end of the town centre. A few of the mid-rise (three and four storeys in height) buildings have been developed. No high-rises are developed at this point.
- The applicant has acquired all the remaining vacant lands in the vicinity (Appendix VIII) and intends to develop them into a mix of mid-rise to high-rise multiple residential buildings. This application is the first phase of the larger development, on the area shown on the sketch attached as Appendix VIII.
- The goals and objectives of the development concept submitted are to provide a development that will contribute to the vitality, security and livability of Newton Town Centre and to ensure the design provides for a secure environment provide affordable housing and to design a livable and architecturally pleasing project that contributes positively to the overall image of Newton. This includes retaining a site for future high-rise, providing a public connection from 138 Street to the commercial shopping centre (Kings Cross) and extending the public greenway through the site from 74 Avenue to 76 Avenue.
- The proposal is to rezone the site from CD By-law No. 11223 to CD based on RM-45, and a Development Permit to allow the development a 156-unit apartment complex.

The Existing CD By-law No. 11223

- The subject property is zone CD (By-law No. 11223), and is part of a group of seven properties, at the northeast edge of the Newton Town Centre, bounded by Kings Cross Shopping Centre to the west, 76 Avenue to the north, 74 Avenue to the south and 138 Street to the east, that are governed by the same DC By-law. The CD By-law No. 11223 was intended for the development of 10 multiple residential buildings, including two high-rises, a seniors personal care facility and 7 medium-rise apartments. All these buildings were planned to have underground parking and mutual connections through a series of pedestrian walkways and common park spaces. Five of these sites have been constructed, all with 4-storey apartment buildings. One of the sites is a seniors housing facility.
- The five adjacent single family lots to the north, fronting 75A Avenue, which are part of the applicant's land assembly, were not part of this CD By-law, but will be consolidated into one lot.

The Current Land Assembly & Proposed CD By-law

- The overall planning of the assembled site (Appendix VIII) was specifically configured to generate the perception of a single project fronting a new internal east-west road to provide access to the interior of the site from 138 Street.
- The building on the south side of the internal road (South Building in Appendix VIII) is the subject of the subject rezoning and Development Permit application, and forms the first phase of the larger development. The proposed development is a four storey 156-unit apartment complex, with a Floor Area Ratio (FAR) of 1.10. The proposed use and FAR is consistent with RM-45 Zone, with minor deviations.
- Conceptually, the future phases (the buildings on the north side of the internal road (Appendix VIII)) will consist of a mid-rise building fronting the internal road. This future phase will require a separate rezoning and development permit process. The high-rise component is reflected in the existing CD By-law No. 11223.
- In terms of density and permitted use, and build form, the proposed CD By-law (attached as Appendix VI) is similar to the RM-45 Zone, except that unit density is not prescribed. This allows the flexibility of having smaller units to respond to the market demand for this area of Newton. The front yard setback is reduced to 5 metres (16.4 ft) to accommodate the road dedication the dedication of 12 metres (40 ft.) for the internal east-west road. The reduced front yard setback achieves a more urban building form and a more pedestrian-oriented streetscape along the new east-west road.
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-45 Zone.
- The table below illustrates the comparison among the three By-laws (CD By-law No. 11223, the RM-45 Zone and the Proposed CD By-law.).

	CD By-law No. 11223	RM-45 Zone	Proposed CD By-law
Permitted Uses	High-rises, medium rise apartments and personal care facilities	Multiple unit residential buildings; and Child Care	Multiple unit residential buildings; and Child Care
Density			
• FAR	1.014 FAR	1.3 or sliding scale for lots less than 1 ha (2.47 acres)	1.1; No sliding scale
• Unit Density	Unit density not prescribed	111 upha (45 upa) or sliding scale for lots less than 1 ha (2.47 acres)	Unit density not prescribed
Setbacks	North-4.75 m (15.5 ft.) West-13.6 m (44,6 ft.) South-7.5 m (25 ft.) East-7.5 m (25 ft.)	7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) except for the north property line(front yard) which is 5 metres (15.4 ft.)
Height	4 Storeys	15 metres (50 ft.)	15 metres (50 ft.)
Lot coverage	60 %	45%	45%
Lot size/ Subdivision	1,300 sq.m. (14,000 sq.ft.)	2,000 sq.m. (0.5 acres)	2,000 sq.m (0.5 acres)

CD By-law No. 11223 Amendment

- The CD By-law No. 11223 still governs other lots in the nearby area. Since Lot 5 (the subject property) is being rezoned to another CD By-law, reference to it in the CD By-law No. 11223, has to be deleted, hence the proposed amendment By-law attached as Appendix IX. This is a house keeping exercise to keep the CD By-law No. 11223, current.

PRE-NOTIFICATION

- Pre-notification letters were sent on December 10, 2007. Staff received one phone call from a resident of the nearby apartment, who wanted to know where access will be achieved for this development.
- The access to the property is via a new east-west road that will be created by this development.
- The caller has been apprised of that.

DESIGN PROPOSAL AND REVIEW

Development Concept, Site Layout and Building Design

- The overall development concept divides the site into two (north parcel and south parcel) by the internal roadway. The roadway is conceived as a gateway and landscaped drive. The subject application (No. 7907-0359-00) covers the property south of this new public road.
- The site planning on the north side of the roadway incorporates an L-shaped building arranged to provide street-oriented facades to both 138th and the internal roadway. While the interior courtyard is oriented towards the north and west it is large enough to receive sunlight, to provide an outdoor amenity, both usable and visual to the future residential tower to the north.
- The green way connection established on the south side of the new east-west road will be extended, to the north side to connect the proposed development with future ones on the north side of the road.

Phase 1 - Project No. 7907-0359-00

- The south parcel (which is the subject of this Rezoning and Development Permit) incorporates a U-shaped building footprint with two levels of underground parking.
- The main features and advantages of the south building are:
 - Few units close to the lane and oriented west to the shopping centre;
 - A highly articulated façade along the walkway to the east of the building;
 - Location of the main entrance lobby at the northeast corner of the building, adjacent to the internal roadway;
 - Incorporation of ground level patios with gated access to the perimeter walkways; and
 - Underground parking.

- The building massing provides for a two double-loaded wings each flanking an internal courtyard. On each façade area protruding massing articulation creating raggedness, which adds to the architectural interest of the building. The protrusion on the east façade is limited to a 3-storey "row-house-like" massing articulation, as a transition element to the apartment to the east.
- The subject Rezoning and Development Permit is limited to the south site.

Architectural Character and Materials

- The south building has been designed to present a vertical expression, to break up the large mass into many smaller parts, by utilizing a more contemporary west coast vernacular of cantilevered flat dormers, strategically located chimneys, contemporary horizontal guardrails and proportioned windows.
- The building base utilizes a combination of flat roof canopies, decorative columns, shingle clad portals, belt courses and darker more rustic siding.

Vehicular Access & Underground Parking

- The parking design includes parking at a ratio of 1.3 stalls for 1-bedroom units and 1.5 stalls for a 2-bedroom units and 0.2 stalls per unit for visitor parking, all provided in an underground parkade. After considerable analysis, the parking access to the site is located from the internal roadway, which provides more flexibility for vehicles entering and exiting the site. The existing access to the parkade of the adjacent buildings to the east remain unchanged.
- For crime prevention and the challenge to create a secure parking environment, cameras will be installed at strategic locations the parkade will be adequately lit and the visitor parking is separated from the resident parking by a fence.

Indoor Amenity

- This development requires 468 square metres (5,037.7 sq.ft.) of indoor amenity based on 3 square metres (32 sq ft.) per unit. However, the applicant has request a reduction in the size of indoor amenity to 185.8 square metres (2,000 sq ft).
- The project is planned for first time buyers, mostly singles and small families. The indoor amenity space, which consists of two meeting rooms, a gym at the basement and one recreation facility connected to outdoor amenity, is sufficient for the targeted clientele. The project is also located in the Newton Town Centre, which is well served with public recreation facilities, further reducing the need for a large amenity space that may not be effectively used.

Outdoor Amenity and Landscaping

- Because this development is situated within Newton Town Centre, the landscaping has been designed with a strong focus on pedestrian connections and interactions. The entrance to the site from 138 Street is via the new road that links 138 Street to the Kings Cross Shopping Centre. This road is lined with oak trees leading into the development, and terminating at the roundabout where the main entrances into the development occur. Each entry to the respective buildings is very open with a plaza and seating area, to allow the residents the opportunity to interact with their neighbours. All ground level homes facing the adjacent road and walkway system around the building have been designed to generate a "front door" effect, defined with gates, low fences and ornamental planting. This provides for "eyes onto the street" and continuous outdoor pedestrian movement within these systems.
- The ground level units facing the courtyard also have privatized yards. This allows all of the ground level units the ability to have a private yard aside from the common outdoor amenity within the courtyard.
- The courtyard area outside of the private yards is finished with an active play area, passive seating area and overlook. The orientation of this space allows for good sunlight exposure to allow for use all year round.
- The plant material selected for this development is very generous with a strong focus on colours and seasons. There are a wide variety of trees, shrubs, groundcover and perennials to generate the landscaping to feel like gardens. Some tree varieties selected include Maples, Dogwoods, Magnolias, Pines and Yews while some of the understorey include Rhododendrons, Shrub Roses, Lilies and Heather.
- In all 1,022 m² (11,000 sq.ft.) of active outdoor amenity space is provided. Development of this scale requires 468 m² (5,037 sq.ft.).

Green Buildings Initiatives

- The table below illustrates the Green Buildings initiatives for the project.

Initiative	Comments
Geo Exchange :	A geexchange heating system will provide radiant floor heating, and domestic hot water heating. The end result is reduced energy costs to the apartment owners and minimized impact on the environment.
High Efficiency Air Units	All make-up air to common areas will be supplied through high efficiency make-up air compressors and fans.
Energy efficiency:	Use of Energy Star Appliances: Fridges, dishwashers, and optional front loading clothes washers to reduce energy consumption. Energy efficient parkade lighting consisting of energy efficient light fixtures.
Efficient common area fixtures:	Fixtures with electronic ballasts and full cut offs with photocell controls resulting in energy savings, reduced glare and "light trespass" as well as improved night sky conditions.
Parkade occupancy sensors:	Sensors in parkade with 24/7 security lighting.
Alternative Transport	Bicycle use is encouraged by carefully planned bike storage. Each apartment will have secure storage for at least 1 bicycle. An ample number of bike racks for visitors are provided adjacent to each apartment entry; and Car Co-Op:
Indoor Environmental Quality	Improved direct ventilation: Whisper vents improve direct ventilation to each apartment.
Non toxic materials:	A selection of non toxic interior materials to improve indoor air quality using non off-gassing materials such as low VOC adhesives and sealants and CRI Green Label carpet or wool blend alternative.
Materials and Resources	Material Recycling: Certain use of materials with high recycled content such as insulation and engineered wood products utilize resources efficiently. Recycling Areas: Common recycling areas are designated in the parkade for deposit and pick up of cardboard, metals, paper and plastics. Recycling space is provided under the kitchen sink in each apartment. Prefabrication: Prefabrication of all walls and roofs in an off site factory significantly minimizes both wood material waste and disposal.
Quality of water and conservation	Low flow fixtures, dual flush toilets and high efficiency showerhead fixtures help reduce water consumption. Water filtration: Water filters at the kitchen sinks.

ADVISORY DESIGN PANEL

- ADP meetings were held on June 5, 2008 and June 19, 2008.

- All the ADP suggestions of June 5, 2008 have been satisfactorily addressed, and are reflected on the attached plans. At the June 19, 2008 ADP meeting, the ADP commended the applicant for the significant and meaningful response to comments made at the June 5, 2008 ADP meeting, and the developer's commitment to doing the right thing for the public and residents. However, some minor issues raised in the June 19, 2008 ADP meeting namely the need for: a circular pedestrian route connecting all spaces in the courtyard; the lawn being flush with adjacent paving; the trees to be either raised in planters or have depressed slabs; replacing the Erica plants; the lawn areas on the north side of the building be reduced; a gate between the visitor and resident parking, adequate lighting throughout the underground parking, to ensure no darkened areas/shadows; some of the closed circuit TV/security cameras to be at eye level to enable a video capture of a facial feature; and metal security doors accessing the parkade, remain outstanding and will need to be addressed prior to final approval.
- The applicant has agreed to address these issues, as outlined in Appendix V, prior to consideration of 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 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.	Proposed CD By-law
Appendix VII.	Newton Town Centre Development Plan
Appendix VIII.	Development Context and Land Assembly
Appendix IX.	CD By-law (No. 11223) Amendment

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Burrowes Huggins Architects and DMG Landscape Architects, respectively, dated June 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: Tom Morton, Wanson Developments Ltd.
 Address: 950 - 1200 West 73rd Avenue
 Vancouver, BC
 V6P 6G5
 Tel: 604-730-8959

2. Properties involved in the Application

- (a) Civic Address: 7489 - 138 Street
- (b) Civic Address: 7489 - 138 Street
 Owner: Wanson (Peninsula) Development Ltd.
 PID: 018-288-383
 Lot 5 Section 21 Township 2 New Westminster District Plan LMP10698

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Introduce a By-law to amend CD By-law No. 11223 to exclude the subject property.

DEVELOPMENT DATA SHEET

Proposed: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		10,138 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		2,926 sq.m.
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	28%
SETBACKS (in metres)		
Front (North)	5.0 m	5 m
Rear (South)	7.5 m	8 m
Side #1 (West)	7.5 m	13.6 m
Side #2 (East)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m/4 storeys	15 m/4 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		70
On Bedroom + Den		48
Two Bedroom		38
Total		156
FLOOR AREA: Residential		11,070 sq.m.
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		11,070 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)		
# of units/ha /# units/acre (net)	45 upa	62.4 upa
FAR (gross)		
FAR (net)	1.30	1.10
AMENITY SPACE (area in square metres)		
Indoor	468 m ²	185.8 m ²
Outdoor	468 m ²	1,022 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	153	153
2-Bed	57	57
3-Bed		
Residential Visitors	32	32
Institutional		n/a
Total Number of Parking Spaces		242
Number of disabled stalls		5
Number of small cars		53
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	N/A
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