

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0365-00

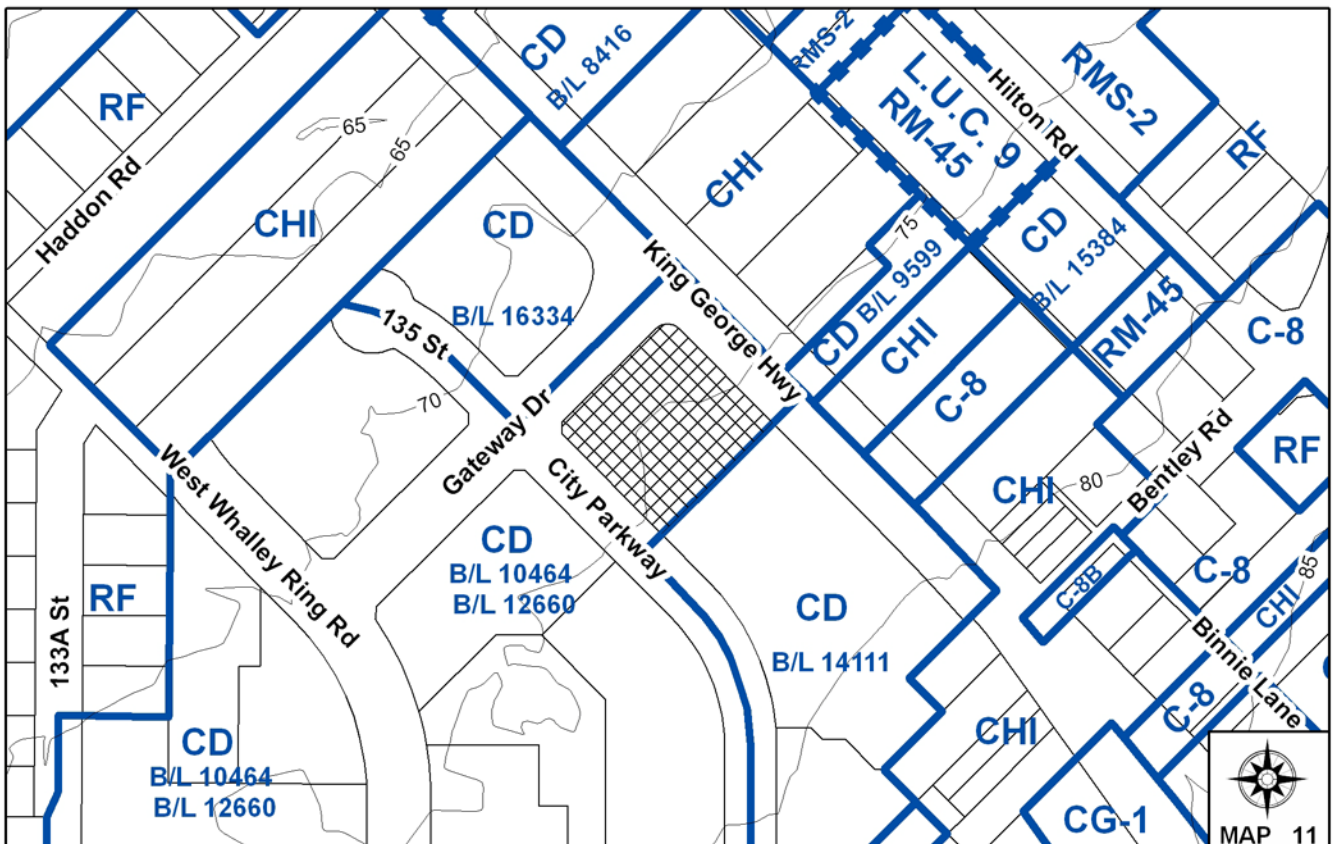
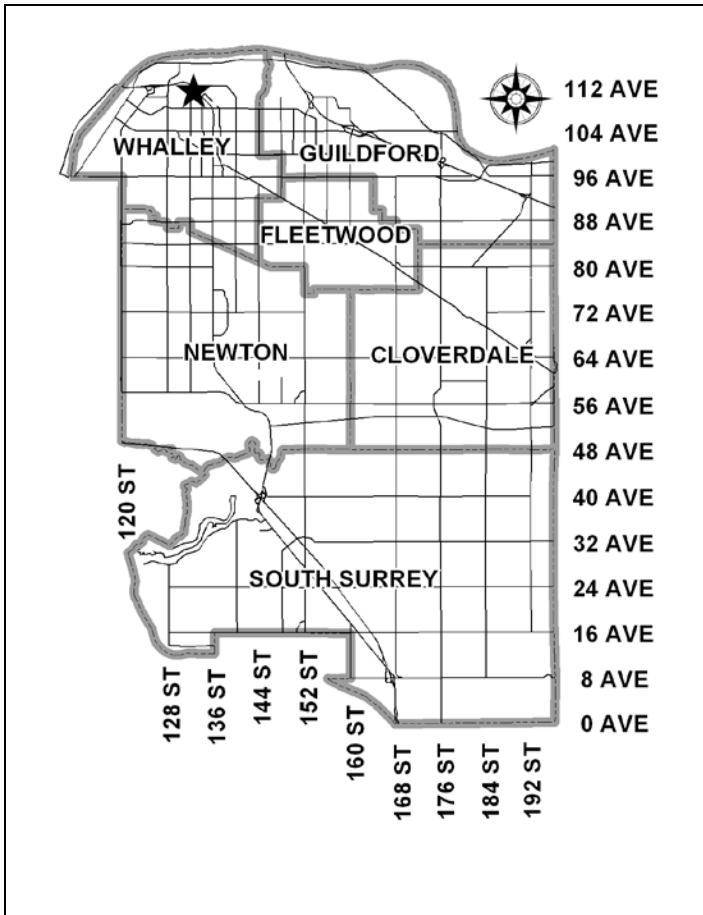
Planning Report Date: June 16, 2008

PROPOSAL:

- **Rezoning** from CD (By-law Nos. 10464 and 12660) to CD (based on RM-70)
- **Development Permit**

in order to permit the development of a 4-storey apartment building consisting of 91 units and one 2-storey amenity building.

LOCATION: 13500 Gateway Drive
OWNER: **0818234 BC Ltd.**
ZONING: CD (By-law Nos. 10464 & 12660)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed building setbacks along all property lines are to be reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) and 4.5 metres (15 ft.) and 4.3 metres (14 ft.).
- The accessory building height is to be increased from 4.5 metres (15 ft.) to 9.0 metres (30 ft.).

RATIONALE OF RECOMMENDATION

- Complies with City Centre OCP designation.
- The proposed development supports City Centre land use and densification objectives by increasing residential densities in and around employment centres and public transportation.
- The City Centre OCP designation permits increased density up to a maximum of 3.5 FAR, which has not been maximized under this proposed development.
- The proposed 4-storey building form is complementary to 4-storey apartment buildings occupied to the south and currently under construction to the north of Gateway Drive.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law Nos. 10464 and 12660) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0365-00 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) 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
 - (e) discharge Restrictive Covenants BF051243 and BF051250, which deal with servicing of the property, restrictions to building form, building height and density and statutory right-of-way BH160773 which deals with installation of telecommunication utilities.

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 K.B. Woodward Elementary School
3 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

Parks, Recreation & Culture:

The applicant is to address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation & Culture.

SITE CHARACTERISTICS

Existing Land Use: Vacant, sloping property from south to Gateway Drive.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North-West (Across Gateway Drive):	Four-storey apartment building, Phase I of Evo currently under construction (approved under Application No. 7906-0235-00).	City Centre	CD (By-law No. 16334)
North (Across King George Highway):	Existing highway commercial uses.	Commercial	CHI
East (Across King George Highway):	Existing highway commercial uses.	Commercial	CD (By-law No. 9599), CHI and C-8
South and South-West (Across City Parkway):	Application No. 7908-0112-00 for 450 residential units and 6,875 square metres commercial space. Currently at pre-Council stage.	City Centre	CD (By-law Nos. 10464 and 12660)
South-East	Existing 4-storey apartment building.	City Centre	CD (By-law No. 14111)
North-West (Across Gateway Drive):	Application No. 7906-0259-00 for a proposed 33-storey, 234-unit apartment tower and 20 townhouse units (at Third Reading).	Town Centre	CD (By-law Nos. 10464 and 12660)

DEVELOPMENT CONSIDERATIONS

- The subject site encompasses one property located at 13500 Gateway Drive in Surrey City Centre, which is 0.42 hectare (1.0 acre) in size. The property is designated City Centre in the Official Community Plan (OCP) and is zoned Comprehensive Development Zone (By-law Nos. 10464 and 12660)

- The applicant has submitted an application to rezone from Comprehensive Development Zone (By-laws Nos. 10464 and 12660) to Comprehensive Development Zone and a Development Permit to allow for the development of one 4-storey apartment building consisting of 91 apartment units and a separate 2-storey amenity building.
- This proposed development is considered to be Phase II of the Evo development of which Phase I was already approved by Council under Application No. 7906-0235-00, and which is currently under construction to the north of Gateway Drive.
- The development proposes an overall gross building floor area of 6,703 square metres (72,150 sq.ft.), with a proposed floor area ratio (FAR) of 1.6, which is less than the maximum 3.5 FAR permitted under the City Centre OCP designation.
- The apartment building form proposed for the site is similar to the building form permitted in the RM-70 Zone. However, as the subject property is 0.42 hectare (1 acre) in area, under the sliding density scale of the RM-70 Zone, the maximum FAR that can be achieved on the site is 1.2, which is below the 1.6 FAR proposed for the site.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than the RM-70 Zone.
- The proposed unit mix includes four (4) studio units, fifty-six (56) 1-bedroom units, twenty-seven (27) 2-bedroom units and four (4) 2-bedroom and den units, ranging from 41 square metres (441 sq.ft.) to 85 square metres (915 sq.ft.) in size.
- The development proposes 483 square metres (5,200 sq.ft.) of outdoor amenity space, which exceeds the 273 square metres (2,939 sq.ft.) of outdoor amenity space required under the Zoning By-law (3.0 square metres/32 sq.ft. per dwelling unit). The proposed outdoor amenity incorporates a children's play area, an outdoor BBQ and picnic area, a lawn and seating areas with benches.
- The development proposes 281 square metres (3,022 sq.ft.) of indoor amenity space to be housed in a separate 2-storey building, which complies with the minimum 273 square metres (2,939 sq.ft.) of indoor amenity space required under the Zoning By-law (3.0 square metres/32 sq.ft. per dwelling unit). The amenity building will allow for a fitness centre, a lounge area and washrooms at the ground floor, with an open area and terrace at the second floor.

Proposed CD By-law

- The proposed CD By-law is to be largely based upon the Multiple Residential 70 Zone (RM-70), but with an allowance for increased density, reduced building setbacks and increased height of an accessory building (for the separate amenity building).
- The equivalent RM-70 Zone only permits a floor area ratio (FAR) of 1.2, calculated on a sliding scale, for a site less than 1 hectare (2.47 acres) in size.

- The equivalent RM-70 Zone requires all building setbacks to be a minimum of 7.5 metres (25 ft.) from all property lines. The development proposes reduced setbacks to 6.0 metres (20 ft.) for the east (King George Highway) and south property lines, to 4.5 metres (15 ft.) along the north (Gateway Drive) property line and to 4.3 metres (14 ft.) along the west (City Parkway) property line. However, notwithstanding the above reduced building setbacks, stairs and the trellis to screen the underground parking ramp will be permitted to encroach into the building setbacks.
- The proposed reduced building setbacks and stair locations are supportable in order to allow for a more urban pedestrian street environment in City Centre.
- As the separate amenity building is 2 storeys in height, it requires an increase in height from a maximum of 4.5 metres (15 ft.) to 9.0 metres (30 ft.).
- The increase in height is supportable as it allows for two floors of usable amenity space for the residents of the development.

PRE-NOTIFICATION

A pre-notification letter was sent April 21, 2008 and staff received four (4) e-mails in response. One (1) e-mail was in support of the proposed development, with some concerns, with the other (3) e-mails in opposition.

The residents' concerns are as follows:

- The proposed new development will block the views of the existing 4-storey apartment building, therefore, possibly depreciating the value of their apartment units.

(Because the subject property is vacant, the residents of adjacent apartment buildings have enjoyed unobstructed views. However, the subject property has been zoned CD (By-law Nos. 10464 and 12660) since October 1990 and July 1995 for either 2- to 3-storey low rise residential development or a high rise development, up to a maximum of 27 storeys.)

- The area does not have sufficient parking due to reduced parking standards permitted in the Zoning By-law.

(The Zoning By-law currently does permit up to a 20% reduction in parking within the City Centre area, which is to encourage the use of existing and future public transportation opportunities available and planned in the area. The subject proposal is required to provide a minimum of 107 parking spaces and 114 are proposed.

It is acknowledged that there is a high demand for on street parking in and around Gateway Drive and City Parkway, but the great majority of the parking is directly associated with employees and visitors to the Gateway Tower rather than the residential parking.)

The ability to make use of the street for residents or their visitors is in any case already constrained. In the area, the majority of curb space is controlled by 2 and 4 hour parking restrictions, some with parking meters, helping to ensure that there is a turnover of spaces.)

- The applicant has already begun advertising sales of the apartments units on the subject property before the application has proceeded before Council.

(The applicant has indicated to City staff that the advertising on the subject property is advertising for a 4-storey apartment development, Evo Phase I, which was previously approved by Council and is currently under construction, to the north of Gateway Drive. However, there is temporary signage on the subject property announcing that Evo Phase II may be coming soon and which directs people to the project website where they may be able to register as a priority registrant.)

- Concern that construction workers for a neighbouring development have been engaging in various lewd behaviour including drinking and urinating on the subject property.

(The applicant has indicated that he was not aware of any lewd behaviour on the site and appreciated being notified of the problem. The applicant apologizes if trades from their site (as opposed to random people from the neighbourhood) have engaged in these activities. They are acting immediately to address the problem by communicating with their construction manager, sub trades and security detail that all such activities are inappropriate and must be stopped. They are also looking into ways the site can be secured to prevent individuals from the neighbourhood from accessing the site and using it as a gathering place.)

DESIGN PROPOSAL AND REVIEW

Site Layout

- The proposed building is in a reverse "L" shape, with the building oriented towards Gateway Drive and King George Highway (east), freeing up the southwestern portion of the subject property for the outdoor amenity space and separate 2-storey amenity building.
- An existing statutory right-of-way for pedestrian rights of passage already exists along King George Highway to ensure the future construction of a 3.0 metre (9.8 ft.) wide sidewalk. A brick sidewalk, a portion of which is situated on private property, already exists along King George Highway.
- City Parkway is located to the southwest of the subject property, which is the main greenway in the City Centre.

Building Design

- The proposed building is a contemporary design with flat roofs, large overhangs and horizontal elements that help create long clean lines.

- Due to the slope of the subject property, the proposed building will step down from the south to the north, thereby creating a broken, more interesting roofline than would have been achieved with a continuous flat roof at one elevation.
- The main entrance of the apartment building will be oriented to King George Highway, with a ramp connecting to the entry for persons with disabilities.
- The ground floor units along Gateway Drive will have patios, with direct access to the street by stairs.
- Proposed building materials for the apartment building will include horizontal and vertical vinyl siding in a beige colour, hardipanel siding in buff, with brick veneer as an accent. The window trims, soffits and fascia are proposed in white. The materials for the outdoor amenity building will be complementary to the main building.
- The brick veneer, used as an accent, will extend up to the third floors to provide a visual articulation to the building. This treatment is similar to that on the 4-storey apartment building to the south.
- The upper floor units will incorporate balconies with charcoal coloured railings and the ground floor units will allow for at grade patios.
- The proposed apartment building will incorporate varied window forms, with the fourth floor units incorporating oversized windows.

Landscape

- The entire development will be enveloped with a black coloured metal rail fence that will permit visual integration with the sidewalks, but will secure the site from entry by unauthorized persons.
- Garden type landscaping in planting beds and planters has been incorporated into the proposed development. The proposed planting includes a mixture of deciduous and coniferous trees, shrubs, perennials and vines.
- Decorative paving is to be incorporated throughout to provide for clear delineation for way-finding and of programmed activities within the outdoor amenity space.
- Along the perimeter of the site, stepped access has been provided to the units directly from the street to create more of a visual street presence.

Parking

- All parking will be provided underground, with access to the underground parking garage being located from City Parkway.
- The underground parking garage contains a total of 114 parking stalls.

- Of these 114 parking stalls, 99 parking stalls are provided for resident parking, which exceeds the number required under the Zoning By-law, at 93 stalls with the 20% parking rate reduction.
- Two (2) of the residential stalls are proposed in a tandem arrangement.
- A total of 15 parking stalls will be provided for visitors, which slightly exceeds the number of visitor parking spaces required under the Zoning By-law, at 14 stalls with the 20% permitted parking rate reduction.
- The underground parking garage will also contain rooms for the storage of 109 bicycles, with 6 spaces provided at the entry to the building at King George Highway, for a total of 115 spaces, in accordance with the requirements of the Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting Date: April 23, 2008

Most of the ADP suggestions have been satisfactorily addressed except for the following, which the applicant has agreed to resolve prior to final adoption, to the satisfaction of the City Architect and City Landscape Architect:

- Include a 3-dimensional perspective as part of the design package, with respect to the corner element at the northeast corner.
- Provide location and details of hydro kiosks and gas meters, with proposed landscape screening. Clarify clearance of planting around these locations.
- Sidelight details to be provided.
- Provide detail elevation of street level planters showing concrete reveals and materials.
- Further clarification to ensure that at least one of the pathways through the development to City Parkway is barrier free for disabled persons.
- The pathway in the lower courtyard, with the stepping stone detail is not accessible for disabled persons. An alternative should be further considered.
- A separate fencing plan is required, with lighting plan to be included.
- Signage details for the development to be provided.

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.	ADP Comments and Applicant's Responses
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by GBL Architects Group Ltd., dated June 6, 2008 and Landscape Plans prepared by Senga Landscape Architecture dated June 9, 2008.

Jean Lamontagne
General Manager
Planning and Development

PL/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: Matt Stogryn, Omni Pacific Ventures Ltd.
 Address: #100 - 1450 Creekside Drive
 Vancouver, BC
 V5J 5B3
 Tel: 604-731-3703

2. Properties involved in the Application

(a) Civic Address: 13500 Gateway Drive

(b) Civic Address: 13500 Gateway Drive
 Owner: **0818234 BC Ltd.**

Director Information:
Jamie Howard
Matthew Stogryn

No Officer Information Filed

PID: 018-255-621
Lot A Section 15 Block 5 North Range 2 West New Westminster District Plan
LMP10482

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-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		0.42 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		46%
SETBACKS (in metres)		
Front (King George Highway)	7.5 m	6.0 m
Front (City Parkway)	7.5 m	4.3 m
Side #1 (North) (Gateway Drive)	7.5 m	4.5 m
Side #2 (South)	7.5 m	6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	15 m
Accessory	4.5 m	9 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		4
One Bed		56
Two Bedroom		27
Two Bedroom + Den		4
Total		91
FLOOR AREA: Residential		6,703 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		6,703 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)		
FAR (gross)		
FAR (net)		1.6
AMENITY SPACE (area in square metres)		
Indoor	273 m ²	281m ²
Outdoor	273 m ²	483 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom with 20% reduction	59	61
2-Bed	34	38
Residential Visitors	14	15
Institutional		n/a
Total Number of Parking Spaces	107	114
Number of disabled stalls	1	3
Number of small cars	27	22
Tandem Parking Spaces: Number / % of Total Number of Units		2 spaces/2%
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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