

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0375-00

Planning Report Date: May 25, 2009

PROPOSAL:

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

in order to permit the development of a 51-unit apartment building in City Centre.

LOCATION:

13773/73/93 and 13803 - 101 Avenue and 10110 - 137A Street

OWNERS:

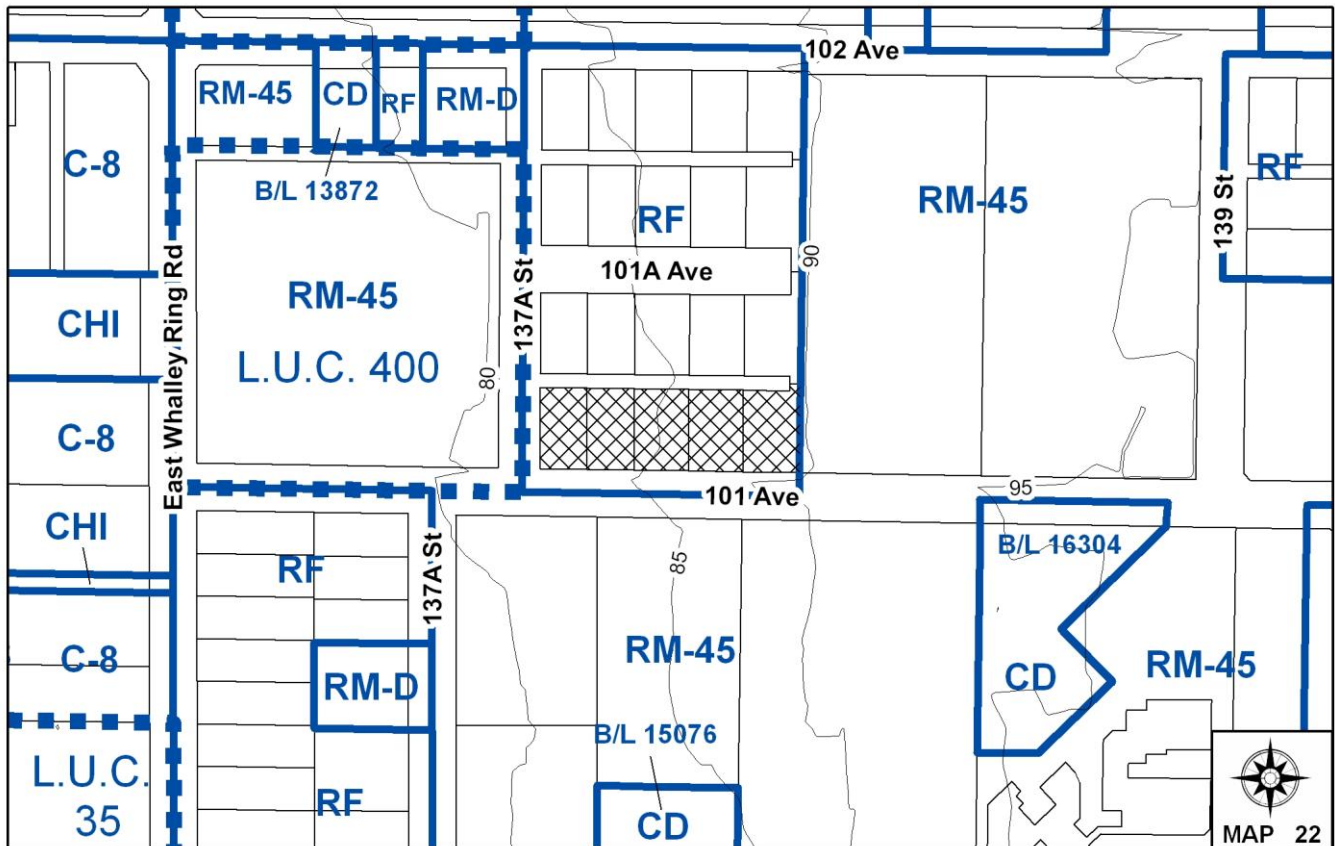
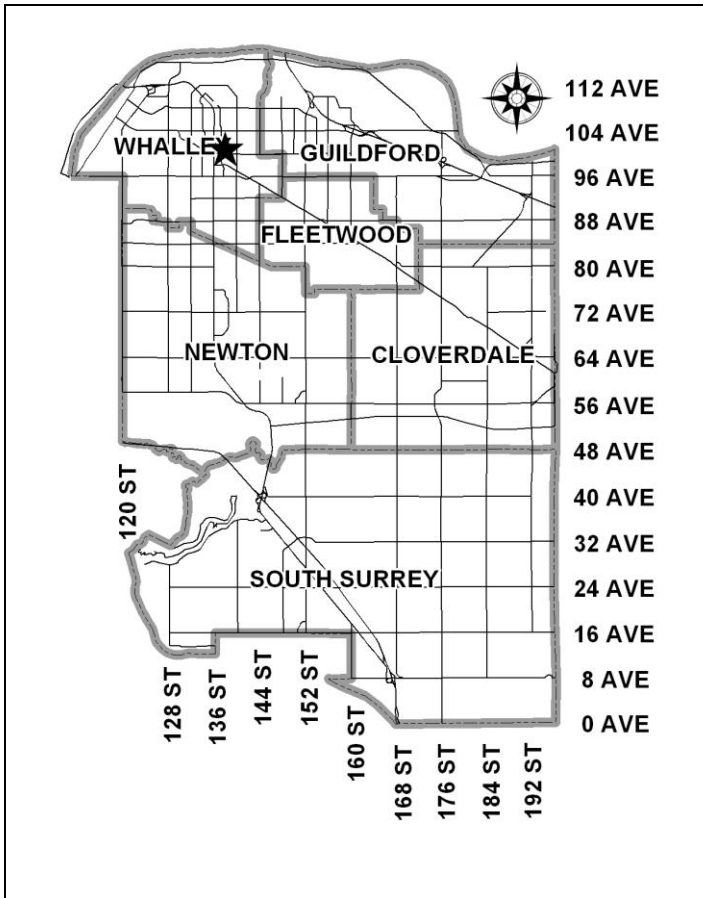
Baldev Singh Brar and Jagtar Kaur Brar

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 the Multiple Residential OCP Designation.
- The form of development is appropriate for this part of City Centre.
- The proposed reduced building setbacks achieve a more urban streetscape.

School District: Projected number of students from this development:

3 Elementary students at Lena Shaw Elementary School
2 Secondary students at Guildford Park Secondary School

(Appendix IV)

Parks, Recreation & Culture:

In consideration of the City Centre Planning process underway, it is recommended that the applicant provide an additional amenity contribution to Parks, Recreation & Culture Department for the upgrade of public facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: There is a single family dwelling on each of the five properties. There is an existing sanitary sewer right-of-way located along the west property line of 13803 - 101 Avenue.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family residential.	Multiple Residential	RF
East:	Existing 2-storey townhouse development.	Multiple Residential	RM-45
South (Across 101 Avenue):	Existing 3-storey apartment building.	Multiple Residential	RM-45
West (Across 137A Street):	Existing 4-storey apartment building.	Multiple Residential	LUC No. 400

DEVELOPMENT CONSIDERATIONS

- The development application encompasses five (5) properties at 13773, 13783 and 13793 and 13803-101 Avenue and 10110-137A Street in City Centre.
- The five properties are currently zoned Single Family Residential Zone (RF) and designated Multiple Residential in the Official Community Plan (OCP).
- The applicant has applied for a rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) (based upon RM-70) and a Development Permit to allow for the development of 51 apartment units.
- The development will be one apartment building, 4 to 5 storeys in height, with the vehicular access to the development from 101 Avenue via a driveway leading to underground parking.

- The subject site is approximately 3,700 square metres (0.9 acre) in size. The floor area ratio (FAR) proposed for this development is 2.1, which complies with the maximum 2.5 FAR permitted for properties designated Multiple Residential in City Centre.
- Although the proposed building form conforms in terms of height and massing to the type of building found in the RM-70 Zone, the FAR and lot coverage cannot be accommodated in the RM-70 Zone.
- The proposed FAR of 2.1 exceeds the maximum FAR of 1.5 permitted in the RM-70 Zone. Furthermore, since the area of the lot is less than 1.0 hectare (2.5 acres), the sliding density provisions of the RM-70 Zone would limit the FAR to 1.15.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designated to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a four to five-storey building form.
- As a result of the proposed density, the applicant has applied to rezone the site to a Comprehensive Development Zone.
- The proposed apartment units consist of 24, 2-bedroom and 27, 2-bedroom and den units. The units range in size from 100 square metres (1,073 sq.ft.) to 143 square metres (1,536 sq.ft.).
- The applicant is required to provide 153 square metres of indoor amenity space, based upon a requirement of 3.0 square metres (32 sq.ft.) per dwelling unit. The development proposal provides 226 square metres (2,436 sq.ft.), which consists of a lounge with a kitchen and washroom and an exercise room. A guest suite 40 square metres (435 sq.ft.) in size is also proposed. The applicant is required to provide 152 square metres of outdoor amenity space, based upon a requirement of 3.0 metres per dwelling unit. The proposal provides 276 square metres (2,975 sq.ft.), which consists of a child's play area at the ground floor level and a rooftop deck.
- The development proposes 70 parking stalls in 2 levels of underground parking, which complies with the parking requirements of the Zoning By-law. The 70 stalls consist of 62 residential stalls, with two (2) for the disabled, and 8 stalls for visitors (including 1 for the disabled).

Tree Preservation and Replacement (Appendix V)

- The applicant has submitted an arborist report, prepared by Peter Mennel, Certified Arborist, of Fadum and Associates Ltd. The report identifies 14 trees within the development site. As the proposed development reflects a multiple residential development, with underground parking, all 14 existing trees within the development footprint will need to be removed. The following chart reflects the trees proposed for removal:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Western Red Cedar	4	0	4
Cherry	4	0	4
Sawara Falsecypress	1	0	1

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Douglas Fir	2	0	2
Maple	0	0	0
Plum	2	0	2
Walnut	1	0	1
TOTAL	14	0	14

- Trees at a replacement ratio of 2:1 will be required, totalling twenty-eight (28) replacement trees required. The development proposal reflects forty-eight (48) replacement trees to be provided, which exceeds the required 28 minimum.

Existing Lane to the North of the Subject Site

- A lane exists to the north of the subject site. The lane, although paved, has not been completed to City standards.
- The lane is to remain open at this time and is to be consolidated at a future point in time with the five (5) properties to the north of the subject site, when they are assembled as a part of a future development application. The future development site to the north could be developed in a similar fashion as what is being proposed under this application.
- The applicant had made an attempt to acquire the lane as part of this development, but the property owners to the north have indicated that they are opposed to the lane closure at this time. At least two property owners currently use the lane and there are existing utilities within the lane.

Proposed Comprehensive Development (CD) By-law (Appendix VI)

- The proposed Comprehensive Development Zone (CD) is based upon the RM-70 Zone, with modifications to density, building setbacks, lot coverage and building height.
- The maximum density permitted under the RM-70 Zone for the subject site is 1.15 FAR, based upon the sliding density scale. The CD Zone will permit a maximum density of 2.2 FAR.
- The RM-70 Zone requires that a 7.5-metre (25 ft.) building setback be provided along all sides of the development site. The proposed building setbacks of 6.0 metres (20 ft.) along the north (side) property line and 4.5 metres (15 ft.) along all remaining sides. The reduced building setback allows for more of an urban interface along the main streets of 137A Street and 101 Avenue.
- Stairs, exceeding three (3) risers, will be permitted to encroach into the building setbacks along 137A Street at 1.2 metres (4 ft.) from the property line and at 0.0 metre (0 ft.) lot line along 101 Avenue.
- The RM-70 Zone permits a maximum lot coverage of 33%, whereas the CD Zone will permit a maximum lot coverage of 58% to accommodate the 4-to 5-storey apartment building form.

- Whereas the RM-70 Zone permits a maximum building height of 50 metres (164 ft.), the proposed CD By-law will permit a maximum building height of 22 metres (72 ft.).

PRE-NOTIFICATION

A pre-notification letter was sent July 18, 2008. A written response in opposition with 3 signatures was submitted to the Planning and Development Department. The concerns documented in the letter are as follows:

- Concern about increased density in the City Centre area and wish to keep this area as a single family residential neighbourhood.

(The proposed development complies with the Multiple Residential OCP designation of the site.)

- Concern about proliferation of vacant condominium units on the market, especially in an area where a number of developments have not been completed.

(Due to the current downturn in the economy, there is no prediction as to when the market may turn around. However, the applicant has indicated that he wishes to develop a rental apartment building which will allow for alternative housing opportunities for residents within the City Centre.)

- Proposed increase in density will cause increased traffic, pollution, noise and result in less green space.

(The site can accommodate up to a maximum of 2.5 FAR in accordance with the OCP. The extended road network can accommodate a density which exceeds what is currently proposed.

There may be some noise during construction, but it is not anticipated that this apartment building would be noisier than any other apartment building in City Centre. The proposed apartment building supports densification goals which will lead to reduced levels of pollution.

Although five existing single family lots are proposed to be developed, eliminating the existing yards and requiring the removal of the existing trees, the applicant has attempted in his proposal, to provide a replacement of the greenery through planting trees in a number exceeding the number required for replacement, as well as providing landscaping.)

- Concern about increased crime in area due to more people moving in. It is alleged that there has been some previous drug dealing in the area.

(An increase in density will hopefully allow for more natural surveillance, which would deter individuals from illegal activity.)

DESIGN PROPOSAL AND REVIEW

- As the site slopes from east to west, the building transitions from the east from 5 storeys to 4 storeys at 137A Street.
- The design incorporates a flat roof, which steps down in two sections in order to work with the grading of the development site.
- The building itself is designed with a single loaded corridor serving the dwelling units. The ground floor units will have direct access to the street.
- The proposed apartment units will have an enclosed corridor with light wells, incorporating river rocks and boulders.
- Two (2) levels of underground parking are proposed which includes both the residential and visitor parking. The residential and visitor parking will be separated by a security gate. Bike storage and lockers will be provided at parking level 1.
- Each upper floor residential unit incorporates a balcony, while the ground floor units will provide a patio, with pedestrian connections leading to the street. These patios will be screened by planting.
- The proposed building materials include vinyl siding in light and a darker grey, precast concrete in light grey, brick veneer in grey and rust, hardiplank siding in a light grey and vinyl window and door frames in white.
- Trees and shrubs are proposed to be planted around the building and at the edges of the site to provide privacy and a distinction between the private and public realm. Forty-eight (48) trees including Emerald Queen Norway Maple, Red Maple, Forest Pansy Eastern Redbud, Kousa Dogwood, Southern Magnolia, Star Magnolia, Persian Ironwood, Serbian Spruce and Japanese Snowbell are proposed.
- Due to the grade transitions within the subject site, retaining walls are proposed throughout the site. The retaining walls will consist of brick finished concrete. At the edges of the site, the retaining walls will have a metal fence attached on top.
- The hydro kiosk and gas meter are to be located adjacent the lane and will be screened.

ADVISORY DESIGN PANEL (Appendix VII)

First ADP Date: April 2, 2009

Resubmission Date: May 14, 2009

- The application was reviewed by the ADP on April 2, 2009 with a recommendation that the applicant address a number of significant design issues and that the application be resubmitted to the ADP for further review.

- As there have been no ADP meetings since April 2, 2009, the revised drawings were reviewed by the ADP members individually in a non-meeting format. The revised drawings were received in a positive manner by the ADP members, with the recommendation that the applicant resolve the following outstanding issues:
 - The roof top amenity area is still lacking visual interest and programming. Vertical definition is still required with either small trees or hard landscape elements, encompassing a variety of sitting opportunities including shaded areas, sheltered areas, social opportunities and contemplative opportunities. More plant material in larger planters should be considered to allow for an attractive functional amenity space.
 - The uppermost roofs to be reconsidered, as the roof overhangs are considered to be out of scale.
 - Hydro kiosk and gas meters to be setback equal with the face of the building on 137A Street and screened with gates.
 - Parking vents to be located on plans and set back from public view.
 - Provide detailed elevations of the parking access sidewalls showing high quality material finishing and detailing such as architectural concrete with reveals.
 - Provide decorative paving on the driveway where visible to the street.
 - Confirm that the parking garage structure is below grade between gridlines 11 and 13 along 101 Avenue.
 - Locate mail boxes to be in full view of the elevator.
 - Show accurate sidewalk and boulevard location in coordination with Engineering requirements.

The applicant has agreed to address these issues prior to final approval 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
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.	Proposed CD By-law
Appendix VII.	ADP Comments

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ankenman Associate Architects and DMG Landscape Architects, respectively, dated May 7, 2009 and May 6, 2009.

Jean Lamontagne
General Manager
Planning and Development

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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		3,708.24 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		52%
SETBACKS (in metres)		
Front (137A Street)	7.5 m	4.5 m
Rear (East)	7.5 m	4.5 m
Side #1 (North)	7.5 m	6.0 m
Flanking Side #2 (South) (101 Avenue)	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal		18.3 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Guest Suite		1
One Bed		
Two Bedroom		24
Three Bedroom +		27
Total		52
FLOOR AREA: Residential		7,653 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA (at 1.15 FAR)	4,264 m ²	7,653 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) (under Multiple Residential OCP Designation)	2.5	2.1
AMENITY SPACE (area in square metres)		
Indoor	153 m ²	226 m ²
Outdoor	153 m ²	276 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom		
2-Bed	61	60
3-Bed		
Residential Visitors	8	8
Institutional		n/a
Total Number of Parking Spaces		70
Number of disabled stalls	1	2
Number of small cars	17	16
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
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