

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0055-00

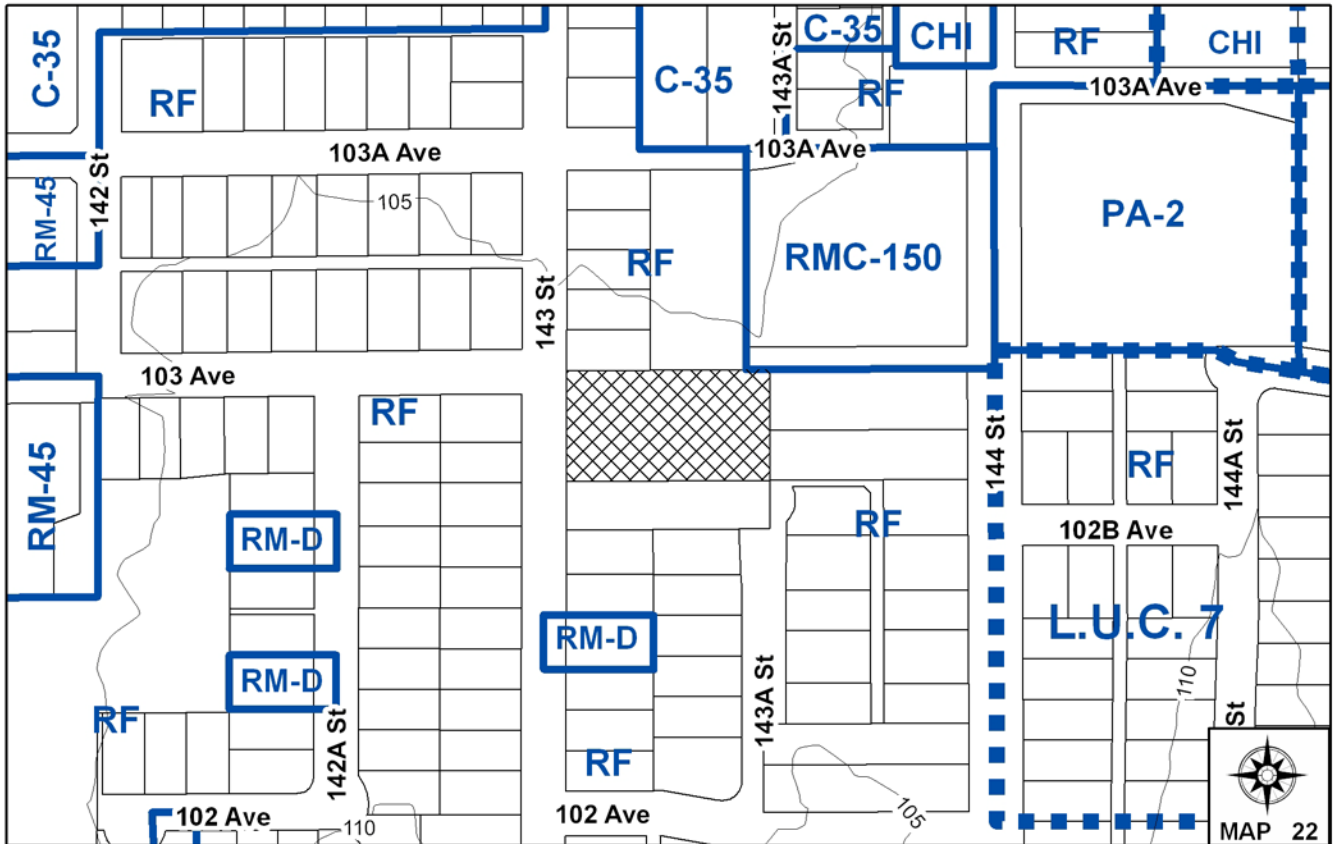
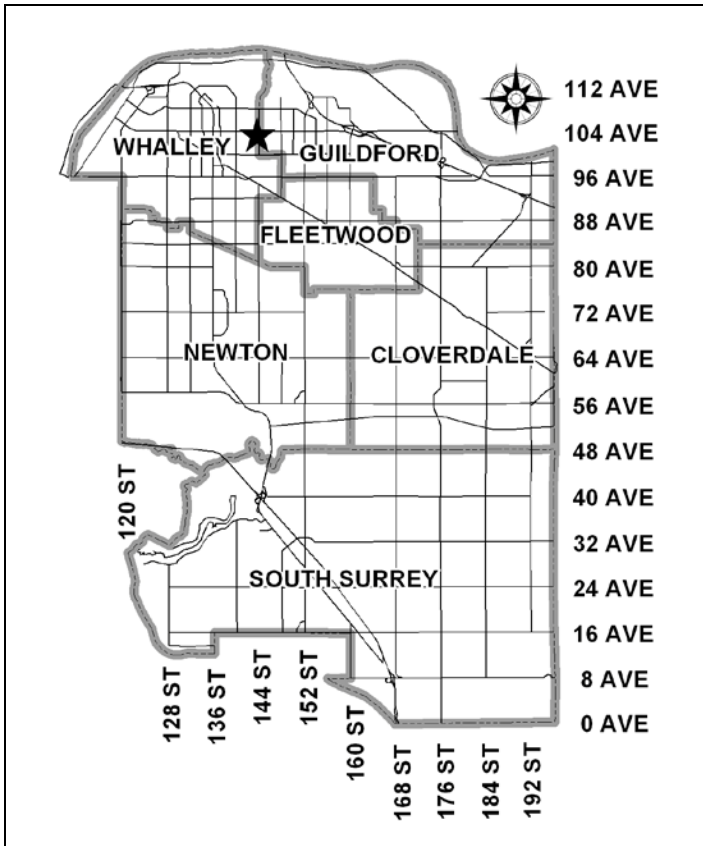
Planning Report Date: November 24, 2008

PROPOSAL:

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

in order to permit the development of a 4-storey apartment building consisting of 69 units.

LOCATION: 10290 - 143 Street
OWNER: 0798440 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.

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 authorize staff to draft Development Permit No. 7908-0055-00 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 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) 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
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the subject site along the south property line until future consolidation with the adjacent property located at 10268 - 143 Street.

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:**

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

(Appendix IV)

Parks, Recreation & Culture:

The Parks, Recreation & Culture Department has indicated concerns about the pressure this project will place on existing parks, recreation and culture facilities in the area.

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings and vacant lot under application (No. 7908-0067-00) to permit a 4-storey apartment building consisting of 70 units (by-law at Third Reading).	Multiple Residential	RF
East:	Single family dwellings.	Multiple Residential	RF
South:	Vacant residential lot.	Multiple Residential	RF
West (Across 143 Street):	Single family dwellings.	Multiple Residential and Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site at 10290 – 143 Street is located on the east side of 143 Street south of the 103 Avenue alignment.
- The 0.3346-hectare (0.83-acre) subject site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned Single Family Residential (RF). The proposal conforms to the land use designation in the OCP.
- The applicant is proposing to rezone the site from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD), based on the RM-70 Zone, in order to allow the construction of a four-storey apartment building consisting of sixty-nine (69) units with a proposed unit density of 83 units per acre (upa) and a floor area ratio (FAR) of 1.50.
- The proposed FAR of 1.50 conforms to the maximum 1.50 FAR of the RM-70 Zone for sites 1 hectare (2.5 acres) or larger. However, since the subject site is less than a hectare in size, the maximum density permissible on this 0.3346-hectare (0.83-acre) site (based on the RM-70 Zone sliding scale calculation) is 1.13 FAR. As a result, the applicant is proposing a CD Zone to accommodate the proposed FAR of 1.50 and unit density of 83 upa.

- As part of this application, 103 Avenue will be extended to 143 Street and provide access to the development.
- The subject site is located north of a vacant parcel designated Multiple Residential in the OCP and zoned Single Family Residential (RF). The applicant has prepared a development concept for this property to the south which demonstrates that a practical development can be achieved in the future (Appendix VIII).
- The development concept is based on a townhouse building form which is a suitable transition to the single family houses to the south. In order to provide sufficient depth for a townhouse development, the applicant is required to register a no-build Restrictive Covenant along the southerly 0.90 metre (3 ft.) wide portion of the subject site paralleling the neighbouring property to the south. This is to be consolidated with the property to the south at the time of development.
- The proposal for the subject site reflects five (5) studio units, five (5) one-bedroom units, forty-nine (49) 1-bedroom and den units and ten (10) 2-bedroom units, ranging in floor area from 42.7 square metres (460 sq.ft.) to 74.3 square metres (800 sq.ft.), with a total floor area of 3,956 square metres (42,584 sq.ft.).
- The amount of outdoor amenity space proposed is 888 square metres (9,570 sq.ft.), exceeding the minimum 207 square metres (2,228 sq.ft.) required under the RM-70 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- The amount of indoor amenity space proposed is 220 square metres (2,371 sq.ft.), exceeding the minimum 210 square metres (2,260 sq.ft.) required under the RM-70 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.

Proposed CD By-law

- The proposed CD By-law is based on the RM-70 Zone with modifications to the floor area ratio (FAR), lot coverage and building setbacks. The table below shows a comparison between the proposed CD Zone and the RM-70 Zone.

	RM-70 based on 1-hectare site	RM-70 Zone, Based on 0.3346-hectare Site	Proposed CD By-law
FAR	1.50	1.13	1.50
Lot Coverage	33%	33%	40.1%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 4.4 metres (14 ft.) east: 5.3 metres (17 ft.) west: 5.4 metres (18 ft.) south 4.9 metres (18 ft.)
Building Height	50 metres (164 ft.)	50 metres (164 ft.)	15 metres (49 ft.)
Parking	106 parking spaces	106 parking spaces	106 parking spaces

- The reduced setbacks along the west (143 Street) and north (future 103 Avenue) property lines reinforce the urban character and create a strong street orientation.
- The 5.3-metre (17 ft.) setback along the east property line provides a suitable interface with the proposed 4-metre (13 ft.) wide walkway.
- The lower level units front and have direct pedestrian access from both 143 Street and 103A Avenue as well as from the walkway along the eastern property line, promoting social interaction, as well as casual surveillance.
- The proposed 4.9-metre (18 ft.) setback along the south property line is only for a small portion of the building. The majority of the building is sited 9.17 metres (30 ft.) from the south property line.
- The proposed lot coverage is typical of that for a higher density 4-storey apartment building on a site less than 1-hectare (2.47-acre) site.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Mike Fadum, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified 76 mature trees. As this is a proposed multiple residential development with underground parking, all of the trees within the development footprint will need to be removed. The following chart reflects the trees proposed for removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Black Cottonwood/ Red Alder	35	0	35
Cedar, Western red	8	0	8
Cherry	0	0	0
Falsecypress, Sawara	31	0	31
Fir, Douglas	1	0	1
Spruce, Sitka	1	0	1
Total	76	0	76

- The proposal indicates that 35 trees will be planted on site. However, 117 replacement trees are required under the Tree Protection By-law. Therefore, the applicant will be required to provide \$300 per tree for a total of \$24,600 towards the Green City Fund for the shortfall of replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on May 26, 2008 and staff received thirteen (13) telephone calls, four (4) written responses and one (1) e-mail from property owners within the Pre-notification area. One (1) caller expressed support for the proposal and five (5) indicated that they were opposed. The property owners expressed the following comments:

- Concern with the form and character of a multiple residential development within a primarily single family neighbourhood. They also expressed concern with the impact of a higher density development on traffic and parking in the area. This type of development will exacerbate the existing traffic problems in the neighbourhood. Despite public transportation options, individuals will continue to use their private vehicles.

(Staff indicated that the subject site is designated Multiple Residential in the OCP which permits an FAR up to 1.5. The properties between 140 Street and 146 Street north of the 103 Avenue alignment, are designated for Multiple Residential (see Appendix IX).

Staff indicated that the applicant is required to dedicate and construct 11 metres (36 ft.) along the north property line to facilitate the future connection of 103 Avenue between 143 Street and 144 Street. This will provide an alternative east-west connection to 104 Avenue, between 140 Street and 144 Street. The applicant is also required to provide a 4-metre (13 ft.) wide public walkway along the east property line. This will provide an alternate pedestrian route through the block from 143A Street to 103 Avenue.

The applicant is providing the required number of parking spaces in accordance with Surrey Zoning By-law 12000 parking requirements. There will be 106 parking stalls accommodated in a one level underground parking facility.

Future transportation plans for 104 Avenue include bus rapid transit (BRT) and possibly, light rail transit or SkyTrain further into the future, supporting the proposed residential density in the area.)

- One resident indicated that the development of the Asian Centre located at 14178 - 104 Avenue two blocks to the north-west, has had a negative impact on the community as there were a number of properties east of the Asian Centre along 104 Avenue that were bought up on speculation. They are now sitting vacant and/or derelict. As a result, they are concerned with the financial viability of the proposed project.

(Staff indicated that the single family properties along 104 Avenue east of the Asian Centre are designated Multiple Residential in the OCP. These properties have the potential to be consolidated and redeveloped into multiple family housing.

Staff advised the applicant of the resident's concerns with respect to financing. The applicant has indicated that they intend to achieve the necessary approvals, construct the building and sell the units. The applicant has developed projects of similar financial range and advised that they have the financial capacity for this development.)

- Two residents indicated they were concerned that 143A Street would be used for access to the proposed development.

(Access to the underground parking facility will be via the new 103 Avenue. There will be no through vehicular access via 143A Street only pedestrian access via a public walkway.)

- One resident questioned whether the building would be strata titled or rental.

(Staff explained that the owner would decide whether or not the building would be strata titled or rental. If a strata is formed then the owners in the strata have the authority to regulate rental units.)

- Concern with the safety of the neighbourhood if a high density development is approved.

(Staff explained that the proposal is reviewed by the Advisory Design Panel (ADP). The panel includes an RCMP officer who reviews the proposal with respect to Crime Prevention Through Environmental Design (CPTED) guidelines. The proposed apartment building includes street-oriented ground level units that provide an opportunity for eyes on the street and increased natural surveillance.)

- Concern with Lena Shaw Elementary being at capacity.

(Staff explained that through our internal referral process, the Surrey School District provides comments pertaining to capacity for schools within the area. Lena Shaw is reportedly under capacity with 530 students enrolled and a capacity of 695 students.)

- Concern with tree removal as a result of the proposed development.

(Staff indicated that since the development proposal reflects a multiple residential development with underground parking, all of the trees within the development footprint will need to be removed. However, 117 replacement trees are required under the Tree Protection By-law. The proposal indicates that 35 trees will be planted on site. Therefore, the applicant will be required to provide \$300 per tree for a total of \$24,600 towards the Green City Fund for the shortfall of replacement trees.)

- One resident called to inquire into the development potential of their property located to the east of the subject site.

(Staff indicated that the property identified by the caller is designated Multiple Residential in the OCP and with consolidation with the property located to the north of it, would have development potential as a future apartment building.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed apartment building will be four storeys in height with 69 units. The units are studio, 1 bedroom, 1 bedroom and den, and 2-bedroom with an average floor area of 59 square metres (635 sq. ft.) per dwelling unit.
- One vehicular entry to the site is proposed off of the future 103 Avenue at the eastern end of the lot. The proposed driveway provides direct access to the underground parking facility.

- Private pedestrian access to each of the ground floor units is provided from both 143 Street and 103A Avenue as well as from the walkway along the eastern property line.
- The building design includes nine street-oriented units on the main floor with direct access from a front yard patio to 143 Street (2 units), 103A Avenue (6 units) and the walkway (1 unit). The ground floor units on the south elevation of the building are oriented toward private outdoor space.
- The proposed building has a flat rooftop with metal flashing along the edge. Cladding materials will be hardi-plank in Navajo beige within the balcony areas and burgundy smooth coloured brick represented in a vertical pattern on the remainder of the facade. Metal panels in white and light grey will also provide a colour accent as trim defining windows and doors. Glass handrails on transparent balconies will also be provided.

Indoor Amenity Space

- The proposed indoor amenity space is 227 square metres (2,483 sq. ft.) in size and located on the main floor on the southern portion of the building. The amenity space incorporates an exercise room, kitchen, two washrooms (both accessible) and a party room with access to the outdoor amenity space.

Landscaping and Outdoor Amenity Space

- The 143 Street and 103 Avenue streetscape elevations include a dark grey metal picket fence with landscaping behind and in front, with each private pedestrian entry defined by a picket gate. A dry pond with small river rock garden is proposed next to the main entrance located on the northwest corner of the site.
- Along the 143 Street and 103 Avenue streetscape elevations, planting consisting of Katsura, Japanese Snowbell, Goldenrain Tree, Skyline Honey Locust and Akebono Cherry trees as well as a variety of shrubs will frame the edge of the site.
- An outdoor amenity area incorporating a children's play area, lawn and seating area with benches is provided on the southern portion of the site. Bollard lighting has also been incorporated into the outdoor amenity and defines the edge of the space.
- The proposed development also includes two separate areas of outdoor amenity area located on the rooftop. They are located on the east and west ends of the fourth floor and incorporate benches and planting. The proposed planting consists of Flowering Dogwood and Black Bamboo trees as well as Mediterranean Pink Heather, Blue Oat Grass and Evergreen Azalea.

Parking and Bicycle Storage

- The proposed development includes a total of 106 parking spaces, consisting of 92 resident parking spaces and 14 spaces for visitors, one of which is designated for persons with a disability, within an enclosed one-level underground parking garage. The visitor spaces are located within a secured portion of the underground parking garage.

- The proposed development also includes a total of 83 stalls for bike storage, which complies with the Surrey Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting Date: October 9, 2008.

ADP comments and suggestions have been satisfactorily addressed.

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 Responses
Appendix VII.	Proposed CD By-law
Appendix VIII.	Potential Future Development Concept for Adjacent Properties
Appendix IX.	Current OCP Designations in Vicinity

Jean Lamontagne
General Manager
Planning and Development

JLM/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
 Address: 288 West 8th Avenue
 Vancouver, BC
 V6Y 1N5
 Tel: 604-630-9488

2. Properties involved in the Application

- (a) Civic Address: 10290 - 143 Street
- (b) Civic Address: 10290 - 143 Street
 Owner: 0798440 B.C. Ltd., Inc. No. 0798440
 Director Information:
 Chamkaur Singh Brar
 Baljit Singh Johal

No Officer Information Filed

PID: 009-293-612
Lot 2 Section 25 Block 5 North Range 2 West New Westminster District Plan
10258

3. Summary of Actions for City Clerk's Office

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,554 m ²
Road Widening area		1,208 m ²
Undevelopable area (with RC)		71 m ²
Net Total		3,275 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	40.1%
Paved & Hard Surfaced Areas		9.8%
Total Site Coverage		49.9%
SETBACKS (in metres)		
Front	7.5 m	5.54 m
Rear	7.5 m	5.40 m
Side #1 (North)	7.5 m	4.57 m
Side #2 (South)	7.5 m	5.03 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	14.3 m
Accessory	n/a	
NUMBER OF RESIDENTIAL UNITS		
Studio		5
One Bed + Den		49
One Bedroom		5
Two Bedroom +		10
Total		69
FLOOR AREA: Residential		3,956 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,781 m ²	4,915 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)		206 upha/83 upa
FAR (gross)		
FAR (net)	1.13	1.50
AMENITY SPACE (area in square metres)		
Indoor	207 m ²	227 m ²
Outdoor	207 m ²	888 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Studio + 1 Bedroom + Den	77	77
2-Bed	15	15
3-Bed		
Residential Visitors	14	14
Institutional		
Total Number of Parking Spaces	106	106
Number of disabled stalls	1	1
Number of small cars		21
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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