

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0067-00

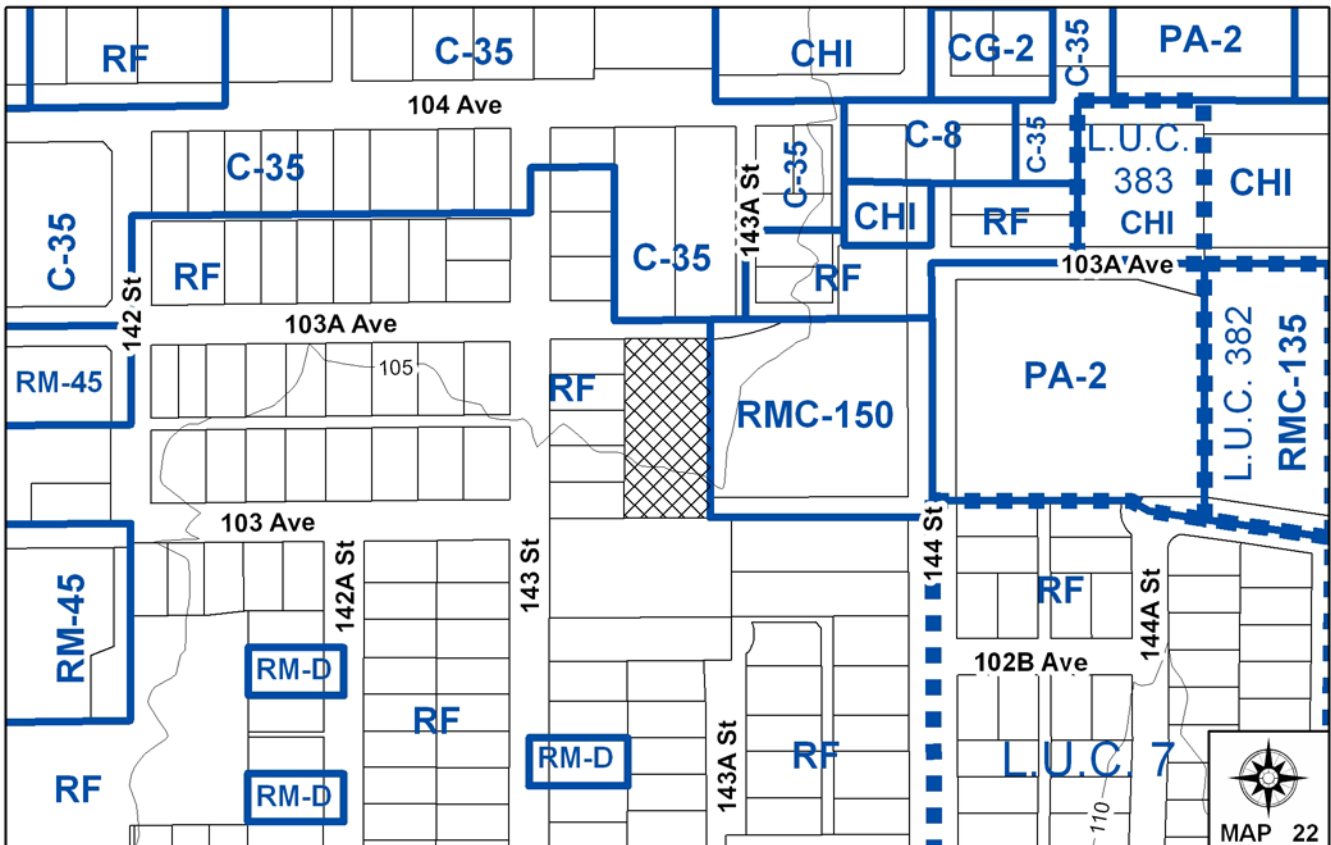
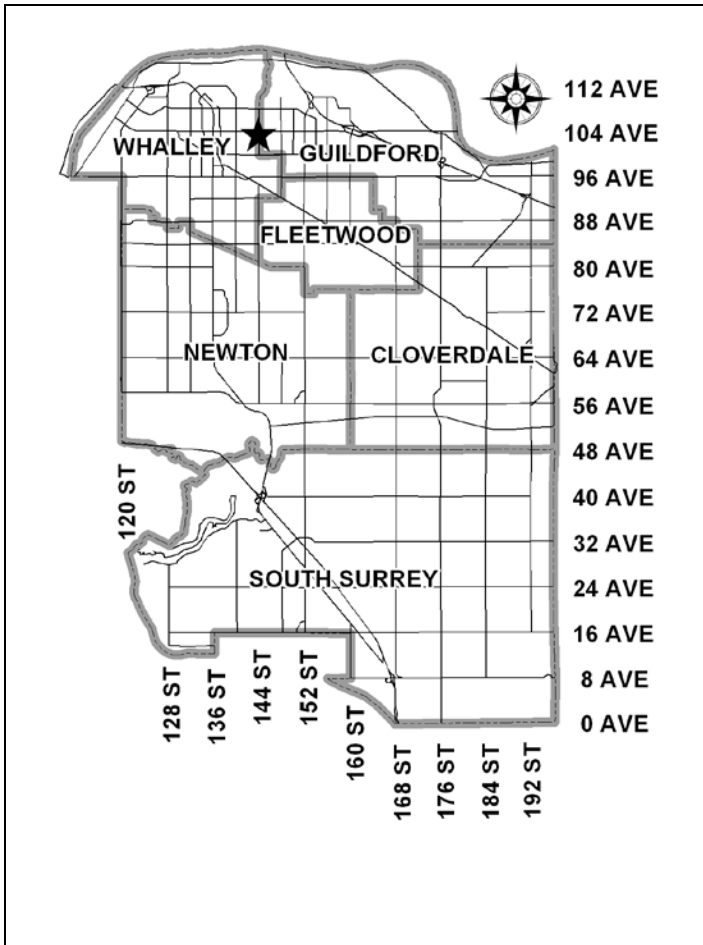
Planning Report Date: July 14, 2008

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 70 units.

LOCATION: 14320 - 103A Avenue
OWNER: 0809799 B.C. Ltd., Inc. No. 0809799
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. 7908-0067-00 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of road dedication plan to the satisfaction of the Approving Officer;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) registration of a reciprocal access easement to provide future access to the properties located to the west at 10302/10/22/30 - 143 Street and 14308 - 103A Avenue; and
 - (f) address concerns of the Parks, Recreation & Culture Department about the pressure this project will place on existing facilities in the neighbourhood 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:**

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

(Appendix IV)

Parks, Recreation & Culture:

The Parks Department has indicated that they support the proposed development application. The Parks Department has indicated concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 1-3A Avenue):	Single family dwelling and vacant lot.	Multiple Residential and eastern portion Commercial	C-35
East:	Four-storey apartment development.	Multiple Residential	RMC-150
South:	Single family dwelling under application (No. 7908-0055-00) to permit a 4-storey apartment building consisting of 76 units (Pre-Council).	Multiple Residential	RF
West:	Single family dwellings.	Multiple Residential.	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 103A Avenue east of 143 Street and is located at 14320 – 103A Avenue.
- The 0.3447-hectare (0.85-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 (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 seventy (70) units with a proposed unit density of 82 units per acre (upa) and a floor area ratio (FAR) of 1.45.
- The proposed FAR of 1.45 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 0.3447-hectare (0.85-acre) site (based on the RM-70 Zone sliding scale calculation) is 1.14 FAR. As a result, the applicant is proposing a CD Zone to accommodate the proposed FAR of 1.45 and unit density of 82 upa.

- The subject site is located east of five existing single family dwellings designated Multiple Residential in the OCP and zoned Single Family Residential (RF). The applicant has prepared a potential development concept for these five properties to the west to ensure a practical development (based on the RM-70 Zone) can be achieved in the future. The proposed form and character are consistent with the proposed apartment development for the subject site (Appendix VIII).
- The proposal for the subject site reflects four (4) studio units, fifty-eight (58) 1-bedroom and den units and eight (8) 2-bedroom units, ranging in floor area from 43.5 square metres (468 sq.ft.) to 84.4 square metres (908 sq.ft.), with a total floor area of 4,179 square metres (44,980 sq.ft.).
- The amount of outdoor amenity space proposed is 280 square metres (3,013 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.
- The amount of indoor amenity space proposed is 230.7 square metres (2,483 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 0.3447-hectare site	Proposed CD By-law
FAR	1.50	1.14	1.45
Lot Coverage	33%	33%	42.38%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 6.41 metres (21 ft.) east: 7.4 metres (24 ft.) west: 8.61 metres (28 ft.) south 5.02 metres (16.5 ft.)
Building Height	50 metres (164 ft.)	50 metres (164 ft.)	16.03 metres (52.6 ft.)
Parking	106 parking spaces	106 parking spaces	103 parking spaces

- The reduced setbacks along the north (103A Avenue) and south (103 Avenue) property lines reinforce the urban character and create a strong street orientation.
- The lower level units front and have direct pedestrian access from the street, promoting social interaction, as well as casual surveillance.
- 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.

- The proposed number of parking stalls has been reduced from 106 parking spaces to 103 parking spaces to accommodate an additional elevator. At staff's request, the applicant has included two elevators in order to better service the number of units within the building.

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 19 mature trees. As the development proposal reflects a 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
Douglas Fir	2	0	2
Red Alder and Black Cottonwood	17	0	17
Total	19	0	19

- The proposal indicates that 35 trees will be planted on site, which exceeds the 21 replacement trees required by the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on May 26, 2008 and two letters were received expressing concerns regarding multiple residential development and traffic and commenting on the impact of the development of the Asian Centre on the neighbourhood.

- One resident expressed 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 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 103 Avenue are designated for Multiple Residential (see Appendix IX).

Staff indicated that the applicant is required to dedicate and construct 10.06 metres (33 ft.) along the south 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.

Future transportation plans for 104 Avenue include bus rapid transit (BRT) and possibly, light rail transit or Sky Train 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.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed apartment building will be four storeys in height with 70 units. The units are studio, 1 bedroom and den, and 2-bedroom with an average floor area of 60 square metres (646 sq. ft.) per dwelling unit.
- One vehicular entry to the site is proposed off of 103A Avenue at the western edge of the lot. The proposed driveway provides direct access to the underground parking facility and will provide a shared access when the neighbouring properties to the west redevelop in the future.
- Private pedestrian access to each of the ground floor units is provided from both 103 Avenue and 103A Avenue.
- The building design includes five street-oriented units on the main floor with direct access from a front yard patio to 103 Avenue (3 units) or 103A Avenue (2 units). The ground floor units on the east and west elevations of the building are oriented toward private outdoor space.
- The proposed building materials include asphalt shingles in a dark brown colour for roofing. Cladding materials will be hardi-plank in evening blue and white and vinyl siding in light grey and dark grey with reddish-brown-coloured brick on the three lower levels of the north and south elevation. The brick wraps around each corner of the building onto the east and west elevation in the first vertical section. White wood will also provide a colour accent as trim defining each floor. Glass handrails on transparent balconies will also be provided.

Indoor Amenity Space

- A proposed indoor amenity space is 230.7 square metres (2,483 sq. ft.) in size and located on the main floor on the western portion of the building. The amenity space incorporates a kitchen, two washrooms (one accessible) and a solarium with access to the outdoor amenity space.

Landscaping and Outdoor Amenity Space

- The 103 Avenue and 103A 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. The main entrance on both the north and south elevations are framed with a wood trellis structure over the walkway.
- Along the 103 Avenue and 103A Avenue streetscape elevations, planting consisting of Katsura, Golden Leaf Black 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 western portion of the site.

Parking and Bicycle Storage

- The proposed development includes a total of 103 parking spaces, consisting of 90 resident parking spaces and 13 spaces for visitors, two of which are 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 total number of parking spaces provided has been reduced from 106 to 103 in order to accommodate staff's request of an additional elevator corridor. Due to the proximity to future bus rapid transit (BRT) and possibly, light rail transit or Sky Train further into the future, along 104 Avenue a relaxation of three parking stalls can be supported.
- The proposed development also includes a total of 105 stalls for bike storage, which complies with the Surrey Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting Date: July 3, 2008 (minutes not available).

The applicant has agreed to resolve the following prior to final adoption, to the satisfaction of the City Architect and City Landscape Architect:

Form and Character

- Consider a 5% sloped path to eliminate interior ramp in lobby and access to exit stair from main floor.
- Weather protection over entrance trellises to be provided.
- Further refinement, detailing and design development of balcony fronts or frames, fibre cement panel and vinyl siding, wood trim bands and underside of projecting roof dormers.
- Minimize alcoves adjacent to exit doors and stairs.
- Consider a more overt expression of entry on south elevation needed.

Landscaping

- Entry arbour detail to be provided.
- Design development to reduce retaining walls adjacent to property lines. Planters for adequate tree depth should be well set back from property lines or the parking structure could be stepped.
- Fencing should mimic residential fencing and be articulated.

CPTED and Disabled Access

- Provide white colour for walls and adequate lighting throughout and cameras.
- Overhead gates detail to be provided.
- Consider eliminating walkway on west side and extension of private yards.
- Revisit the west side stairwell to/from parking garage and complex to eliminate long secluded hallway.
- Consider disabled access for some units. Elevator call buttons, enter phone and doors in lobbies to address disabled access.

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
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.	Potential Future Development Concept for Adjacent Properties
Appendix VIII.	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: 14320 - 103A Avenue

(b) Civic Address: 14320 - 103 Avenue
 Owner: 0809799 B.C. Ltd., Inc. No. 0809799
 Director Information:
 Harminder Basraon
 Iqbal Dhaliwal

No Officer Information Filed

PID: 006-145-035
Lot 234 Section 25 Block 5 North Range 2 West New Westminster District
Plan 46900

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 in RM-70 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		3,880 m ²
Road Widening area		433 m ²
Undevelopable area		
Net Total		3,447 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	42.38%
Paved & Hard Surfaced Areas		7.49%
Total Site Coverage		49.87%
SETBACKS (in metres)		
Front	7.5 m	6.41 m
Rear	7.5 m	5.02 m
Side #1 (West)	7.5 m	8.61 m
Side #2 (East)	7.5 m	7.40 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	16.03 m
Accessory	n/a	
NUMBER OF RESIDENTIAL UNITS		
Studio		4
One Bed + Den		58
Two Bedroom		8
Three Bedroom +		
Total		70
FLOOR AREA: Residential	3,930 m ²	4,992 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,930 m ²	4,992 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)		203 upha/82 upa
FAR (gross)		
FAR (net)	1.14	1.45
AMENITY SPACE (area in square metres)		
Indoor	210 m ²	230.7 m ²
Outdoor	210 m ²	489.8 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Studio + 1 Bedroom + Den		78
2-Bed		12
3-Bed		
Residential Visitors		13
Institutional		
Total Number of Parking Spaces		103
Number of disabled stalls	2	2
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	YES
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