

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0160-00

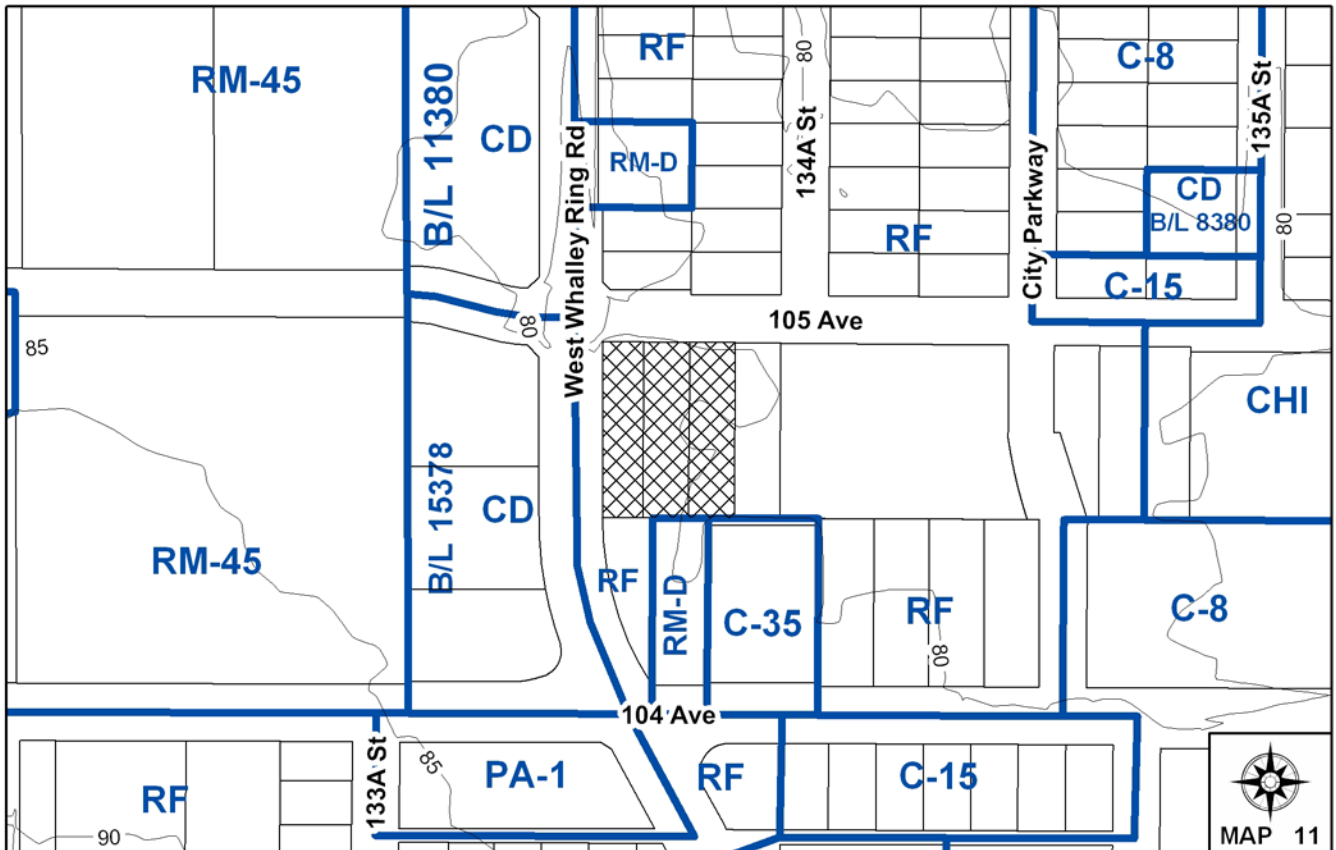
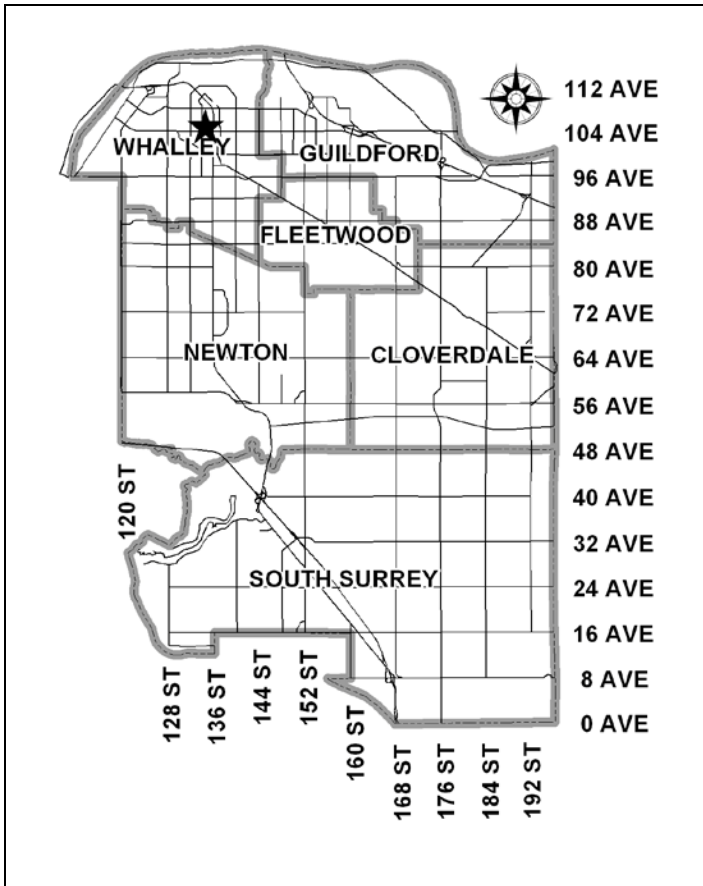
Planning Report Date: November 3, 2008

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 105 dwelling units.

LOCATION: 13410, 13420 and 13430 - 105 Avenue
OWNER: Newgen Central Properties and Surrey City Development Corporation
ZONING: RF
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

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development conforms to the goal of achieving higher density development within the City Centre and in particular, near the three SkyTrain stations in City Centre.
- Proposed reduced setbacks achieve a more urban, pedestrian streetscape.

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. 7908-0160-00 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 subdivision plan for consolidation of the three lots and road dedication, 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) 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
 - (g) registration of a reciprocal access easement for the property to the east (13440 - 105 Avenue) for future shared vehicular access.

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 Parks, Recreation and Culture Department has indicated that they support the proposed development application, however, has concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood. The applicant is required to meet and resolve this matter with Parks staff prior to consideration of Final Adoption.

SITE CHARACTERISTICS

Existing Land Use: The subject site is devoid of any buildings and structures. Existing trees proposed for preservation are off-site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 105 Avenue):	Vacant lots.	City Centre	RF
East: Further East:	Vacant lot. Currently vacant, under Application No. 7903-0249-00 for a proposed 400-seat church and commercial building and housing for senior citizens at Third Reading.	City Centre City Centre	RF RF
South:	Vacant property and existing duplex and high-rise building.	City Centre	RF, RM-D and C-35
West (Across West Whalley Ring Road):	Existing 4-storey apartment buildings.	City Centre	CD (By-law No. 15378)

DEVELOPMENT CONSIDERATIONS

- The subject site encompasses three (3) properties located at 13410, 13420 and 13430-105 Avenue, within the City Centre at West Whalley Ring Road and 105 Avenue. The two westerly lots (13410 and 13420 - 105 Avenue) are owned by the City of Surrey, with the most easterly lot (13430 - 105 Avenue) owned by Newgen Central Properties Inc. Newgen Central Properties Inc., in a joint venture with the Surrey Development Corporation, is the lead applicant for this proposed development.

- The subject site area is approximately 0.4 hectare (1 acre) in size, zoned Single Family Residential Zone (RF) and is designated City Centre within the Official Community Plan (OCP).
- The development proposal includes a rezoning application from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) (based upon RM-45) and a Development Permit to allow for the development of 105 dwelling units within a 4-storey apartment building.
- Since the site is designated City Centre, the maximum floor area ratio (FAR) permitted is 3.5.
- The development proposes a total floor area of 7,120 square metres (76,642 sq.ft.). The proposed FAR for the development is 1.76, which is approximately half of the density permitted on this site.
- Due to current market conditions, the applicant feels that a 4-storey apartment building would be more marketable than a high-rise. However, a high-rise building could be developed in the future on the two properties to the south which are owned by the same applicants. A development concept has been provided for the property to the south, which reflects a 22-storey high-rise building to complement the 4-storey building proposed under the current application.
- The proposed development reflects a variety of unit types including 28 studios, 42 1-bedroom, 16 1-bedroom and den and 19 2-bedroom units. The units range in size from the smaller studio unit at 37.4 square metres (402 sq.ft.) to the largest 2-bedroom unit at 81.9 square metres (882 sq.ft.).
- The development proposes 315 square metres (3,391 sq.ft.) of indoor amenity space, which complies with the minimum Zoning By-law requirement of 315 square metres (3,391 sq.ft.), based upon 3 square metres (32 sq.ft.) of indoor amenity space per dwelling unit. The development proposes 346 square metres (3,724 sq.ft.) in outdoor amenity space, which exceeds the Zoning By-law requirement of 315 square metres (3,391 sq.ft.) based upon 3 square metres (32 sq.ft.) of outdoor amenity space per dwelling unit.
- West Whalley Ring Road is envisioned as ceremonial/parade route, as well as part of a larger regional multi-purpose route which connects pedestrians and cyclists alike to and from Gateway SkyTrain station. Therefore, to accommodate all of these functions, a 4.5-metre (14.8 ft.) wide right-of-way will be required along West Whalley Ring Road, for the length of the site.
- The development proposes 112 residential parking stalls and 48 visitor parking stalls. The proposed residential parking stalls comply with the Zoning By-law parking requirements. The visitor parking proposed exceeds the 17 stalls required, as the applicant is proposing to provide additional parking which can be used by the future high-rise development to the south.
- The proposed development also provides 126 bicycle spaces, which complies with the Zoning By-law requirement of 126 bicycle spaces.

Proposed CD By-law (Appendix V)

- The proposed CD By-law is based generally upon the Multiple Residential 70 Zone (RM-70) except for the maximum density, setbacks and lot coverage.
- The RM-70 Zone, based on the sliding scale, permits a floor area ratio (FAR) of 1.17 for this 0.4 hectare (1 ac.) site and an FAR of 1.50 for sites 1 hectare (2.5 ac) or larger. An FAR of 1.76 is proposed for the subject site.
- The maximum building height has been reduced from 50 metres (164 ft.) in the RM-70 Zone to 16 metres (52 ft.).
- The building setbacks are proposed to be reduced along the west, north and south from 7.5 metres (25 ft.) in the RM-70 Zone to 6.47 metres (21.2 ft.), 3.65 metres (12.0 ft.) and 3.35 metres (11.0 ft.), respectively. This will allow the development to have more of a street presence and urban character.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 51%.
- The CD By-law incorporates a reduction to the minimum balcony requirement of 4.6 square metres (50 sq.ft.) for twenty-one (21) of the dwelling units. Most of these reduced balconies are located in areas with reduced setbacks and it was felt by the applicant that enlarging the balconies would place them too close to the property lines. For 9 units, a "French" balcony has been incorporated (with no depth).

PRE-NOTIFICATION

Pre-notification letters were sent out to surrounding property owners within 100 metres (328 ft.) and a development proposal sign was posted on the subject site. The neighbouring property owner to the east contacted City staff, with the following concerns:

- The City should not allow the applicant to proceed through the development application process without acquiring his property as it will leave his property without an opportunity to develop.

(The applicant has previously attempted to acquire the adjacent property, but has been unsuccessful to date. To ensure the development potential of the lot to the east is not compromised, the applicant prepared a development concept for the adjacent property to the east, showing a possible 32-unit, 4-storey apartment building, which would be accessed through a joint reciprocal access with the subject site. The applicant has proposed to register a reciprocal access easement to permit the future development to the east to use the access and underground parking ramp on the subject site.)

DESIGN PROPOSAL AND REVIEW

- The proposed building is sited close to both West Whalley Ring Road and 105 Avenue to reinforce its urban character.
- The applicant proposes to develop a 4-storey apartment building containing 105 units with associated amenity spaces and 2 levels of underground parking.
- The vehicular access is placed on 105 Avenue and leads directly to the underground parking ramp which accommodates all parking for the project. Visitor parking will be separated from the residential parking. As West Whalley Ring Road is a major arterial, a secondary entry to the building has been proposed at 105 Avenue to accommodate loading/move-in requirements.
- Exterior finishes include a brick base varying in height from one to three storeys with acrylic coloured stucco at the top two levels, some raised stucco elements that vary the roof line and glazing to maximize natural light.
- Each of ground floor units will have a patio, with the upper floor units having balconies. The ground floor units oriented to West Whalley Ring Road and 105 Avenue have direct access to the street. However, 21 of the proposed 105 dwelling units (20%) will incorporate reduced balconies or no balconies (French balcony).
- Four (4) of the proposed dwelling units, approximately 4% of the total 105 dwelling units, have been designed to be accessible to the disabled.
- The proposed indoor amenity space features a lounge, games area, kitchen, washrooms and fitness centre. A roof deck is featured above the fitness centre on the second floor of the building.
- A courtyard is proposed at the centre of the site, which will allow for natural surveillance from the surrounding building's residents. The outdoor amenity area is comprised of a mixture of passive and active spaces. A children's play area is centrally located directly off the activity room and patio for ease of supervision. A gazebo and rose garden with trellis/seating area provide spaces for passive enjoyment, while a covered patio extends the fitness room to the outdoors. All outdoor spaces are connected by a pedestrian path, which will allow a potential link to the future development to the south of this subject site.
- Bollard and pole mounted fixtures are proposed in the outdoor amenity area and the patios will incorporate light fixtures.
- A low brick wall and metal fence with gates and arbours mark unit entries and delineate private space.
- The underground parking ramp will be screened by a steel trellis.

ADVISORY DESIGN PANEL (Appendix VI)

ADP Meeting Date: September 11, 2008

The majority of the ADP recommendations have been resolved, except for the following, which the applicant has agreed to resolve, prior to consideration of Final Adoption:

- Increase the skylight area and relate it better to the amenity room layout, e.g. locate skylights each side of the central bay and a third to the north of the proposed skylight and align;
- Inclusion of a gate for meter access; and
- Outstanding landscape items.

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 Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Proposed CD By-law
Appendix VI.	ADP Comments and Applicant's Responses

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Focus Architecture and C. Kavolinas & Associates Inc. respectively, dated October 8, 2008 and October 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: Carson Noffle, Focus Architecture Inc.
 Address: #109 - 1528 McCallum Road
 Abbotsford, BC
 V2S 8A3
 Tel: 1-604-853-5222

2. Properties involved in the Application
 - (a) Civic Addresses: 13410, 13420 and 13430 - 105 Avenue

 - (b) Civic Address: 13410 - 105 Avenue
 Owner: Surrey City Development Corporation, Inc. No. 0789162
 PID: 010-040-404
 Lot 47 Except: 1,715 square feet (Bylaw Plan 55687) Section 22 Block 5 North
 Range 2 West New Westminster District Plan 15002

 - (c) Civic Address: 13420 - 105 Avenue
 Owner: Surrey City Development Corporation, Inc. No. 0789162
 PID: 010-040-340
 Lot 46 Section 22 Block 5 North Range 2 West New Westminster District Plan
 15002

 - (d) Civic Address: 13430 - 105 Avenue
 Owner: Newgen Central Properties Inc., Inc. No. 772519
 PID: 010-040-323
 Lot 45 Section 22 Block 5 North Range 2 West New Westminster District Plan
 15002

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		0.4 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures (under RM-45)	51%	50.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
West (West Whalley Ring Road)	6.4 m	6.47 m
North (105 Avenue)	3.6 m	3.65 m
Side #1 (East)	8.0 m	8.2 m
Side #2 (South)	3.0 m	3.35 m
BUILDING HEIGHT (in metres/storeys)		
Principal	16 m	15.86 m
Accessory	4.8 m	4.8 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		28
One Bed		42
One Bed + Den		16
Two Bedroom		19
Total		105
FLOOR AREA: Residential	7,120 m ²	7,120 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	7,120 m ²	7,120 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)	1.8	1.76
AMENITY SPACE (area in square metres)		
Indoor	315 m ²	315 m ²
Outdoor	315 m ²	346 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom	89	89
2-Bed	23	23
3-Bed		
Residential Visitors	17	48
Institutional		n/a
Total Number of Parking Spaces	129	160
Number of disabled stalls		6
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided (for trees off-site)	YES
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