

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7908-0188-00

Planning Report Date: March 30, 2009

PROPOSAL:

- **Rezoning** from C-15 to CD (based on RM-45)
- **Development Permit**

in order to permit the development of a 3-storey apartment building with underground parking in Cloverdale Town Centre.

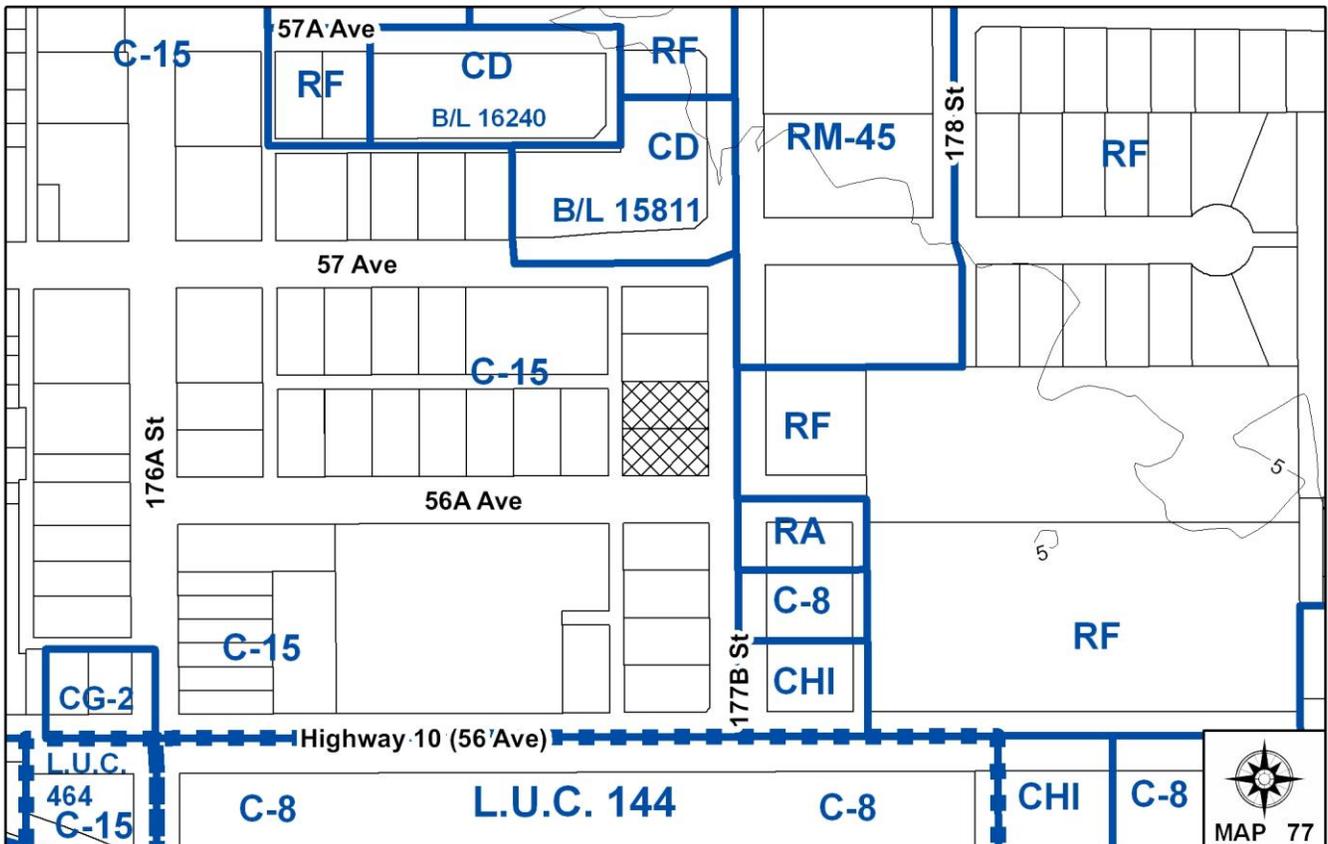
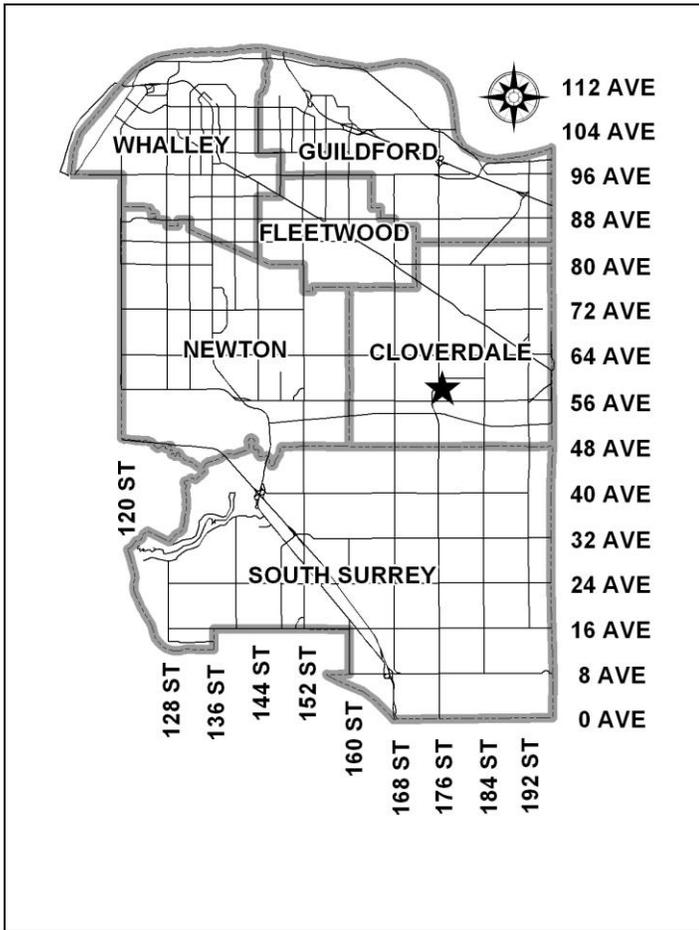
LOCATION: 5671 - 177B Street and
17759 - 56A Avenue

OWNER: 0678216 B.C. Ltd.

ZONING: C-15

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Medium Density Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending Surrey Zoning By-law No. 12000.
- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Cloverdale Town Centre Plan.
- The proposed density and building form are appropriate for this part of Cloverdale.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Surrey Zoning By-law, 1993, No. 12000, and a date be set for Public Hearing (Appendix VIII).
2. a By-law be introduced to rezone the subject site from "Town Centre Commercial Zone (C-15)" (By-law Plan 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 87 square metres (937 sq.ft.) to 79.84 square metres (859 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7908-0188-00 in accordance with the attached drawings (Appendix II).
6. 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 layout 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) 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;
 - (g) the applicant adequately address the impact of no indoor amenity space;
 - (h) the applicant adequately address the impact of reduced outdoor amenity space; and
 - (i) demolition of existing buildings and structures on the southern subject lot and sign off of the recent demolition on the northern subject lot to the satisfaction of the Planning and Development Department.

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:**

1 Elementary student at Martha Currie Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks staff have some concerns about the pressure this development will place on existing Parks, Recreation & Culture amenities in the area. They request that the applicant meet with Parks staff to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: The northern subject lot is recently vacant and the southern subject lot has a commercial building, which will be removed.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Two-storey mixed-use building.	Medium Density Residential.	C-15
East (Across 177B Street):	Single family dwelling.	Medium Density Residential.	RF
South (Across 56A Avenue):	Vacant lot.	Retail/Service Commercial	C-15
West (Across Existing Lane):	Commercial building.	Medium Density Residential.	C-15

DEVELOPMENT CONSIDERATIONS

Background

- The subject 0.15-hectare (0.36-acre) site is located in the Cloverdale Town Centre and is comprised of two parcels. It is designated Town Centre in the Official Community Plan (OCP), Medium Density Residential in the Cloverdale Town Centre Plan, and is currently zoned Town Centre Commercial (C-15).

Current Application

- The application proposes to rezone the subject site from Town Centre Commercial Zone (C-15) to Comprehensive Development Zone (CD) based on RM-45 in order to permit the development of a 3-storey apartment building containing 29 units with underground parking.
- The proposal indicates a total floor area of 2,203 square metres (23,713 sq. ft.), representing a floor area ratio (FAR) of 1.50.
- The development proposes that no indoor amenity area space be provided, which is deficient from the CD By-law requirement of 87 square metres (936 sq. ft.) based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The proposed outdoor amenity area comprises approximately 79.84 square metres (859 sq. ft.), in the form of outdoor patio space with benches and a tot play area. This does not meet the CD By-law requirement of 87 square metres (936 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing a combination of underground and surface parking totaling 41 parking spaces. This is comprised of 35 residential spaces and 6 visitor spaces which meets the standards in the Zoning By-law.

Proposed CD By-law

- The proposed CD By-law is based on the Multiple Residential 45 Zone (RM-45). The permitted uses will be multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres.
- With an FAR of 1.5, the proposed density is higher than that permitted under the RM-45 zone for a site 1-hectare (2.47 ac) or smaller. The RM-45 Zone allows a maximum FAR of 0.79 for a 0.15-hectare (0.36 ac) site.
- The increase in density is supportable as the subject site is designated Town Centre in the OCP. The OCP permits a maximum FAR of 1.5 for sites designated Town Centre. The proposed development reflects a higher density which will support the retail/commercial corridors of 176th Street and 176A Street in the Cloverdale Town Centre Plan. This will also help to meet Council's objective of intensifying development within the existing Town Centres and more specifically within Cloverdale Town Centre.

- The RM-45 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law allows the flanking side yard setback abutting 56A Avenue to be reduced to 1.35 metres (4 ft.) to the building face and the front yard setback abutting 177B Street is to be reduced to 2.9 metres (10 ft.). These reductions will create a more urban edge and allow these frontages to engage well with the adjacent City streets.
- Whereas the RM-45 Zone requires that outdoor amenity space not be proposed within the required setback area, the proposed CD By-law will allow this. The small size of the site is problematic for providing outdoor amenity space which meets the standard RM-45 requirements while at the same time being able to provide a viable buildable area on the site. To mitigate this, the majority of the required outdoor amenity will be provided within the rear yard setback area.
- The CD By-law allows up to 51% lot coverage, which exceeds the 45% lot coverage permitted in the RM-45 Zone.
- Resident parking will be based on 1.2 parking spaces for each dwelling unit relative to the 1.3 spaces required by Zoning By-law No. 12000 ('Part 5 Parking and Loading/ Unloading'). This will result in a reduction of approximately 8 percent from the current City parking standard and translates to 3 fewer resident parking spaces.
- This reduction is supported as all of the units are either studio or one bedroom units, with 97 percent of these less than 70 square metres (755 sq. ft.). With the smaller units the applicant expects fewer vehicles and therefore fewer parking spaces may be required, especially in situations where there is only one resident per unit. This reduction is also supported based on the project's proximity in relation to the Cloverdale Campus of Kwantlen Polytechnic University (approximately 2 ½ blocks). The development will likely provide residences for students in the future and based on its proximity it may also provide opportunity to not own a vehicle and allow for walking to school.
- All other aspects of the proposed CD By-law comply with Zoning By-law No. 12000 and the RM-45 Zone.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates Ltd. and dated January 7, 2009, identifies no mature trees on the subject site. Two Black Cottonwood trees which are located on City land are recommended for removal due to their potential future size, their location adjacent the intersection at 177B Street and 56A Avenue and with one tree already impacting the existing sidewalk. City Staff have confirmed that these trees should be removed.
- The table below provides a summary of the proposed tree removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Black Cottonwood	2	0	2
Total	2	0	2

- Surrey's Tree Protection By-law requires that Black Cottonwood's be replaced at a 1:1 ratio, thus necessitating that 2 replacement trees be required. The application proposes 18 replacement trees be provided, which exceeds the Tree Protection By-law requirement by 16 trees.

PRE-NOTIFICATION

Pre-notification letters were sent on January 20th, 2009. In response, correspondence was received from 1 adjacent business that identified the following concerns:

- They note that parking may be of concern and they request that the proposed resident and visitor parking be located on the subject site. They also request that access to the site not be achieved from 177B Street.

(All of the required parking will be located onsite as either underground or as surface parking. Access to the site will be from the rear lane to the west and not from 177B Street.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed development is a 3-storey apartment building containing 29 units, ranging in size from 46 square metres (496 sq. ft.) to 94 square metres (1,005 sq. ft.). All of the units will be either studio (9) or 1 bedroom units (21). The applicant notes that based on current market conditions smaller one bedroom units (or less) are more viable for future sale.
- The main entrance to the building is oriented from 177B Street. An additional entrance is proposed from the rear of the building, providing direct connection to the outdoor amenity space. Exits are proposed from the main floor on both sides of the building.
- Building materials include the extensive use of painted hardi-shingles (green colour), particularly on the central portions of the front and rear façades and on the associated pillars. Vinyl siding (grey and linen colour) is also used extensively on all sides of the building in addition to painted hardi-board (white colour).
- The roof will be clad in brown-coloured asphalt shingles. To increase the articulation of the roof's design, gabled and shed roofs have been incorporated.
- Developments within the Cloverdale Town Centre Plan area are required to incorporate elements that reference Cloverdale's heritage. The development proposes the following architectural elements in response to this requirement: gabled and sloped roofs, heavy wood columns along the central pillars, the use of knee brackets on the gabled and shed roofs, board and batten siding and the use of a traditional metal fence.

Landscaping

- Each unit has access to either a patio or balcony, thus providing private outdoor space for resident's use. Main floor units will have direct access to outdoor patio space, thus helping to engage the building with the public realm.
- The reduced setback along 177B Street will be mitigated by a raised patio area which will be approximately 10 to 30 centimeters (4 to 12 in.) above the finished grade at the sidewalk. The raised patios help to define the private space from the public realm and are defined by a wall which is capped with a decorative metal fence.
- An updated Cloverdale Town Centre boulevard / sidewalk treatment will be utilized (not shown on the attached plans). This will consist of plantings (street trees with shrubbery at the base) edged by concrete spacers and a character sidewalk design with emblems

Indoor and Outdoor Amenity Space

- Under the proposed CD By-law the applicant will be required to provide 87 square metres (937 sq. ft.) of both indoor and outdoor amenity space. This is based on 3.0 square metres (32 sq. ft.) being provided for both indoor and outdoor amenity space per dwelling unit.
- Due to the size of the site and the scale of the development, it is not possible for the applicant to provide any indoor amenity space or all of the required outdoor amenity space as part of this project. The applicant will, however, provide 79.84 square metres (859 sq. ft.) of outdoor amenity space.
- The applicant has agreed, however, to provide compensation to mitigate the elimination of indoor amenity space in accordance with Council policy.
- The applicant has also agreed to provide \$1,500.00 as compensation for the reduction in proposed outdoor amenity space.
- The outdoor amenity space is separated from the visitor parking area and residential units by extensive shrubs and trees, which should help to provide additional privacy for both residents and users of the outdoor amenity space. The amenity space is defined by decorative pavers, provides benches and a tot play area.

Parking

- 41 parking spaces are proposed, of which 38 are provided as underground parking. The remaining 3 spaces are provided as visitor parking adjacent the rear lane. In total 6 visitor parking spaces will be provided, with an additional 35 spaces provided for resident use.
- Vehicular access to the building's underground parking entrance will be provided from the rear lane, with access provided to the lane from either 56A Avenue or from 57 Avenue. Access will be controlled by security gates to minimize potential conflicts. The resident and visitor parking areas will be separated by additional security gates (see proposed Zoning By-law Amendment section).

- The underground parking entrances will be partially screened by a painted cedar trellis over the ramp. Landscaping is also proposed on either side of the ramp to further minimize its visual impact.

ADVISORY DESIGN PANEL

ADP Date: February 19th, 2009

This project had few ADP recommendations and was generally supported by the ADP. The applicant has agreed to resolve the following issues prior to Final Adoption, to the satisfaction of the Planning and Development Department:

- Wrap windows, materials and colours around bays and show on drawings;
- Enhance the individual entry gatepost design, trees species and placement;
- Incorporate a complementary low wall treatment to the building design (i.e. brick, stone etc.) which references Cloverdale's heritage;
- Enhance corner treatment of 177B Street and 56A Avenue;
- Consider contrasting bracket colour;
- Incorporate a mirror at the bottom of the underground parking ramp; and
- Washroom design to consider wheelchair access in units.

PROPOSED ZONING BYLAW AMENDMENT

- The current visitor parking provisions of Surrey Zoning By-law, 1993, No. 12000 do not allow visitor parking to be blocked by security gates. This provision is appropriate for townhouse developments as it ensures that visitor parking is not obstructed, however, for security reasons most apartment buildings now separate visitor parking from resident parking in underground facilities. As a security measure residents typically are required to grant access to visitors into the visitor parking area.
- In order to accommodate gated underground visitor parking in apartment buildings, staff propose to amend the existing regulation in the Zoning By-law so that security gates are permissible for visitor parking which is located in an underground parking facility. This proposed amendment is preferable from a CPTED perspective and will continue to allow for the separation between visitor and resident parking.
- The subject application incorporates the proposed amendment to the parking regulations and therefore has not sought a variance.

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
Appendix VII.	Proposed CD By-law
Appendix VIII.	Proposed Surrey Zoning By-law, 1993, No. 12000 Amendment

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Douglas R. Johnson Architect Ltd. and DMG Landscape Architects, respectively, dated February 9, 2009.

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,470.24 m ²
Road Widening area		4.5 m ²
Undevelopable area		
Net Total		1,465.74 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	51%	50.3%
Paved & Hard Surfaced Areas		20.5%
Total Site Coverage		
SETBACKS (in metres)		
Front	2.9 m	3.07 m
Rear	7.5 m	11.36 m
Side #1 (North)	1.20 m	1.30 m
Side #2 (South)	1.35 m	1.46 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	12.32 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		
Studio		9
One Bed		20
Two Bedroom		
Three Bedroom +		
Total		29
FLOOR AREA: Residential		2,202.7 m
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,202.7 m

** 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)		197 upha/80 upa
# of units/ha /# units/acre (net)		198 upha/80 upa
FAR (gross)		1.5
FAR (net)	1.5	1.5
AMENITY SPACE (area in square metres)		
Indoor	87 m ²	0
Outdoor	87 m ²	79.84 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	35	35
2-Bed		
3-Bed		
Residential Visitors	6	6
Institutional		
Total Number of Parking Spaces	41	41
Number of disabled stalls		
Number of small cars	10	9
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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