

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0211-00

Planning Report Date: April 20, 2009

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 approximately 85 units.

LOCATION:

13806, 13820 - 108 Avenue and
 10770 - 138 Street

OWNERS:

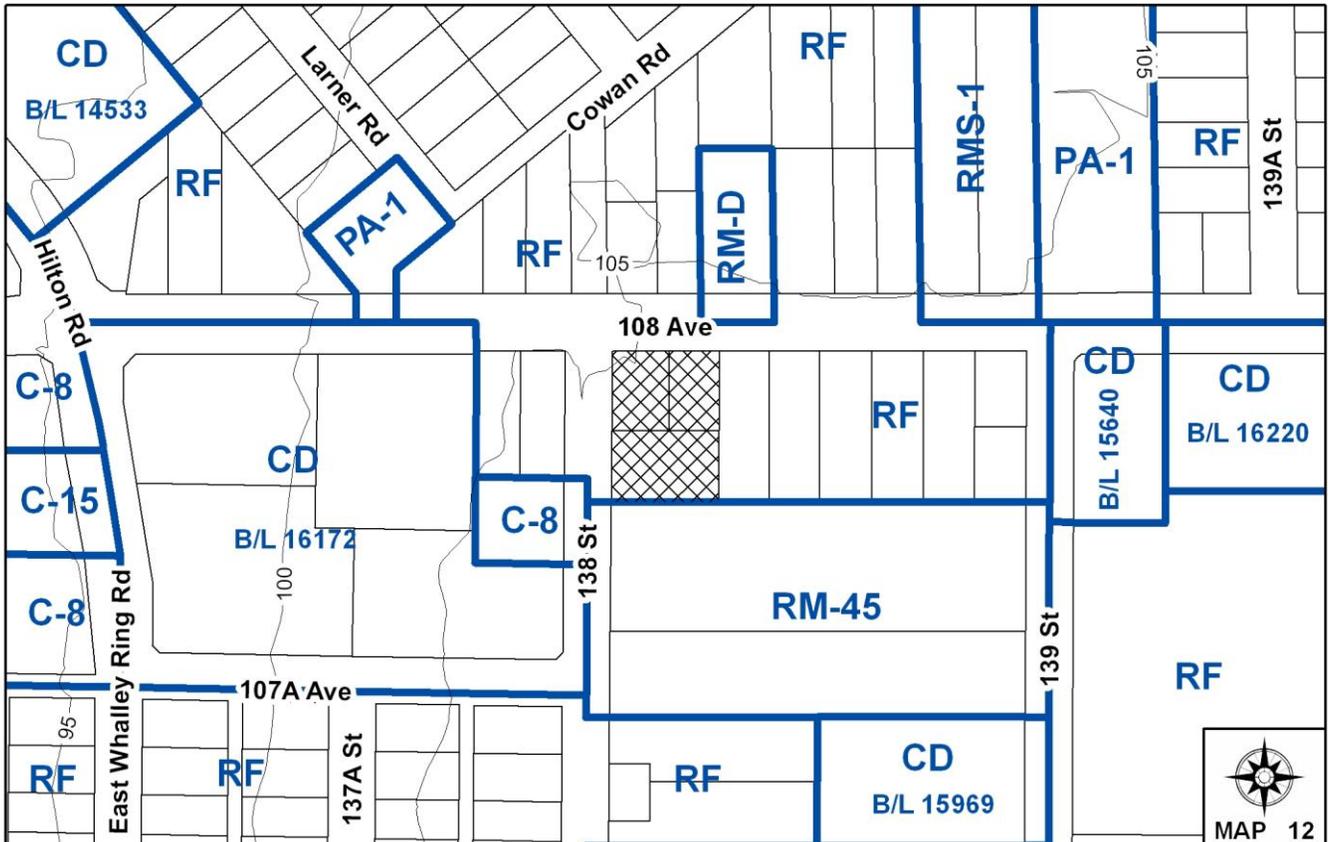
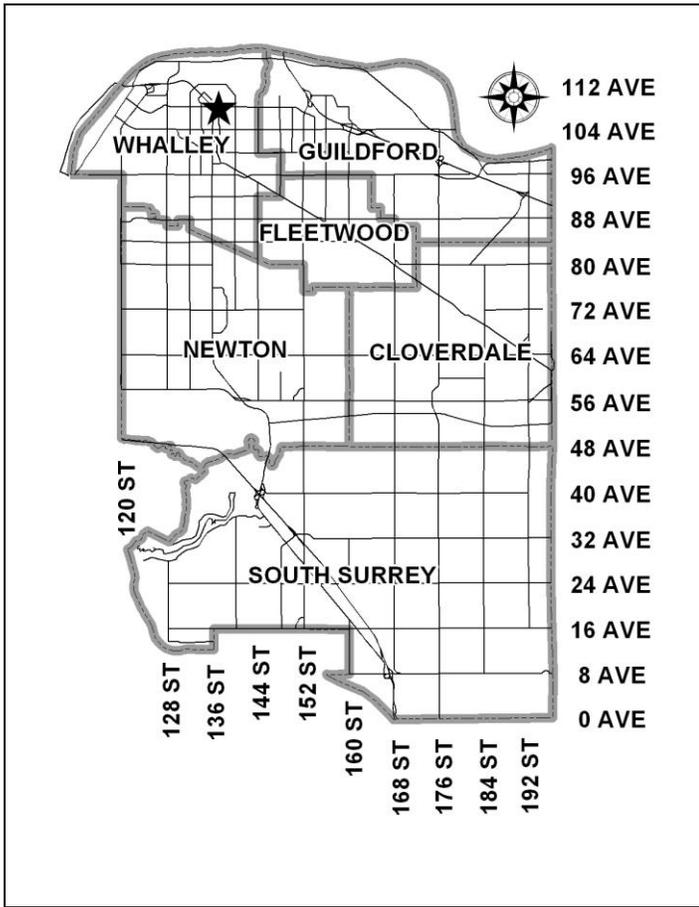
Sadhu Singh Gill et al

ZONING:

RF

OCP DESIGNATION:

Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce 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.
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the urban design vision for Surrey City Centre.

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 approve the applicant's request to reduce the amount of required indoor amenity space from 255 square metres (2,745 sq.ft.) to 90 square metres (969 sq.ft.).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 255 square metres (2,745 sq.ft.) to 245 square metres (2,637 sq.ft.).
4. Council authorize staff to draft Development Permit No. 7908-0211-00 in accordance with the attached drawings (Appendix II).
5. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant adequately address the impact of reduced indoor amenity space; and
 - (i) the applicant adequately address the impact of reduced outdoor amenity space.

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 Forsyth Road Elementary School
 3 Secondary students at Kwantlen Park Secondary 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: Single family dwellings to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 108 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Multiple Residential	RF
South:	Three-storey apartment building.	Multiple Residential	RM-45
West (Across 138 Street):	Single family dwellings under application (No. 7907-0199-00) to permit a 4-storey apartment building (by-law at Third Reading). Existing commercial building. Four, 4-storey apartment buildings under construction.	Multiple Residential	RF, C-8 and CD (By-law No. 16172)

DEVELOPMENT CONSIDERATIONS

- The subject site, consisting of three properties located at 13806/20 - 108 Avenue and 10770 - 138 Street, is located on the east side of 138 Street south of the 108 Avenue.

- The 0.27 hectare (0.67 acre) subject site in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- 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 eighty-five (85) units.
- The proposed Floor Area Ratio (FAR) of the development is 2.12, which falls within the maximum 2.5 FAR of the Multiple Residential designation in City Centre.
- However, although the proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone, the FAR proposed cannot be accommodated in the RM-70 Zone.
- The proposed FAR of 2.12 exceeds the maximum FAR of 1.50 permitted in the RM-70 Zone. Further, since the area of the lot is less than 1.0 hectares (2.5 acres) in area, the sliding density provisions of the RM-70 Zone would limit the FAR to 1.10.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a four-storey building form.
- As a result of the proposed density, the applicant has applied to rezone the site to a Comprehensive Development Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-70 Zone with modifications to the floor area ratio (FAR), as noted above, 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 0.27-hectare Site	Proposed CD By-law
FAR	1.50	1.10	2.12
Lot Coverage	33%	33%	53%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 3.9 metres (13 ft.) east: 3.9 metres (13 ft.) west: 3.6 metres (12 ft.) south 7.5 metres (25 ft.)
Building Height	50 metres (164 ft.)	50 metres (164 ft.)	14 metres (46 ft.)
Parking	105 parking spaces	105 parking spaces	108 parking spaces

- The reduced setbacks along the west (138 Street) and north (108 Avenue) property lines will achieve a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre plan. These setbacks are also consistent with the setbacks achieved by the Quattro 4-storey apartment project to the west across 138 Street.
- The proposed building is u-shaped with an outdoor amenity feature located on the eastern portion of the site. A reduced setback of 5.0 metres (16 ft.) is proposed along the east property line. The location of the outdoor amenity space provides for a greater setback from the neighbouring property to the east for a portion of the site breaking up the massing along this edge.
- Reducing the eastern setback to accommodate the proposed building will not impact the proposed development or the development on the adjoining property. Reduced side yard setbacks create a more continuous urban streetscape in accordance with the pedestrian-oriented environment that is envisioned for Surrey City Centre.
- In accordance with the recently approved Phase II, Stage 1 Surrey City Plan Update, staff considered introducing a lane along the south property line, to improve connectivity between 138 and 139 Streets. Due to the construction of two new single family dwellings to the east and the existing apartment building located to the south, the lane would not have potential to connect through to 139 Street until the neighbouring properties were redeveloped. As a result, a dedicated and constructed lane is not a requirement.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 53%, which is typical for a 4-storey apartment building.
- The maximum building height of 50 metres (164 ft.) permitted in the RM-70 Zone has been reduced to 14 metres (46 ft.) to correspond to the proposed building form.
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-70 Zone.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Randy Greenizan, Certified Arborist. The report has identifies 20 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
Cherry	5	0	5
Spruce	3	0	3
Western Red Cedar	6	3	3
Maple	3	0	3
Mountain Ash	2	0	2
Multi-stemmed Cedar	1	0	1
Total	20	3	17

- The proposal indicates that 19 trees will be planted on site and 3 trees will be retained for a total of 22 trees. However, 34 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 \$3,600 towards the Green City Fund for the shortfall of replacement trees.
- The City's Landscape Architect has reviewed the proposed landscape plan and requested that the applicant notify the neighbouring property owners to the east and south of the subject site that the trees along the property line may be negatively impacted. Although the arborist report identifies three (3) Western Red Cedar trees for retention along the eastern property line, the impact of the underground parking structure may cause the trees to fail. Similarly, the hedge to the south may also be negatively impacted.

PRE-NOTIFICATION

Pre-notification letters were sent on September 16, 2008, and staff received one phone call confirming the location of the proposal. No concerns were expressed.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed apartment building will be four storeys in height with 85 units. The building will consist of a range of studio, 1 bedroom and 2-bedroom units.
- The proposed building is u-shaped with one vehicular entry to the site proposed off of 138 Street at the southwest corner of the site. The proposed driveway provides direct access to the underground parking facility.
- The main pedestrian entrance is located on the west side of the building from 138 Street. Private pedestrian access to each of the ground floor units is provided from both 138 Street and 108 Avenue.
- The building design includes ten street-oriented units on the main floor with direct access from a front yard patio to 138 Street (5 units) and 108 Avenue (5 units). The ground floor units on the south east elevations of the building are oriented toward private outdoor space.
- The proposed building is an urban and modern building form with clean lines and a large overhanging flat roof. The western corners are defined by solar shades that screen living rooms and balconies on the upper three floors.
- Cladding materials will be hardi-plank in tan and a medium brown-coloured smooth brick represented in a vertical pattern on the facade. White hardi-panel is incorporated into the roofline as well as vertical elements on the ends of the building. The canopy at the main entrance also incorporates the white hardi-plank into a ground to roof geometric element emphasizing the location of the main entrance.

- White window trim and prefinished metal with glass railings on transparent balconies provide a colour accent.
- Rooftop mechanicals will be screened.

Indoor Amenity Space

- There are two indoor amenity spaces proposed on the main floor consisting of 90 square metres (969 sq. ft.) in total.
- The first amenity space is located adjacent to the main entrance lobby and provides access to the outdoor amenity space courtyard. This space incorporates a multi-purpose room, kitchen and washroom.
- The second amenity space is located on the main floor on the south side of the building adjacent to the outdoor amenity garden space. This space incorporates a crafts room, washroom and a storage room for the outdoor garden space.
- The proposed indoor amenity space totals 90 square metres (969 sq. ft.), which is 165 square metres (1,776 sq. ft.) less than the 255 square metres (2,745 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy

Landscaping and Outdoor Amenity Space

- The 138 Street and 108 Avenue streetscape elevations include a cedar coloured metal picket fence with landscaping behind and in front, with each private pedestrian entry defined by a picket gate.
- Along the 138 Street and 108 Avenue streetscape elevations, planting will consist of Amur Maple and Purple Fastigate Beech Trees as well as a variety of shrubs which will frame the edge of the site in terraced planting strips.
- The proposed development includes two separate areas of outdoor amenity space.
- The first outdoor amenity area is a large open courtyard space located in the middle of the site adjacent to the east property line. This space can be accessed through the multi-purpose indoor amenity space and incorporates three benches and a water feature. Bollard lighting has also been incorporated into the outdoor amenity and defines the edge of the space.
- The second outdoor amenity space is located on the southern portion of the site. This space has a sunny outdoor patio with a bench and a winding pathway that leads to private community garden plots. The pathway leads around the south east edge of the building to the outdoor courtyard. Bollard lighting has also been incorporated into this outdoor amenity space and defines the edge of the walkway.

Parking and Bicycle Storage

- All parking will be provided underground, and will be accessed from 138 Street.
- A metal trellis will be constructed over the ramp to the underground parking to screen the ramp from over views and to provide additional architectural interest to the project.
- The proposed development includes a total of 108 parking spaces which exceeds the requirement of 105 parking spaces. The current parking configuration consists of 97 resident parking spaces and 11 spaces for visitors, two of which are designated for persons with a disability, all within an enclosed two-level underground parking garage. The proposed development requires a total of 14 visitor parking spaces. The architect has confirmed that the location of the security gate will be adjusted to satisfy the visitor parking requirement. The visitor spaces are located within a secured portion of the underground parking garage. The proposed parking complies with the Zoning By-law and the proposed Zoning By-law text amendment regarding gates for underground visitor parking (Public Hearing for By-law No. 16900 scheduled for April 20, 2009).
- The proposed development also includes a total of 40 stalls for bike storage, which complies with the Surrey Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting Date: November 20, 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 and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	ADP Comments and Applicant's Responses
Appendix VI.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed in RM-70	Proposed
LOT AREA* (in square metres)		
Gross Total		2,973 m ²
Road Widening area		246 m ²
Undevelopable area		
Net Total		2,727 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	52.7%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	3.9 m
Rear	7.5 m	7.5 m
Side #1 (East)	7.5 m	3.9 m
Side #2 (West)	7.5 m	3.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	14 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		3
One Bed		66
Two Bedroom		16
Three Bedroom +		
Total		85
FLOOR AREA: Residential		5,792 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,000 m ²	5,792 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)		315 upha/127 upa
FAR (gross)		
FAR (net)	2.5	2.12
AMENITY SPACE (area in square metres)		
Indoor	255 m ²	90 m ²
Outdoor	255 m ²	245 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	} 91	97
2-Bed		
3-Bed		
Residential Visitors	14	11
Institutional		
Total Number of Parking Spaces	105	108
Number of disabled stalls	1	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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