

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0220-00

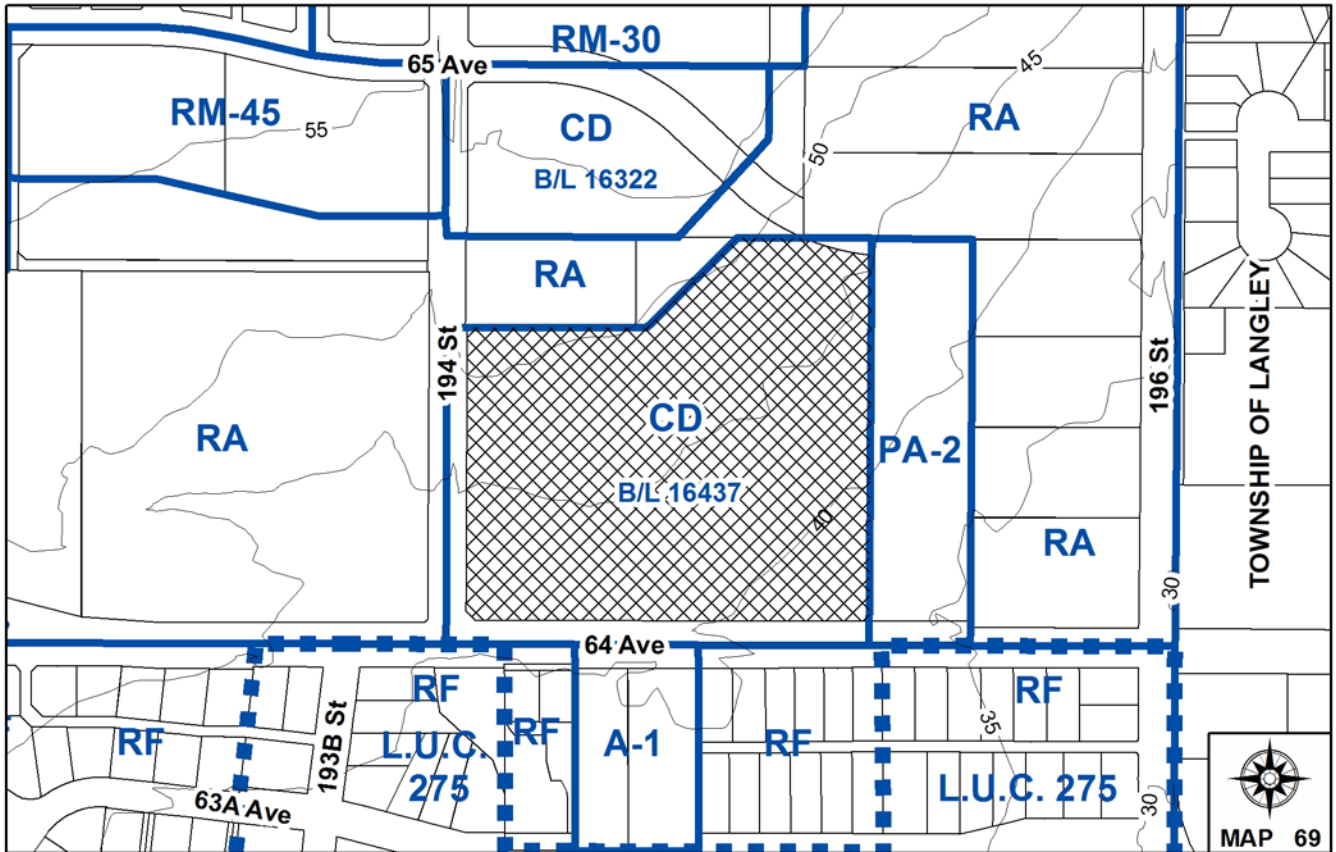
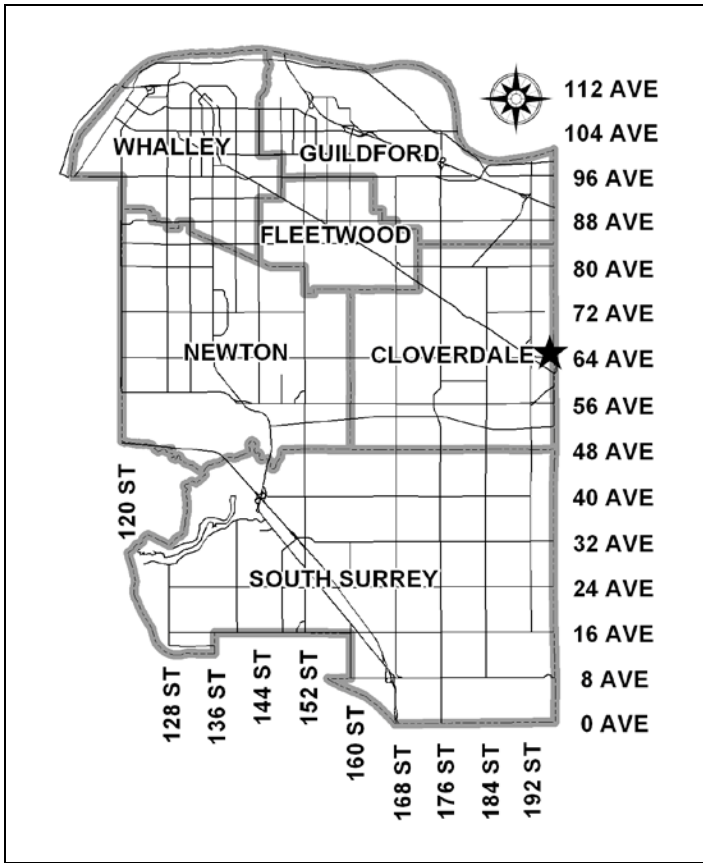
Planning Report Date: October 20, 2008

PROPOSAL:

- **Development Permit**

in order to permit the development of subsequent phases of the Waterstone development, consisting of Buildings 4 to 8, with 316 dwelling units.

LOCATION: 6410 - 194 Street
OWNER: H.J. Property Investment Ltd.
ZONING: CD (By-law No. 16437)
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: 22-45 upa (High Density)



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- Is consistent with the general Development Permit approved under File No. 7905-0136-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0220-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project, as all Engineering Servicing requirements were completed under Application No. 7905-0136-00.

SITE CHARACTERISTICS

Existing Land Use: Vacant site; construction is just beginning on the subject site for Buildings 1 to 3.

Adjacent Area:

Direction	Existing Use	NCP/OCP Designation	Existing Zone
North:	Acreage residential lot at 6498 - 194 Street.	Public Open Space; Park and Multi-Use Pathway in the East Clayton NCP	RA
Further North:	124-unit multiple residential development under construction (Application No. 7906-0342-00).	22-45 upa (High Density) and 15-25 upa (Medium-High Density) in the East Clayton NCP	CD (By-law No. 16322)
East:	Application for a proposed 89-unit, 4-storey apartment building under Application No. 7907-0102-00 (pre-Council). Along 64 Avenue, an existing church	22-45 upa (High Density) Institutional in East Clayton NCP	PA-2 PA-2

Direction	Existing Use	NCP/OCP Designation	Existing Zone
South (Across 64 Avenue):	Single family homes.	Urban in the OCP	LUC No. 275 & RF
	Single family homes on acreage lots.	Urban in the OCP	A-1
West (Across 194 Street):	Vacant residential lot.	Natural Area and Riparian Protection Area in the East Clayton NCP	RA

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 6410 - 194 Street, is designated Multiple Residential in the Official Community Plan (OCP) and 22 - 45 upa (High Density) in the East Clayton Neighbourhood Concept Plan (NCP).
- The subject site is approximately 4.12 hectares (10.2 acres) in size and zoned Comprehensive Development By-law No. 16437.
- The subject site was rezoned to its current CD Zone (By-law No. 16437) under Application No. 7905-0136-00. The rezoning by-law for this application was granted Final Adoption on April 28, 2008. The CD Zone permits a residential development, called "Waterstone", consisting of 487 apartment units within eight 4-storey buildings, a separate amenity building, dedication of open space and provision of walkway connections. As part of the original application, a general Development Permit was proposed for the overall development, with a separate Development Permit for the detailed design of proposed Buildings 1 to 3 (to be completed under Phases 1 to 3) and the amenity building (Development Permit No. 7905-0136-00-01), which will be completed as part of Phase 4, with proposed Building 6.
- The applicant, HJ Property Investment Ltd., has now submitted a Development Permit application for subsequent phases (Phases 4 to 8) of the "Waterstone" development, which will consist of a detailed design for proposed Buildings 4 to 8 (Appendix III). The general siting of all the proposed buildings will remain as approved under Application No. 7905-0136-00.
- Proposed Buildings 4 to 8 (Phases 4 to 8) will consist of 316 dwelling units. The total overall development, consisting of 487 units, proposes 127 1-bedroom units, 79 1-bedroom and den units, 254 2-bedroom units and 27 2-bedroom and den units. The units will range in size from 54 square metres (579 sq.ft.) for a 1-bedroom unit to 152 square metres (1,633 sq.ft.) for a 2-bedroom and den unit.
- The overall development (all phases combined) proposes a total floor area of 43,431 square metres (467,485 sq.ft.). The proposed density of the overall development at 1.05 Floor Area Ratio (FAR) complies with the maximum 1.1 FAR permitted under CD By-law No. 16437.

- The overall proposed development (Buildings 1 to 8) will provide 1,461 square metres (15,726 sq.ft.) of indoor amenity, which complies with the minimum of 1,461 square metres (15,726 sq.ft.) required. The development proposes 5,020 square metres (54,035 sq.ft.) of outdoor amenity, which exceeds the minimum 1,461 square metres (15,726 sq.ft.) for outdoor amenity space required.
- The overall development (Buildings 1 to 8) proposes 787 parking stalls, consisting of 689 residential parking stalls and 98 visitor parking stalls. All residential parking and the majority of visitor parking will be below ground. Only 33 visitor parking stalls will be located at grade, to be situated in small pods around the internal private road.
- A total of 605 bicycle spaces are proposed for the development, exceeding the 584 spaces required as per Zoning By-law requirements.

PRE-NOTIFICATION

- Due to the size of the subject site, two development proposal signs were placed on the subject site and Planning staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The subject property will be accessed from 194 Street through an internal private road which loops around the development.
- The buildings will be 4-storey wood frame and will consist of 1-bedroom, 1-bedroom and den, 2-bedroom and 2-bedroom and den units.
- Proposed Buildings 4 to 8 (under Phases 4 to 8) continue the form and character established by Buildings 1 to 3.
- The building materials of the proposed apartment buildings will consist of vinyl siding, vinyl shake siding with a buff coloured stone veneer as an accent. The colours of the vinyl siding will differ depending upon the colour coding of the building and its location. Gray trim is proposed on all the buildings to pull the entire development together. The proposed roofing material is to be in laminated variegated asphalt shingles in black.
- The proposed colour scheme of the development will consist of five colour groupings: rustic red, blue, light brown, teal and green, which will also act as a wayfinding aid for visitors and residents. Each courtyard will be endowed with a specific colour.
- A separate amenity building is proposed to be constructed under Phase 4 with proposed Building 6, with a range of amenities including a swimming pool, exercise room, yoga room, theatre, meeting room, kitchenette and a lounge/party room.
- A pathway system, including a landscape buffer, has been secured along 64 Avenue and along the eastern property line of the subject site to connect to the linear park system to the north of the subject site. This work will be completed as part of Phase I.

ADVISORY DESIGN PANEL (Appendix IV)

ADP Meeting Date: September 11, 2008

The majority of the recommendations have been satisfactorily addressed, except for the following which the applicant has agreed to address, to the satisfaction of the City Architect and City Landscape Architect, prior to Final Approval of the Development Permit:

- Revision of units plans 2L, 3A and 4B, where possible to provide 1.5-metre diameter turning radius for accessibility for the disabled.
- Address locations to be shown on entry canopies.

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.	Plan Showing Development Phasing
Appendix IV.	ADP Comments

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and DMG Landscape Architects, respectively, dated September 11, 2007 and September 16, 2008.

Jean Lamontagne
General Manager
Planning and Development

PL/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: Maciej Dembek c/o Barnett Dembek Architects Inc.
 Address: #135 - 7536 - 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-597-7100

2. Properties involved in the Application

(a) Civic Address: 6410 - 194 Street

(b) Civic Address: 6410 - 194 Street
 Owner: H J Property Investment Ltd., Inc. No. 794220
 PID: 027-527-166
 Lot 1 Section 15 Township 8 New Westminster District Plan BCP36411

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16437)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4.12 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	26.8%
Paved & Hard Surfaced Areas		23.0%
Total Site Coverage		49.8%
SETBACKS (in metres)		
Front (194 Street)	7.5 m	7.5 m
Rear (East)	7.5 m	19.1 m
Side #1 (North)	5.6 m	5.6 m
Side #2 (South) (64 Avenue)	7.5 m	14.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	17.2 m	17.1 m
Accessory	5.2 m	5.1 m
NUMBER OF RESIDENTIAL UNITS		
One Bed		127
One Bed + Den		79
Two Bedroom		254
Two Bedroom + Den		27
Total	487	487
FLOOR AREA: Residential		49,431 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	45,353 m ²	43,431 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)	1.1	1.05
AMENITY SPACE (area in square metres)		
Indoor	1,461 m ²	1,461 m ²
Outdoor	1,461 m ²	5,020 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom	268	268
2-Bed	422	422
3-Bed		
Residential Visitors	97	97
Institutional		n/a
Total Number of Parking Spaces	787	787
Number of disabled stalls		
Number of small cars		45
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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