

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0250-00

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 with a two-storey townhouse base consisting of approximately 90 units.

LOCATION:

13230/38 Old Yale Road and
 10156/68 - 132 Street and lane

OWNERS:

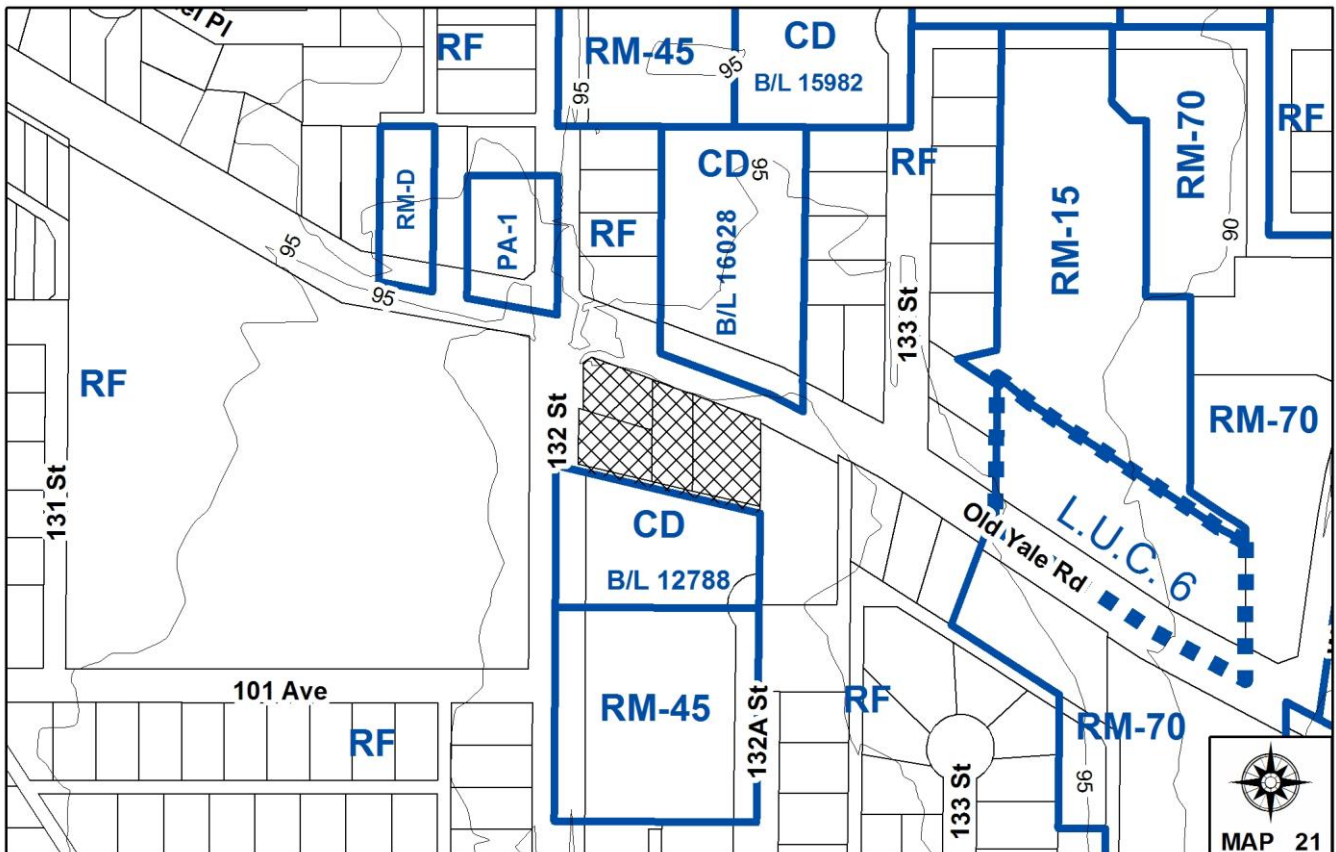
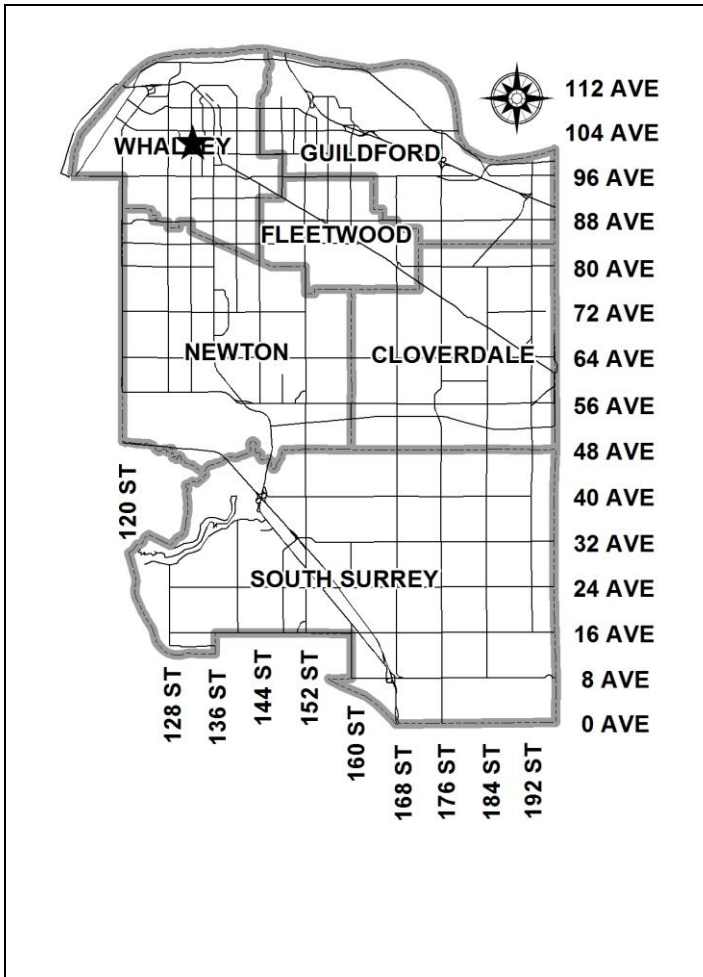
Saranbir Takhar, Kanwalpreet Rai
 et al

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 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 and 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 approve the applicant's request to reduce the amount of required indoor amenity space from 270 square metres (2,906 sq.ft.) to 198 square metres (2,128 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7908-0250-00 in accordance with the attached drawings (Appendix II).
4. 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) completion of the road closure and acquisition of the existing lane south of the subject site;
 - (i) the applicant adequately address the impact of reduced indoor amenity space; and
 - (j) registration of a statutory right-of-way for public right of passage over the corner plaza area at 132 Street and Old Yale Road.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: **Projected number of students from this development:**

5 Elementary students at Old Yale Road School
3 Secondary students at Kwantlen Park School

(Appendix IV)

Parks, Recreation & Culture: 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 Old Yale Road):	Townhouse development and single family dwellings.	Multiple Residential	CD (By-law No. 16028) and RF
East:	Single family dwellings.	Multiple Residential	RF
South:	Four-storey apartment building.	Multiple Residential	CD (By-law No. 12788)
West (Across 132 Street):	Old Yale Road Elementary School.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site, consisting of four properties located at 10156/68 - 132 Street and 13230/38 Old Yale Road, is located on the southeast corner of 132 Street and Old Yale Road.
- The applicant is also proposing to close and purchase the 244.7-square metre (2,634 sq. ft.) portion of unopened lane to the south of the subject lots.
- Prior to the approval of Phase II, Stage 1 Surrey City Plan Update, which encourages additional roads and lanes, staff agreed to the closure of the lane south of the subject site based on a development concept that identifies access to the neighbouring lots to the east via the 132A Street cul-de-sac to the south.

- The 0.36 hectare (0.89 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 with a two-storey townhouse base along the north and west frontages. The proposal includes 67 apartment units and 23 townhouses for a total of ninety (90) units.
- The proposed Floor Area Ratio (FAR) of the development is 1.98, 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 and lot coverage proposed cannot be accommodated in the RM-70 Zone.
- The proposed FAR of 1.98 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 hectare (2.5 acres) in area, the sliding density provisions of the RM-70 Zone would limit the FAR to 1.15.
- 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 0.36-hectare Site	Proposed CD By-law
FAR	1.50	1.15	2.0
Lot Coverage	33%	33%	62.5%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 4.57 metres (15 ft.) east: 6.09 metres (20 ft.) west: 4.57 metres (15 ft.) south 4.57 metres (15 ft.)
Building Height	50 metres (164 ft.)	50 metres (164 ft.)	16 metres (52 ft.)
Parking	108 parking spaces	108 parking spaces	108 parking spaces

- The reduced setbacks along the west (132 Street) and north (Old Yale Road) property lines will achieve a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.
- The proposed building is u-shaped with an outdoor amenity feature located in the middle of the site, open on the southern elevation. A reduced setback of 4.57 metres (15 ft.) is proposed along the south property line. The location of the outdoor amenity space provides for a greater setback from the neighbouring property to the south for a portion of the site breaking up the massing along this edge.
- Balconies on the upper storeys are permitted to encroach 1.8 metres (6 ft.) into the required yard setbacks.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 62.5%.
- The proposed lot coverage is typical for a 4-storey apartment building under the RM-70 Zone.
- The maximum building height of 50 metres (164 ft.) permitted in the RM-70 Zone has been reduced to 16 metres (52 ft.).
- The number of small car parking spaces has been increased from 25% to 32% of the total required spaces in order to accommodate the parking requirement within one level of underground parking.
- 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 Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd. The report identifies 25 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
Black Locust	2	0	2
Cedar	8	0	8
Douglas Fir	9	0	9
Grand Fir	1	0	1
Hemlock	1	0	1
Juniper	1	0	1
Pine	2	0	2
Walnut	1	0	1
Total	25	0	25

- The proposal indicates that 63 trees will be planted on site, which exceeds the 50 replacement trees required by the Tree Protection By-law.

PRE-NOTIFICATION

- Pre-notification letters were sent on January 27, 2009, 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 a two-storey townhouse base consisting of 90 units in total. The units are studio, 1 bedroom and den, and 2-bedroom units.
- The proposed building is u-shaped with one vehicular entry to the site proposed off of Old Yale Road at the northeast corner of the lot. The proposed driveway provides direct access to the underground parking facility.
- There are pedestrian entrances located on the north and west sides of the building from Old Yale Road and 132 Street. The common pedestrian entrance on the west elevation is two storeys high while the main pedestrian entrance on the north elevation is open to below on all four storeys.
- Private pedestrian access to each of the street-oriented townhouse units is provided from both 132 Street and Old Yale Road.
- The building design includes 23, two-storey, street-oriented, one-bedroom and den townhouse units with direct access from a front yard patio to 132 Street (6 units) and Old Yale Road (17 units). The ground floor apartment building units on the back of the building (south elevation) are oriented toward private outdoor space.
- The townhouse units are two-storey with the living, dining and kitchen on the main level and a large bedroom on the second level. The second level is an open concept wherein sliding doors can be pulled to provide privacy and create a separate bedroom and den space when closed.
- The proposed building is an urban and modern building form with clean lines and a flat roof with an overhang.
- The facade is predominately clear and spandrel glazing with a geometric "digital ribbon" pattern in beige hardi-panel. Grey hardi-panel is incorporated into the roofline as an accent. Both pedestrian entrances incorporate four storeys of vertical glazing, emphasizing their location.
- Both internal staircases are located on the south elevation and are enclosed within four storeys of vertical glazing as well.
- Black window trim and black prefinished horizontal metal railings on transparent balconies provide a colour accent.

- Rooftop mechanicals will be screened.

Indoor Amenity Space

- The proposed indoor amenity space is located on the main floor and consists of 198 square metres (969 sq. ft.) in total.
- The amenity space is located adjacent to both of the main entrance lobbies and provides access to the outdoor amenity space courtyard. This space incorporates an exercise room, party room, kitchen and two washrooms.
- The proposed indoor amenity space totals 198 square metres (2,128 sq. ft.), which is 72 square metres (775 sq. ft.) less than the 270 square metres (2,906 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 132 Street and Old Yale Road streetscape elevations include a black coloured aluminum rail fence with landscaping behind and in front, with each private pedestrian entry defined by a vertical stone wall perpendicular to the street.
- Along the 132 Street and Old Yale Road streetscape elevations, each townhouse unit includes a private patio with planting consisting of a variety of shrubs which frame the edge of each patio and private entrance in terraced planting strips. Every second patio also includes either one Japanese Maple, Southern Magnolia or Persian Ironwood Tree.
- The east and south property lines include a 1.8-metre (6 ft.) high cedar fence and landscaping to screen and provide privacy from neighbouring properties.
- The proposed outdoor amenity area is a large open patio space located in the middle of the site adjacent to the south property line consisting of 415 square metres (4,440 sq. ft.) in total. This space can be accessed through the indoor amenity space and incorporates benches, patio tables, patio chairs and a children's play structure.

Green Street and Heritage Street

- The City Centre Plan Update – Phase II, Stage I report identifies Old Yale Road as a Heritage Street as well as a Green Street. It also identifies 132 Street as a Bike Route and a Green Street.
- Staff will work with the applicant to develop a special corner feature at 132 Street and Old Yale Road. This corner feature is envisioned as a plaza which will potentially incorporate a heritage element, special paving and create a special entrance to City Centre.

Parking and Bicycle Storage

- All parking will be provided underground, and will be accessed from Old Yale Road.
- The proposed development includes a total of 108 parking spaces, consisting of 93 resident parking spaces and 15 parking 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 proposed parking complies with the Zoning By-law and a proposed Zoning By-law text amendment regarding gates for visitor parking (Public Hearing for By-law No. 16900 scheduled for April 20, 2009).
- The proposed development also includes a total of 93 stalls for bike storage, which complies with the Surrey Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting Date: February 19, 2009.

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 and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Responses
Appendix VII.	Proposed CD By-law

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
 V5Y 1N5
 Tel: 604-630-9488

2. Properties involved in the Application

(a) Civic Addresses: 13230 and 13238 Old Yale Road; 10156 and 10168 - 132 Street; and lane

(b) Civic Address: 13230 Old Yale Road
 Owners: Kanwalpreet Rai and Saranbir Takhar
 PID: 006-588-255
 Lot 100 Section 27 Block 5 North Range 2 West New Westminster District Plan 31407

(c) Civic Address: 13238 Old Yale Road
 Owners: Saranbir Takhar and Kanwalpreet Rai
 PID: 006-588-182
 Lot 99 Section 27 Block 5 North Range 2 West New Westminster District Plan 31407

(d) Civic Address: 10156 - 132 Street
 Owner: 0828986 B.C. Ltd., Inc. No. 828986
 Director Information:
 Ranjit S. Rai
 Jasbir S. Takhar
 Harpal S. Takhar

No Officer Information Filed

PID: 006-588-468
Lot 102 Section 27 Block 5 North Range 2 West New Westminster District Plan 31407

- (e) Civic Address: 10168 - 132 Street
Owner: 0828986 B.C. Ltd., Inc. No. 828986
Director Information:
Ranjit S. Rai
Jasbir S. Takhar
Harpal S. Takhar

No Officer Information Filed

PID: 006-624-489
Lot 101 Except: Parcel "A" (Bylaw Plan 46414) Section 27 Block 5 North
Range 2 West New Westminster District Plan 31407

- (f) Lane

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	Proposed
LOT AREA* (in square metres)		
Gross Total		3,599.1 m ²
Road Widening area		233.4 m ²
Lane Purchase		244.7 m ²
Net Total		3,610.53 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	33%	62.5%
SETBACKS (in metres)		
Front	7.5 m	4.57 m
Rear	7.5 m	4.57 m
Side #1 (East)	7.5 m	6.09 m
Side #2 (West)	7.5 m	4.57 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	15.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Studio		8
One Bed + Den		78
Two Bedroom		4
Total		90
FLOOR AREA: Residential		5,931 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	4,152 m ²	7,134.72 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)		250 upha/101 upa
# of units/ha /# units/acre (net)		250 upha/101 upa
FAR (gross)		
FAR (net)		1.98
AMENITY SPACE (area in square metres)		
Indoor	270 m ²	197.7 m ²
Outdoor	270 m ²	415 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Studio + 1 Bedroom	8 + 81 = 89	89
2-Bed	5	4
3-Bed		
Residential Visitors	14	15
Institutional		
Total Number of Parking Spaces	108	108
Number of disabled stalls	1	2
Number of small cars	27	34
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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