

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0015-00

Planning Report Date: December 14, 2009

PROPOSAL:

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

in order to permit the development of a 34-unit, 4-storey apartment building.

LOCATION:

17741 and 17755 - 58 Avenue

OWNER:

Clover Downs Estates Ltd., Inc. No. 804091

ZONING:

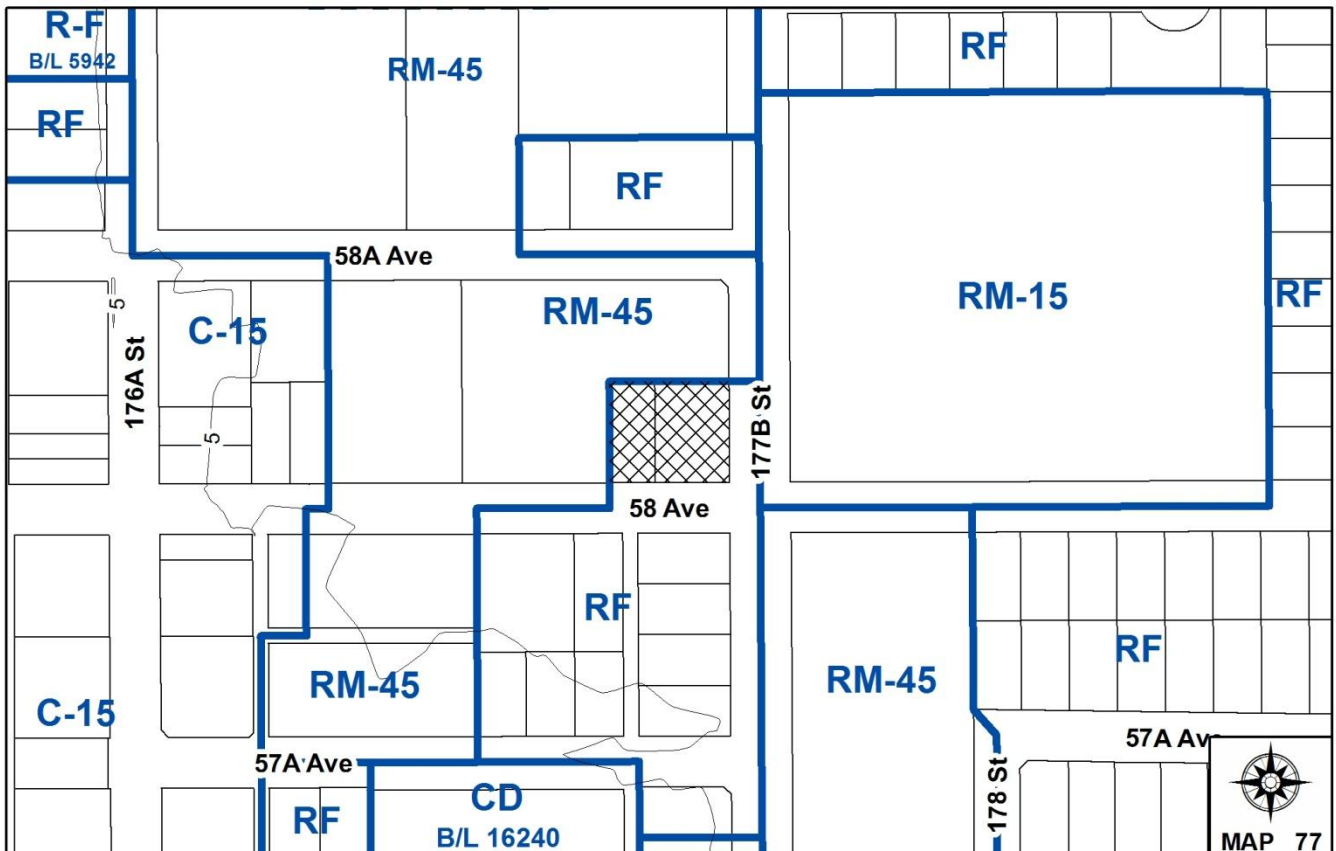
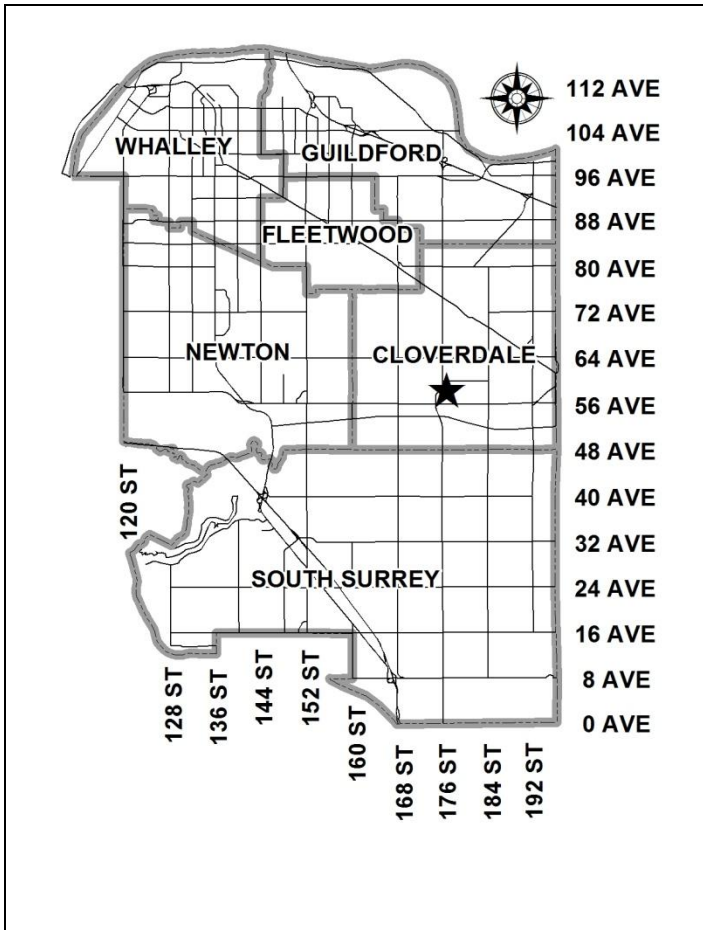
RF

OCF DESIGNATION:

Multiple Residential

TCP DESIGNATION:

Medium Density Residential



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.
- 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 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. 7909-0015-00 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 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; and
 - (f) demolition of existing buildings and structures 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:**
2 Elementary students at Martha Currie Elementary School
1 Secondary student at Lord Tweedsmuir Senior Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Vacant westerly lot and house on easterly lot, which will be removed.

Adjacent Area:

Direction	Existing Use	Town Centre Plan Designation	Existing Zone
North:	Three-storey apartment building.	Medium Density Residential	RM-45
East (Across 177B Street):	Townhouses.	Townhouses	RM-15
South (Across 58 Avenue):	Single family homes.	Medium Density Residential	RF
West:	Three-storey apartment building.	Medium Density Residential	RM-45

DEVELOPMENT CONSIDERATIONSBackground

- The subject 0.19-hectare (0.47-acre) site is located in the Cloverdale Town Centre and is comprised of two parcels. It is designated Multiple Residential in the Official Community Plan (OCP), Medium Density Residential in the Cloverdale Town Centre Plan, and is currently zoned Single Family Residential (RF).

Current Application

- The application proposes to rezone the subject site from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) based on the Multiple Residential (45) Zone (RM-45) in order to permit the development of a 4-storey apartment building containing 34 units with underground parking.
- The proposal indicates a total floor area of 2,791.72 square metres (30,050 sq. ft.), representing a floor area ratio (FAR) of 1.50.
- The development proposes an indoor amenity area encompassing a total of 102 square metres (1,098 sq.ft.), which meets the Zoning By-law requirement based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The outdoor amenity area comprises approximately 102 square metres (1,098 sq. ft.), which is provided as roof top patio space, including exercise and barbeque areas and a play house with additional patio space at the ground floor. The proposal meets the Zoning By-law requirement for outdoor amenity space, based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing 54 underground parking spaces which meets the Zoning By-law. This will be comprised of 47-resident and 7-visitor spaces.

Proposed CD By-law

- The proposed CD By-law is based on the Multiple Residential 45 Zone (RM-45), with modifications to the allowable density, building height and setbacks. The permitted uses will be multiple unit residential buildings, ground-oriented multiple unit residential buildings and ancillary 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. Based on the sliding density scale, the RM-45 Zone allows a maximum FAR of 0.81 for a 0.19-hectare (0.47 ac) site.
- The increase in density is supportable as the subject site is designated Multiple Residential in the OCP. The OCP permits a maximum FAR of 1.5 for sites designated Multiple Residential. 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.
- Building height is reduced to a maximum of 14 metres (46 ft.) which is less than the 15 metres (50 ft.) allowed in the RM-45 Zone. While the proposed 13.26 metres (44 ft.) building height can be accommodated within the typical requirements of the RM-45 Zone, the reduction is proposed to ensure that the building remains contextual to its surroundings. The ability of the apartment building to respond to the existing community context was noted as a concern through the pre-notification process identified below.
- 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 58 Avenue to be reduced to 5.2 metres (17 ft.) to the building face and the front yard setback abutting 177B Street is to be reduced to 6.2 metres (20 ft.). These reductions will allow these frontages to engage well with the adjacent City streets.
- The 5.8-metre (19 ft.) side yard and 5.9-metre (19 ft.) rear yard setbacks will provide an appropriate interface with the existing multiple residential buildings to the north and west. The proposed reductions are primarily located at the northwest corner of the building in areas that are reserved for use as indoor amenity space. The rear yard setback is specific to a 4.55-metre (15 ft.) wide portion of an exercise room which is set back 6.1 m (20 ft.) from the property line with the remainder of the western facade set back beyond 7.5 m (25 ft.). The proposed side yard setback pertains to a 10.8 m (36 ft.) long section which is 6.0 metres (20 ft.) from the property line. A smaller 3.8 m (13 ft.) section is 6.9 m (23 ft.) towards the northeast corner of the building, with the remainder of the facade beyond 7.5 m (25 ft.).
- The CD-By-law will have the following minimum lot size requirements compared to the RM-45 Zone. These subdivision requirements are required to facilitate the proposed lot dimensions.

Zone	Lot Size	Lot Width	Lot Depth
Proposed CD By-law	1,850 sq. m. (0.46 ac)	38 metres (125 ft.)	46 metres (151 ft.)
RM-45	2,000 sq. m. (0.5 ac)	30 metres (100 ft.)	30 metres (100 ft.)

- 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 Diamond Head Consulting Ltd. and dated December 8 identifies 8 mature trees on the developable portion of the site, all of which are proposed to be removed as they conflict with the building's location.
- 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
London Plane	5	0	5
Apple	1	0	1
Pear	1	0	1
Cedar Hedge	1	0	1
Total	8	0	8

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The application proposes 30 replacement trees to be provided, which is 14 trees more than the 16 required under the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on October 26, 2009. In response, staff received correspondence from 9 residents as well as a petition signed by 52 residents from the adjacent buildings at 17727 58 Avenue (west), 17740 - 58A Avenue (north) and 17730 58A Avenue (northwest) that identified the following concerns:

- The petition identified that a 4-storey building with one level of parking will be entirely out of character with surrounding [3-storey] complexes.

(The proposed apartment building will have a maximum building height of 13.26 metres (44 ft.) which is less than the maximum building height allowed in the Multiple Residential (45) Zone (15 m (50 ft.)). The proposed CD By-law prescribes a maximum building height of 14 metres (46 ft.).

It should also be noted that the main floor of the adjacent buildings are raised significantly (approximately ½ storey) above the street and the proposed building, the result of which is that the adjacent 3-storey buildings will have a comparable building height to the proposed building. To illustrate this relationship, the applicant has provided a streetscape along both 177B Street and 58 Avenue (Appendix II), which shows that the roof will actually be higher on the adjacent buildings at 17740 58A Avenue and 17727 58 Avenue compared to the height of the directly adjoining roof on the subject building).

- Of the responses, seven residents noted that the development should be reduced to a 3-storey apartment building to better integrate with the existing 3-storey buildings noted above. In general it was noted that a 4-storey building will not be responsive to the local context, including the low-lying apartment buildings and single family homes. As part of this, three residents further noted that the additional storey will limit the amount of sunlight that is received from the east due to the shadowing effect of the proposed building with two of these further noting that existing views would also be impacted as a result of the building.

(See above for comments related to the local context. With respect to the concern over shadowing, the applicant has provided a shadowing study comparing three separate months: June 21, September 21 and March 21. In all three periods, shadowing will not be a concern by early to mid afternoon (see Appendix II).

In terms of view preservation, the subject application attempts to respond to the existing conditions through a reduced building height as noted above.)

- Two residents further noted that they had been previously advised that any future development on the subject site would be required to be of a similar form and height as the 3-storey buildings, through a restrictive covenant or a similar mechanism.

(There are no restrictive covenants or similar mechanisms registered against the title of the subject properties. Furthermore, the Cloverdale Town Centre Plan states that the medium density apartments "may not necessarily take the style of a 3-storey apartment building" .)

- Two residents also advised that there has been an accumulation of construction materials recently and they are now being stored there.

(By-law Enforcement has been advised of the reported activities occurring on the site and have initiated an investigation.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed development is a 4-storey apartment building containing 34 units, ranging in size from 60 square metres (642 sq.ft.) to 103 square metres (1,112 sq.ft.). The development is comprised of 19 one-bedroom, and 15 two-bedroom dwelling units.
- The main entrance to the building is oriented towards 177B Street with access to the underground parking from 58 Avenue. An additional entrance is proposed from the rear of the building, providing direct connection to the outdoor amenity space.
- Building materials include the extensive use of painted hardi-board on all facades (grey, red, beige and cream colours). Brick veneer (taupe colour) is also used extensively on the east and south elevations to provide an appropriate interface with the adjacent public roads. The brick veneer is also used to define a linear feature on the east elevation that frames the main entry.
- The roof will be clad in grey-coloured asphalt shingles. To increase the articulation of the roof's design, gabled and hipped 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 columns in support of the entry feature, the use of knee brackets and screens on the gabled and hipped roofs, a traditional brick and metal fence and wood trellis features that define the unit entries.

Landscaping

- Each unit has access to either a patio or balcony, thus providing private outdoor space for residents use. Main floor units will have direct access to outdoor patio space, thus helping to engage the building with the public realm.
- Residential units will engage well with the adjacent public roads along both 177B Street and 58 Avenue with a raised patio area approximately 1-1.20 metres (3 - 3¾ ft.) above the finished grade at the sidewalk. The raised patios help to separate the private space from the public realm and are defined by a brick wall which is capped with a decorative metal fence.

Indoor and Outdoor Amenity Space

- The development proposes 102 square metres (1,098 sq. ft.) of indoor amenity space, through the provision of an amenity room which contains kitchen and washroom facilities, an exercise room and a hobby room.
- The development also proposes 102 square metres (1,098 sq. ft.) of outdoor amenity space, a portion of which is provided as roof top patio space, including exercise and barbeque areas and a play house with additional patio space at the ground floor.

Parking

- Fifty-four underground parking spaces are provided consisting of 47 resident spaces, 14 of which are for small cars; 7 visitor spaces; and 2 spaces reserved for use by the disabled.
- Vehicular access to the building's underground parking entrance will be provided from 58 Avenue. Access will be controlled by security gates to minimize potential conflicts. Resident and visitor parking will be separated by additional security gates.
- The underground parking entrance will be partially screened by a painted wood trellis over the ramp. Landscaping is also proposed adjacent the ramp to further minimize its visual impact.

ADVISORY DESIGN PANEL

ADP Date: November 26th, 2009

This project was generally supported by the ADP, with a detailed list of the specific ADP recommendations available in Appendix VI. These recommendations fall within the following categories:

- Refinement of the projects architectural character;
- Roof forms are to be simplified;
- Further development of the design of the handrails and the material details of the building; and

- Refinement of the outdoor amenity space so that it is more usable.

The applicant has agreed to resolve all the outstanding issues prior to consideration of Final Adoption, to the satisfaction of the Planning and Development Department.

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 Subdivision Layout, 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 & Applicant's Responses
Appendix VII.	Proposed CD By-law

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: WG Architecture Inc. c/o Wojciech Grzybowicz
 Address: #1030 – 470 Granville Street
 Vancouver, BC
 V6C 1V5
 Tel: 604-331-2378

2. Properties involved in the Application

(a) Civic Address: 17741 and 17755 – 58 Avenue

(b) Civic Address: 17741 – 58 Avenue
 Owner: Clover Downs Estates Ltd., Inc. No. 804091
 PID: 018-416-110
 Lot 2 Section 8 Township 8 New Westminster District Plan LMP12019

(c) Civic Address: 17755 – 58 Avenue
 Owner: Clover Downs Estates Ltd., Inc. No. 804091
 PID: 018-416-128
 Lot 3 Section 8 Township 8 New Westminster District Plan LMP12019

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-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,914.39 m ²
Road Widening area		53.24 m ²
Undevelopable area		
Net Total		1,861.15 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40.39%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (East)	6.2 m	6.4 m
Rear (West)	5.9 m	6.1 m
Side #1 (North)	5.8 m	6.0 m
Side #2 (South)	5.2 m	5.36 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	13.26 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		2,791.72 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,791.72 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)		178 upha/72 upa
# of units/ha /# units/acre (net)		183 upha/74 upa
FAR (gross)		1.46
FAR (net)	1.50	1.50
AMENITY SPACE (area in square metres)		
Indoor		102 m ²
Outdoor		102 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	24.7	25
2-Bed	22.5	22
3-Bed		
Residential Visitors	6.8	7
Institutional		
Total Number of Parking Spaces	54	54
Number of disabled stalls		2
Number of small cars	14	14
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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