

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0193-00

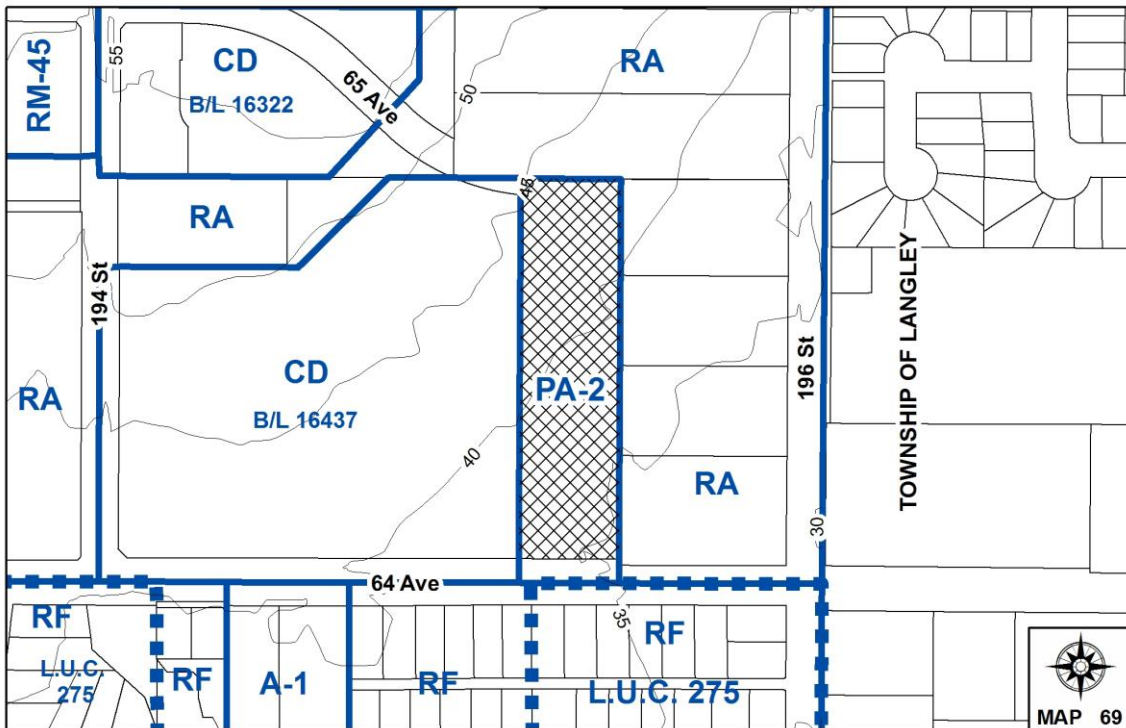
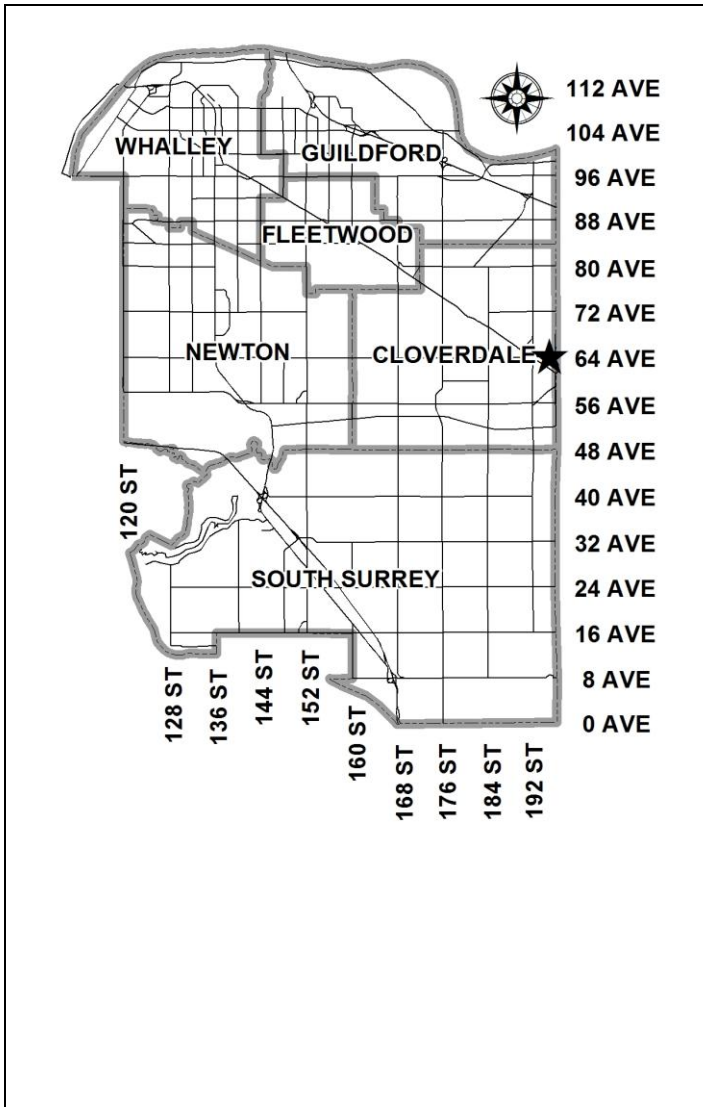
Planning Report Date: November 16, 2009

PROPOSAL:

- **OCP amendment** for a portion from Urban to Multiple Residential
- **NCP amendment** to allow for changes to the road layout and to introduce a new land use designation [30-70 upa (High Density)]
- **Rezoning** a portion from PA-2 to CD (based on RM-70)
- **Development Permit**

in order to permit the development of a 4-storey apartment building containing approximately 43 units.

LOCATION: Portion of 19533 – 64 Avenue
OWNER: Christ for the Nations (Canada) Inc., Inc. No. XS-25215
ZONING: PA-2
OCP DESIGNATION: Urban
NCP DESIGNATION: Institutional and 22-45 upa (High Density)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires amendment to East Clayton Neighbourhood Concept Plan from 22-45 upa (High Density) to 30-70 upa (High Density).

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of East Clayton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning By-law No. 16902.
2. Council file OCP Amendment By-law No. 16901.
3. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
4. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
5. a By-law be introduced to rezone a portion of the subject site from "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7909-0193-00 in accordance with the attached drawings (Appendix II).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications 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) registration of a right-of-way for public rights-of-passage for an edge pathway along the southern boundary of the subject site.
8. Council pass a resolution to amend the East Clayton NCP from 22-45 upa (High Density) to 30-70 upa (High Density) and to allow for a change in the road network when the application is considered for final adoption.

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 Hazelgrove Elementary School
- (1) Secondary student at Clayton Heights Secondary School

(Appendix IV)

The Surrey School District has also advised that they will be reviewing the boundaries for Hazelgrove Elementary in 2010 which may involve a boundary adjustment that would include the subject property.

Parks, Recreation & Culture: The pathway through the development should read as a public feature, with no gates or barriers blocking pedestrian access.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped portion of the Christ for the Nations Bible College site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Existing single family homes	22-45 upa (High Density)	RA
East:	Existing single family homes	22-45 upa (High Density)	RA
South (Across 64 Avenue):	Existing single family homes	Urban in OCP	RF and LUC No. 275
West:	Recently approved multi-building apartment development (No. 7905-0136-00). Phases 1-3 presently under construction. DP for phases 4-8 under application	22-45 upa (High Density)	CD (By-law No. 16437)

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is currently designated Urban in the Official Community Plan (OCP) and 22-45 upa (High Density) in the East Clayton Neighbourhood Concept Plan (NCP).
- Amendments are required to the OCP and NCP land use designations to ensure that the development is compatible with the intended use for the site.
- The proposed OCP amendment to re-designate the subject site to Multiple Residential complies with the current NCP designation which anticipates the development of an apartment building at this location.
- However, the proposed density of the current apartment proposal at 63 upa exceeds the maximum 45 upa allowed under the existing NCP designation and requires an NCP amendment to a new designation to support this higher density.
- The number of units (43) and built form were previously supported on the subject parcel under application 7907-0102-00. The previous application included a second building on an adjacent parcel (6477-196 Street) with density shared ('hooked') between the two parcels, thus reducing the proposed density on the combined subject site.
- Due to financing constraints caused by the current economic conditions, the subject application includes only one of the original parcels. While the proposed density is higher, in real terms the number of units is the same as was previously supported.
- The proposed amendments will ensure that the OCP and NCP are consistent.
- An additional NCP Amendment is required to facilitate a road network change which will extend 195A Street from 65 Avenue to 64 Avenue. This extension will provide options for increased connectivity for both pedestrians and vehicles in the adjacent area by providing a new road and sidewalk. This is also in keeping with the recently adopted Transportation Plan by promoting a finer grained road network.

DEVELOPMENT CONSIDERATIONS

Background

- The subject 0.42-hectare (1.04-acre) site is located northwest of the 64 Avenue and 196 Street intersection. It is designated Urban in the Official Community Plan (OCP), 22-45 UPA (High Density) in the East Clayton NCP, and is currently zoned Assembly Hall 2 (PA-2).
- This application site consists of the northern undeveloped portion of 19533 - 64 Avenue. The southern portion of 19533 - 64 Avenue is currently home to the Christ for the Nations Bible College and will be subdivided from the remainder of the development. There is no development proposed for the Bible College as part this application.

- The site previously formed part of application no. 7907-0102-00 with an adjacent parcel at 6477-196th Street. This previous application proposed a rezoning from One-Acre Residential and Assembly Hall 2 Zone to Comprehensive Development Zone (CD) in order to permit the development of two 4-storey apartment buildings containing 89 dwelling units with underground parking.
- Third Reading of the rezoning and the OCP Amendment by-laws (16902 and 16901 respectively) for application no. 7907-0102-00 were given following the April 20, 2009 Public Hearing.
- The applicant has advised that due to financing constraints resulting from the current economic conditions they are unable to proceed with the development of both lots at this time. As such, the current application does not include 6477 - 196 Street.
- To facilitate this change, Rezoning By-law No. 16902 and OCP Amendment By-law No. 16901 are proposed to be filed.

Current Proposal

- The current application proposes an OCP Amendment for a portion of the site from Urban to Multiple Residential, an NCP Amendment to allow changes to the road layout and to re-designate the subject site to a new (30 – 70 u.p.a. (High Density) designation and rezoning from Assembly Hall 2 Zone (PA-2) to Comprehensive Development Zone (CD) in order to permit the development of a 4-storey apartment building containing 43 dwelling units.
- While two buildings on two separate parcels were previously proposed most other aspects of the current proposal remain similar to that in the previous application, including building form, the number of units proposed on 19533 – 64 Avenue (43) and the NCP amendment to facilitate the road layout change.
- A City road running north-south along the eastern edge of 19533 - 64 Avenue will be dedicated and constructed from 65 Avenue. When the road is ultimately dedicated and constructed to 64 Avenue with further development of the Bible College site, there will be increased connectivity (both vehicular and pedestrian) in this area.
- The proposal indicates a total floor area of 4,065 square metres (43,755 sq.ft.), representing a total net floor area ratio (FAR) of 1.46.
- The development proposes an indoor amenity area encompassing a total of 148 square metres (1,593 sq.ft.), which exceeds the Zoning By-law requirement of 129 square metres (1,339 sq.ft.) based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The outdoor amenity area comprises approximately 175.7 square metres (1,891 sq. ft.), in the form of a tot play area, an outdoor chess/checker board table, a stepping stone pathway and outdoor patio space with benches. The proposal exceeds the Zoning By-law requirement for outdoor amenity space of 129 square metres (1,339 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.

- The applicant is proposing 70 underground parking spaces which meets the Zoning By-law requirement. This will be comprised of 61-resident and 9-visitor spaces.

Proposed CD By-law

- The proposed CD Zone is based on the Multiple Residential 70 Zone (RM-70). The permitted uses will be multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres.
- With a floor area ratio (FAR) of 1.46, the proposed density is higher than that permitted under the RM-70 Zone for a site 1-hectare (2.47 ac) or smaller. The RM-70 Zone would allow a maximum FAR of 1.10 for this 0.28 -hectare (.69 ac) site (net area less road dedications).
- The number of units (43) and built form were previously supported on the subject parcel under application 7907-0102-00. The previous application included a second building on an adjacent parcel (6477-196 Street), with the density shared ('hooked') between the two parcels, thus reducing the proposed density on the subject site. The current application has been scaled back to include only one of the original parcels. While the proposed density is higher, in real terms the number of units is the same as was previously supported.
- Additionally staff determined that a future through local road (195A Street) that will eventually connect from 65 Avenue to 64 Avenue is an important public objective, thus allowing for increased vehicular and pedestrian connectivity.
- As the proposed number of units was previously supported under the previous application and to achieve the dedicated road while not penalizing the applicant on the proposed density, staff support the FAR of 1.46.
- The RM-70 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 front yard setback to be reduced to 5.7 metres (10 ft.), which will allow the building to engage well with 65 Avenue by bringing it closer to the street.
- The proposed side yard (6.2 metres (20 ft.)) setback will allow the western façade to engage the multi-use pathway located on the adjacent property to the west, while the side yard setback for a flanking street (3.1 metres (10 ft.)) is specific to the northeast corner of the building where it pinches close to the property line for approximately 9.9 metres (32 ft.). The remainder of the building is located away from the street and opens into the outdoor amenity space.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The 46% lot coverage that is proposed is appropriate for a 4-storey building.
- The CD-By-law will have the following minimum lot size requirements compared to the RM-70 Zone. These subdivision requirements are required to facilitate the proposed lot dimensions.

Zone	Lot Size	Lot Width	Lot Depth
Proposed CD By-law	2,770 sq. m. (0.69 ac)	43 metres (141 ft.)	63 metres (207 ft.)
RM-70	2,000 sq. m. (0.5 ac)	30 metres (100 ft.)	30 metres (100 ft.)

- The RM-70 Zone has a maximum building height of 50 metres (164 ft.). The CD By-law proposes a maximum building height of 17.5 metres (57 ft.) which will accommodate the proposed building.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Arbortech Consulting Ltd. and dated November 3, 2009, identifies 36 mature trees on the developable portion of the site, all of which are proposed to be removed. All but 1 tree are proposed to be removed due to their condition, and 1 Douglas-fir is proposed to be removed as it conflicts with the building's location.
- There are 6 trees that are shared with the adjacent property to the east and three additional offsite trees which are deemed to be either hazardous or in conflict with the proposal. The landowners for the properties on the east and west have provided their consent to allow for these trees to 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
Red Alder	29	0	29
Douglas-Fir	1	0	1
Cherry	2	0	2
Paper Birch	3	0	3
Plum	1	0	1
Total	36	0	36

- 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 49 replacement trees to be provided, which is 6 trees more than the 43 required under the Tree Protection By-law.

PRE-NOTIFICATION

A Pre-notification letter was sent on October 20th, 2009. In response, correspondence was received from 2 residents who identified the following concerns:

- Development should not be supported within an area which is part of the public open space/park network in the area.

(The application is proposed in an area which is identified as 22-45 u.p.a. (High Density) in the East Clayton NCP, and would not impact the open space network. A new pathway along the southern boundary of the site will provide increased pedestrian connectivity and will support the local network.)

- The development proposes to exclude 6477 - 196 Street, which based on its location adjacent 196 Street would have facilitated the extension of services northward on 196 Street. Failure to include this parcel will limit the development potential of parcels north of 6477 - 196 Street as services will not be available.

(The applicant proposes to provide services for the subject development from the existing Christ for the Nations Bible College on the southern portion of 19533-64 Avenue by way of statutory right-of-way.

The Engineering Department advises that as a result of the improvements that are proposed, services will be available from 195A Street that can support future development on the parcels north of 6477 – 196th Street.)

- In keeping with City of Surrey standard practice, a pre-notification letter was also sent to The Township of Langley on November 4, 2009. In response, the Planning & Development Department received confirmation that the Township has no objection to the proposed development.

Pre-notification letters were also previously sent as part of application no. 7907-0102-00 on November 6th, 2008 and February 13, 2009. At that time, correspondence was received from 1 additional resident who identified the following concerns:

- The existing design of the 196th Street and 64th Avenue intersection causes problems for traffic trying to turn onto these streets as there is only one lane on 64th Avenue, west of 196th St (Surrey side), and on 196th Street. There is no provision for vehicles that are trying to turn onto the streets through a turning lane or similar.

(Transportation Engineering advises that both 196th Street and 64th Avenue will be widened at this location. These improvements are expected within the next three years.)

- The resident also expressed concern with the amount of multi-family development occurring in the East Clayton area and the potential for this to occur south of 64th Avenue in an established single family neighborhood.

(The existing community south of 64 Avenue is not likely to redevelop to an alternate use in the foreseeable future. The present zoning for the area does not allow for uses beyond single family homes.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The proposed development is a 4-storey apartment building containing 43 units, ranging in size from 64 square metres (685 sq.ft.) to 99 square metres (1,038 sq.ft.). The development is comprised of 19 one-bedroom, and 24 two-bedroom dwelling units.

- To increase opportunities for pedestrian and vehicular connectivity staff determined that a future through local road is in the public interest, which will eventually provide for future connection from 65 to 64 Avenues with the extension of 195A Street.
- To facilitate this staff engaged the Christ for the Nations Bible College to solicit feedback for the road that is required through their site (19533 - 64 Avenue). In a letter dated February 13, 2009, the College indicated their support for the new road, provided that it would not be required as part of this application and would be contingent on the future redevelopment of their site (i.e. rezoning). It is also understood that the cul-de-sac bulb that is presently identified in the East Clayton NCP would not be required to be constructed. Staff support these conditions for development.
- A walkway will run along the southern boundary of the development, providing east-west connection from 195A Street to a planned multi-use pathway on the property to the west. A public rights-of-passage will be registered over the pathway, ensuring that these are available for use by the general public. Additional north-south pedestrian connection will result from the proposed road and sidewalk.
- The building's main entry is oriented to 65 Avenue. An additional entry is proposed that will provide direct connection to the outdoor amenity space from the indoor amenity room.
- Building materials include the extensive use of brick veneer siding (red colour) to reinforce the main building entry and to emphasize the vertical sections of the building which are capped with gabled roofs. Vinyl siding (two complementary shades of grey) is also used extensively on all façades.
- The roof will be clad in black coloured asphalt shingles and includes the extensive use of gabled roofs to increase the roof articulation.
- Seventy underground parking spaces are provided: 61 resident spaces, 16 of which are for small cars; 9 visitor spaces; and 2 spaces are reserved for use by the disabled.
- Vehicular access to the building's underground parking entrance will be provided from the new 195A Street. Access will be controlled by security gates to minimize potential conflicts. Resident and visitor parking will be separated by additional security gates.

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.
- Two onsite underground water detention tanks are proposed on the eastern boundary and in the southeast corner of the site. The tanks will be lowered a minimum of 1.5-metres (6 ft.) to provide sufficient soil depth so that mature trees can be planted over them.
- The underground parking entrance is partially screened by landscaping located on either side of the entrance. This is proposed through a combination of trees and shrubs.

Indoor and Outdoor Amenity Space

- The development proposes 148 square metres (1,593 sq. ft.) of indoor amenity space, through the provision of an amenity room, which contains kitchen and washroom facilities and a fireplace.
- The development proposes 175.7 square metres (1,891 sq. ft.) of outdoor amenity space, which is provided in the form of an outdoor chess/checker board table, a tot play area, a stepping stone pathway and patio space with benches.

ADVISORY DESIGN PANEL

ADP Date: December 18, 2008 (for application no. 7907-0102-00)

This application was not referred to the Advisory Design Panel (ADP) for additional comments as it is not noticeably different than what was previously reviewed under application no. 7907-102-00.

Most of the ADP recommendations have been resolved, except for the following, which the applicant has agreed to resolve prior to consideration of Final Adoption, to the satisfaction of the Planning and Development Department:

- Confirm evergreen hanging planting at the south wall for softening.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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	NCP Amendment Plan
Appendix VII	OCP Redesignation Map
Appendix VIII	Proposed CD By-law
Appendix IX	ADP Comments and Applicant's Responses

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: McElhanney Consulting Services Ltd. c/o Darren Braun
 Address: 13160 – 88 Avenue
 Surrey, BC V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 19533 – 64 Avenue

(b) Civic Address: 19533 – 64 Avenue
 Owner: Christ for the Nations (Canada) Inc., Inc. No. XS-25215
 PID: 011-236-337
 Parcel "A" (Explanatory Plan 12335) Lot 1: Except Part Dedicated Road on
 Plan LMP1427; Section 15 Township 8 New Westminster District Plan 7371

3. Summary of Actions for City Clerk's Office

(a) File By-laws No. 16902 and 16901.

(b) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the
 property.

(c) Introduce a By-law to rezone a portion of the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,198 m ²
Road Widening area		1,422 m ²
Undevelopable area		
Net Total		2,776 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	46	45
Paved & Hard Surfaced Areas		11
Total Site Coverage		56
SETBACKS (in metres)		
Front	5.7 m	5.9 m
Rear	7.5 m	8.4 m
Side #1 (E)	3.1 m	3.3 m
Side #2 (W)	6.2 m	6.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	17.5 m	17.2 m / 4-storey
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		19
Two Bedroom		24
Three Bedroom +		
Total		43
FLOOR AREA: Residential		4,065 m ²
Indoor Amenity		148 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,213 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)		102.4 upha / 41 upa
# of units/ha /# units/acre (net)	156 upha / 64 upa	154.8 upha / 62.7 upa
FAR (gross)		0.97
FAR (net)	1.48	1.46
AMENITY SPACE (area in square metres)		
Indoor	129 m ²	148 m ²
Outdoor	129 m ²	175.7 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	25	25
2-Bed	36	36
3-Bed		
Residential Visitors	9	9
Institutional		
Total Number of Parking Spaces	70	70
Number of disabled stalls	2	2
Number of small cars		16
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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