

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0043-00

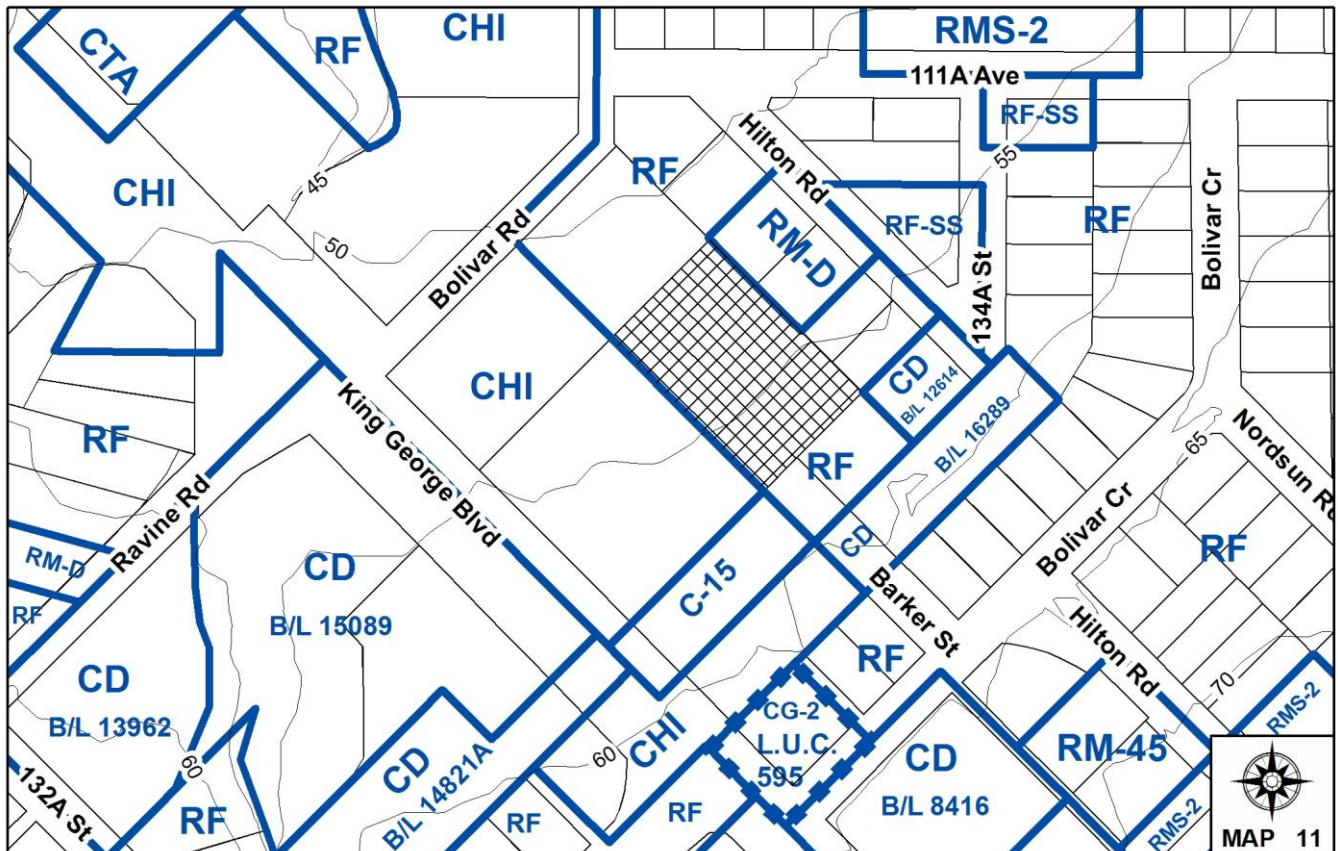
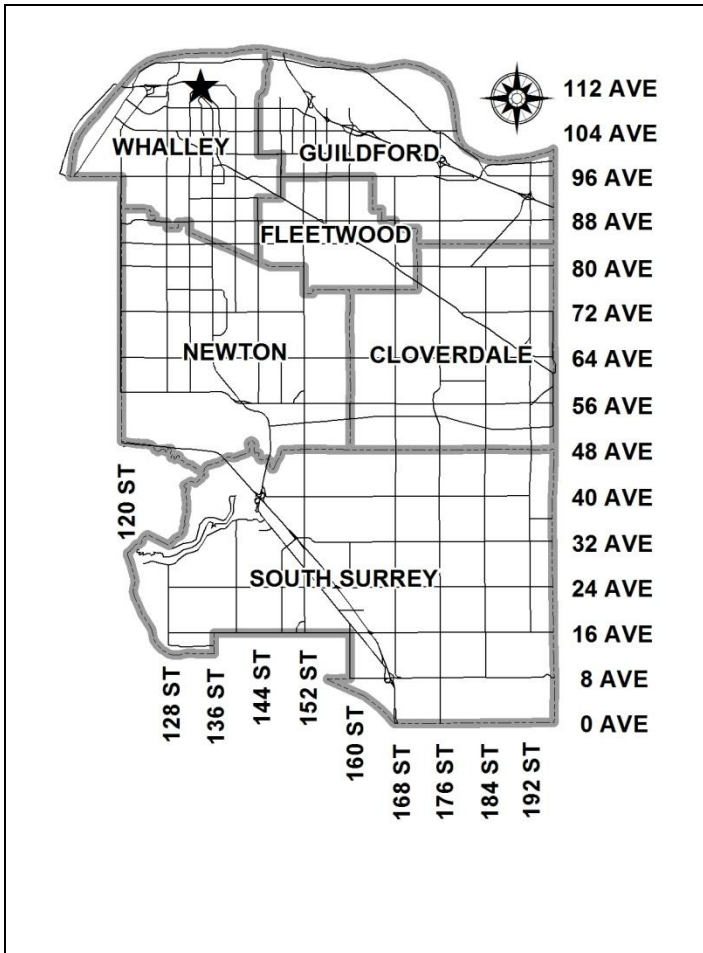
Planning Report Date: July 12, 2010

PROPOSAL:

- **Rezoning** from RF to CD (based on RM-30)
- **Development Permit**

in order to permit the development of a 25-unit townhouse project.

LOCATION: Portion of 13335 King George Boulevard
OWNER: 0785764 B.C. Ltd.
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate 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, 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 a portion of the subject site shown as Block A on the Survey Plan 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 eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7910-0043-00 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; and
 - (g) the applicant adequately address the impact of no indoor amenity space.
 - (h) registration of reciprocal access easement to allow for future shared access with the property to the east; and
 - (i) registration of a statutory right-of-way through the site to allow for potential circulation with the adjacent properties to the north-west (13362 Bolivar Road) and south-east (13385 Barker Street); and
 - (j) registration of a 6.0-metre wide statutory right-of-way along the north-west edge of the CHI-zoned remainder portion of the subject site.

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 James Ardiel Elementary School
2 Secondary students at Kwantlen Park School

(Appendix IV)

Parks, Recreation & Culture: Parks, Recreation and Culture has concerns with the pressure the project will place on existing parks and recreation facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North-East:	Older single family dwellings and duplexes.	Urban	RF and RM-D
North-West:	Vacant land.	Urban and Multiple Residential.	RF
South-East:	Vacant land and motel.	Multiple Residential and Commercial	RF and C-15
South-West:	Vacant land.	Commercial	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The subject site at 13335 King George Boulevard is located in Surrey City Centre on the north-east side of King George Boulevard between Bolivar Road and Bolivar Crescent.
- The 1.26- hectare (3.1-acre) subject property is split-designated in the Official Community Plan (OCP) and split zoned.

- The 0.81-hectare (2-acre) front portion of the subject property is designated Commercial in the OCP while the northerly 0.45-hectare (1.1-acre) portion of the site is designated Multiple Residential.
- The front portion of the lot along King George Boulevard is zoned Highway Commercial Industrial Zone (CHI) while the northerly, rear portion of the lot is zoned Single Family Residential Zone (RF).
- There was a previous application, File No. 7907-0304-00, on the subject site for a Rezoning and Development Permit to allow the development of a four-storey, 84-unit apartment building. The rezoning to CD (By-law No. 16638) received Third Reading on April 28, 2008.
- Due to a shift in the market, the applicant requested the previous application be closed. Council, as requested, filed the application on May 3, 2010 and the applicant subsequently submitted the current townhouse proposal.

Current Proposal

- The applicant has applied to subdivide the existing lot into two lots and to rezone the northerly subject portion (north of Barker Street) from RF to Comprehensive Development Zone (CD) in order to permit the development of twenty-five (25) townhouse units.
- The portion of the lot fronting King George Boulevard is currently vacant and will retain the existing CHI Zone. A 6.0-metre (20 ft.) wide statutory right-of-way will be provided to allow for a potential future connection through the block.
- Barker Street will be fully dedicated along the current RF/CHI boundary of the subject site, resulting in the subject portion of the lot being 0.36 hectare (0.89 ac.) in size.
- The floor area ratio (FAR) of the proposed townhouse development on the northerly portion of the lot is 1.07, which is consistent with the OCP and the long term vision for this area of Surrey City Centre and, therefore, appropriate for the subject lands.
- However, the proposed FAR of 1.07 and 28 units per acre (upa) exceed the maximum permitted density under the RM-30 Zone for sites less than one hectare in size. The maximum density permissible on this 0.36-hectare (0.89-acre) site based on the RM-30 Zone sliding scale is 0.55 FAR and 25 upa. As a result, the applicant is proposing a CD Zone to accommodate the proposed density.
- The previous application for an 84-unit, 4-storey apartment building under File No. 7907-0304-00, proposed an FAR of 1.57 and 95 upa.
- The proposal consists of twenty-five (25) 3-bedroom units each with a floor area of 158.8 square metres (1,709 sq.ft.), for a total floor area of 3,871.50 square metres (41,672 sq.ft.)

Proposed CD By-law

- The proposed CD By-law is based on the RM-30 Zone with modifications to the floor area ratio (FAR), lot coverage and building setbacks. All other aspects of the proposed CD By-law meet the

requirements of the RM-30 Zone. The table below shows a comparison between the proposed CD Zone and the RM-30 Zone.

	RM-30 Zone based on 1-hectare Site	RM-30 Zone, Based on 0.36-hectare Site	Proposed CD By-law
FAR	0.90	0.55	1.07
Lot Coverage	45%	38%	40%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	Barker Street: 4.6 m (15 ft.) to building face Rear 5.5 m (18 ft.) Side (north-west): 2.4 m (8 ft.) Side (south-east): 2.4 metres (8 ft.)

- The reduced front yard setback along Barker Street achieves the required urban, pedestrian streetscape supported in City Centre.
- The reduced side yard setbacks create a more continuous urban streetscape in accordance with the pedestrian-oriented environment that is envisioned for Surrey City Centre.
- The reduced rear yard setback, as a result of the narrowness of the site, has been mitigated by having no elevated decks and only stairs to the ground floor patios.
- In addition, the landscape plan proposes a cedar hedge, Red Horse Chestnut and Kobus Magnolia trees to provide a buffer from the single family and duplex lots to the north. The proposed trees and cedar hedge will provide additional screening for the reduced rear yard setback.
- The adjoining lots to the north-west and south-east, both designated for multiple residential development, are currently vacant.
- The maximum lot coverage has been increased from the 38% in the RM-30 Zone to 40%.
- The proposed lot coverage is typical for an urban townhouse development in City Centre.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Peter Mennel, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified 3 mature trees located on the remainder CHI-zoned portion of the site fronting King George Boulevard. Since this portion will not be developed at this time, all of the trees are proposed to be retained. The following chart reflects the trees proposed for retention by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Black Cottonwood	3	3	0
Total	3	3	0

- The proposal indicates that 34 trees will be planted on the subject site.

PRE-NOTIFICATION

Pre-notification letters were sent on April 20, 2010 and April 29, 2010 (to update information) and staff did not receive any comments.

DESIGN PROPOSAL AND REVIEW

Building Design, Access and Circulation

- The proposed townhouse project consists of 25, 3-bedroom units in 4 buildings, with a floor area of 159 square metres (1,711 sq.ft.) per dwelling unit.
- The proposal consists of 4 buildings with 6 units in three buildings and 7 units in one building.
- The proposal indicates 3-storey buildings with a side-by-side double-car garage and den at grade. The kitchen, dining and living rooms are located on the second floor, with the bedrooms on the third floor.
- One primary vehicular entry to the site is proposed from Barker Street and will be defined by stamped concrete. A reciprocal access easement will be registered over the access to provide a future shared access with the property to the east (13385 Barker Street).
- A pedestrian entrance is located on the south side of the site from Barker Street.
- Buildings A and B front Barker Street and consist of twelve (12) street-oriented units with direct street access from front yard patios.
- The proposed development reflects a contemporary design and meets the design vision for City Centre.
- The proposed building materials include vinyl siding in light and medium grey and rust coloured hardi board. Brick veneer will accent the base of Buildings A and B fronting Barker Street. White will provide an accent colour for all fascia, vinyl windows and window trim. Exterior entrance and garage doors will be in an orange-brown colour.

Indoor Amenity Space

- No indoor amenity space is being proposed. The applicant has indicated that due to the number of units proposed, the project does not have the economy-of-scale to warrant the additional maintenance costs for an amenity building.
- The applicant has agreed to provide a monetary contribution of \$26,250 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Landscaping and Outdoor Amenity Space

- The Barker Street elevation includes a wood picket fence with landscaping consisting of English Laurel and Mediterranean Pink Heather on either side of the fence. Each yard has either a Magnolia or a Whitebarked Himalayan Birch tree, private front patio at grade and separate

entrance that defines each private pedestrian entry.

- An outdoor amenity area incorporating a children's play house, a seating area with benches and landscaping is provided in the central portion of the site.
- The outdoor amenity area measures 75 square metres (807 sq.ft.), which is in accordance with the Zoning By-law requirement of 3 square metres (32 sq.ft.) per dwelling unit.
- A variety of trees that include Akebono Flowering Cherry, Vine Maple, Red Horse Chestnut and Kobus Magnolia are to be planted around the perimeter of the site.

Parking

- The proposed development includes a total of 54 parking spaces, consisting of 50 resident parking spaces and 4 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are centrally located, one of which meets the dimensional requirements for disabled parking spaces.
- Resident parking spaces will be provided in double garages for all of the units.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

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 Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	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: Michael Jaszczewski, WG Architecture
 Address: #1030 – 470 Granville Street
 Vancouver, BC
 V6C 1V5
 Tel: 604-331-2378

2. Properties involved in the Application

- (a) Civic Address: Portion of 13335 King George Boulevard
- (b) Civic Address: Multiple Residential
 Owner: 0785764 B.C. Ltd., Inc. No. 785764
 Director Information:
 Harminder Singh Basraon
 Iqbal Singh Dhaliwal
 Eric Mital

No Officer Information Filed as at March 16, 2010

Portion of PID: 002-249-669
Lot 5 Except: Firstly: Part on Plan 5719, Secondly: Part Included in Plan 18295;
Section 15 Block 5 North Range 2 West New Westminster District Plan 5347

3. Summary of Actions for City Clerk's Office

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

DEVELOPMENT DATA SHEET

Proposed: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,603 m ²
Road Widening area		n/a
Undevelopable area		
Net Total		3,603 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		40%
Paved & Hard Surfaced Areas		16%
Total Site Coverage		56%
SETBACKS (in metres)		
Front (South)	7.5 m	4.6 m
Rear (North)	7.5 m	5.5 m
Side #1 (West)	7.5 m	2.4 m
Side #2 (East)	7.5 m	2.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.32 m/3 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		25
Total		25
FLOOR AREA: Residential		3,871.50 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		3,871.50 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1,981.65 m ²	3,871.50 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)	43/ha.	69.37/ha.
# of units/ha /# units/acre (net)		69.37/ha. 28 upa
FAR (gross)		1.07
FAR (net)	0.55	1.07
AMENITY SPACE (area in square metres)		
Indoor	75 m ²	0 m ²
Outdoor	75 m ²	75.93 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	50	50
Residential Visitors	5	4
Institutional		
Total Number of Parking Spaces	54	54
Number of disabled stalls	1	1
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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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Building A	Building B	Building C	Building D
SETBACK (in metres)				
Front (South)	4.6 m	4.6 m	23.0 m	2.5 m
Rear (North)	23.7 m	23.7 m	5.5 m	4.0 m
Side #1 (West)	2.4 m	43.6 m	46.6 m	5.5 m
Side #2 (East)	52.8 m	12.2 m	2.4 m	53.9 m
Building Height (in metres/storeys)	10.32 m 3 storeys	10.32 m 3 storeys	10.32 m 3 storeys	10.32 m 3 storeys
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE				
Bachelor				
One Bedroom				
Two Bedroom				
Three Bedroom +	158.8 m ²	158.8 m ²	158.8 m ²	158.8 m ²
TOTAL FLOOR AREA	932.10 m ²	926.30 m ²	1,086.80 m ²	926.30 m ²