

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0139-00

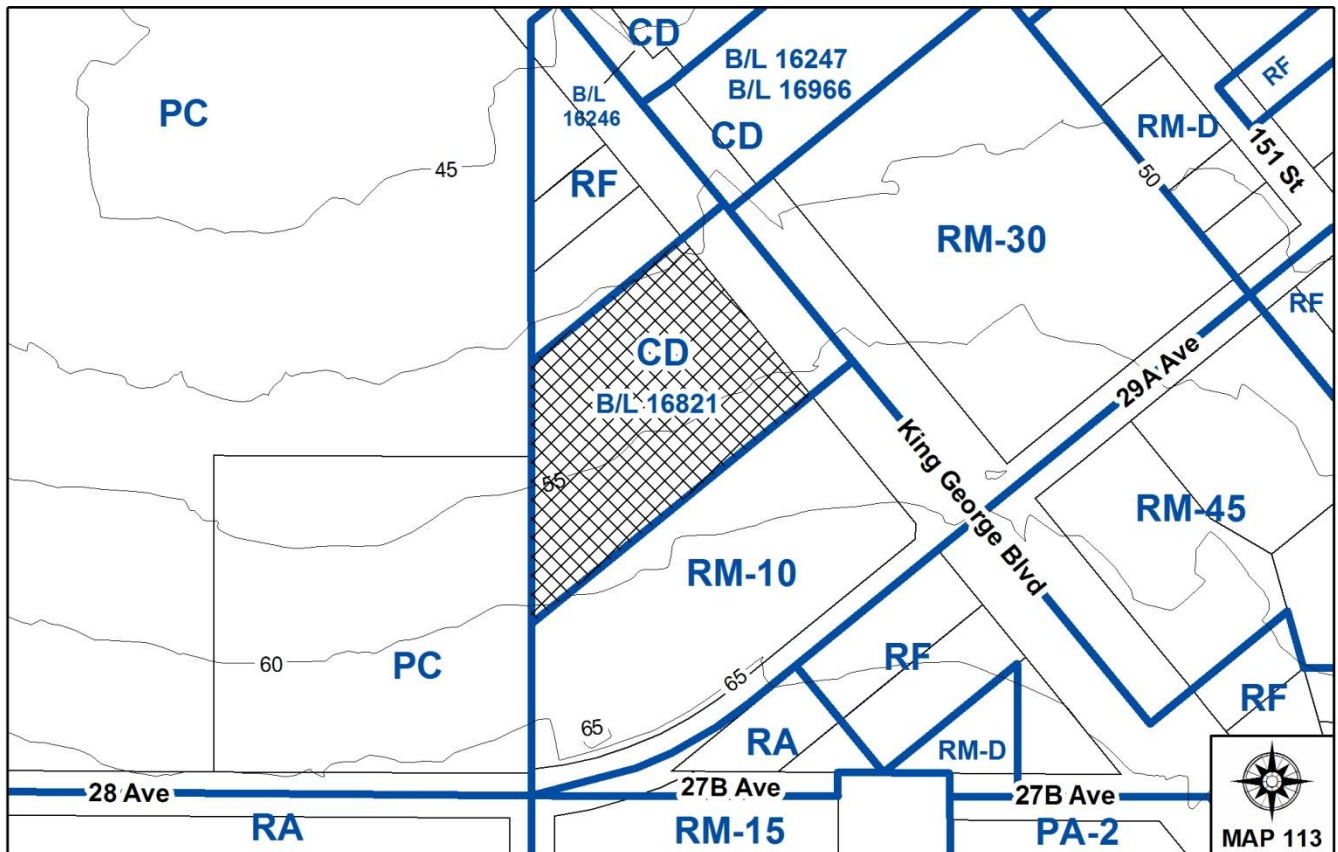
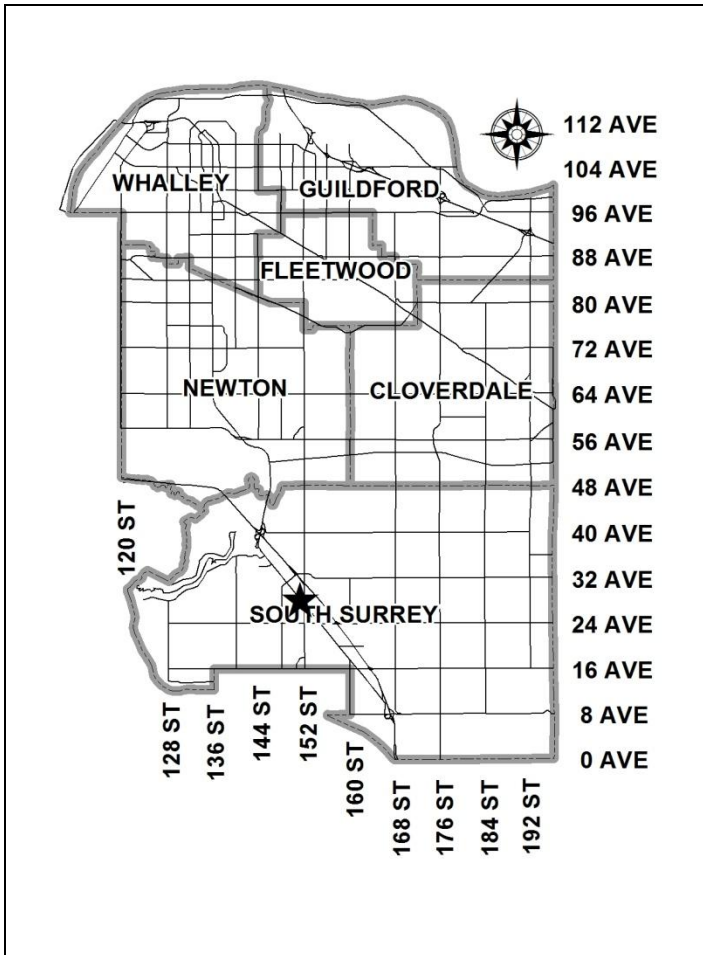
Planning Report Date: July 26, 2010

PROPOSAL:

- **Development Permit**

in order to permit exterior modifications to a townhouse project under construction.

LOCATION: 2925 King George Boulevard
OWNER: New Cory Investments Inc., Inc.
 No. 0600784
ZONING: CD (based on RM-15)
OCP DESIGNATION: Urban
LAP DESIGNATION: Townhouses (15 upa)



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed design modifications, which include a change to the roofing material and to the colour scheme, are in keeping with the form and character of the original Development Permit and are considered appropriate given the context of the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7910-0139-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Townhouses under construction, approved under Development Application No. 7907-0269-00.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North-East (Across King George Boulevard):	Townhouses and mixed-use.	Multiple Residential /Garden Apartments	CD and RM-30 respectively
South and South-East:	Townhouses.	Urban/Townhouses (15 upa)	RM-10
West:	Cemetery	Urban and Suburban/Cemetery	PC
North-West:	Single family.	Urban/Townhouses (15 upa)	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of King George Boulevard, north of 28 Avenue. It is designated Urban in the Official Community Plan (OCP) and "Townhouses (15 upa)" in the King George Highway Corridor Land Use / Development Concept Plan. On November 30, 2009, the subject property was rezoned to "Comprehensive Development Zone (CD)" (based on RM-15), with the adoption of By-law No. 16821. Development Permit No. 7907-0269-00, to allow for the construction of a 42 unit townhouse development, was issued on the same day.
- A Building Permit was issued for the project on May 14, 2010. The townhouse development is currently under construction.

- The applicant, New Cory Investments, Inc., has since proposed some modifications to the roofing material used, and the colour scheme for the buildings. The applicant's architect has indicated that the changes are proposed in order to make the project more marketable.

DESIGN PROPOSAL AND REVIEW

- The roofing material is proposed to be changed from concrete tile to high profile 30 year composite asphalt shingles. The roofing colour is proposed to be changed from "Grey Antique" to "Antique Black". Concrete tile is an uncommon roofing material for townhouse developments; there are no townhouse projects in the immediate area with concrete tile roofs. Roofing materials used in adjacent multi-family projects include cedar shingles and asphalt shingles. Given the context, the proposed change to the roofing material is considered appropriate.
- The applicant is also proposing modifications to the colour scheme. The previous colour scheme proposed blues and greys with brown accents and it included more prominent accent colours. The new colour scheme proposed includes a range of earth tones. In the new proposal, the accent colour has been limited to the trim. The applicant's architect has indicated that these changes have been proposed to address the project Marketing Team's concerns that the colour scheme, originally proposed in 2006, was in need of updating. As aforementioned, the colour scheme modifications are proposed in order to make the development more marketable. The applicant has taken into consideration the colour schemes of nearby projects, which have similar, "monochromatic" colour schemes.
- The applicant is also proposing to change the fencing along King George Boulevard. The original proposal called for a white wooden picket fence. A change to a brick and metal picket fence is proposed. The change is proposed in order to provide a better streetscape. The project signage and the mail kiosk are also proposed to use brick instead of cultured stone. The brick accents will tie in nicely with the face brick used on the buildings. Changes to the fence, project signage and mail kiosk have been reviewed by staff and are considered an upgrade from the original proposal.
- The proposed modifications have been reviewed by the City Architect and the City Landscape Architect and found to be acceptable.

PUBLIC NOTIFICATION

A Development Proposal Sign was erected on the property on July 5, 2010. One (1) response was received from a neighbouring resident. The resident was not concerned with the proposed changes to the roofing material or colour scheme, but was concerned that the contractor is proceeding with the roof design change prior to the approval process.

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. Development Permit No. 7910-0139-00

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: Dave Boswell, Focus Architecture Inc.
 Address: #109 – 1528 McCallum Road
 Abbotsford, BC
 V2S 8A3
 Tel: 604-853-5222

2. Properties involved in the Application
 - (a) Civic Address: 2925 King George Boulevard

 - (b) Civic Address: 2925 King George Boulevard
 Owner: New Cory Investments Inc., Inc. No. 0600784
 PID: 028-144-635
 Lot A Section 22 Township 1 New Westminster District Plan BCP43504

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		11,455.95 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	29.35%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (SE)	7.5 m	7.5 m
Side #2 (NW)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	9.75 m
Accessory	11 m indoor amenity 4.5 others	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	43	42
FLOOR AREA: Residential	8,477.4 m ²	8,440.24 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,477.4 m ²	8,440.24 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)	0.74	0.74
AMENITY SPACE (area in square metres)		
Indoor	126 m ²	0
Outdoor	126 m ²	404 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	84	84
Residential Visitors	9	15
Institutional		
Total Number of Parking Spaces	93	99
Number of disabled stalls	2	2
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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