

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0199-00

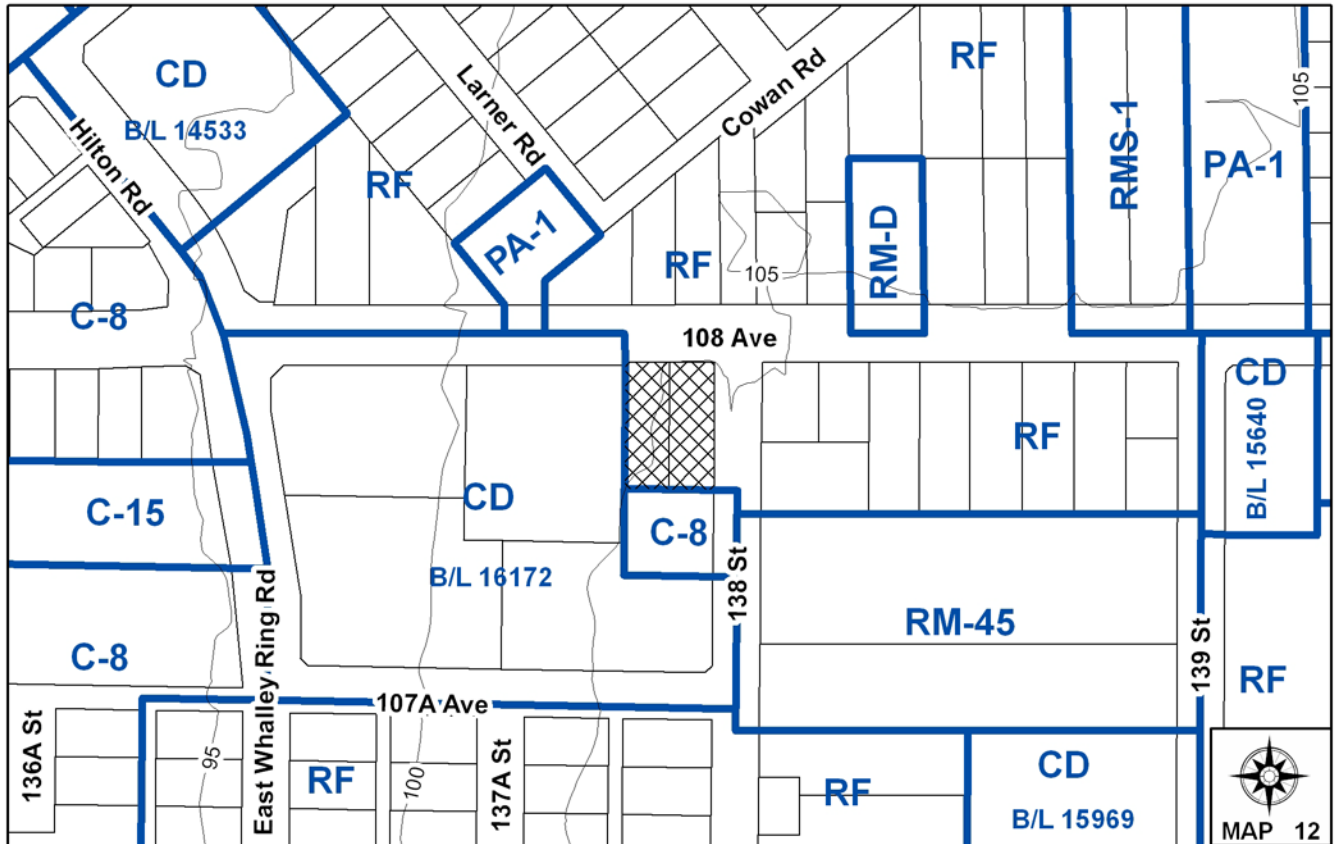
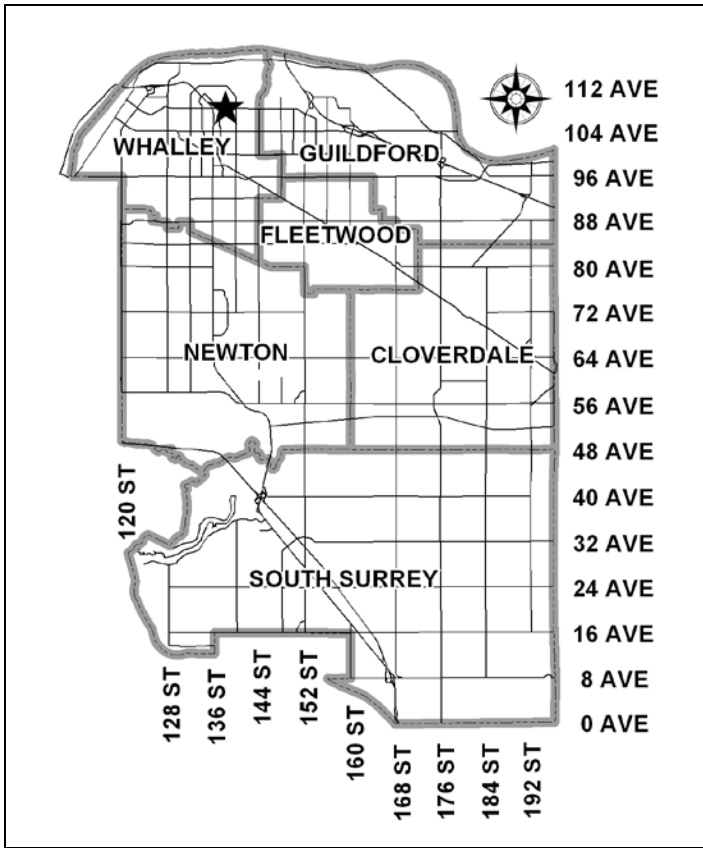
Planning Report Date: November 5, 2007

PROPOSAL:

- **Rezoning** from RF to CD (Based on RM-70)
- **Development Permit**

in order to permit the development of a four-storey apartment building.

LOCATION: 13782/90 - 108 Avenue
OWNERS: Tien Sher Q5 Development Group
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.
- Project is consistent with Quattro Phases 1 - 4 already approved by Council on the adjacent lands to the west.

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 192 square metres (2,100 sq.ft.) to 57 square metres (614 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7907-0199-00 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; and
 - (h) the applicant adequately address the impact of reduced indoor amenity space.

REFERRALS

Engineering: The Engineering Department has no objection .

School District: Projected number of students from this development:

3 Elementary students at Forsyth Road Elementary School
 2 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

Parks, Recreation & Culture:

No objection provided the applicant adequately address the impact of development on area parks and recreation facilities.

SITE CHARACTERISTICS

Existing Land Use: Older single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 108 Avenue):	Older single family dwellings.	Multiple Residential	RF
East (Across 138 Street):	Older single family dwelling.	Multiple Residential	RF
South:	Commercial building.	Multiple Residential	C-8
West:	Phases 1 - 4 of the Quattro project with Phases 1 and 2 under construction.	Multiple Residential	CD (By-law No. 16172)

DEVELOPMENT CONSIDERATIONSBackground

- On September 15, 2005 Tien Sher Investment Group applied to rezone nine properties in the block on the southeast corner of 108 Avenue and East Whalley Ring Road in Surrey City Centre in order to construct four, four-storey apartment buildings (Application No. 7905-0283-00).
- All of the properties in the block were included in the application, except for two single family lots on the northeast corner of the block, and a small commercial lot immediately to the south of these two single family lots.
- On June 25, 2006 Council gave Final Adoption to Rezoning By-law No. 16172 and issued Development Permit No. 7905-0283-00 to permit the Quattro project, as the development is now called, to proceed.

- The developer, Tien Sher, has now obtained the two remaining single family lots in the block and has applied to construct a four-storey apartment building which forms Phase 5 of the Quattro project.
- The owner of the last remaining lot in the block, on which a small office building is located, is not interested in selling the property at this time. This remaining commercial lot is large enough to be redeveloped on its own for residential purposes sometime in the future.

Current Proposal

- The 0.2 hectare (0.49 acre) subject site at 13782/13790-108 Avenue in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- The applicant has applied to consolidate the two existing lots into one new lot and to rezone from RF Zone to Comprehensive Development Zone (CD) in order to permit the development of a four-storey, 64-unit apartment building.
- The proposed Floor Area Ratio (FAR) of the development is 1.83 which is less than the maximum 2.5 FAR permitted in the Multiple Residential Designation in City Centre, and which is in accordance with the OCP and the long-term vision of the area.
- 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 proposed cannot be accommodated in the RM-70 Zone.
- The proposed FAR of 1.83 exceeds the maximum FAR of 1.5 permitted in the RM-70 Zone. Further, since the area of the lot is less than 1.0 hectares (2.5 acres) in area, the sliding density provisions of the RM-70 Zone would limit the FAR to 1.06.
- 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 except for the density, as noted above, setbacks and lot coverage.
- The RM-70 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft.) from all property line. The proposed CD By-law reduces the setback along 108 Avenue to 5.0 metres (16 ft.), to 4.5 metres (15 ft.) along 138 Street, to the face of the building, and to 3.0 metres (10 ft.) along the south and west property lines.
- The proposed CD By-law includes additional allowances to permit columns and an entry canopy to further encroach in the eastern flanking side yard along 138 Street.

- The reduced setbacks along 108 Avenue and 138 Street are required to achieve a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre plan. These setbacks are also consistent with the setbacks achieved in Phases 1 to 4 of the Quattro project.
- The commercial building on the adjoining lot to the south is located approximately 10 metres (30 ft.) from the south property line of the subject site. Reducing the southern setback to 3.0 metres will leave 13 metres (40 ft.) between the proposed building and the building on the adjacent lot. Neither the proposed building nor the existing building on the adjoining lot will be negatively impacted by this reduced setback.
- Only a small portion of the proposed building is setback 3.0 metres (10 ft.) from the western property line. The majority of the building is set back 12.8 metres (42 ft.) from the western property line. As the building on the adjoining site to the west will be located 6.1 metres (20 ft.) from the western property line of the subject site, reducing the western setback for a small section of the proposed building will not impact the proposed development or the development on the adjoining property.
- Maximum lot coverage has been increased from 33% permitted in the RM-70 Zone to 50% in the proposed CD By-law to reflect the reduced site area and urban context of the proposed building.
- All other aspects of the proposed CD By-law are consistent with the RM-70 Zone.

PRE-NOTIFICATION

- Pre-notification letters were sent on October 16, 2007, and staff have received no phone calls or letters in response.

DESIGN PROPOSAL AND REVIEW

- The project will consist of an L-shaped, four-storey apartment building, with both the main entry and vehicle entry being located along 138 Street.
- The project will provide 64 units consisting of a mix of studio apartments (39 units), one-bedroom apartments (19 units), and two-bedroom apartments (6 units).
- Twenty of the studio apartments will be 31 square metres (335 sq. ft.) in area, while the remaining 19 studio apartments will be 45.7 square metres (492 sq. ft.) in area.
- Architecturally, the building will be consistent with the architectural vocabulary of Phases 1 to 4 of the Quattro project. The proposed building will have clean, simple lines with relatively soft and unpronounced articulation.
- Large sections of the first two floors of each building will be clad in dark red-coloured masonry veneer to add weight and permanence to the building.

- Other sections of the buildings will be clad in a combination of beige, taupe and white-coloured vinyl siding and board and batten hardi-board siding. Teak-coloured hardi-board siding will also be added to provide additional contrast.
- To provide an accent, soffets will be fresh cut cedar-coloured, while the cornice and trim will be charcoal-coloured to add contrast.
- Window frames will be white-coloured vinyl, while railings and trim will be black.
- Rooftop mechanicals will be screened.

Indoor Amenity Space

- The indoor amenity space will be located on the west side of the first level of the building facing the landscaped area on the southwest corner of the site.
- The indoor amenity space will consist of a multi-purpose room.
- The indoor amenity space will total 57 square metres (611 sq. ft.), which is 135 square metres (1,453 sq. ft.) less than the 192 square metres (2,067 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

Outdoor Amenity Space

- The outdoor amenity area will consist of a heavily landscaped area on the southwest corner of the site and will include a children's play structure, bench seating covered by a trellis, and a patio area adjacent to the indoor amenity space.
- The outdoor amenity space will cover 192 square metres (2,067 sq. ft.), which is in accordance with the requirements of the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).

Parking

- All parking will be provided underground.
- The underground parking garage contains a total of 78 parking spaces. Of these 78 parking spaces, 68 parking spaces are provided for resident parking, which is 3 more than the 65 parking spaces required under the Zoning By-law.
- A total of 10 parking spaces are provided for visitors, which is in accordance with the requirements of the Zoning By-law.

ADVISORY DESIGN PANEL

- ADP Meeting: August 2, 2007

- The ADP suggestions have been satisfactorily addressed and are reflected on the attached plans.

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 Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	School District Comments
Appendix IV.	ADP Comments
Appendix V.	Proposed CD By-law

Jean Lamontagne
General Manager, Planning and Development

GAG/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,027 m ²
Road Widening area		57 m ²
Undevelopable area		
Net Total		1,970 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	47%
Paved & Hard Surfaced Areas		30%
Total Site Coverage		77%
SETBACKS (in metres)		
Front	5.0 m	5.0 m
Rear	3.0 m	3.4 m
Side #1 (East)	3.0 m	3.0 m
Side #2 (West)	4.5 m	4.5 m **
BUILDING HEIGHT (in metres/storeys)		
Principal	16.0 m	15.8 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		39
One Bed		19
Two Bedroom		6
Three Bedroom +		
Total		64
FLOOR AREA: Residential	3,645 m ²	3,604 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,645 m ²	3,604 m ²

* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

** *2.0 metres for entry columns*

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)		325 uph/131 upa
FAR (gross)		
FAR (net)	1.85	1.83
AMENITY SPACE (area in square metres)		
Indoor	192 m ²	57 m ²
Outdoor	192 m ²	192 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	58	61
2-Bed	7	7
3-Bed		
Residential Visitors	10	10
Institutional		
Total Number of Parking Spaces	75	78
Number of disabled stalls		
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	NO
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