

# City of Surrey PLANNING & DEVELOPMENT REPORT File: 7909-0134-00

Planning Report Date: February 28, 2011

#### PROPOSAL:

 Rezoning from RF to CD (based upon RM-70)

• Development Permit

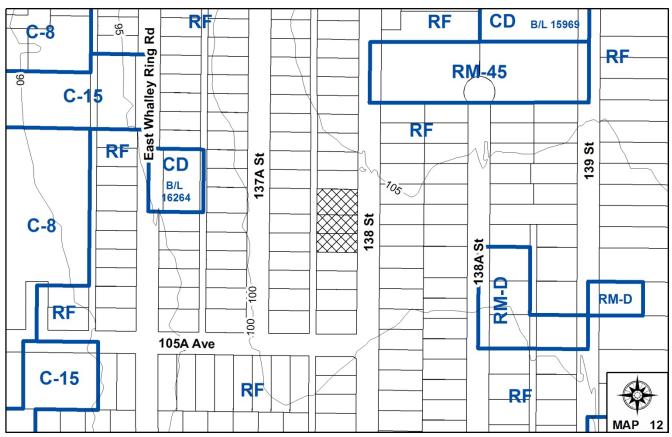
in order to permit the development of a 3-storey stacked townhouse project consisting of approximately 29 units.

LOCATION: 10601/09/19 - 138 Street

OWNERS: Darshan Singh Mangat et al

**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 the Multiple Residential designation in the OCP.
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- Proposed setbacks achieve a more urban, pedestrian-oriented streetscape in compliance with the City Centre Plan Update.

#### RECOMMENDATION

The Planning & Development Department recommends that:

- 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 eliminate the required indoor amenity space.
- 3. Council authorize staff to draft Development Permit No. 7909-0134-00 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 no indoor amenity space.

#### **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:

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November

2012

(Appendix IV)

Parks, Recreation & Culture:

Parks, Recreation & Culture Department has indicated concerns about the pressure this project will place on existing parks, recreation and culture facilities in the area.

#### **SITE CHARACTERISTICS**

<u>Existing Land Use:</u> Single family dwellings to be removed.

#### **Adjacent Area:**

Direction	Existing Use	OCP Designation	Existing Zone
North, South and West (across lane):	Single family dwellings.	Multiple Residential	RF
East (Across 138 Street):	Single family dwellings.	Multiple Residential	RF

#### **DEVELOPMENT CONSIDERATIONS**

- The subject site, consisting of three properties located at 10601/09/19 138 Street, is located on the west side of 138 Street north of 105A Avenue.
- The o.20 hectare (o.49 acre) subject site in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- The applicant is proposing to rezone the site from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD), based on the RM-70 Zone, in order to allow the construction of a three-storey stacked townhouse project with one level of underground parking. The proposal includes 14 one-storey units on the ground floor and 15 two-storey units above for a total of twenty-nine (29) townhouse units.
- The proposed Floor Area Ratio (FAR) of the development is 1.45, which falls within the maximum 2.5 FAR permitted in the Multiple Residential designation in City Centre.
- The proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone however the FAR, units per acre (upa) and lot coverage proposed cannot be

accommodated in the RM-70 Zone due to the lot size.

- The proposed FAR of 1.45 conforms to the maximum FAR of 1.50 permitted in the RM-70 Zone. However, since the area of the lot is less than 1.0 hectare (2.5 acres) in area, the sliding density provisions of the RM-70 Zone 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 three-storey building form.
- As a result of the proposed density, the applicant has applied to rezone the site to a Comprehensive Development Zone, based on the RM-70 Zone.

#### Proposed CD Zone

• The proposed CD By-law is based, generally, on the RM-70 Zone with modifications to the floor area ratio (FAR), as noted above, lot coverage and building setbacks. The table below shows a comparison between the proposed CD Zone and the RM-70 Zone.

	RM-70 based on	RM-70 Zone, Based on	Proposed CD By-law
	1-hectare site	0.20-hectare Site	
FAR	1.50	1.06	1.45
Lot Coverage	33%	33%	64%
Building Setbacks	7.5 m (25 ft.) from all lot	7.5 m (25 ft.) from all lot	north:
	lines	lines	2.4 metres (8 ft.)
			east:
			4.5 metres (15 ft.)
			west:
			4.5 metres (15 ft.)
			south
			2.4 metres (8 ft.)
Building Height	50 metres (164 ft.)	50 metres (164 ft.)	14 metres (46 ft.)
Parking	39 parking spaces	39 parking spaces	39 parking spaces

- The reduced front yard setback along 138 Street and rear yard setback along the lane will achieve a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.
- The reduced side yard setbacks along the north and south elevation will provide an acceptable transition and continuous streetscape if the adjacent properties to the north and south are redeveloped in the future.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 64%.
- The proposed lot coverage is typical for a low-rise 3-storey apartment building under the RM-70 Zone.
- The maximum building height of 50 metres (164 ft.) permitted in the RM-70 Zone has been reduced to 14 metres (46 ft.) to correspond to the proposed building form.
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-70 Zone.

#### Tree Preservation and Replacement

• The applicant has submitted an arborist assessment prepared by Mike Fadum, Certified Arborist of Mike Fadum and Associates Ltd. The report identifies 5 mature trees on the site. As this is a proposed multiple residential development with underground parking, all of the trees within the development footprint will need to be removed. The following chart reflects the trees proposed for removal by species:

Tree Species	Number of	Number to be	Number to be
	Trees	Retained	Removed
Mountain Ash	1	0	1
Western Red Cedar	2	0	2
Cherry	1	0	1
Scots Pine	1	0	1
Total	5	0	5

• The proposal indicates that 33 trees will be planted on site, which exceeds the 10 replacement trees required by the Tree Protection By-law.

#### **PRE-NOTIFICATION**

• Pre-notification letters were sent on March 19, 2010, and staff did not receive any comments.

#### **DESIGN PROPOSAL AND REVIEW**

#### Building Design, Access and Circulation

- The proposed stacked townhouse project will be three storeys in height, with a one-storey townhouse base and two-storey townhouses located on the second and third levels, consisting of 29 units in total. The ground level units are 1 bedroom and the 2-storey units are 2-bedrooms.
- The 2-storey units have the kitchen, dining room and living room located at the main floor (second floor of building), with the bedrooms at the second floor area (third floor of building). Each 2-storey unit also has a private roof top patio.
- One vehicular entry to the site is proposed off the existing lane on the southwest corner of the lot to the underground parking facility.
- There are pedestrian entrances located on the east and west sides of the building from 138 Street and the existing lane.
- A common pedestrian entrance is located on the east side of the site, from 138 Street. The stairs lead to the two-storey townhouse units on the second level and the common outdoor amenity space.

• Private pedestrian access to each of the street-oriented ground floor townhouse units is provided from both 138 Street and the existing lane.

- The building design includes fourteen street-oriented units on the main floor with direct access from a front yard patio to 138 Street (7 units) and the existing lane (7 units). The two-storey units on the second floor of the building are oriented toward the common outdoor amenity space.
- The proposed building is an urban and modern building form with clean lines and a flat roof.
- Along 138 Street, cladding materials will be a burgundy-coloured smooth brick represented in a vertical pattern on all three levels and along the base of the building. The two-storey townhouse units are defined by large windows and a modern square- shaped border in white smooth hardie-panel that provides visual interest and reinforces the modern character.
- Along the existing lane, cladding materials will be a grey hardie-plank represented in a vertical
  pattern on all three levels. A burgundy-coloured smooth brick will be used along the base of the
  building.
- Internal staircases are located on the north and south elevations and are enclosed within three storeys of vertical glazing.
- White window trim provides a colour accent.

#### **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 indoor amenity space.
- The applicant has agreed to provide a monetary contribution of \$30,450 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in required indoor amenity space.

#### Landscaping and Outdoor Amenity Space

- The 138 Street streetscape elevation includes a 0.90-metre (3.0 ft.) high grey coloured aluminum picket-fence with landscaping in front, with each private pedestrian entry defined by a grey-coloured metal entry gate with textured tempered glass and a vertical column with light and address marker.
- The lane streetscape elevation includes a low brick veneer retaining wall with landscaping behind and in front, with each private pedestrian entry defined by a grey-coloured metal entry gate with textured tempered glass.
- The proposed outdoor amenity space consists of a large outdoor courtyard located on the second floor. This space can be accessed directly from each 2-storey townhouse unit as well as from the main staircase entrance off of 138 Street.
- The outdoor amenity space incorporates benches, a seating wall with planting beds, a checkerboard paving field in red and black and a hopscotch pattern with pavers both for

children's play.

• The outdoor amenity space measures 180 square metres (1,938 sq.ft.), exceeding the minimum 87 square metres (936 sq.ft.) required in the proposed CD by-law, based on 3 square metres (32 sq.ft.) per dwelling unit.

#### Parking and Bicycle Storage

- All parking will be provided underground, and will be accessed from the existing lane.
- The proposed development includes a total of 41 parking spaces, consisting of 35 resident parking spaces and 6 parking spaces for visitors, within an enclosed one-level underground parking garage. The required parking results in 39 stalls, 34 residential stalls and 5 visitor stalls. The proposed parking exceeds the residential parking requirement by 1 stall and the visitor requirement by 1 stall.
- The visitor spaces are located within a secured portion of the underground parking garage.
- The proposed development also includes a total of 35 bike lockers for residents within the underground parking garage and a bike rack located at the main entrance to accommodate 6 bikes for visitors.

#### **ADVISORY DESIGN PANEL**

ADP Meeting Date: November 18, 2010.

ADP comments and suggestions have been satisfactorily addressed.

#### 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 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
Appendix VII. Proposed CD By-law

Original signed by Judith Robertson

Jean Lamontagne General Manager Planning and Development

#### <u>Information for City Clerk</u>

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Wilson Chang, Wilson Change Architect Inc.

Address: 288 West 8<sup>th</sup> Avenue

Vancouver, BC

V5Y 1N5

Tel: 604-630-9488

2. Properties involved in the Application

(a) Civic Addresses: 10601, 10609 and 10619 – 138 Street

(b) Civic Address: 10601 – 138 Street

Owner: Manjinder Singh Pandher

Jasvir Kaur Pandher

PID: 002-725-44

Lot 3 Section 23 Block 5 North Range 2 West New Westminster District Plan

12866

(c) Civic Address: 10609 – 138 Street
Owner: Manjit Kaur Mangat

Darshan Singh Mangat

PID: 009-753-575

Lot 4 Section 23 Block 5 North Range 2 West New Westminster District Plan

12866

(d) Civic Address: 10619 – 138 Street

Owner: Darshan Singh Mangat

PID: 009-767-126

Lot "A" Section 23 Block 5 North Range 2 West New Westminster District Plan

13104

- 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-70)

Required Development Data	Minimum Required / Maximum Allowed in RM-70	Proposed
LOT AREA* (in square metres)		
Gross Total		2,076 m <sup>2</sup>
Road Widening area		113 m <sup>2</sup>
Undevelopable area		1,963 m²
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	33%	63%
SETBACKS ( in metres)		
Front	7.5 m	4.5 m
Rear	7.5 m	4.5 m
Side #1 (North)	7.5 m	2.4 m
Side #2 (South)	7.5 m	2.4 M
·		
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	14 M
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		12
Two Bedroom		17
Three Bedroom +		
Total		
FLOOR AREA: Residential	2,081 m²	2,906 m²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,081 m <sup>2</sup>	2,906 m <sup>2</sup>
101111 DOILDHAU LEOOKAREA	4,001 111	2,900 III

<sup>\*</sup> 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 in RM-70	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		145 upha/59 upa
FAR (gross)		
FAR (net)		1.48
AMENITY SPACE (area in square metres)		
Indoor	87 m <sup>2</sup>	o m <sup>2</sup>
Outdoor	87 m²	180 m²
PARKING (number of stalls)		
Commercial		
Industrial		
1 Bedroom	13	
2-Bed	21	35
3-Bed		
Residential Visitors	5	6
Institutional		
Total Number of Parking Spaces	39	41
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	YES

Appendix II

Wilson Chang

Architect malbo

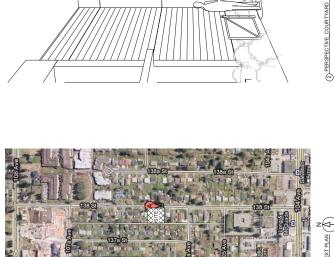
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ROWHOUSE DEVELOPMENT 10601,10609, 10619, 138 ST. SURREY,B.C.

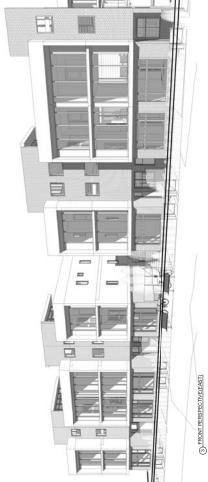
ARCHITECTURAL:
PRINCIPAL IN CHARGE:
WILSON CHANG
WILSON CHANG ARCHITECT INC
T.604.6.30.9487
F.604.630.9487

LANDSCAPE. IN CHARGE:
PRINCIPAL IN CHARGE:
JONATHAN LOSEE LTD.
LANDSCAPE ARCHIECTURE
TRAAK 689 1002
F604,689 0402









# PROJECT DATA

ROWHOUSE DEVELOPMENT @10601,10609,10619 138 STREET

STE PLAN
UNDERGROUND PARKING
FIRST FLOOR PLAN
SECOND FLOOR PLAN
THIRD FLOOR PLAN

DRAWING SET

NITS ENLARGEMENT4 ORTH&EAST ELEVATIONS JEST&SOUTH ELEVATIONS ROOF LEVEL
UNITS ENLARGEMENT1
UNITS ENLARGEMENT2
UNITS ENLARGEMENT3

A A 400 A 4101 A 4103 A 4200 A 4200 A 4201 A

CIVIC ADDRESS 10601, 10609, 10619 EAST 138TH ST. SURREY, BC.

LEGAL DESCRIPTION
LIOT "Y" FURN 1310(LOTS 38.4 PLAN 172866;
ALL OF SECTION 23 BLOCK 5 NORTH RANGE 2
WEST NEW WESTMINSTER DISTRICT

TOTALLOT AREA GROSS LOT AREA: 2076:151S.M (22352:15.F) FUTURE DEDICATION: 112:961S.M (21933.F) AFTER DEDICATION: 1963:19 S.M (21192.27.S.F)

TOTAL GFA

**FAR.** ALLOWED FAR: 1.5 PROPOSED FAR: 31277 / 21132.27 = 1,48

PARKING ANALYSIS

REQUIRD 12 UNITS 1.3712X0.8 = 12.48 17 UNITS = 20.4 0.2X29 (UNIT) = 5.8 0.2X29 (UNIT) = 5.8 TWO BEDROOM

12X29 (UNIT) = 34.8 6XBUILDING = 6 41

ZONING ANALYSIS
SETBACK
CD REFERENCE
RM-23

14'-9" (4.5m) 15'-0" (4.58m) 8'-7"-10'-6" (2.62-3.2m) 8'-0"-8'-8" (2.45-2.64m) 27'-11" (8.5m) DEVELOPMENT
PRINCIPAL BULLDINGS
FRONT YARD
REAR YARD
14
NORTHERN SIDE YARD
8
SOUTHERN SIDE YARD
8
BLDG TO BLDG

PROJECT NO: W0810 SCALE: 1:6 DRAWN: RL CHECKED: WC

39"-10" (12.15m) 45"-4" (13.83m) 1.48 13374 SQ.F 63.29% 36-0" (11.0m) MAX. BUILDING HT. 36'-TO PARAPET TO ROOF TOP STAIR SHAFT FAR FOOT PRINT LOT COVERAGE

PROJECT DATA

35 STALLS 6 STALLS RESIDENTIAL PARKING 33 STALLS BICYCLE STORAGE (INCLUDE VISITOR) VISITOR PARKING

DEVELOPMENT PROPOSAL No.09 0134

A100

ROWHOUSE DEVELOPMENT 10601,10609, 10619, 138 ST. SURREY,B.C. ISOMETRIC SECTION1 PROJECT NO: W0810

SCALE: 11/2" = 1'-0"

DRAWN: Author

CHECKED: Checker Wilson Chang (2) ISOMETRIC SECTION KEYPLAN1 11/2" = 11-0"

Architect malbc 288 West 8th Ave Vancouver, BC V5Y 1N5 T 664 630,9487

A101

(1) ISOMETRIC SECTION 1

DEVELOPMENT PROPOSAL No.09 0134

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PROJECT NO: W0810
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ISOMETRIC SECTION2

DEVELOPMENT PROPOSAL No.09 0134

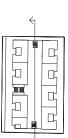
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Wilson Chang

(2) ISOMETRIC SECTION KEYPLAN2

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DEVELOPMENT PROPOSAL No.09 0134

CONTEXT IMAGE

PROJECT NO: W0810 SCALE: DRAWN: Author CHECKED: Checker

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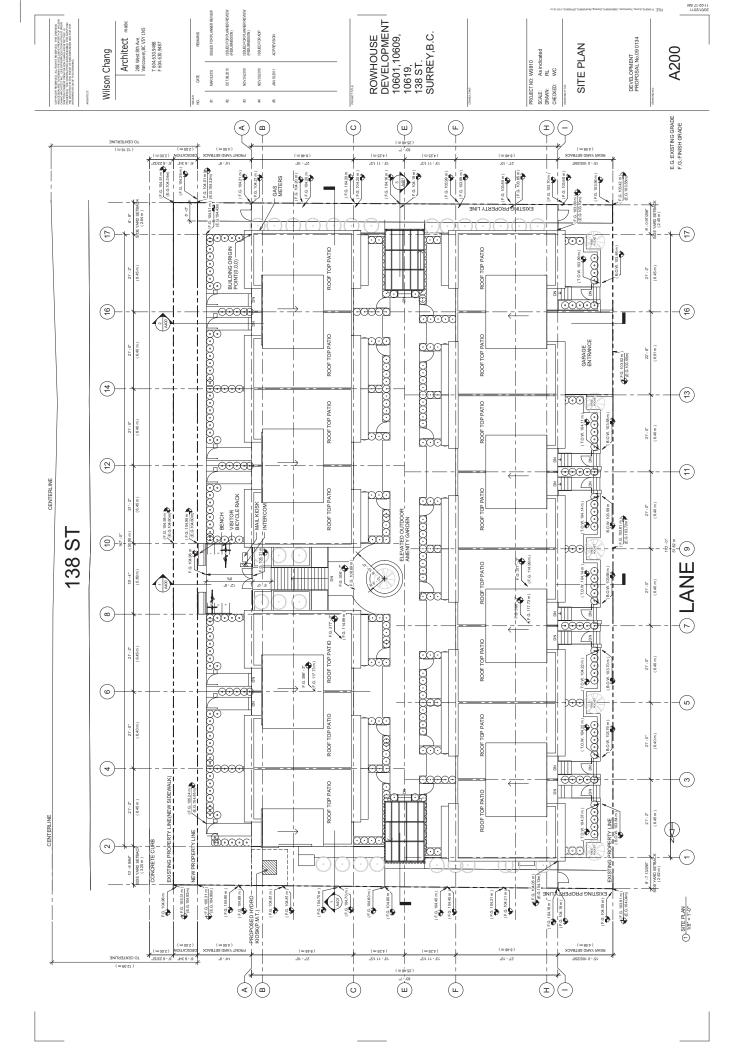


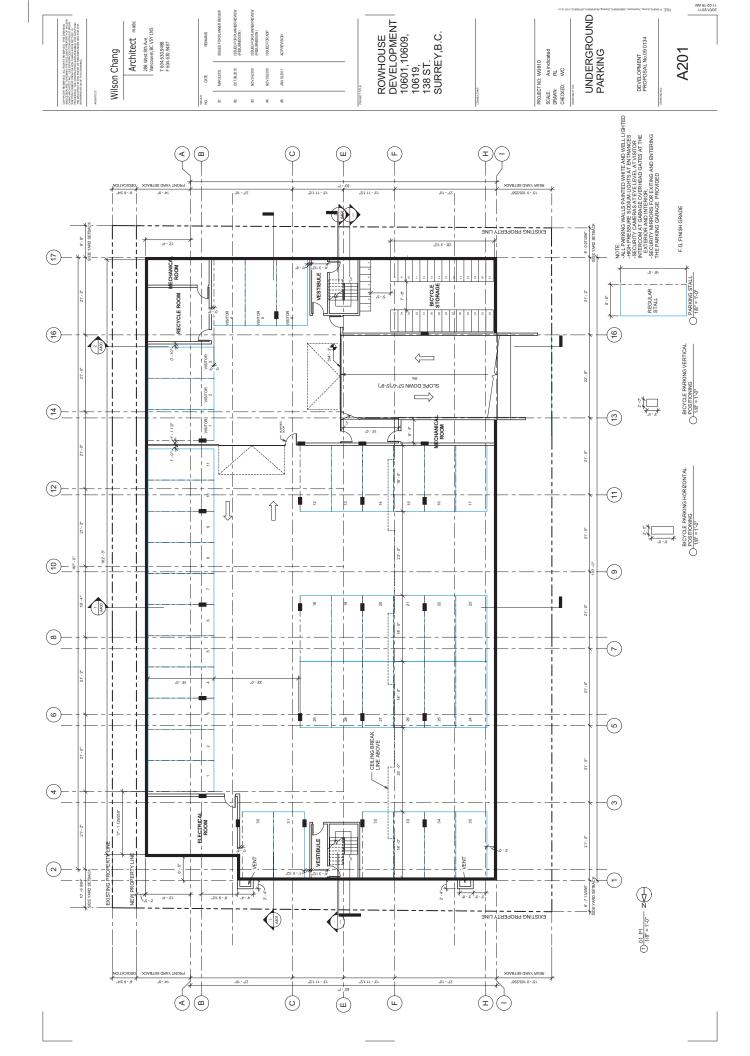
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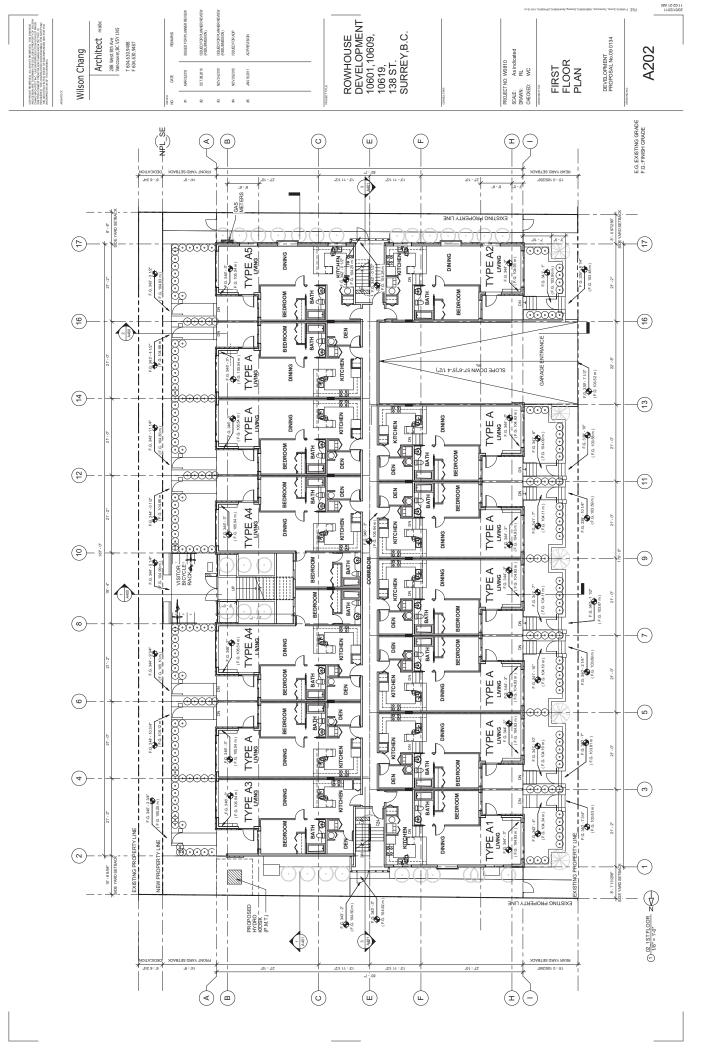
Wilson Chang

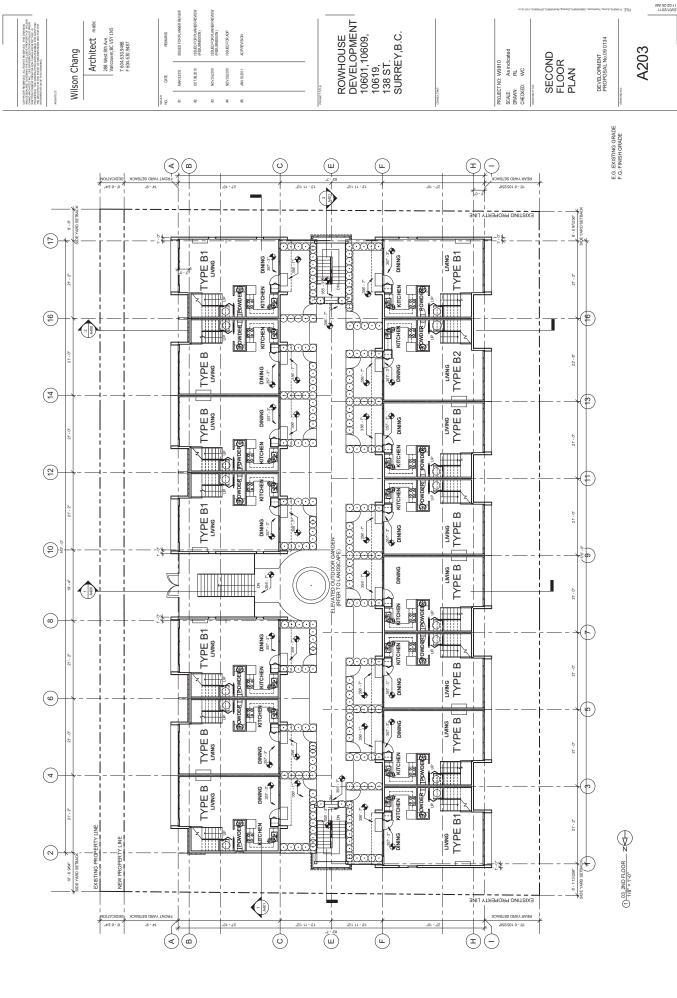
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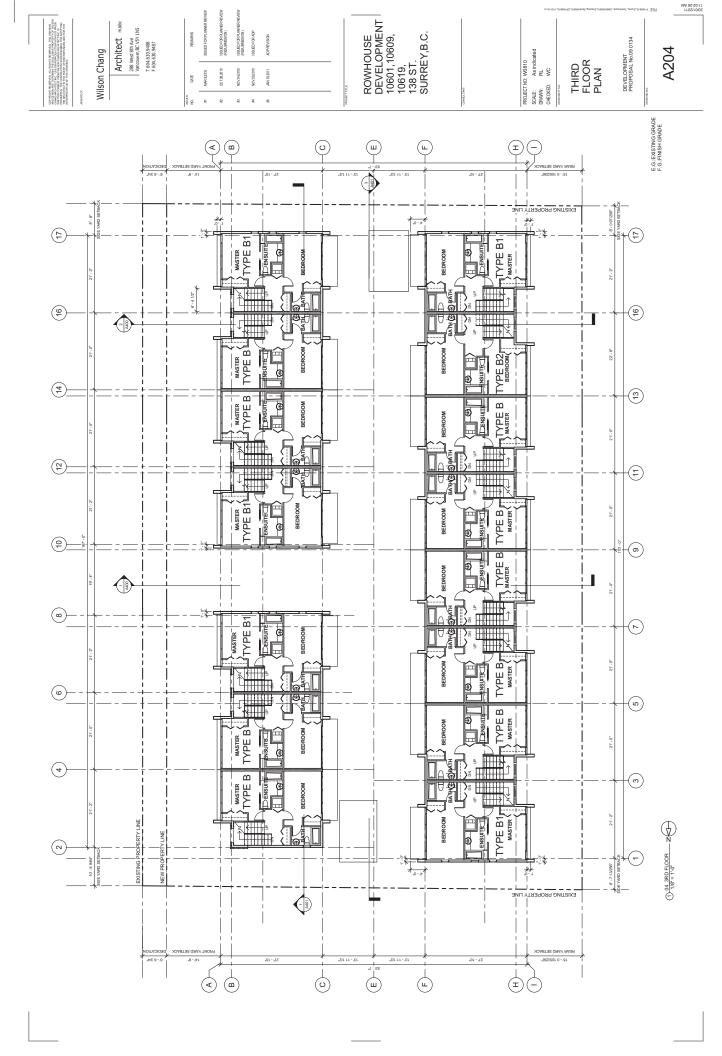
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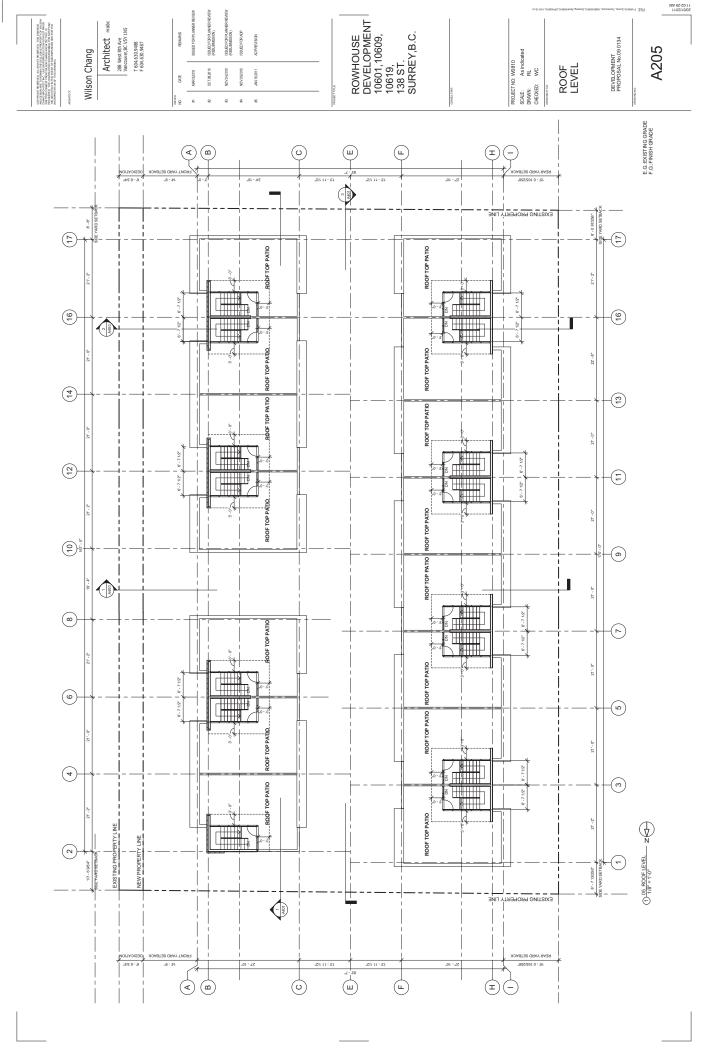


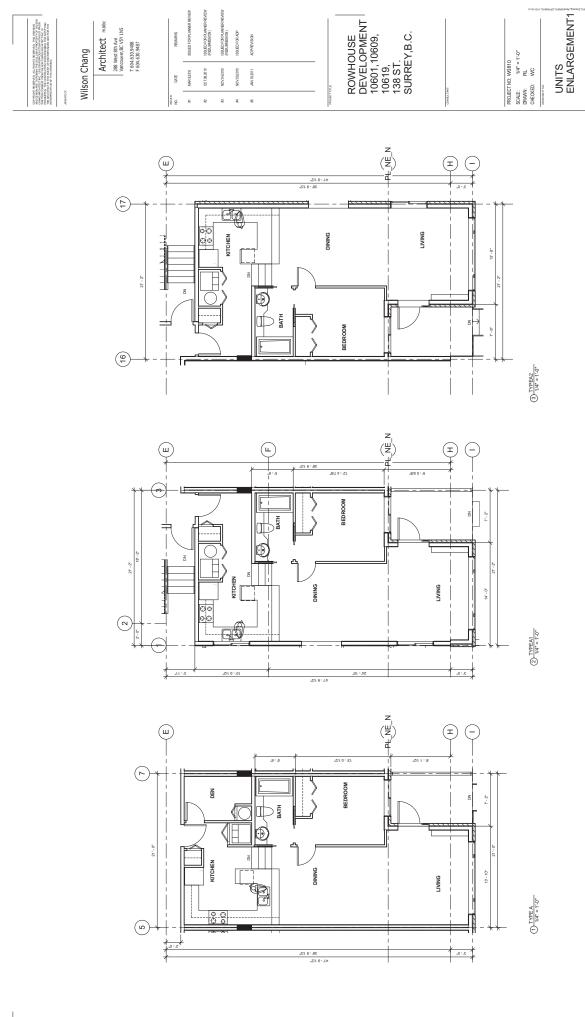








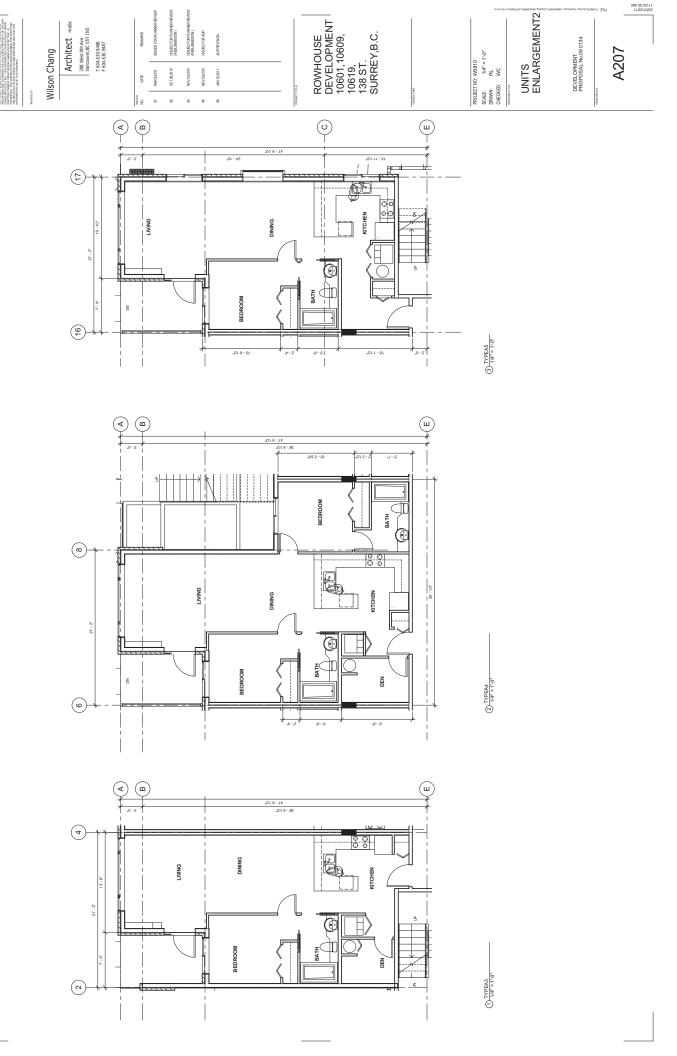




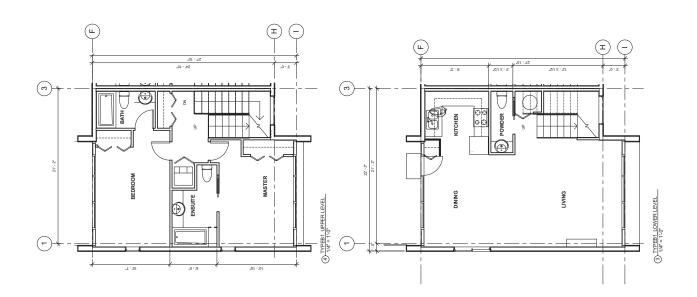
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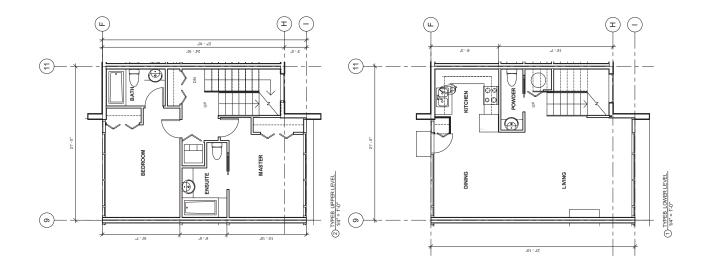
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DEVELOPMENT PROPOSAL No.09 0134

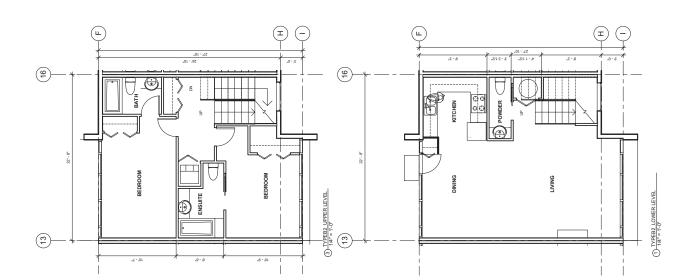


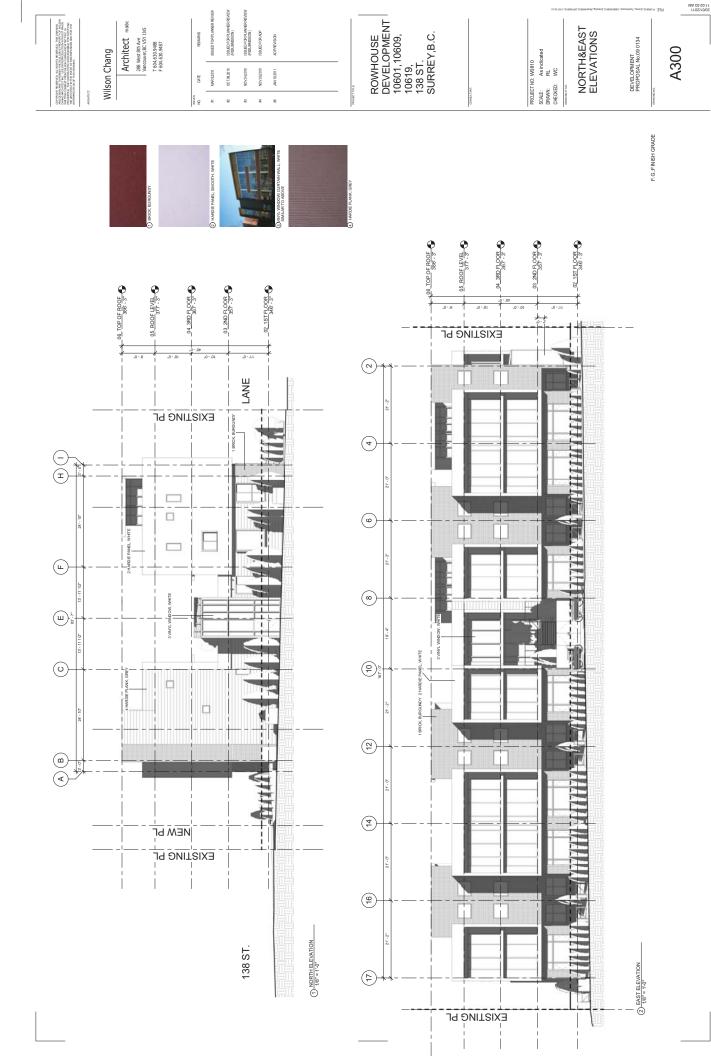


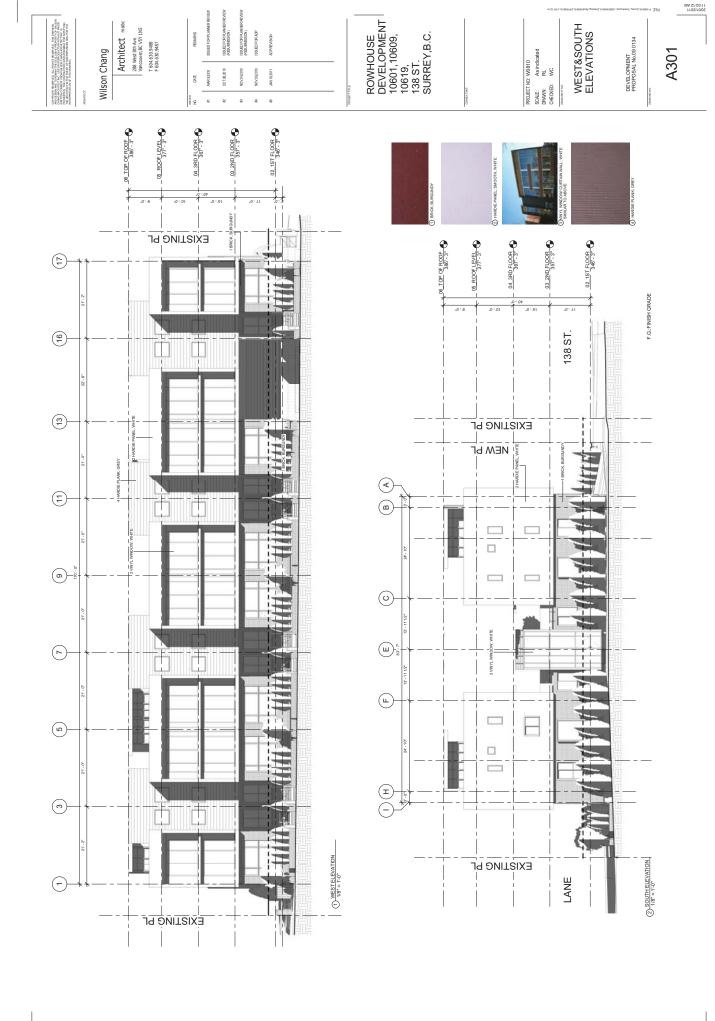


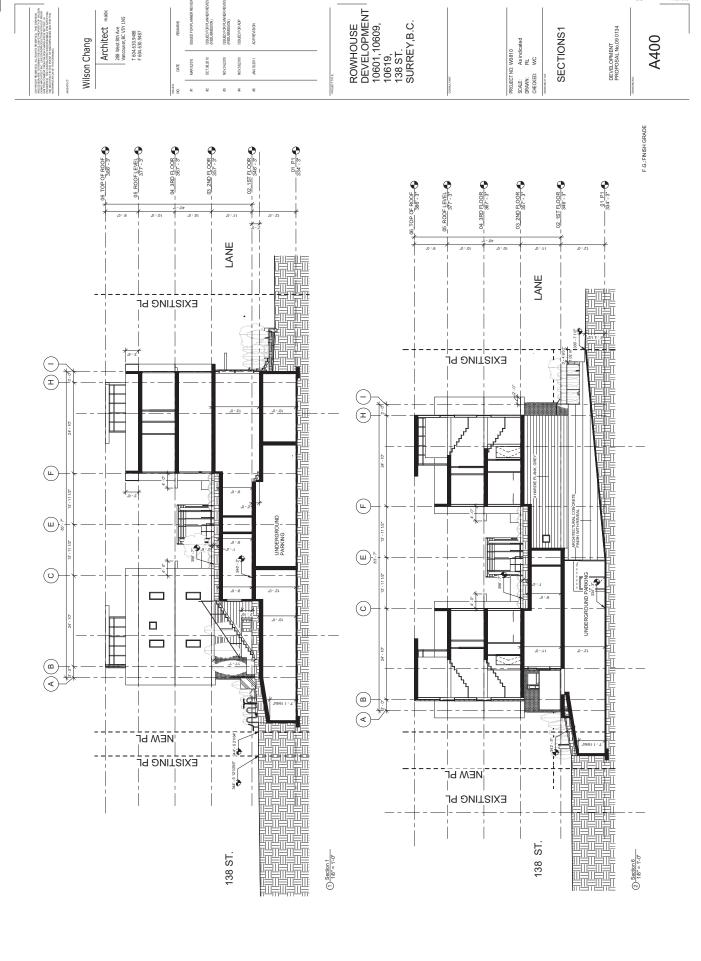




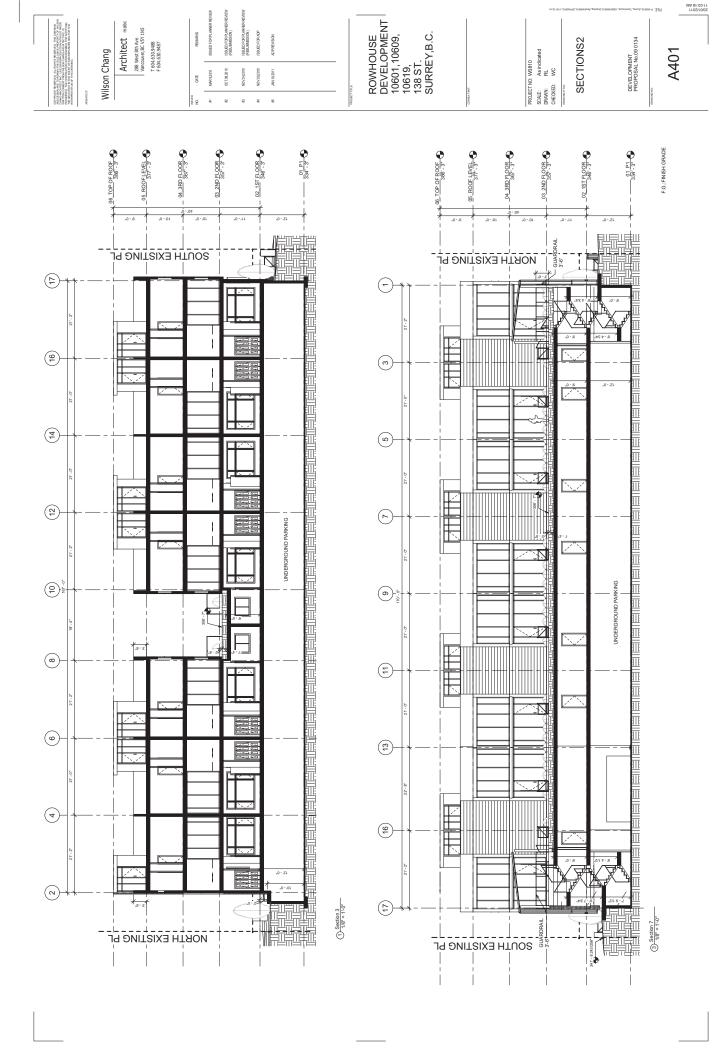








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1 PERSPECTIVE\_NORTH/EAST



(2) PERSPECTIVE NORTHWEST

Wilson Chang

ROWHOUSE DEVELOPMENT 10601,10609, 10619, 138 ST. SURREY,B.C.

PROJECT NO: W0810 SCALE: DRAWN: RL CHECKED: WC

PERSPECTIVE1

DEVELOPMENT PROPOSAL No.09 0134 A500

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DEVELOPMENT PROPOSAL No.09 0134

PROJECT NO: W0810 SCALE: DRAWN: RL CHECKED: WC

ROWHOUSE DEVELOPMENT 10601,10609, 10619, 138 ST. SURREY,B.C.

PERSPECTIVE2

A501

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Architect malbc 288 West 8th Ave Vancouver, BC V5Y 1N5 T 664 630,9487

DATE

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Wilson Chang

(1) PERSPECTIVE\_SOUTH/EAST



(1) BIRDVIEW1 138thST

A502

ROWHOUSE DEVELOPMENT 10601,10609, 10619, 138 ST. SURREY,B.C. SOUTH-EAST ISOMETRIC Wilson Chang PROJECT NO: W0810 SCALE: DRAWN: RL CHECKED: WC

Architect malbc 288 West 8th Ave Vancouver, BC V5Y 1N5 T 664 630,9487

DEVELOPMENT PROPOSAL No.09 0134

A503

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SOUTH-WEST ISOMETRIC

ROWHOUSE DEVELOPMENT 10601,10609, 10619, 138 ST. SURREY,B.C. DEVELOPMENT PROPOSAL No.09 0134 PROJECT NO: W0810 SCALE: DRAWN: RL CHECKED: WC

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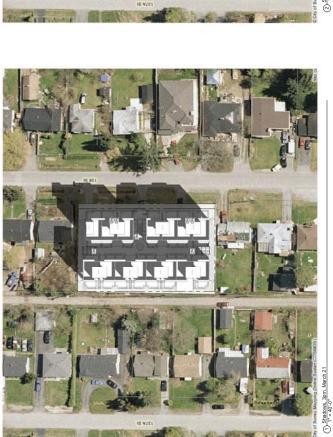
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PROJECT NO: W0810
SCALE: 1" = 40"-0"
BRAWN: Author
CHECKED: Checker

SHAWDOW STUDIES

DEVELOPMENT PROPOSAL No.09 0134

A600

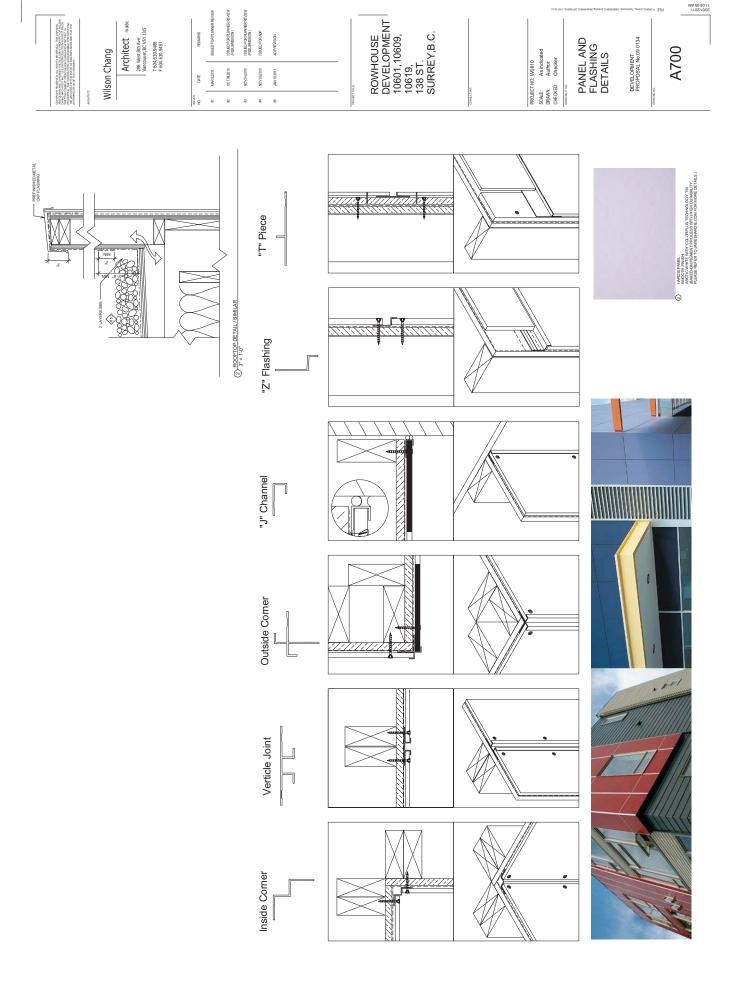


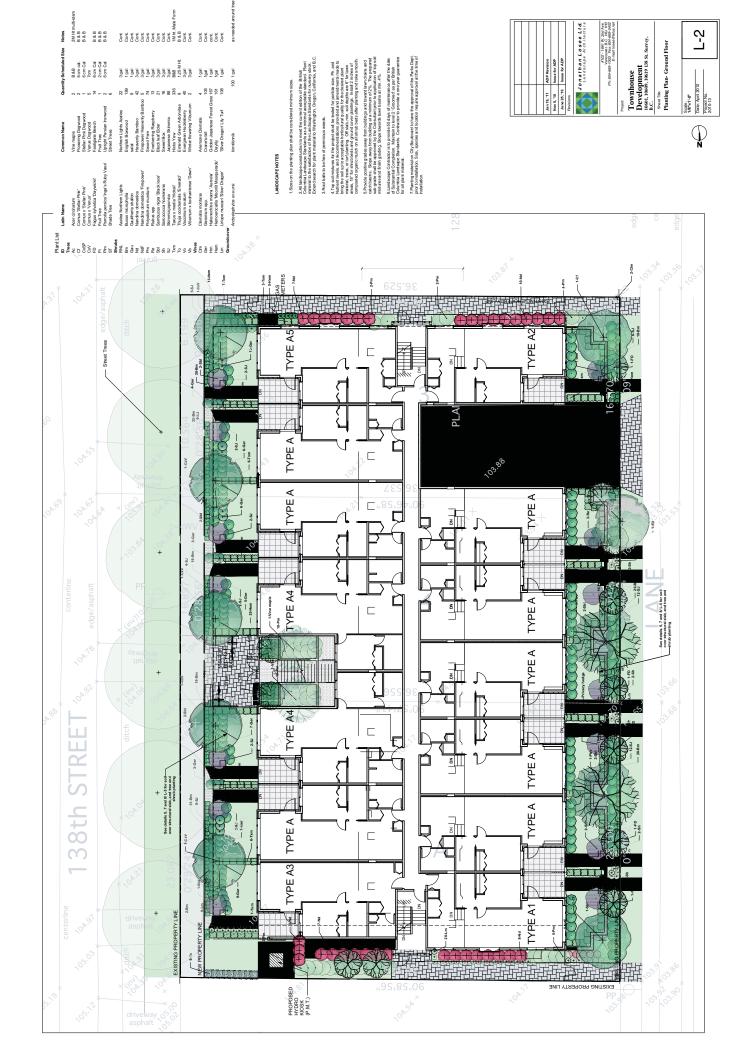




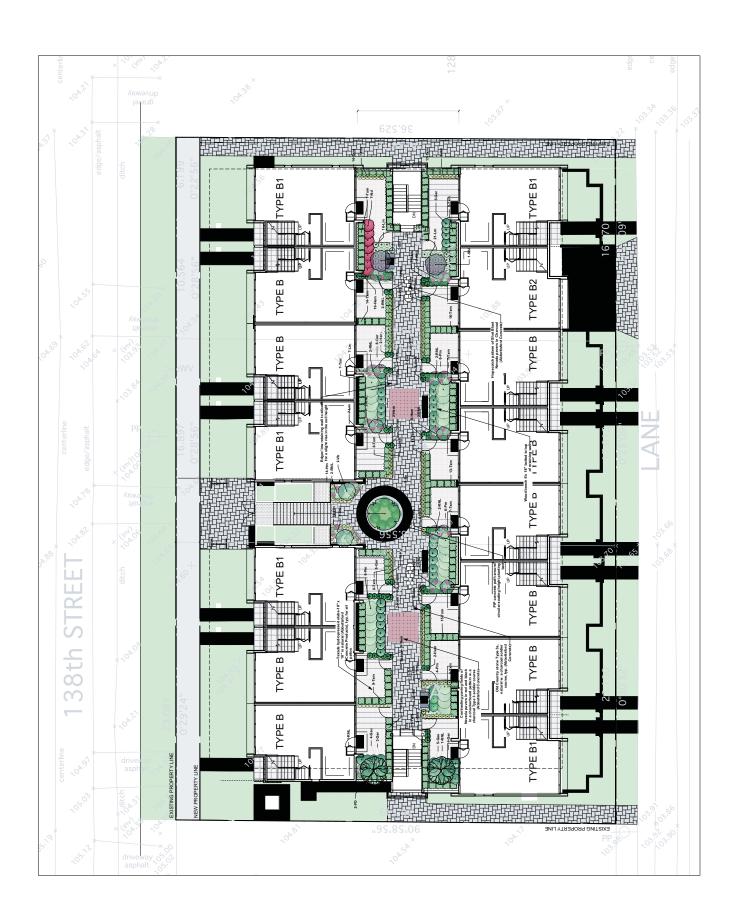
(4) Shadows, 3pm, Decamber 21

3 Shadows, 3pm, September 21 1" = 40"-0"

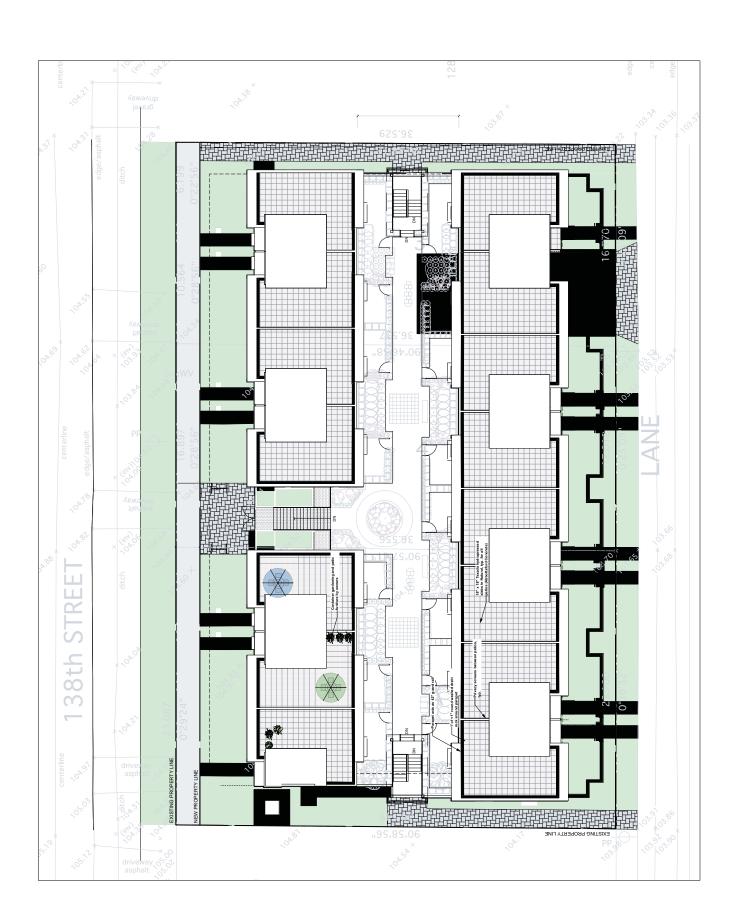


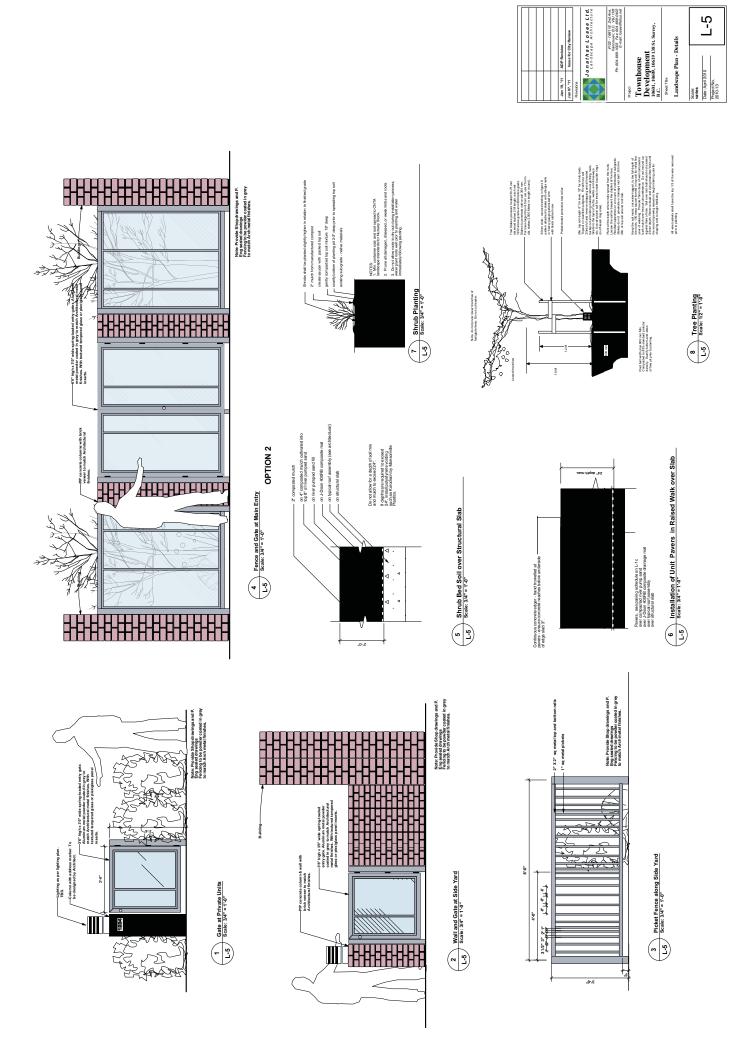




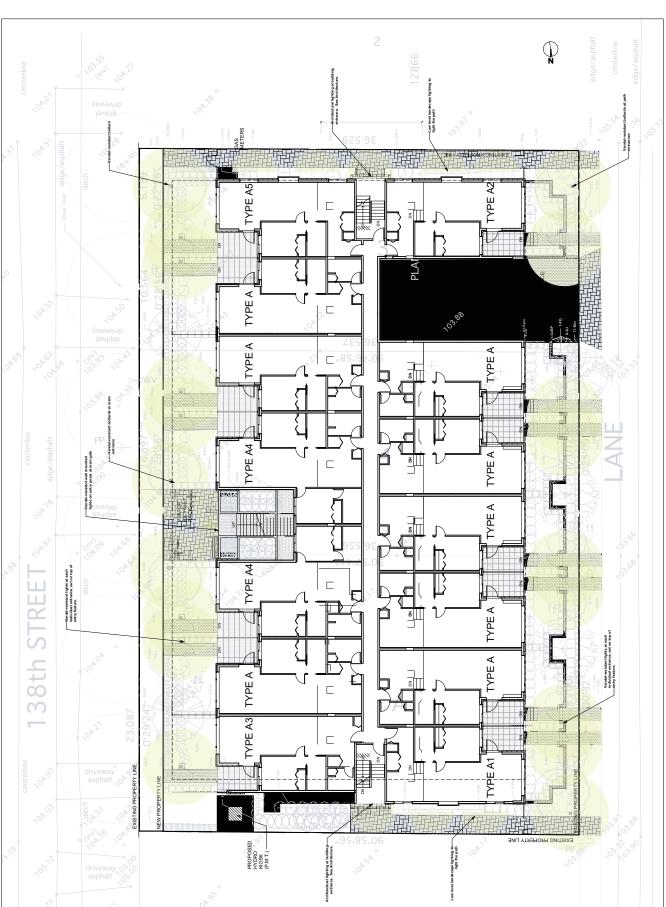














## INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- North Surrey Division

**Planning and Development Department** 

FROM:

**Development Project Engineer, Engineering Department** 

DATE:

February 16, 2011

PROJECT FILE:

7809-0134-00

RE:

Engineering Requirements Location: 10601/09/19 138 St

### **REZONE AND SUBDIVISION**

### Property and Right-of-Way Requirements

- dedicate as road By-law road, East 33 ft Lot 1, Plan 4657 (252402E);
- dedicate as road By-law road, East 33 ft Lot A, Plan 6530 (252401E);
- dedicate 1.942 metres along 138 Street, for a 24.0-metre Collector road standard; and
- provide a 0.5-metre stat. right-of-way along 138 Street frontage.

### Works and Services

- construct west side of 138 Street to a 24.0-metre City Centre standard; and
- construct drainage facilities to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

### **DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit

Bob Ambardar, P.Eng.

Development Project Engineer



### SCHOOL DISTRICT #36 (SURREY)

Thursday, February 17, 2011 **Planning** 

### THE IMPACT ON SCHOOLS

**APPLICATION #:** 

7909 0134 00

### **SUMMARY**

The proposed 29 townhouse units are estimated to have the following impact on the following schools:

### **Projected** # of students for this development:

Elementary Students:	5
Secondary Students:	2

### September 2010 Enrolment/School Capacity

### Forsyth Road Elementary

Enrolment (K/1-7): 39 K + 219 Capacity (K/1-7): 20 K + 275

### Kwantlen Park Secondary

Enrolment (8-12): 1480

Nominal Capacity (8-12): 1200

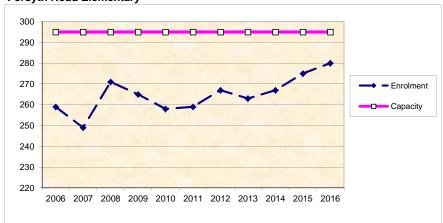
Functional Capacity\*(8-12); 1296

### **School Enrolment Projections and Planning Update:**

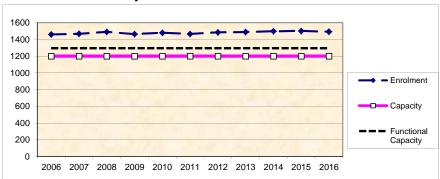
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The capacity at Forsyth Road Elementary has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. Kwantlen Park is a multi-track secondary school with Inter-A, French Immersion and Regular program enrolment. There are 11 portables on site at Kwantlen Park. The proposed development will not have an impact on these projections.

### **Forsyth Road Elementary**



#### **Kwantlen Park Secondary**



<sup>\*</sup>Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

# MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

### SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 09-0134-00

Project Location: 10601 / 09 / 19 - 138 Street, Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

# 1. General Tree Assessment A limited number of moderate quality native conifers and non native ornamental species.

### 2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	5 (A)
Number of Protected Trees declared hazardous d	ue to
natural causes	0 (B)
Number of Protected Trees to be removed	5 (C)
Number of Protected Trees to be retained (A-C)	0 (D)
Number of Replacement Trees required	
(0 alder and cottonwood X 1 and 5 others X 2)	10 (E)
Number of Replacement Trees proposed	TBD (F)
Number of Replacement Trees in deficit (E-F)	TBD (G)
Total number of Prot. and Rep. Trees on site (D+	-F) TBD (H)
Number of lots proposed in the project	N/A (I)
Average number of Trees per Lot (H/I	N/A (J)

### 3. Tree Survey and Preservation/Replacement Plan

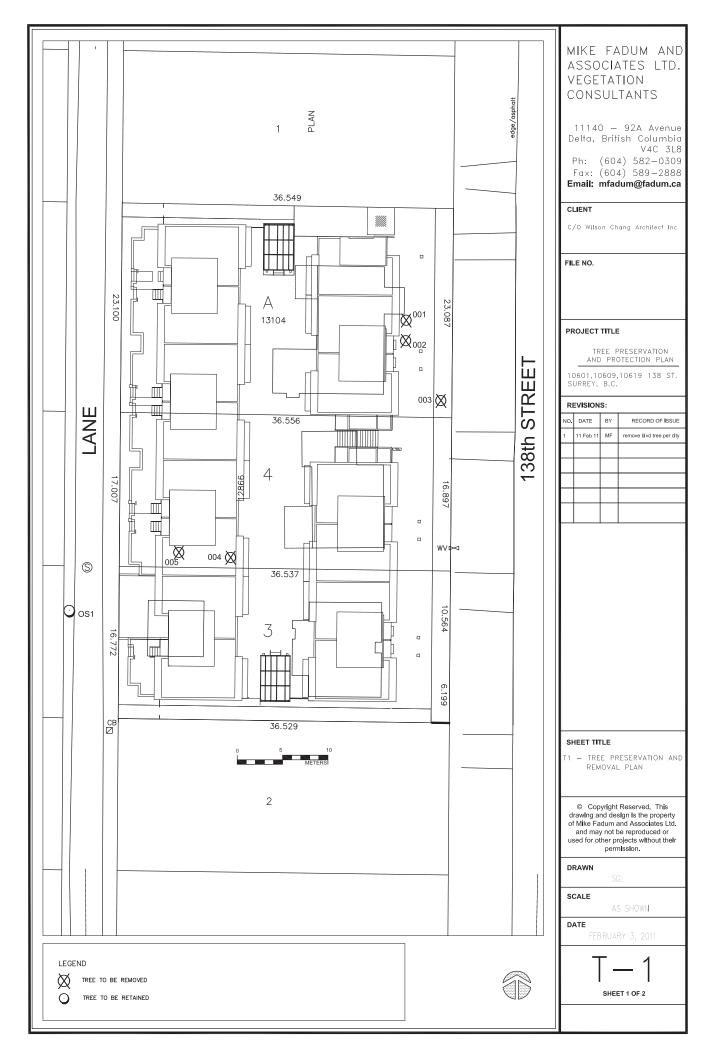
Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: February 11, 2011











# Advisory Design Panel Minutes

Parks Boardroom #1 City Hall 14245 - 56 Avenue Surrey, B.C.

THURSDAY, NOVEMBER 18, 2010

Time: 4:13 p.m.

**Chair:** S. Lyon

**Panel Members:** 

CPL. M. Searle K. Newbert L. Mickelson M. Ehman R. Myers M. Mortense **Guests:** 

C. Hogan, Focus Architecture Inc. A. Good, DMG Landscape Architects

D. Mangat, Darman Holdings Ltd. J. Losee, Jonathan Losee Ltd.

P. Martin, Wilson Chang Architect Inc. W. Chang, Wilson Chang Architect Inc.

**Staff Present:** 

T. Ainscough, Planning & Development M. B. Rondeau, Planning & Development T. Mueller, Legislative Services

### 4:45 PM

2. File No.: 7909-0134-00

New or Resubmit: New

Description: Proposed 3-storey apartment consisting of 29 units

Address: 10601/09/19 – 138 Street, City Centre
Developer: Darshan Mangat, Darman Holdings Ltd.
Architect: Wilson Chang, Wilson Chang Architect Inc.

Landscape Architect: Jonathan Losee, Jonathan Losee Ltd.

Planner: Jennifer McLean Urban Design Planner: Mary Beth Rondeau

### The Urban Design Planner provided an overview of the project:

- Project is located in the NE residential area of the City Centre. It is a residential development with flats on the ground floor with street orientation and 1 level of underground parking.
- The finer grade road network is being worked out; given the very long existing blocks a partial east/west road would have been sought as part of this development. A future road or lane will likely be sought along the south side of the property. Therefore, the south side of the building should be treated as a primary facade.
- The proposal is a rezoning to CD with a 1.5 FAR. The area is multiple residential that could be 4 6 storeys and up to 2.5 FAR so this site is below what could be considered.
- The project generally meets the urban design guidelines; planning staff has no major issues with the site but suggested that the elevation along the south side could have more brick added.

### The Project Architect made the following comments:

- The context includes one multifamily development, the rest is single family.
- The development is a modern character with a flat roof with rooftop balconies, consistent with recent projects in city centre. Brick is the dominant material

- along the street front.
- On the first level there is access to 138<sup>th</sup> St. and for the upper units there is an entrance through the primary courtyard. The courtyard is slightly elevated as opposed to a typical townhouse design. Each upper unit has an accessible rooftop. The south walkway connects 138<sup>th</sup> to the back of the development to provide a street front treatment.
- The parking entrance is located at the lowest part of the site. The vertical access point from the parking to the courtyard is quite clear and well lit lending to natural surveillance.
- Due to the project type, it is difficult for wheelchair accessibility. The ground floor units are accessible from the street and to underground parking.
- Materials used are Hardie board with metal trim.

### The Landscape Architect made the following comments:

- There is walkway access to the sides of the building for continuity. The centre has bike parking and terraced gardens.
- The hydro kiosk will require maintenance; in response, a reinforced turf area was incorporated to allow for vehicular access.
- Landscaping columns serve as partitions between the units. There is hedge planting to the sides of the units. There are nodes with wide fire access pathways paved with unit pavers.
- Access to the roof will be a conservative approach of unit pavers and slabs (with appropriate loading); it will be left to the individual homeowners to generate their own landscape response.

# ADVISORY DESIGN PANEL STATEMENT OF REVIEW 10601/09/19 - 138 Street, City Centre File No. 7909-0134-00

It was Moved by L. Mickelson

Seconded by R. Myers

That the Advisory Design Panel (ADP)

recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning Staff, resubmit the project to the ADP for review.

Carried

### STATEMENT OF REVIEW COMMENTS

### **Context and Site Circulation**

 Review of the context was helpful. The scheme and the orientation have a lot going for it because the courtyard is north / south. The general orientation and the way the project links up are interesting. Units on the ground floor are the only units that are potentially wheelchair
accessible. In the underground parking there are spaces allowed for disabled
parking. In the context of the development (above grade) no provision has
been made for wheelchairs.

*3 proposed ground floor units to be wheelchair accessible.* 

• Design develop the pathways to allow more accessibility for the disabled, e.g., remove steps to ground floor units.

Plans have been reviewed and steps have been removed where possible. South site entrance is now accessible.

#### Form and Character

Architecturally the aesthetic is interesting.

No change required

Biggest concern is the ground floor plan and the liveability of those units.
 They are very long and narrow. The only access for light is in an area with a glazed canopy. The sun room does not seem like it would provide much light; should be looked at in a different way. The windows are too small in such a deep space; it is not very well thought out. The kitchen design could be more useable.

Sun rooms have been removed to bring sunlight more directly into the units. Window areas have been enlarged significantly and take advantage of the high ceilings (10'-12') of the ground floor. These adjustments should ensure sufficient natural light for these units. Galley kitchens designs (as mentioned) are not desired by the client.

• Support the notion of extending the brick along the south side.

The brick treatment has been extended along the south facade.

• The proportion of the brick element on the front of the building works; however, the mirroring effect does not work (at the living rooms). There should be another way of articulating, the parapet line could be broken, a fin added, further refinement of the double bay should be considered.

The general mirroring of units was an early design decision and is an important element of the design expression of the building. The suggestions have been considered, but work against the overall design proportions of the building.

• Provide weather protection at entrances of all units. Currently there is a two foot overhang and that does not seem to be sufficient.

Big covered entrance areas for the ground floor units have been added at the former sun room location. A 4-foot overhang has been added over the entrances

of the courtyard units.

Accessibly is a concern for able bodied people as well as those in wheelchairs.
 A hydraulic elevator would be beneficial for everyone and expand the market for children, groceries, laundry, etc.

An elevator would be an asset, but is not feasible due to project scope, unit count and townhouse-type project

• Like the roof decks on the third level. Consider opportunity to add shading and a covered area.

Existing overhangs over rooftop access stairs have been enlarged.

• Consideration should be given to a different treatment than light coloured Hardie panel.

The specified panels have 'baked on colour' and will not be painted on site. This type of panel colouring is very sustainable and resistant to weather.

• The thin profiles around the windows are a challenge to achieve. In terms of the finish detailing of the exterior, the Hardie panel is a rough material and there are more polished panels that cut nicer edges. The way the panel is detailed is important to the success.

A detail sheet has been added (A700). The provided flashing and trim details are ensuring the modern look and build-ability of the design.

### Landscaping

 Prudent to look at year round planting and selection that offers year round interest. Large use of hydrangeas is a concern; a more appropriate species should be considered.

Hydrangeas have been removed from the updated plan, however, they believe that hydrangeas provide year round interest with bold leaves, flowers that persist into the winter and interesting branching patterns that complement evergreen plant material in the winter garden.

• Some deciduous materials are problematic during the winter months.

They have used a variety of evergreen and deciduous trees, shrubs and perennials to create a landscape that changes and provides interest over the course of the year. They have chosen plants for their shapes, fruit, colours, flowers and textures. A substantial portion of the plants are evergreen, including evergreen perennials and grasses, to provide a strong framework to the landscape, with deciduous material as accents. As the year progresses, some plants will shine, and at other times play a supportive role in the landscape.

### **CPTED and Accessibility**

Historically the area has been a challenge for police. There is no street lighting
and the alleyways and footpaths have pockets of criminal activity. Need to
provide lighting at all faces of the building and at key locations, e.g., at the
intercom.

A lighting plan has been added (L6).

• Full consideration should be given to a lighting scheme.

*A lighting plan has been added (L6).* 

Encourage a clear definition of public and private space, areas in the back of
the development should be strongly defined to prevent / deter individuals with
criminal intent. Residents of the complex and visitors need to feel comfortable
to exit their buildings from their back doors.

Fence and gate details have been added (L<sub>5</sub>). The raised yards along the lane will ensure an additional natural barrier and surveillance.

• Employ structures / techniques to prevent individuals gaining access to the property who should not be there, e.g., signed gates, ensure the gates are high enough so they cannot be easily climbed or jumped.

Fence and gate details have been added  $(L_5)$ . The raised yards along the lane will ensure an additional natural barrier and surveillance. The building will follow 3.3.4.8 of the BC Building Code.

• The underground and visitor parking areas are a concern; consideration should be given to making the bike parking area more secure. Proximity of the bike storage room to the entry ramp makes it more vulnerable.

The bike storage room is fully enclosed by concrete. The door will meet 3.3.4.8 of the BC Building Code to ensure secure bike storage.

• One way to provide universal access from the parking is to make sure there is a walkway on either side from the underground up to the drive way.

They have tried to incorporate a walkway but have run out of available space.

### Sustainability

Build in more shading on the west facade. There are large expanses of glass; more solar control is required to limit the amount of heat in the summer time. The fact that the windows are inset is a good idea; anything to create more shade would be beneficial; i.e., adding a fin between the large pieces of glass. Other ideas for low sun would be encouraged due to the east / west exposure.

Floor plates between the  $2^{nd}$  and  $3^{rd}$  floors have been extended to provide more shade in addition to the existing two foot setback of these window fronts.

### The Project Architect made the following comments:

• Appreciates the comments for the liveability of the ground floor units. Have tried ways to make less problematic.

### **CITY OF SURREY**

$RV_{-}$	LAW	NO	
D I -		INO.	

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the <u>Local Government Act</u>, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-725-444

Lot 3 Section 23 Block 5 North Range 2 West New Westminster District Plan 12866

10601 - 138 Street

Parcel Identifier: 009-753-575 Lot 4 Section 23 Block 5 North Range 2 West New Westminster District Plan 12866

10609 - 138 Street

Parcel Identifier: 009-767-126 Lot "A" Section 23 Block 5 North Range 2 West New Westminster District Plan 13104

10619 - 138 Street

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

### A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, *multiple unit residential buildings* and *ground-oriented multiple-unit residential buildings* and related *amenity spaces*, which are developed in accordance with a *comprehensive design*.

### B. Permitted Uses

The Lands and structures shall be used for multiple unit residential buildings and ground-oriented multiple unit residential buildings.

### C. Lot Area

Not applicable to this Zone.

### D. Density

- 1. The *floor area ratio* shall not exceed 1.45.
- 2. <u>Indoor Amenity Space</u>: The amenity space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

### E. Lot Coverage

The lot coverage shall not exceed 64%.

### F. Yards and Setbacks

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback	Front	Rear	Northern	Southern
Use	Yard	Yard	Side Yard	Side Yard
Use				
Principal Buildings and Accessory Buildings and Structures	4.5 m.	4.5 m.	2.4 m.	2.4 m.
	[15 ft.]	[15 ft.]	[8 ft.]	[8 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

### G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 1. <u>Principal buildings:</u> The building height shall not exceed 14 metres [46 feet].
- 2. <u>Accessory buildings and structures:</u> The building height shall not exceed 4.5 metres [15 feet].

### H. Off-Street Parking

- 1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. All resident and visitor *parking spaces* shall be provided as *underground parking*.
- 3. *Tandem parking* is not permitted.
- 4. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* may extend to the rear *lot line*.

### I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
- 3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
- 4. Garbage containers and *passive recycling containers* shall be provided within the *underground parking*.

### J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
- 2. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.

#### K. Subdivision

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
1,900 sq. m	55 metres	33 metres
[0.47 acre]	[180 ft]	[108 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

### L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 7. Building permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2006, No. 15973, as amended, and the development cost charges shall be based on the RM-70 Zone (in City Centre).

	9. Development permits may be required in accordance with the Surrey Official Community Plan, 1996, By-law No. 12900, as amended.					
3.	This By-law sh Amendment I	nall be cited for all By-law, , No.		as "Surrey Zo	ning By-law, 1993,	No. 12000,
READ .	A FIRST AND S	SECOND TIME on	the	th day of	, 20 .	
PUBLI	C HEARING H	ELD thereon on th	ie	th day of	, 20	
READ .	A THIRD TIMI	E ON THE	th day o	of	, 20 .	
	NSIDERED AN ate Seal on the	D FINALLY ADOF th day of	_	ned by the Ma	yor and Clerk, and	l sealed with the
						MAYOF
						CLERK

Surrey Tree Protection By-law, 2006, No. 16100, as amended.

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8.