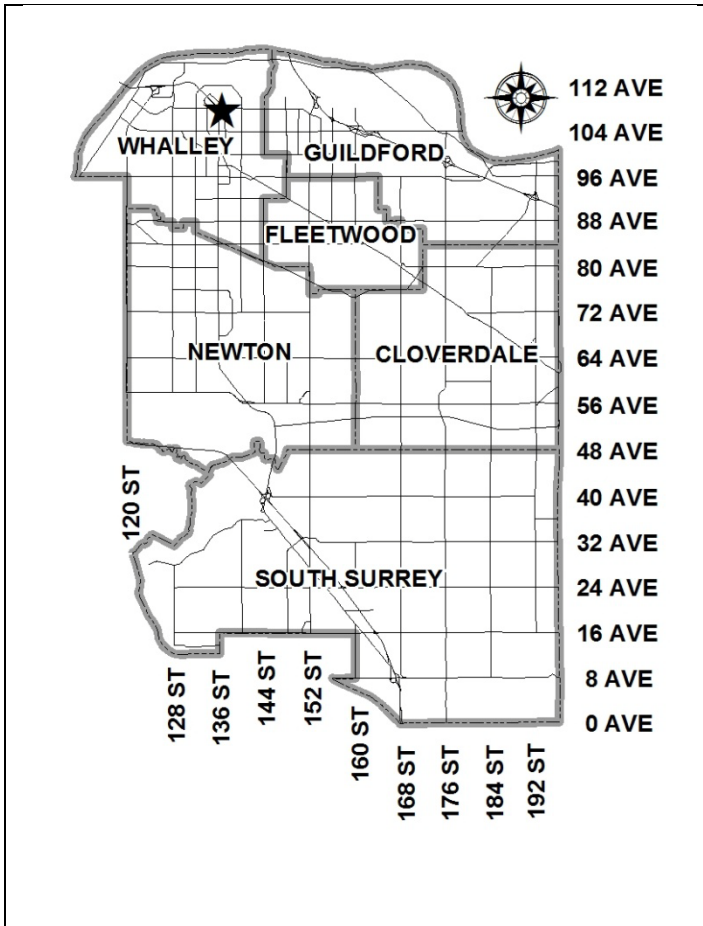


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0172-00

Planning Report Date: July 23, 2012

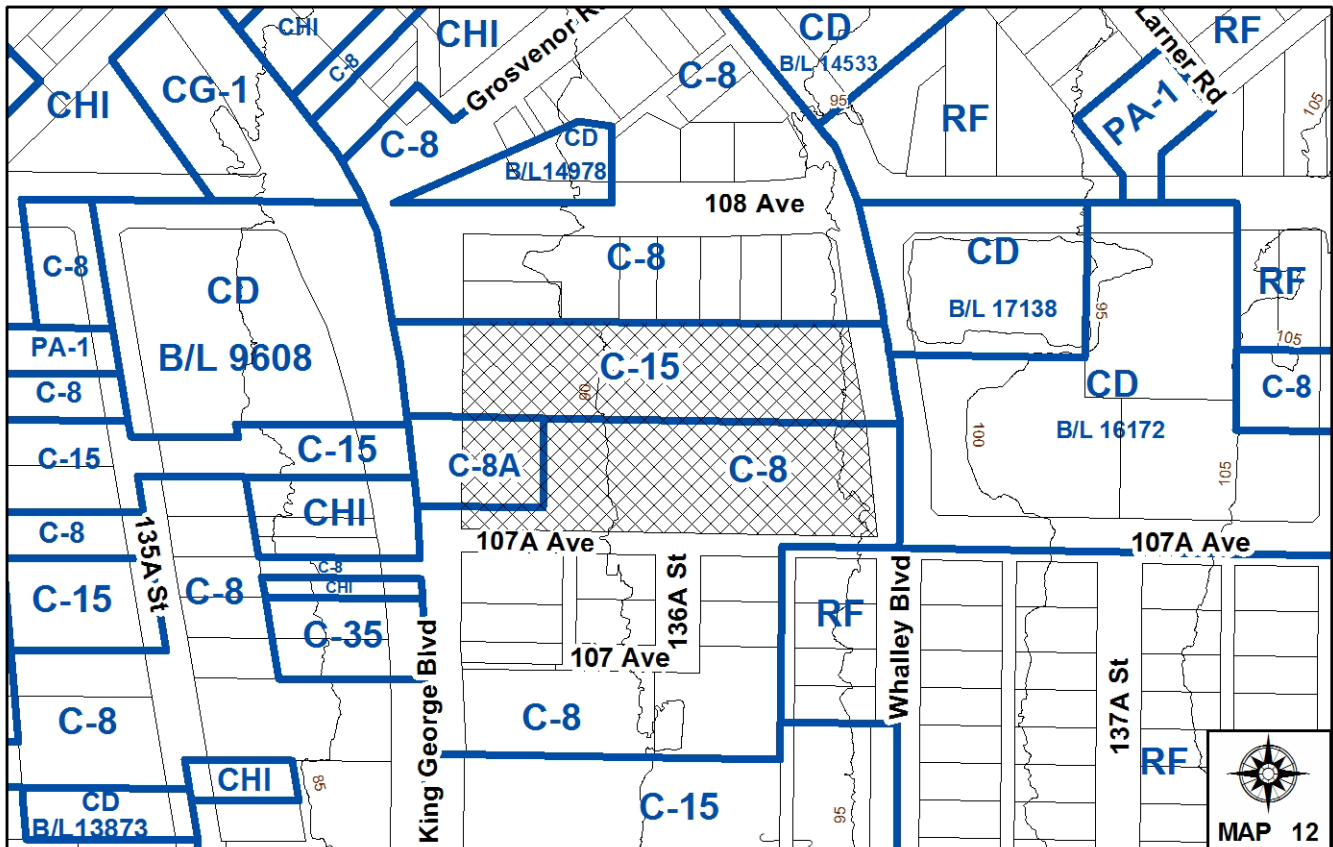


PROPOSAL:

- **Rezoning from C-8, C-8A and C-15 to CD** (based upon RMC-150)
- **General Development Permit**

in order to permit the development of a phased project consisting of four high-rise residential towers, townhouse units and a small commercial component.

LOCATION: 13665 – 107A Avenue and 10740 and 10768 King George Boulevard
OWNER: Tien Sher Investment (Flamingo) Group Inc.
ZONING: C-8, C-8A and C-15
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- That Council support the applicant's proposal to redesignate the western portion of the subject site from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR" and to redesignate the eastern portion of the subject site from "High-Rise 3.5 FAR" to "High Rise 5.5 FAR".

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Surrey City Centre Land Use and Density Concept Plan, to permit a higher density.

RATIONALE OF RECOMMENDATION

- The westernmost portion of the subject site is located within 400 metres (¼ mile) of the Gateway SkyTrain Station.
- The subject site is located at a prime axial location at the curve and intersection of 108 Avenue and King George Boulevard and would be an appropriate site for the development of a landmark building, with height and density greater than could be achieved under the current 3.5 FAR designation in the Surrey City Centre Land Use and Density Concept.

RECOMMENDATION

The Planning & Development Department recommends that Council support the applicant's proposal to redesignate the western portion of the subject site from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR" and to redesignate the eastern portion of the subject site from "High-Rise 3.5 FAR" to "High Rise 5.5 FAR", and that Council refer the application back to staff to work with the applicant to ensure that:

1. The applicant submits a full and complete land development application; and
2. The proposal complies with the urban design guidelines and urban design strategies for Surrey City Centre.

REFERRALS

Due to the general and conceptual nature of the proposal at this stage, the referral of the application to other City departments and outside agencies has not been undertaken.

SITE CHARACTERISTICS

Existing Land Use: Existing Flamingo Hotel and small retail units (some vacant) on the western portion of the site, fronting King George Boulevard, with a vacant building and vacant lands on the eastern portion of the subject site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Existing retail units.	City Centre	C-8
East (Across Whalley Boulevard):	Newly constructed 5-storey apartment buildings (Quattro) with ground floor commercial fronting Whalley Boulevard	Multiple Residential	CD By-law No. 17138 and CD By-law No. 16172
South (Across 107A Avenue):	Mix of commercial buildings, including an RCMP office. Existing single family dwellings.	Commercial Commercial	C-8 and RF
West (Across King George Boulevard):	One and two-storey commercial buildings	City Centre	CD By-law No. 9608, C-15 and CHI

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is bound by King George Boulevard to the west, 107A Avenue to the south and Whalley Boulevard to the east, within Surrey City Centre.
- The site is currently zoned Community Commercial Zone (C-8), Community Commercial A Zone (C-8A) and Town Centre Commercial Zone (C-15).
- Under the provisions of the Surrey City Centre Land Use and Density Concept, approved by Council on February 9, 2009 and amended on July 25, 2011, the western portion of the site is designated "Mixed-Use 3.5 FAR" and the eastern portion is designated "Mid to High Rise 3.5 FAR", where FAR refers to "floor area ratio".
- The applicant, Tien Sher, has submitted an application to rezone the subject site to a Comprehensive Development Zone (CD) to permit a development that proposes two high-rise residential towers, ground-oriented townhouses and a small commercial component on the western portion of the site, and two high-rise residential towers and a number of ground-oriented townhouses on the eastern portion of the site.
- However, as the proposal exceeds the maximum density for the site permitted under the Surrey City Centre Land Use and Density Concept, Council is being requested to provide direction with respect to the proposed density on the subject site, prior to the submission and processing of a full land development application.

Current Application

- As noted previously, the subject site occupies the southern two thirds of the block bound by King George Boulevard to the west, 108 Avenue to the north, Whalley Boulevard to the east, and 107A Avenue to the south.
- Under the provisions of the Surrey City Centre Road Network Concept, it is anticipated that, in order to achieve a finer-grained road network, 136A Street will be extended north-south through the subject site from 107A Avenue and ultimately to 108 Avenue, thereby dividing the subject site into an eastern portion (proposed Phase 1) and a western portion (proposed Phase 2).
- The applicant proposes that Phase 1, on the eastern portion of the subject site, will consist of a two high-rise residential towers, one 28 storeys in height and one 30 storeys in height, along with a number of 3-storey, ground-oriented townhouses, facing the streets.
- The proposed gross floor area ratio (FAR) for the eastern portion of site (i.e. before required road dedication is taken from the site area) is 4.1, which is higher than the maximum FAR of 3.5 permitted under the Surrey City Centre Land Use and Density Concept.
- The applicant proposes that Phase 2, on the western portion of the subject site, will consist of two high-rise residential towers, one 35 storeys in height and one 41 storeys in height, along with a number of 3-storey, ground-oriented townhouses and a small ground-

oriented commercial component at the intersection of King George Boulevard and 107A Avenue.

- The proposed gross FAR for the western portion of site (i.e. before required road dedication is taken from the site area) is 7.08, which is substantially higher than the maximum FAR of 3.5 permitted under the Surrey City Centre Land Use and Density Concept.
- The average FAR proposed over the entire site is 5.46.

Proposed Densities

- When the Surrey City Centre Land Use and Density Concept was developed in 2009, one of the principal criteria used to establish an area in which higher densities may be appropriate was the proximity to a SkyTrain Station.
- Generally, lands within 400 metres (a 10-minute walk) of a SkyTrain Station were deemed to be appropriate for FAR densities of 5.5.
- However, there was some concern that, in the vicinity of the Gateway SkyTrain Station, there was the possibility that a number of very tall buildings with very high densities could be developed that would lead to an overconcentration of such projects, and that would draw development away from other parts of City Centre. In order to reduce the possibility of such a concentration, the 5.5 FAR designation was not extended to the limit of the 400-metre (1/4 mile) radius from the Gateway SkyTrain Station, especially with respect to the areas that lay to the south and to the east.
- However, as development has occurred, it has become apparent that the original concern with respect to an overconcentration of high density project has not materialized.
- Lands that have developed close to the Gateway SkyTrain Station, between City Parkway and King George Boulevard, north of 108 Avenue, have been developed with four-storey apartment buildings, achieving densities in the range of 1.8 FAR, even though they were designated for development up to 5.5 FAR.
- Even the most recent high-rise development in the area (the two high-rise residential towers called City Pointe at the southwest corner of University Drive and 108 Avenue), achieved a density of 5.16 FAR, which is also below the maximum 5.5 FAR permitted.
- As the possibility of an overconcentration of development has lessened, based on recent developments in the area, there may be rationale to consider extending the 5.5 FAR designation to the limit of the 400-metre (1/4 mile) radius from the Gateway SkyTrain Station.
- The western edge of the subject site falls just within the 400-metre radius (1/4 mile) from the Gateway SkyTrain Station.

- Due to the fact that the western edge of the site lies within 400 metres (1/4 mile) of the Gateway SkyTrain Station and the fact that there is a direct pedestrian route from the subject to the Gateway SkyTrain Station along 108 Avenue, redesignation of the western portion of the site to a 5.5 FAR has some merit.
- Further, the western portion of the subject site also occupies a strategic position as a gateway into Surrey City Centre, as well as having a highly visible, axial location due to the curve of King George Boulevard north of 108 Avenue.
- As a result, the subject site lends itself to the development of an iconic building that would become a landmark entry into Surrey City Centre.
- It may be difficult, however, to create a landmark building within the density restrictions of the 3.5 FAR designation, which provides further justification for increasing the density, particularly on the western portion of the subject site, to 5.5 FAR.
- However, it may be difficult to create a building with appropriate height and massing within the density limits of the 5.5 FAR designation.
- As a result, the applicant is proposing that the entire site, both the western and eastern portions, be redesignated from 3.5 FAR to 5.5 FAR, and is proposing to average the density over the entire site, incorporating any unused density on the eastern portion of the site into additional building height and massing on the western portion of the site, adjacent King George Boulevard.
- Under the current proposal, the applicant proposes to construct two high-rise residential towers and a number of ground-oriented townhouses on the eastern portion of the site that would result in a gross FAR of 4.1, which would be lower than the proposed designation of 5.5 FAR for the eastern half of the subject site.
- By averaging the permitted density over the entire site, the applicant proposes to translate the unused density on the eastern portion of the site into additional building form on the western portion of the site in order to develop a 35-storey tower and a 41-storey landmark tower that would create an entry statement into Surrey City Centre.
- Therefore, even though the gross FAR on the western portion of the site would reach 7.08 as a consequence of developing a landmark building, the average density over the entire site would achieve 5.46 FAR, just slightly below the maximum density of 5.5 FAR proposed for the subject site.

CONCLUSION

- The applicant is proposing to amend the Surrey City Centre Land Use and Density Concept to redesignate the subject site from 3.5 FAR to 5.5 FAR in order to permit the development of a comprehensive, multi-phased project consisting of four, high-rise residential towers, ground-oriented townhouses, and a small commercial component.

- Due to the proximity of the subject site to the Gateway SkyTrain Station and the location of the subject site being an axial gateway into Surrey City Centre, staff finds merit in the proposal and can support the proposed increase in density, subject to a thorough design review.
- It is recommended that Council support the proposal to redesignate the western portion of the subject site from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR" and to redesignate the eastern portion of the subject site from "High-Rise 3.5 FAR" to "High Rise 5.5 FAR" to permit the applicant to move forward with the submission of a full and complete land development application for review by City staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

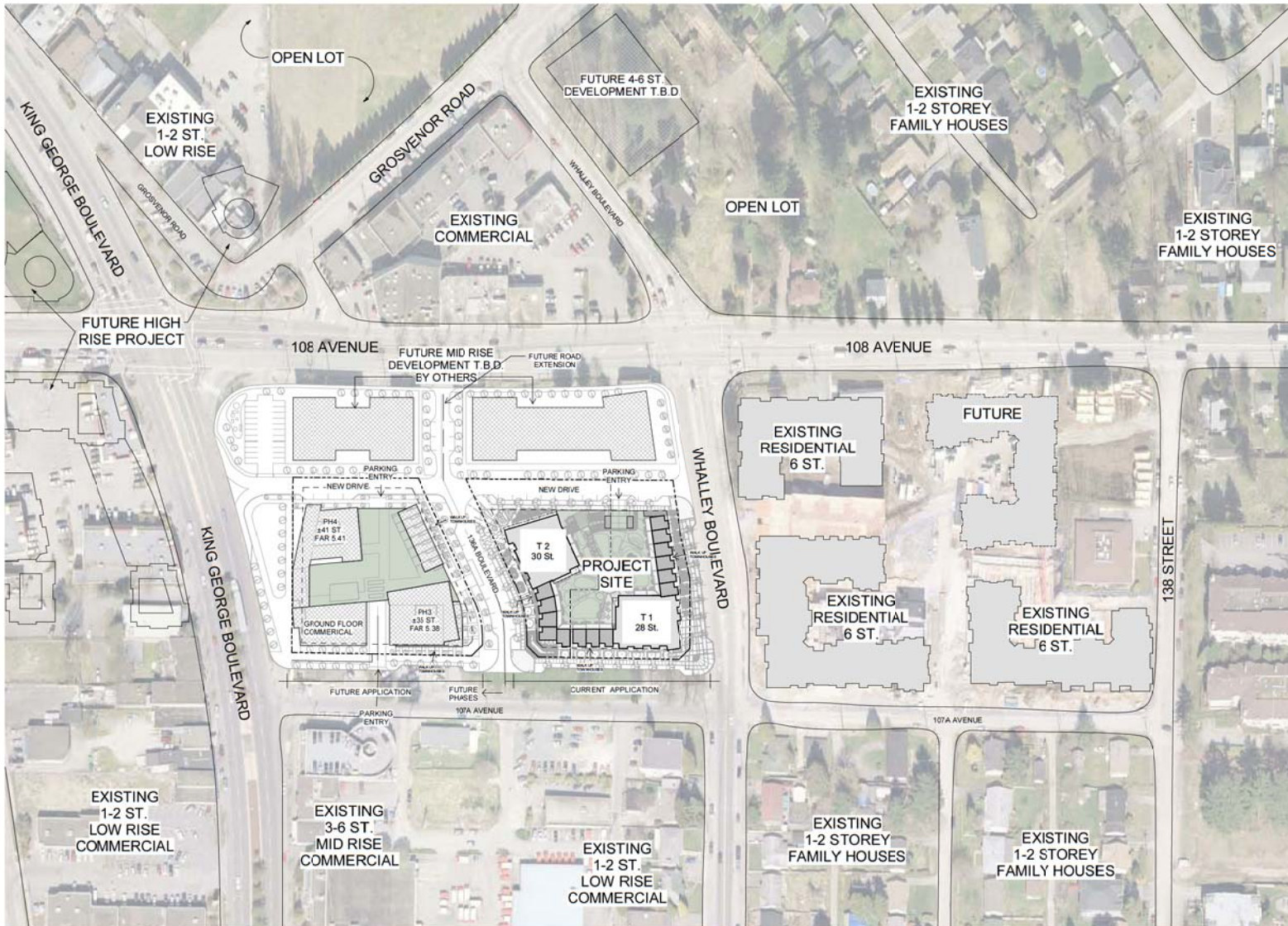
Appendix I.	Lot Owners, and Action Summary
Appendix II.	Proposed Site Plan and Conceptual Building Elevations
Appendix III:	Proposed Amendment to Surrey City Centre Land Use and Density Concept

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

GAG/kms

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NOTES

SCALE: 1" = 100'

PROGRESS PLOT

cotter
ARCHITECTS

1365 101A AVENUE, SURREY, BC V4A 5P7
TEL: 604.273.0477 FAX: 604.273.0171 WWW.COTTERARCHITECTS.COM

PROJECT: QUATTRO WEST

CLIENT:

TIEN-SHER
REALTY INC.

PROJECT ADDRESS: 1365 101A AVENUE, SURREY, BC, CA

DATE: _____

SCALE: 1/8" = 1'-0"

JOB NO: 2007

DATE: 2009/01/12

TIME: 3:27:25 PM

CONTEXT PLAN



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