



Corporate Report

NO: R060

COUNCIL DATE: APRIL 2, 2007

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 29, 2007**
FROM: **Acting General Manager, Planning and Development** FILE: **6700-01**
SUBJECT: **Presentation by Victor Setton, United Properties, Regarding the Proposed Tapestry Project - 15399 Guildford Drive**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Advise the proponent to give due consideration to the comments and concerns discussed in this report, should the proponent wish to proceed to submit a development application.

INTENT

The purpose of this report is to follow up on the presentation by Victor Setton, President of United Properties Ltd., to the Council-in-Committee Meeting of March 12, 2007, regarding a proposed residential project in the Guildford area, to provide Council with further information on the proposal, and to outline the next steps in the process, should this project proceed.

POLICY CONSIDERATIONS

The property located at 15399 Guildford Drive (shown on the map attached as Appendix I) is currently zoned One-Acre Residential Zone (RA) and is designated Multiple Residential in the Official Community Plan (the "OCP"). The current OCP designation provides for a maximum residential floor area ratio (FAR) of up to 1.5, but does make provision for higher residential densities, subject to the density bonusing provisions of the Zoning By-law. The presentation made to Council proposes a gross site density of 129 units per acre and FAR of approximately 2.5, based on the gross site area, including the riparian area and future detention pond.

To date, United Properties has not submitted any development applications in relation to this site. Depending on the nature of the ultimate application, this proposal could require amendments to the OCP and would require rezoning as well as a housing agreement and a development permit application. A public hearing would be required.

BACKGROUND

City staff has met on several occasions with representatives of United Properties to discuss the proposal for a five-building, 18-storey, 1,200-unit residential project at 15399 Guildford Drive. Representatives of BC Housing were also invited by Mr. Setton to attend two of these meetings.

On February 26, 2007, Council received correspondence from Victor Setton requesting to appear before Council to demonstrate his "initiative to build affordable housing in the City of Surrey". On March 12, 2007, Mr. Setton appeared as a delegation at Council-in-Committee and made a presentation on his proposal for the property at 15399 Guildford Drive and a video presentation on his company and the proposed building technology for the project. The proposed site plan is attached as Appendix II to this report.

DISCUSSION

The Proposal

United Properties is proposing to build approximately 1,200 residential units in five, 18-storey buildings on this 3.5-hectare (8.8-acre) site, consisting of:

- Three market condominium buildings containing a total of 660 units;
- One 240-unit condominium building utilizing the VanCity Springboard mortgage program. (This is a new program offered by VanCity which allows a new home buyer to borrow 100% of the cost of the home, broken into a 20% no-interest 10 year loan for the down payment, and an 80% 10 year fixed mortgage with interest only payments for 10 years.); and
- One 240-unit rental building for seniors and families.

The request to Council was to consider the three market buildings within the 1.5 FAR, and to seek bonus density of 0.5 FAR for each of the rental building and the Springboard Mortgage building. With required dedications and the creation of parcels for individual buildings, it is anticipated that the net site density would be higher.

The intent is to use a pre-cast, hollow core plank with steel beam construction method (i.e., a pre-cast construction floor system of lightweight pre-stressed hollow core planks supported by a steel column and Girder-Slab® beam structure). Mr. Setton advises that this construction method can be erected faster and at less cost than traditional cast-in-place concrete, allowing him to pass on the savings as lower cost market units and rental units.

The submission refers to this technology as "eco-development" as the construction method is reportedly very energy efficient. He estimates that the construction of these

buildings would produce significantly less greenhouse gas than conventional concrete construction, as this construction method would use 25 % less cement and be 12.5 million pounds lighter than conventional construction.

The Site

The 8.8-acre site at 15399 Guildford Drive is located east of 152 Street, immediately to the south of Highway No. 1 (see Appendix I). It forms the most north-easterly edge of lands in Guildford, designated Multiple Residential in the OCP and is zoned One-Acre Residential (RA).

The site fronts Guildford Drive, which is a collector road. To the immediate west is an 18-acre site developing as an auto mall consisting of seven car dealerships, each on a separate strata lot. To the north, across Highway No. 1, the lands are designated Urban in the OCP. The remaining surrounding lands are designated Multiple Residential in the OCP. To the south, along the east side of Guildford Drive, are townhouses zoned RM-70.

While the land to the south of the site is designated Multiple Residential, it is an established single family neighbourhood. On the west and south sides of Guildford Drive is a combination of zoned and developed or zoned and vacant multi-family sites.

The "Boulevard Club" development is located on the south side of Guildford Drive, across from the subject site, and extends to 152 Street. This site is zoned to permit 611 apartment units in six, 4-storey (16 metre/52 foot) apartment buildings and one, 18-storey (61 metre/200 foot) apartment building. At this time, 136 units have been constructed in two, 4-storey apartment buildings located at the north-western edge of the site. The remainder of the site is vacant.

To the south of the Boulevard Club site, between 152 and 154 Streets are townhouses, zoned RM-45 and designated Multiple Residential. The only high-rises in this area of Guildford are commercial buildings: the Sandman Inn at 10608 –151A Street; the Sheraton Inn at 15269 - 104 Avenue; and the office buildings just north of 104 Avenue on the east side of 152 Street.

Parking

In accordance with the Zoning By-law, parking requirements for apartment developments outside of the City Centre are 1.3 parking spaces per 1 bedroom unit, 1.5 parking spaces per 2-bedroom unit or more and 0.2 parking spaces per unit for visitors. This proposal would seek a reduction in the number of spaces to 1.25 parking spaces per unit and proposes the introduction of a shuttle bus and flex cars to offset this reduction.

To further reduce the cost of the project, the proposal also calls for a significant amount of the site to be used for surface parking, which is proposed to be provided on a grass Crete surface. Staff have expressed concern to the applicant with regard to the fact that the outdoor area of this project would be almost completely consumed by surface parking, and the impact that this would have on outdoor amenity space and the overall image of the project.

Amenity Space

The presentation for this site included as part of the proposal:

- A 16,000 square foot recreation centre;
- A day-care centre;
- A senior's activity centre;
- A fitness centre; and
- A 5,000 square foot convenience retail store.

Surrey's Zoning By-law requires the provision of 3 square metres (32 square feet) of indoor amenity space per unit, and equivalent amount of outdoor amenity space. An applicant can elect to provide some of this amount as cash in lieu for other facilities in the area subject to the City's approval. The 1200 units proposed here would require up to 3,600 square metres (38,400 square feet) of indoor amenity space and an equal amount of outdoor space.

Provision for a convenience store on this site would have to be subject to review through the development application process.

Construction Technology

Building Division staff advise that construction using pre-cast, lightweight, pre-stressed hollow core planks is not a new technology, but is more commonly used in the east than on the west coast. Staff do not have the expertise to comment on the merits of the technology or the cost saving, although they do note that there would very likely be less labour cost. At the time of any building permit application, the applicant would be required to employ his own structural engineers and code consultants to certify the construction.

It is noted that in considering a rezoning, the Zoning By-law cannot require specific construction methods.

Environmental Issues

The subject site is encumbered along its southern side by a red coded (Class A) watercourse (Guildford Creek). As well, a yellow-coded (Class B) watercourse runs through the central part of the property. These watercourses are shown on the map attached as Appendix III to this report. There would need to be a 30-metre (100 foot) setback from the top-of-bank of the red-coded watercourse. As well, compensation will have to be provided for the removal of the yellow coded watercourse.

Work has been undertaken previously by the City's Engineering Department to size a storm water detention pond on this property.

Mr. Setton has advised that instead of dedicating land for the pond, United Properties wish to grant a right-of-way to the City over the area where the pond will be built. United Properties would construct the pond. As this pond is identified in the City's 10-Year Capital Plan, the development cost charges (DCCs) could be rebated for this work up to the amount identified in the 10-Year Plan.

It is normal practice, however, in the case of a red-coded watercourse, that the land is dedicated to the City through development applications. As well, the applicant would be required to provide compensation for the removal of the yellow-coded watercourse. If this compensation takes place on City-owned land, the proponent would be required to compensate Surrey for the value of using City land.

Other Engineering Issues

The provision of sewer and water services to this property would not be a significant issue. It is noted that a 10-metre (33 foot) road dedication may be required by the Ministry of Transportation in conjunction with the widening of Highway No. 1. The major issues that will have to be resolved relate to storm drainage and riparian protection.

CONCLUSION

Staff has been impressed with the desire expressed by United Properties to build affordable market housing and purpose-built rental housing.

Staff has, however, expressed a number of concerns with regard to specific elements of the proposal, including:

- Concern with the location of density exceeding 1.5 FAR in a location outside of the Town Centre Designation and on the periphery of the Multiple Family designation, in a location which does not fit within the context of the Guildford Community. The site is located between the Guildford Auto Mall and a single family neighbourhood. The proposed 18-storey tower would pose significant impact to the adjacent low density neighbourhood, dominated by townhouses and single family homes;
- Concern with a parking relaxation on a street not currently served by Transit;
- Concern with regard to the design elements and future social considerations related to the construction of five identical 18 storey buildings on a site given over primarily to surface parking; and
- While the element of affordable market housing and purpose built rental housing is the sole driving factor to prompt the City to consider and support the proposed increase in density, staff are not clear as to whether the benefits being proposed are appropriate in proportion to the lift value of the land the proponent would enjoy as a result of OCP and zoning changes.

Other elements raised in this report relating to issues such as the details of parking relaxation, environmental, riparian and drainage issues, commercial uses on the site,

amenity space, design elements and the ultimate density of the project would have to be work through at the time of the receipt of a development application.

It is unusual to provide detailed comment to Council on a development concept prior to the submission of any applications for the site. This report is being prepared in response to a presentation at Council-in-Committee. While United Properties is seeking the City's support for the construction of affordable housing, it is not appropriate for staff or Council to endorse a specific concept in absence of a detailed development proposal and information and in advance of a detailed staff review of the application.

Staff look forward to continuing to work with United Properties on the provision of affordable housing options for Surrey residents. It is suggested that United Properties give due consideration to the comments and concerns noted in this report, should they wish to proceed with submitting an application in accordance with the established development review and approval process.

How Yin Leung
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Planning and Development

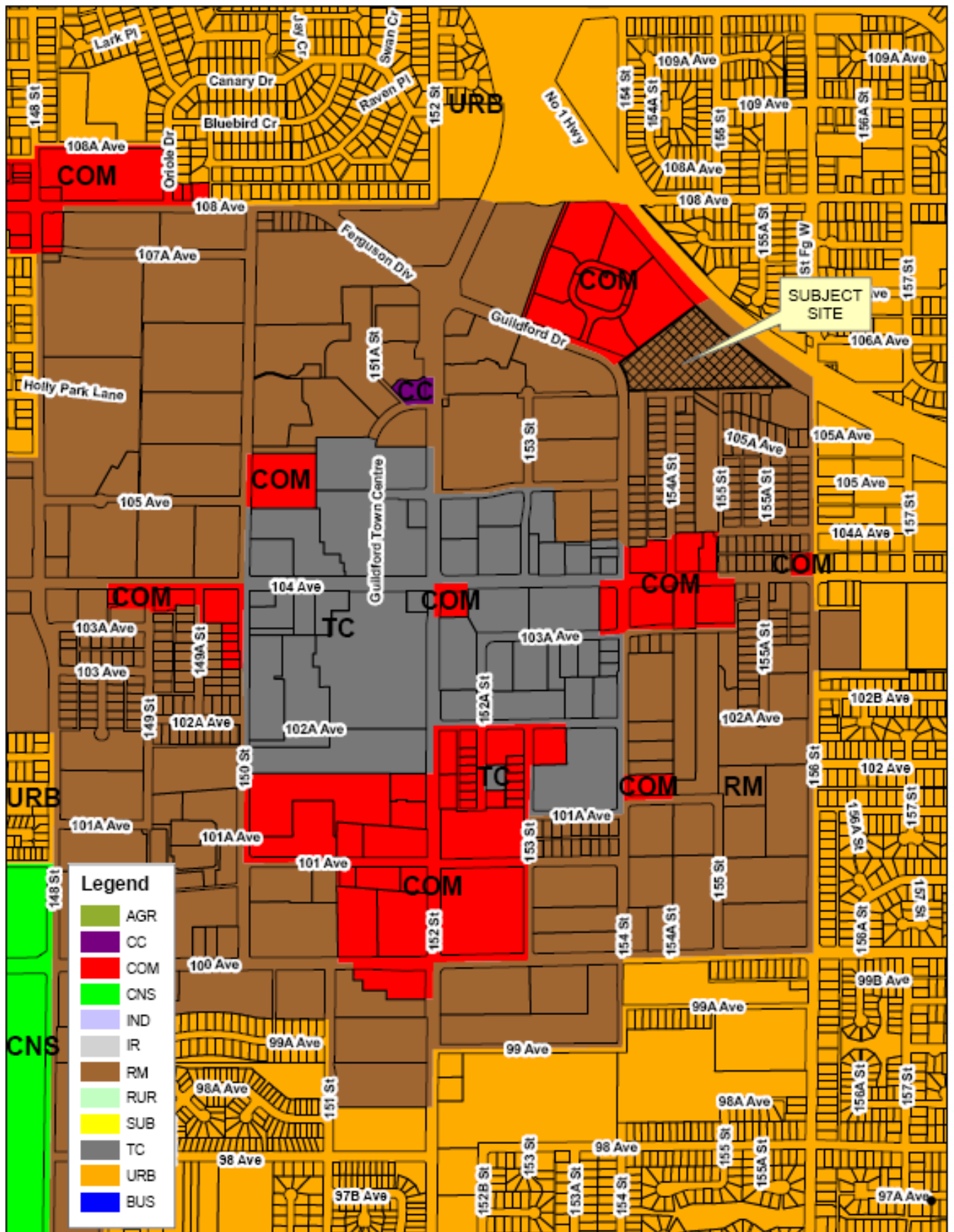
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Attachments:

Appendix I Location Map

Appendix II Site Plan

Appendix III Riparian area mapping



TAPESTRY RESIDENTIAL DEVELOPMENT



SITE PLAN

