

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7905-0120-01

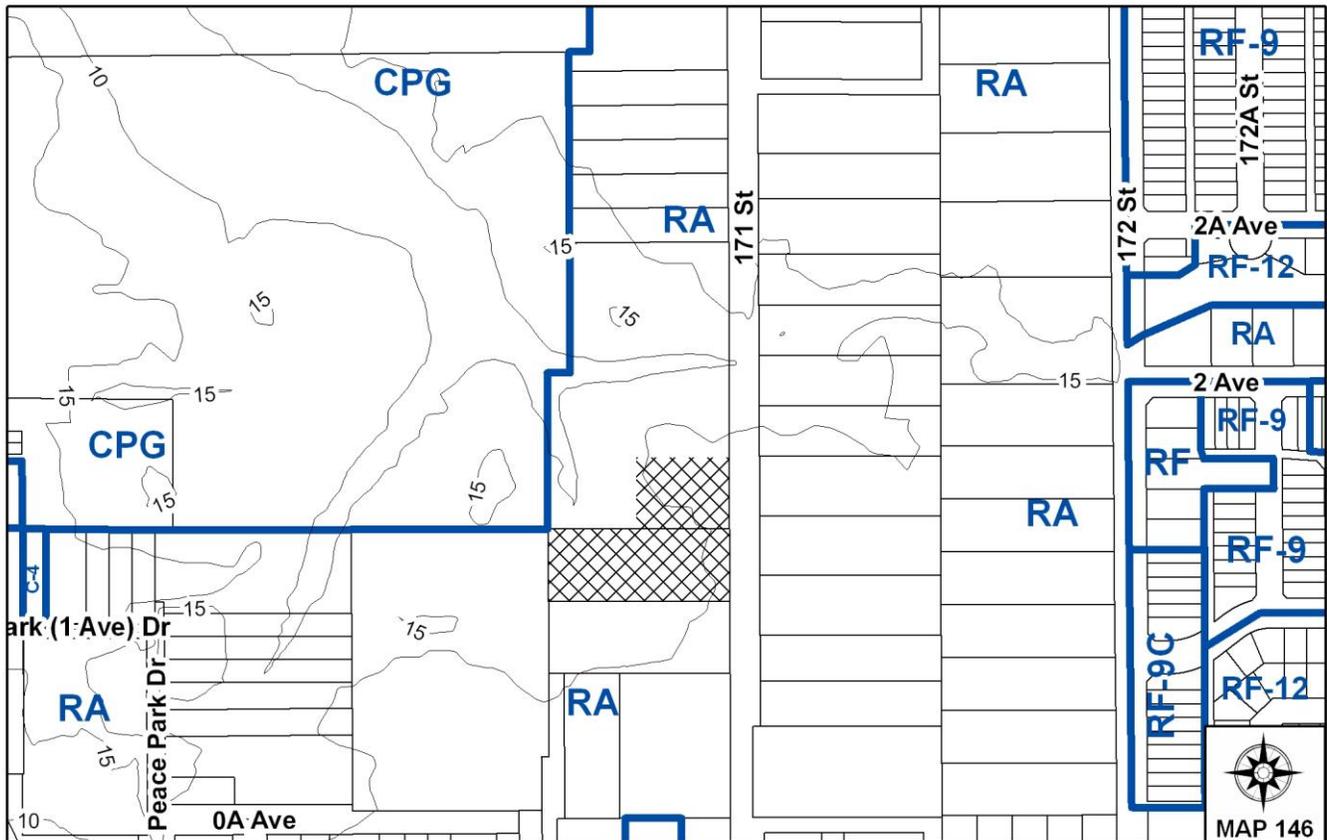
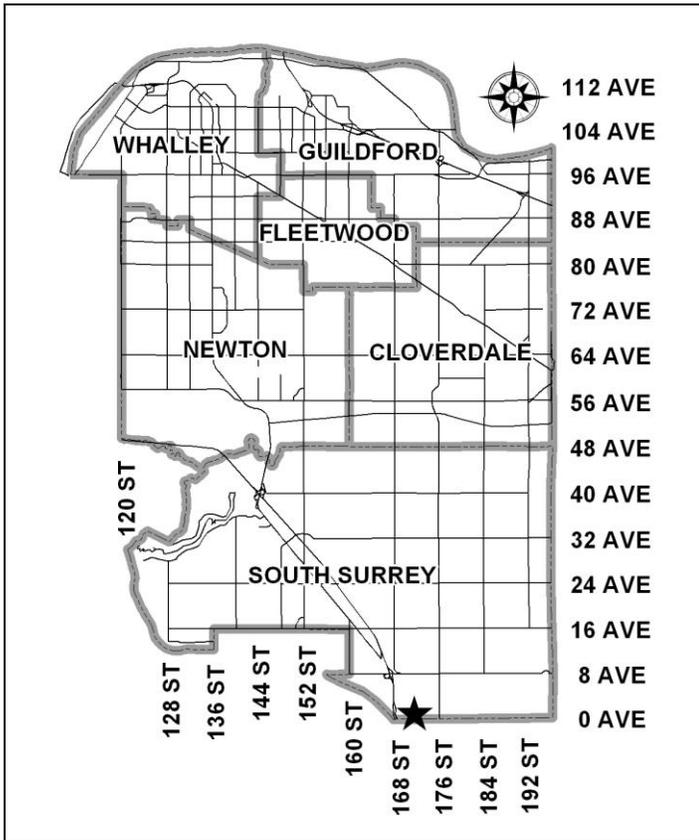
Planning Report Date: March 10, 2008

**PROPOSAL:**

- **Rezoning** from RA to RM-23
- **Development Permit**

in order to allow development of 17 attached dwelling units in six rowhouse buildings on separate fee simple lots.

**LOCATION:** 133 and 173 - 171 Street  
**OWNER:** Quadri Properties et al  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouses 15 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of Douglas.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 23 Zone (RM-23)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0120-01 in accordance with the attached drawings (Appendix II).
3. 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) approval from the Ministry of Transportation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) resolution of outstanding design issues to the satisfaction of the City Architect;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) final endorsement from senior environmental agencies;
  - (i) the applicant finalize the purchase of surplus City of Surrey land at 173 and 171 Street; and
  - (j) registration of access easements and Section 219 Restrictive Covenants to secure building maintenance, party wall agreements and building requirements.

## 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:**

1 Elementary student at Hall's Prairie Elementary School  
 1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

**Parks, Recreation & Culture:** Parks has no objection to the project and it will be subject to final designs and habitat compensation on City lands.

**Ministry of Environment (MOE):** The Ministry of Environment has been forwarded the Raptor Study with recommendations.

**Min. of Transportation (MOT):** The Ministry of Transportation has tentatively approved this project.

**Department of Fisheries and Oceans (DFO):** Preliminary approvals have been given for the reclassification of one watercourse and a reduction in setbacks to a yellow code stream.

**SITE CHARACTERISTICS**

**Existing Land Use:** Existing acreage properties with streamcourse. The northerly property is owned by the City.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Pump station, parkland, stream course and City surplus land.	Urban/Open Space	RA
East (Across 171 Street):	Existing large lot residential properties.	Urban/Townhouse 15 upa and Small Lot Single Family (10 upa)	RA
South:	Existing large lot residential property.	Urban/Townhouse	RA
West:	Proposed open space.	Urban/Open Space	RA

**DEVELOPMENT CONSIDERATIONS****Background**

- The subject sites are located at 133 and 173-171 Street, south of 4<sup>th</sup> Avenue and west of 172<sup>nd</sup> Street within the Douglas NCP area.

- The subject area is designated Urban in the OCP and Townhouses (15 upa) in the Douglas NCP.
- The Douglas NCP envisioned a portion of three properties adjacent to a streamcourse to be developed for ground-oriented townhouses.
- The subject sites are approximately 2.75 ha (6.79 acres) in size. The area under application is 0.85 ha (2.1 ac) in size as it does not include that area of 173-171 Street that is outside the surplus developable lands.
- The applicant is proposing a rezoning from RA to RM-23 to allow the development of seventeen small, single family, fee simple row housing units on seventeen lots in six, two- and three-unit blocks. This proposed housing form complies with the NCP designation and design guidelines.
- The application also includes the dedication of lands for road, riparian and park purposes.
- The first phase of this application (7905-0120-00) which is for 47 single family lots, was previously considered by Council and the rezoning By-law was given Third Reading on November 19, 2007.

#### Proposed Row Housing

- The proposed project is comprised of seventeen attached units in six rowhouse buildings on seventeen fee simple small lots, fronting a cul-de-sac road and accessed via a rear lane.
- The row housing is formatted into ground-oriented duplex and triplex formats – there is one duplex block (two attached units) and five triplex blocks (three attached units).
- The lots size range from 185 square metres (1991 square feet) to 283 square metres (3046 square feet) and the unit sizes range from 165 square metres (1775 square feet) to 169 square metres (1823 square feet). Each unit proposes a detached single car garage at the rear of the lots with a parking pad beside the garage.
- Party wall agreements will be required to be registered on the lots for each unit to ensure common maintenance of shared areas. In addition, restrictive covenants may be required to address building code issues with respect to fire walls.
- The project conforms to the requirements of the RM-23 Zone.
- The density for the area is 8.59 upha (3.47 upa).

#### Surplus City Land Purchase

- The north portion of the property is under City ownership. The City land was purchased for park and sanitary pump station purposes, but has excess land surplus to the City's needs.
- The Douglas NCP recognized the development potential of the surplus lands, which are designated multi-family (Townhouse 15 upa). The City will allow the owner to purchase the surplus land as part of this development.

- The applicant is required to finalize the purchase prior to final adoption of the Zoning By-law.
- The overall open space dedication (park and riparian area) for this project (including the first phase) is 22%.

### Environmental Considerations

- The site has environmental considerations including streams and raptors.
- There are two branches of stream that start at the south portion of the site and drain north into one channel.

### Streams

- The easternmost stream is essentially a swale used to concentrate drainage into the channel. The western stream is a connected channel that travels through a number of properties prior to entering the subject site. This channel then runs along the west portion of the subject site before turning east within the City lands.
- The Douglas NCP recognized the importance of the channel and the development concept shows it to be retained as Open Space. However, the small eastern branch was not shown to be retained in the NCP.
- All the streams were considered to have fisheries value and required a 30 metre setback from top of bank for the development in the south lot, due to its density (above 6 upa).
- The applicant presented their project at the December 20, 2006 Environmental Review Committee to address the eastern branch of the stream course, and to request a reduced setback for the south portion of their project.
- The Department of Fisheries and Oceans through the ERC endorsed the applicant's proposal to reclassify the swale and to reduce the setbacks to a blended setback average of 21 metres, and thereby provided preliminary approval to the layout.

### Raptors

- An Eagle's nest was identified within 100 metres of the northwest portion of the proposed development. Approximately 5 to 10 metres of proposed Lot 10 falls within the 100 metre radius of the nest tree.
- The tree is protected by the BC Wildlife Act from cutting while the nest is active, and in addition, the Wildlife Act protects the tree from 'significant disturbance' to the point that there is nest abandonment. Best Management Practices are "recommendations" given to prevent this type of disturbance and are set by the Provincial government. A 100-metre buffer would be the optimal protection measures to take to ensure minimal to no disturbance to the nest; however 1½ tree lengths is the government recommendation for urban areas, and in this case, that setback would be approximately 60 m (197 ft.).

- Current City practice with respect to Eagle Nest sites is to assess the proximity of development and recommend Best Management Practices be followed with respect to the site, as Eagle nests fall within the Ministry of Environment's mandate.
- In this case, a Registered Professional Biologist reviewed the situation and the fact that the Eagle is nesting in very close proximity to the golf course. The proposed development was considered not to be harmful to the Eagle nest nor to be detrimental to the critical zone of environment surrounding the Eagle. The report recommends that a site monitor be on site during site works to ensure that there is no unnecessary disturbance and that post- construction monitoring take place. This will be identified on the servicing plans and effected through the Servicing Agreement.
- The City has reviewed the report and it has been provided to the Ministry of Environment for final endorsement.

### PRE-NOTIFICATION

- Pre-notification letters were sent on January 9, 2006. An update of the pre-notification was sent on February 28, 2008 to update previously notified residents that the northern portion of the application was being included in the application.
- Planning received 3 letters of concern about the overall project and the changes proposed in Douglas. Concerns specific to the RM-23 proposal included:
  - Overall impact on trees and wildlife.

*(The Douglas NCP included an objective to maintain and preserve natural features, including existing trees wherever possible. With the decreased lot sizes and increased densities in the single-family areas, some level of tree removal is inevitable. In addition, the Douglas NCP area has a soils regime that is troublesome for tree retention. As is the case for the subject site, the rooting layer is shallow over a more impermeable clay layer, which leads to flat root layers that are subject to immediate failure when there is disturbance in the area. Overall connectivity of open space in the Douglas NCP is being retained to allow wildlife movements. The proposal will comply with senior governmental agency requirements for both riparian (fish) and wildlife protection.)*

- The developer held a Public Information Meeting on November 22, 2006 for their overall project. No concerns were expressed about the RM-23 component of the project, which can be considered consistent with the Townhouse 15 upa designation in the NCP.

## DESIGN PROPOSAL AND REVIEW

### Design Proposal and Review

- The project is a seventeen-unit attached row houses comprised of six buildings on a cul-de-sac, bounded by park/open space on the north and west sides, 171 Street on the east side and future townhouse/row housing on the south side.
- The materials for the building are proposed to be varied over the six blocks using combinations of smooth and rough stucco, brick and hardiboard siding, stone and hardiboard siding, hardiboard siding and board and batten, and hardiboard and shingle with stone. The colour palette is from the primary colour group, including yellows, greens, reds and cream colour. Each unit is being uniquely identified through articulation, with façade articulation and colour/materials differentiation to vary the units within the blocks and between the blocks.
- The buildings have decorative horizontal facade features to articulate the mass, combined with varying roof forms to break up the overall form. Asphalt shingles are proposed for the roof.
- All units have basements with outside entries and single car garages with a second car space on adjacent parking pad are proposed at the rear of the lots.
- The project interfaces with the park and riparian areas. The interface conditions are to extend the overlook of the units adjacent to the park/riparian area with windows and balconies to provide a response to CPTED concerns.
- The project will also provide an on-site pedestrian connection with the pathway proposed in the park area to the west.
- The landscaping proposed is to provide a base of trees, 38 in all. Each lot will then be planted with flowering and evergreen shrubs for a garden effect and to ensure that the enclave's interface with the adjacent park and retained tree streetscape is one of overall enhancement of the landscape.
- Each lot entry will be a gateway, flanked by stone columns and topped with a wood timber trellis to ensure a cohesive presentation to the street.
- The grades change on the western portion of the site requires the use of retaining walls to accommodate the development.
- The perimeter fencing proposed for the front of the units is picket. Street side fencing adjacent to 171 Street will be articulated to allow planting in the setback notches along 171 Street. Park interface fencing will be see through rail style fencing as required by ERC and City of Surrey Parks.

### Lot Grading

- The south portion of the site will require fill over 0.5 metres.

- The fill will be tapered into the southern landowners property at a proposed 3:1 slope. The fill will be retained on site with engineered retaining walls.

### Trees

- The applicant retained Randy Greenizan (C. Kavolinas & Associates) for the Arborist Report and tree preservation/replacement plan. These plans have been coordinated with preliminary grading plan for review. City staff have also walked the site with the applicant and the applicant's consultant on at least two occasions, in order to review the proposed plans and the trees proposed for removal.
- The site has 24 mature trees within the development area, 10 trees on City land in close proximity to the site and 43 trees within the open space being dedicated. All the trees in the open space are being retained. It is noted that the 10 trees on City land and 43 trees in the open space have not been included in the tree retention summary in Appendix V as the lands are being transferred to the City. They are being included in the species table.
- Of the 24 mature trees within the development area, one is proposed for retention. The others are in the roadway or building envelopes of the proposed buildings, or in health failure and presenting hazard concerns due to shallow root layers in the unique soil conditions of Douglas (thin rooting layer with clay beneath). A stand of 10 conifers are located on the northeastern edge of the site. The City will now retain these lands to retain these 10 trees and special care will be taken with the road design of 171 Street to ensure that the root zone of these trees is not compromised.
- The tree species for the mature trees identified above are as shown in the table below:

Tree Species	Total No. of Trees	Total Retained	Total Removed
Birch	3	-	3 (one is dead)
Alder	10	-	10 (cannot be retained)
Cherry	4	-	4
Cypress	4	1	3
Douglas Fir	4	-	4
Hemlock	1	-	1
Balsam Fir	1	-	1
Spruce	1	-	1
Douglas Fir on east side (within City lands)	<b>10</b>	<b>10</b>	-
Mature trees within Open Space (being dedicated) – varied species	<b>43</b> (Excluding many undersized trees to be retained)	<b>43</b>	-
<b>Total</b>	<b>81</b>	<b>54</b>	<b>27</b>

- The applicant is proposing a replacement planting of 38 trees on the site, a shortfall of 21 trees that will require cash-in-lieu to be paid as part of the tree preservation by-law.
- The Landscape Plan will be finalized with the final Development Permit drawings, which have minor changes still required.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Zoning Block Survey Plan
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Plan

### INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Enkon dated January 9, 2006
- Complete Set of Architectural and Landscape Plans prepared by Sandbox Design and Kavolinas & Associates, respectively, dated February 28, 2008 and February 2008.

Jean Lamontagne  
General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RM-23**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	6.79 ac
Hectares	2.75 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	6.2 m - 8.7 m
Range of lot areas (square metres)	185 m <sup>2</sup> - 283 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	618/ha      2.15/ac
Lots/Hectare & Lots/Acre (Net)	8.59/ha      3.47/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	2,745 m <sup>2</sup>
% of Gross Site	32%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO (Development Permit)
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-23**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	3,825 sq.m./41,173 sq.ft.	
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	
Paved & Hard Surfaced Areas		
Total Site Coverage	84%	
<b>SETBACKS</b> ( in metres)		
Front	2.0 m/3.5 m	2.0 m/3.5 m
Rear	12.5 m	12.5 m
Side #1 (End Units)	1.2 m	1.2 m
Side #2 (Internal Units)	0.0 m	0.0 m
Side #3 (Flanking)	2.7 m	2.7 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.5 m	9.5 m
Accessory	5.0 m	5.0 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		15
Total		17
<b>FLOOR AREA: Residential</b>	169 sq.m.	2,874 sq.m.
<b>FLOOR AREA: Commercial</b>	n/a	n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>	169 sq.m.	2,874 sq.m.

**\* 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	n/a	n/a
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	2 per unit	34
Total Number of Parking Spaces	34	34
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
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