

Proposal: Rezone from RF to CD. Development Permit to allow the construction of approximately 41 townhouse units in the Fleetwood Town Centre.

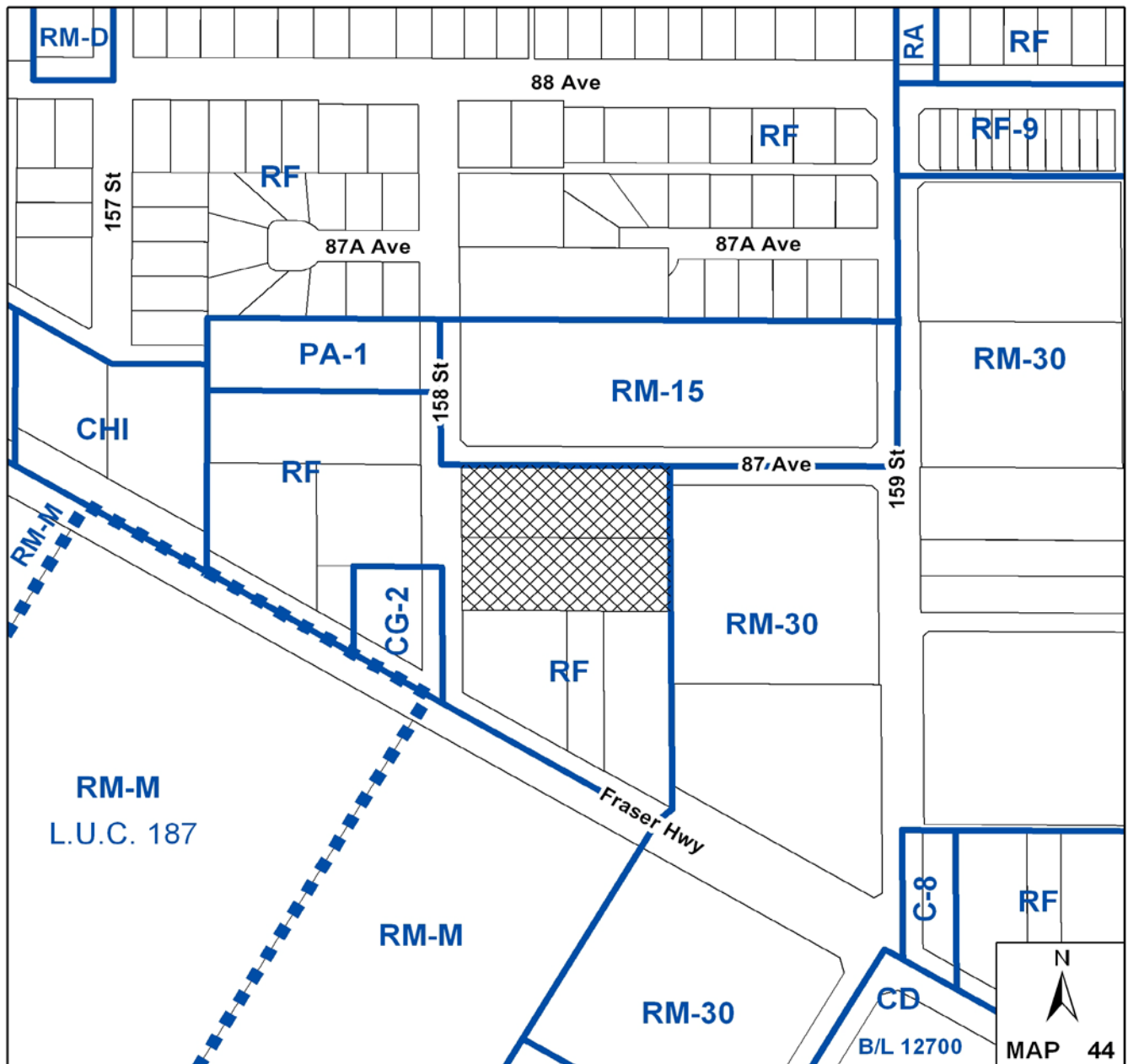
Recommendation: Approval to Proceed

Location: 8672 and 8688 - 158 St **Zoning:** RF

OCP Designation: Multiple Residential

NCP Designation: Apts. and/or High Den. **Owner:** CSM-LINK III Developments Ltd.

NCP Designation: Townhouses



PROJECT TIMELINE

Application Submission Date:	August 9, 2005
Application Revision & Re-submission Date:	August 3, 2006
Planning Report Date:	October 16, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to allow the construction of approximately 41 townhouse units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property 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 (Appendix III).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0255-00 in accordance with the attached drawings (Appendix IV).
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 finalized architectural and landscape plans to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (f) the applicant adequately address the impact of no indoor amenity space;
- (g) registration of a reciprocal vehicular access agreement between the subject site and the adjacent parcels at 15809, 15825 and 15837 Fraser Highway; and
- (h) demolition of all existing buildings and structures to the satisfaction of the Building Division.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix V).

Parks, Recreation & Culture: The applicant should provide cash-in-lieu of indoor amenity space and park amenity contribution as per the Fleetwood Town Centre (NCP) (Appendix VI).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 8 students
 Secondary students = 4 students
 Total new students = 12 students

School Catchment Area/Current Enrollment/School Capacity:

Frost Road Elementary School = 345 enrolled/530 capacity
 North Surrey Secondary School = 1,221 enrolled/1,236 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 23 students
 Secondary students = 62 students
 Total new students = 85 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. A boundary change from Coast Meridian Elementary to Frost Road is being considered. It is also anticipated that there would be an enrollment move to the proposed new North Clayton Area Secondary School when it opens (beyond five years).

(Appendix VII)

SITE CHARACTERISTICS

- **Existing Land Use** Two single family dwellings which will be demolished.
- **East:** Newly approved 71-unit townhouse complex, zoned RM-30, designated Apartment and/or High Density Townhouses.
- **South:** Existing single family residences, zoned RF, designated Apartments and/or High Density Townhouses.
- **West:** Across 158 Street, vacant site, zoned RF, designated Medium Density Townhouses and existing gas station, zoned CG-2, designated Medium Density Townhouses.
- **North:** Across 87 Avenue, newly built 52-unit townhouse complex, zoned RM-15, designated Low Density Townhouses.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The original application was submitted dated August 2005. However, the original submission was incomplete in that only a typical building elevation was provided while the proposal was for 7 separate buildings. The project architect was duly advised of the need to provide additional plans.
- Based on the information that was available in February of 2006, a draft Planning Report was prepared for possible Council consideration in March. However, the applicant's agent advised staff that the new owner was considering the acquisition of the adjacent parcels in order to pursue a comprehensive development based on a larger land assembly. The agent requested staff to put a hold on the application until further notice.
- Sometime in early August 2006, the agent confirmed with staff that the planned land assembly did not materialize. The agent requested staff to activate the application based on the original scope. The required building elevations have since been submitted and now form part of the current application.

Current Application

- The subject site is located at the northeast corner of Fraser Highway and 158 Street in Fleetwood, consisting of two (2) properties at 8672 and 8688 – 158 Street.

- The 0.70-hectare (1.7-acre) site is designated Apartments and/or High Density Townhouses in the Fleetwood Town Centre Land Use Plan. The proposal conforms to the land use designation. The subject site represents two of the 5 remaining undeveloped parcels within the block bounded by 158 Street to the west, 87 Avenue to the north, 159 Street to the east and Fraser Highway to the south.
- The applicant is seeking a rezoning from RF to CD, based on the RM-30 Zone in order to allow the construction of approximately 41 townhouse units, with a proposed unit density of 24 units per acre (upa) and a floor area ratio (FAR) of 0.86.
- The proposed unit density of 24 upa conforms to the density regulation of the RM-30 Zone. However, since the subject site is less than a hectare in size (0.70 hectare or 1.7 acres), the resulting maximum FAR of 0.74 (based on the RM-30 Zone sliding scale calculation, which excludes covered parking) is comparatively lower than what would be permitted if the site were a full hectare in size. Under the RM-30 Zone, a full hectare site is entitled to a 0.90 FAR. The applicant is proposing to maintain the unit density at 24 upa but has requested that the proposed FAR 0.86 be accommodated under the proposed CD Zone.
- Considering that the subject site is designated Apartments and/or High Density Townhouses in the Fleetwood Town Centre NCP, a slightly higher FAR of 0.84 is considered reasonable. The proposed form and character are consistent with the newly approved townhouse developments (File Nos. 7904-0414-00 and 7905-0221-00) located directly east and southeast of the subject site.
- The table below shows a comparison between the proposed CD Zone and the RM-30 Zone.

	RM-30 Zone, Based on 0.70-hectare site	Proposed CD
Unit Per Acre	24 upa	24 upa
FAR	0.74	0.86
Lot Coverage	43%	38%
Building Setbacks	7.5 m (25 ft.) from all lot lines	Varies from 6 m (20 ft.) to 3 m (10 ft.)
Building Height	13 metres (42 ft.)	11 metres (36 ft.)
Parking Spaces:		
Residents	2 spaces/unit	2 spaces/unit or 82 spaces
Visitors	0.2 space/unit	0.2 space/unit or 8 spaces

- The RM-30 Zone requires 7.5-metre (25 ft.) building setbacks from all lot lines. The proposed CD indicates reduced setbacks to the building face, i.e. at 4 metres (13 ft.) along 158 Street and 87 Avenue and at 6 metres (20 ft.) along the south and east property lines. Building columns, which form part of the architectural design, are proposed and will be sited at a maximum of 3.25 metres (10.5 ft.) along 158 Street and 87 Avenue.
- The reduced setbacks being proposed bring the buildings closer to the streets, which is consistent with the Town Centre Plan's intent of establishing an urban streetscape. Landscaping consisting of trees and shrubs along the east and south property lines provide a reasonable interface with the recently approved townhouse development to the east and the future development parcels to the south. On the other hand, trellises and arbours are proposed along 158 Street and 87 Avenue, which assist in mitigating the impact of reduced setbacks and at the same time, project a strong urban character.

- Resident parking spaces will be provided as follows:
 - Thirty-five (35) dwelling units will have tandem parking, i.e., one parking space within an enclosed garage, with the second provided on the driveway;
 - Four (4) dwelling units will have both tandem spaces within an enclosed garage; and
 - Two (2) dwelling units will have side-by-side 2-car garages.
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.
- Eight (8) visitor parking spaces are being provided, conforming to the requirements of the RM-30 Zone. Visitor parking spaces are centrally located, one of which is designated for persons with a disability.
- The proposed CD Zone requires the applicant to provide indoor amenity space equivalent to 123 sq. m. (1,324 sq. ft.) based on 3 sq. m. (32 sq. ft.) per dwelling unit. However, instead of providing the required indoor amenity space, the applicant is offering to contribute cash-in-lieu of \$1,050 per unit, conforming to Council policy. The provision of the cash-in-lieu contribution is a subject condition of rezoning.
- The proposal indicates an outdoor amenity space of approximately 282 sq. m. (3,034 sq. ft.), exceeding the 123-sq. m. (1,324-sq. ft.) requirement of the proposed CD Zone. The outdoor amenity space is centrally located and will accommodate a play area, with play equipment and a landscaped open space.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 17, 2005 and staff received comments from one neighbour who owns property at 15809 Fraser Highway, and expressed concern about the proposal and its impact on the neighbouring properties.

(Staff advised the caller that the proposal is in accordance with the Fleetwood Town Centre Plan and the proposed layout shows a shared access with his property off 158 Street. The caller was further advised that his property has a potential for a similar type of development by consolidating with the other two remaining undeveloped parcels to the east and a shared access with the subject site off 158 Street.)

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 41, 2 and 3-bedroom units in 7 buildings, with an average floor area of 147 sq. m. (1,587 sq. ft.) per dwelling unit.
- The proposal indicates 3-storey buildings with garages at grade. The proposed kitchen, dining and living rooms are located at the 2nd floor, with the proposed bedrooms at the 3rd floor area.

- The proposed building materials include laminated fiberglass shingles in warm grey colour for roofing. Cladding materials will be mainly vinyl siding in warm neutral beige for the two floors and warm green grey for the lower floor, accented with white wood trims. Front doors are proposed to be in a rich red brown ochre colour.
- The vehicular entry to the site will be off 158 Street, to be shared (through a proposed easement agreement) with the adjacent properties to the south and southeast. The proposed driveway will be defined by special paving (colored stamped concrete), anchored by a decorative arbor.
- The 158 Street streetscape elevation reflects proposed fencing of masonry block and transparent metal railings (in black). Picket fencing will be installed along 87 Avenue, interspersed with decorative arbors, which define pedestrian entries. This type of fencing is consistent with what has been approved on the adjacent townhouse site to the east.
- A continuation of the existing public open area that was secured in conjunction with the newly-approved townhouse development to the east is proposed by creating a similar landscape treatment on the northeast corner of the subject site where an arbor and specimen trees (Red Cedar and Katsura) are proposed to be installed.
- The applicant has provided an arborist assessment from Randy Greenizan, Certified Arborist. The assessment indicates that 24 mature trees have been identified, all of which will be removed as these trees are within the building envelope and internal drive aisles. The applicant proposes to install approximately 75 trees of various species as replacement trees. Staff have accepted the Arborist Report.

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.	Contour Map
Appendix III.	Proposed CD By-law
Appendix IV.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans
Appendix V.	Engineering Summary
Appendix VI.	Parks, Recreation & Culture Comments
Appendix VII.	School District Comments

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 18, 2006.
- Arborist Report dated July 26, 2005 with appendix dated December 8, 2005.
- Soil Contamination Review Questionnaire prepared by Carson Nofle dated August 8, 2005.

How Yin Leung
Acting General Manager
Planning and Development

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Information for City Clerk

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

1. (a) Agent: Name: Carson Nofle c/o Focus Architecture Inc.
 Address: 109 - 1528 McCallum Road
 Abbotsford, B.C.
 V2S 8A3
 Tel: 1-604-853-5222

2. Properties involved in the Application

- (a) Civic Addresses: 8672 and 8688 - 158 Street
- (b) Civic Address: 8672 - 158 Street
 Owner: CSM-LINK III Developments Ltd.
 PID: 003-107-361
 Lot 14 Section 26 Township 2 New Westminster District Plan 2824
- (c) Civic Address: 8688 - 158 Street
 Owner: CSM-LINK III Developments Ltd.
 PID: 001-430-335
 Lot 13 Section 26 Township 2 New Westminster District Plan 2824

3. Summary

- (a) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD Based on RM-30

Required Development Data	Minimum Required / Maximum Allowed in RM-30 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		8,071.89 m ²
Road Widening area		1,048.23 m ²
Undevelopable area		-
Net Total		7,023.66 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	43%	38%
Paved & Hard Surfaced Areas		28%
Total Site Coverage		66%
SETBACKS (in metres)		
Front (West)	7.5 m	Vary from 3.25 m to 6.0 m
Rear (East)	7.5 m	
Side #1 (North)	7.5 m	
Side #2 (South)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		n/a
One Bed		n/a
Two Bedroom		3
Three Bedroom +		38
Total	41	41
FLOOR AREA: Residential	5,197 m ²	6,047 m ²
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA	5,197 m ²	6,047 m ²

*** 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-30 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	60 uph/24 upa	59 uph/24 upa
FAR (gross)		
FAR (net)	0.74	0.86
AMENITY SPACE (area in square metres)		
Indoor	123 m ²	cash-in-lieu
Outdoor	123 m ²	282 m ²
PARKING (number of stalls)		
Commercial	n/a	n/a
Industrial	n/a	n/a
Residential	82	82
Residential Visitors	8	8
Institutional		n/a
Total Number of Parking Spaces	90	90
Number of disabled stalls	(1)	(1)
Number of small cars		n/a
Tandem Parking Spaces: Number / % of Total Number of Units		39/95%
Size of Tandem Parking Spaces width/length	3.2 m x 12.2 m	3.2 m x 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

