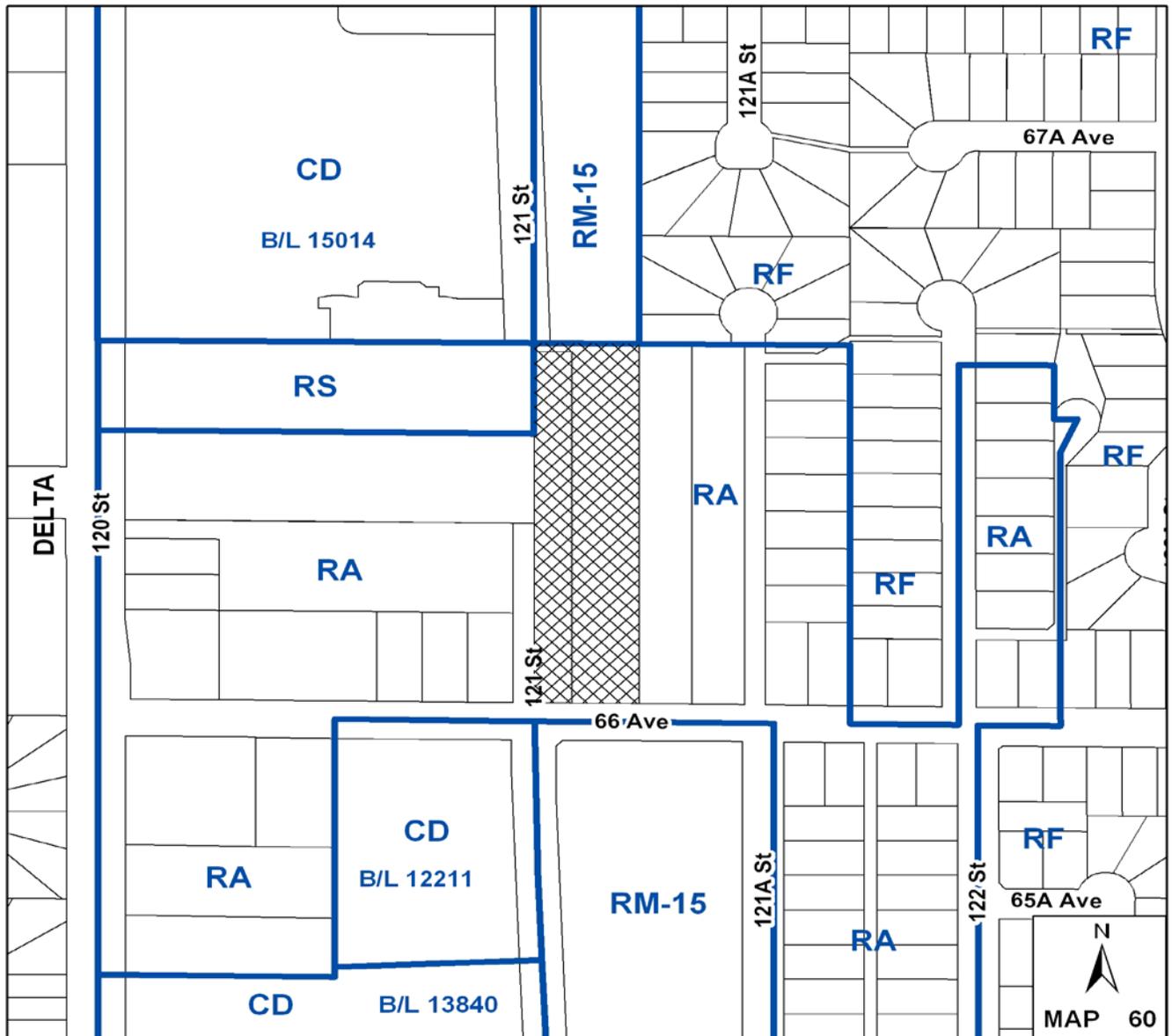


**Proposal:** Rezone from RA to RM-23. Development Permit to permit the development of 27 row housing units. Development Variance Permit to allow a one block of row houses to contain only two units.

**Recommendation:** Approval to Proceed

**Location:** 12103/15 - 66 Avenue      **Zoning:** RA  
**OCP Designation:** Urban  
**LAP Designation:** Townhouses      **Owners:** Gurpreet S. Virk et al  
 8 - 15 upa



## PROJECT TIMELINE

Completed Application Submission Date: August 11, 2005  
Application Revision & Re-submission Date: February 15, 2006  
Planning Report Date: May 8, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RM-23;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:
  - the definition of Row Housing Building is varied by allowing one multiple residential building to have a minimum of two side by side dwelling units attached to each other

in order to permit the development of 27 row housing units on fee simple lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property 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. 7905-0265-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0265-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby amended to read as follows: "Row Housing Building" means a multiple unit residential building formed by a minimum of three side by side dwelling units attached to each other in a row, except on proposed Lot 4 and Lot 5 in Appendix IX, where a multiple unit residential building with a minimum of two side by side dwelling units attached to each other in a row may be permitted.
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) registration of appropriate mutual agreements between the proposed lots pertaining to roof maintenance and party walls;
  - (e) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
5. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Townhouses 8 - 15 upa" to "Row Housing 23 upa max" when the project is considered for final adoption.

### 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 IV).

Parks: No concerns (Appendix V).

School District: **School Impacts:**

#### **Projected number of students from this development:**

Elementary students = 10 students  
 Secondary students = 5 students  
 Total new students = 15 students

#### **School Catchment Area/Current Enrollment/School Capacity:**

Beaver Creek Elementary School = 454 enrolled/555 capacity  
 Tamanawis Secondary School = 1,523 enrolled/1,125 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 = 26 students  
 Secondary students = 30 students  
 Total new students = 56 students

### Approved Capacity Projects and Future Space Considerations

*There are no new capital projects proposed at Beaver Creek Elementary and the school has room to accommodate planned growth. A major enrollment move to the new Newton Area secondary when it opens in 2006 - 2007 is expected to eliminate overcrowding at Tamanawis Secondary.*

(Appendix VI)

### SITE CHARACTERISTICS

- **Existing Land Use** Two single family dwellings, which will be removed.
- **East:** Single family dwelling on a lot, zoned RA, designated Urban in the OCP.
- **South:** Across 66 Avenue are townhomes on a lot, zoned RM-15, designated Urban in the OCP.
- **West:** Across 121 Street are single family dwellings on lots, zoned RA and RS (By-law No. 5942), designated Urban in the OCP.
- **North:** Townhouses on a lot, zoned RM-15, designated Urban in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Does not comply. Amendment of the West Newton Local Area Plan from "Townhouses 8 - 15 upa" to "Row Housing 23 upa Max" is required.

### DEVELOPMENT CONSIDERATIONS

#### Land Use Rationale

- The subject site consists of two properties totaling 1 hectare (2.5 Acre) in area. It is located on the north side of 66 Avenue, between 121 Street and 121A Street. It is designated "Urban" in the Official Community Plan (OCP) and "Townhouses 8 to 15 upa" in the West Newton Local Area Plan (LAP), and zoned "One-Acre Residential Zone (RA)".
- The proposal is for 27 row housing units on fee simple lots with a rear lane. Conventional townhouses were explored at this location, however, because of required road dedication to complete 121 Street, the land configuration and assembly could not accommodate the appropriate geometry for placement of the conventional strata townhouses.

- The proposed RM-23 Zone, introduced a lane parallel to 121 Street, which will serve possible future residential lots that will front 121A Street, to complete the 121A Street cul-de-sac.
- The west side of 121 Street from 66 Avenue to 68 Avenue is designated for Multiple Residential development at a density higher than 15 upa, including apartment tower of 70 upa. The general trend of development at this location is at a mid range density, mainly 30 upa. This proposal fits in as a transition to the established single-family neighbourhood to the east.
- The 27 units on 1 gross hectare translates into a gross density of 27 units per hectare (10.8 upa). The net site area after the road dedication will be 0.692 ha (1.7 Acres). The net density is therefore, 39 upha (15.9 upa).
- All the other regulations of RM-23 Zone have been met, therefore, the proposal can be supported from a land use point of view. However, one semi-detached building is proposed in this development, which is contrary to the definition of row housing building, which mean "a multiple residential building formed by a minimum of three side by side dwelling units attached to each other in a row, with each dwelling unit located on its own lot". The applicant is therefore, seeking a relaxation to this definition to allow a building to have only two side-by-side units.

#### Development of the Lots to the East

- The two narrow properties to the east of the site, west of 121A Street, are also designated Townhouses 8 to 15 upa in the West New Local Area Plan. 121A Street, at this location, is a cul-de-sac road and already completed with single family RF homes, at the cul-de-sac bulb and on the east side of the street.
- The rationale for including the west side of the cul-de-sac in the townhouse designation is to accommodate a conventional townhouse development.
- With this proposed RM-23 development, an appropriate development for the adjacent properties to the east would be the completion of the west half of 121A Street with some form of fee simple single family residential development.
- The applicant consulted with the property owners of all the single family homes fronting 121A Street and around the cul-de-sac, regarding the possibility of single family lots on the west side of 121A Street. The Planning & Development Department received letters from them in support of single family homes on the west side of 121A Street.

#### PRE-NOTIFICATION

Pre-notification letters were sent on September 15, 2005, and staff received no comments.

## DESIGN PROPOSAL AND REVIEW

- The development consists of nine blocks of buildings (one duplex, seven three-plex and one four-plexes, as shown in Appendix III). Each block will be built as 2-storey building, with each unit having 3 bedrooms on the upper floor plus an in-ground basement. The objective is to create a development that respects neighbourhood scale and massing and allows for a pedestrian-friendly streetscape with interest and rhythm, which blends with the existing.
- The fee simple row housing demonstrates a more urban and pedestrian oriented housing form that relates to the public realm at the street level, rather than facing inwards like many strata townhouse developments.
- Each of the units has a single car garage and adjacent parking pad accessible from the rear lane.
- Although the units and lots are fee simple, mutual agreements are required between the future lot owners to protect the respective interests of all owners such as roof maintenance, party wall agreements and to exercise some control over exterior changes after the building is constructed.
- The main architectural elements are:
  - Neo-Heritage housing style and massing with lowered massing through design elements on the front and flanking elevation at the corner of 66 Avenue and 121 Street;
  - Balanced massing and proportion and clean lines/details;
  - Well-identified front entrance element, which does not dominate the front elevation with scale but remains a "human scale";
  - The large porches and front entryways enhance the relationship of this housing type to the public realm along 121 Street and 66 Avenue and helps to present a pedestrian-friendly street, as vehicular access to the units is via a rear lane;
  - Strong and simple roof elements with moderate to steep pitched gable and / or hip roof lines; and
  - A consistent theme and character throughout the development through a well articulated landscape, colour and material themes.
- The finishing material will consist of a combination of vinyl siding in a dark sage green and vinyl shake siding, entry doors in a dark brown, black metal guard rails on the front porch and front entry stairs, and window and door trim in off-white. The roof trim will consist of black asphalt shingles.

## Lot Grading Detailed Landscaping and Arborist Report

- Being a fee simple subdivision, a preliminary lot grading prepared.

- The architectural design indicate that all the units proposed will have in-ground basements. Completion of 121 Street will raise the boulevard to 0.7 metre (2.3 feet) above the existing grade at the extreme. The required fill (which will cover approximately 40% of the site) will be sloped down to meet the existing grades along the rear property lines. The Building Division has reviewed the grading information and found that the information provided adequate to allow the project to proceed to the next stage.
- C. Kavolinas and Associates Ltd. prepared the Arborist Report and the landscape plan consisting of trees, shrubbery and ground cover. The Arborist report identified 56 mature trees, and recommended that all the identified trees be removed because 26 of them are declared hazardous and 33 are located within the proposed road and lane and within building envelopes.
- The landscape plan proposes 61 replacement trees. Further landscape details are shown on the front entrances with elements which define each entrance to the units. The proposed landscape augments the front entry porches, to present a pedestrian friendly streetscape. The landscaping plan and Arborist report were reviewed the City Landscape Architect and deemed acceptable.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the definition of row housing building to allow one multiple unit residential building to be formed by a minimum of two side by side dwelling units, in a multiple unit development.

Applicant's Reasons:

- The proposed subdivision layout shows 5 (five) lots fronting 66 Avenue. Two row housing buildings are proposed fronting 66 Avenue, one of which has only two units side by side. This is contrary to the definition of row housing. One 5-unit building could have been built, however, it wont be compatible with the street oriented town houses across 66 Avenue, which are semi-detached in form. Alternatively, the semi-detached building could be zoned RF-SD and a variance would not be needed. This solution would not be appropriate because the RF-SD zone would not be tied to the rest of the development by a development permit. The proposed variance is therefore, the best tool to achieve the compatibility.

Staff Comments:

- There are five semi-detached buildings on the south side of 66 Avenue across from the development site, between 121 Street and 121A Street. To meet the definition of row housing in the Zoning By-law it will be necessary to have a five-unit building on the north side of 66 Avenue. Such massing presentation along the north side of 66 Avenue is not desirable.

- Staff, therefore, concur with the applicant's argument that construction of two blocks (one with two unit and the other with three) is justified.

### 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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Development Variance Permit No. 7905-0265-00
Appendix VIII.	Context Map
Appendix IX.	Subdivision Layout

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 9, 2006.
- Tree Survey Plan dated April 2006.
- Arborist Report dated April 2006.
- Lot Grading Plan dated April 2006.
- Soil Contamination Review Questionnaire prepared by Bhajan Atwal dated August 16, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

AGA/kms

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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:                      CitiWest Consulting Ltd. c/o Roger Jawanda  
                         Address:                      #101 - 9030 King George Highway  
                                                              Surrey, B.C.  
                                                              V3V 7Y3  
                         Tel:                                      604-591-2213

2.      Properties involved in the Application

(a)      Civic Address:                      12103 and 12115 - 66 Avenue

(b)      Civic Address:                      12103 - 66 Avenue  
            Owners:                                      Gurpreet S. Virk, Bhajan S. Atwal and Jagjit S. Sahi  
            PID:    011-103-175  
            Parcel "B" (Explanatory Plan 14090) South ½ Lot 9 Block 1 Section 18  
            Township 2 New Westminster District Plan 7147

(c)      Civic Address:                      12115 - 66 Avenue  
            Owners:                                      Gurpreet S. Virk, Bhajan S. Atwal and Jagjit S. Sahi  
            PID:    011-103-221  
            South Half Lot 9 Except: Parcel "B" (Explanatory Plan 14090); block 1 Section  
            18 Township 2 New Westminster District Plan 7147

3.      Summary

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

(b)      Proceed with Public Notification for Development Variance Permit No. 7905-0265-00.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RM-23**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	2.5 ac	
Hectares	1.0 ha	
<b>NUMBER OF LOTS</b>		
Existing	2	
Proposed	28	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	6 m to 9 m	
Range of lot areas (square metres)	221 m <sup>2</sup> to 277 m <sup>2</sup>	
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	27 lots/ha	10.8 lots/ac
Lots/Hectare & Lots/Acre (Net)	40 lots/ha	16 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	50% to 60%	
Estimated Road, Lane & Driveway Coverage	21%	
Total Site Coverage	71% to 81%	
<b>PARKLAND</b>		
Area (square metres)		
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>		
YES		
<b>MODEL BUILDING SCHEME</b>		
NO		
<b>HERITAGE SITE Retention</b>		
NO		
<b>BOUNDARY HEALTH Approval</b>		
NO		
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	YES	
Works and Services	NO	
Building Retention	NO	
Definition of Row Housing Building	YES	

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-23**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		9,959 m <sup>2</sup>
Road Widening area		3,039 m <sup>2</sup>
Undevelopable area		0
Net Total		6,920 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50% to 60%	50% to 60%
Paved & Hard Surfaced Areas	n/a	21%
Total Site Coverage	71% to 81%	71% to 81%
<b>SETBACKS</b> ( in metres)		
Front	3.5 m	
Rear	12.5 m	
Side #1 (N,S,E, or W)		See Multiple Buildigns Data Sheet
Side #2 (N,S,E, or W)	n/a	
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.5 m	8.26 m to 8.7 m range
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor	n/a	
One Bed	n/a	
Two Bedroom	n/a	
Three Bedroom +	n/a	27
Total	57	27
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	4,563	4,563

*\* 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		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	n/a	27 upha/10.8 upa
FAR (net)	57 upha/23 upa	40 uph/16 upa
AMENITY SPACE (area in square metres)		
Indoor	n/a	
Outdoor	n/a	
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	54	54
Residential Visitors	0	
Institutional	0	
Total Number of Parking Spaces	54	54
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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## MULTIPLE BUILDINGS DATA SHEET

**Proposed Zoning: RM-23**

<b>Required Development Data</b>	<b>Building #1</b>	<b>Building #2</b>	<b>Building #3</b>
<b>SETBACK (in metres)</b>			
Front	7.73 m	6.33 m	5.34 m
Rear	13.59 m	13.88 m	14.1 m
Side #1 (North)	1.2 m	1.9 m	1.2 m
Side #2 (South)	1.2 m	1.2 m	1.2 m
<b>Building Height (in metres/storeys)</b>	8.26 m/2 storey	8.27 m/2 storey	8.7 m/2 storey
<b>NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE</b>			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	507.2 m <sup>2</sup>	676.1 m <sup>2</sup>	507.2 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	507.2 m <sup>2</sup>	676.1 m <sup>2</sup>	507.2 m <sup>2</sup>

## MULTIPLE BUILDINGS DATA SHEET

**Proposed Zoning: RM-23**

<b>Required Development Data</b>	<b>Building #4</b>	<b>Building #5</b>	<b>Building #6</b>
<b>SETBACK (in metres)</b>			
Front	4.17 m	3.73 m	3.53 m
Rear	14.3 m	14.52 m	14.69 m
Side #1 (North)	1.2 m	1.21 m	1.2 m
Side #2 (South)	1.2 m	1.21 m	1.2 m
<b>Building Height (in metres/storeys)</b>	8.7 m/2 storey	8.2 m/2 storey	8.22 m/2 storey
<b>NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE</b>			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	507.2 m <sup>2</sup>	507.2 m <sup>2</sup>	507.2 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	507.2 m <sup>2</sup>	507.2 m <sup>2</sup>	507.2 m <sup>2</sup>

## MULTIPLE BUILDINGS DATA SHEET

**Proposed Zoning: RM-23**

<b>Required Development Data</b>	<b>Building #7</b>	<b>Building #8</b>	<b>Building #9</b>
<b>SETBACK (in metres)</b>			
Front	3.33 m	2.24 m	2.19 m
Rear	14.89 m	12.59 m	12.5 m
Side #1 (North)	1.21 m	(West) 3.02 m	(West) 1.21 m
Side #2 (South)	3.34 m	(East) 1.2 m	(East) 1.21 m
<b>Building Height (in metres/storeys)</b>	8.1 m/2 storey	7.9 m/2 storey	7.8 m/2 storey
<b>NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE</b>			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	507.2 m <sup>2</sup>	337.5 m <sup>2</sup>	507.2 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	507.2 m <sup>2</sup>	337.5 m <sup>2</sup>	507.2 m <sup>2</sup>

CONTOUR MAP FOR SUBJECT SITE

