

Proposal: Rezone from RA to CD and Development Permit to permit the development of 52 townhouse units.

Recommendation: Approval to Proceed

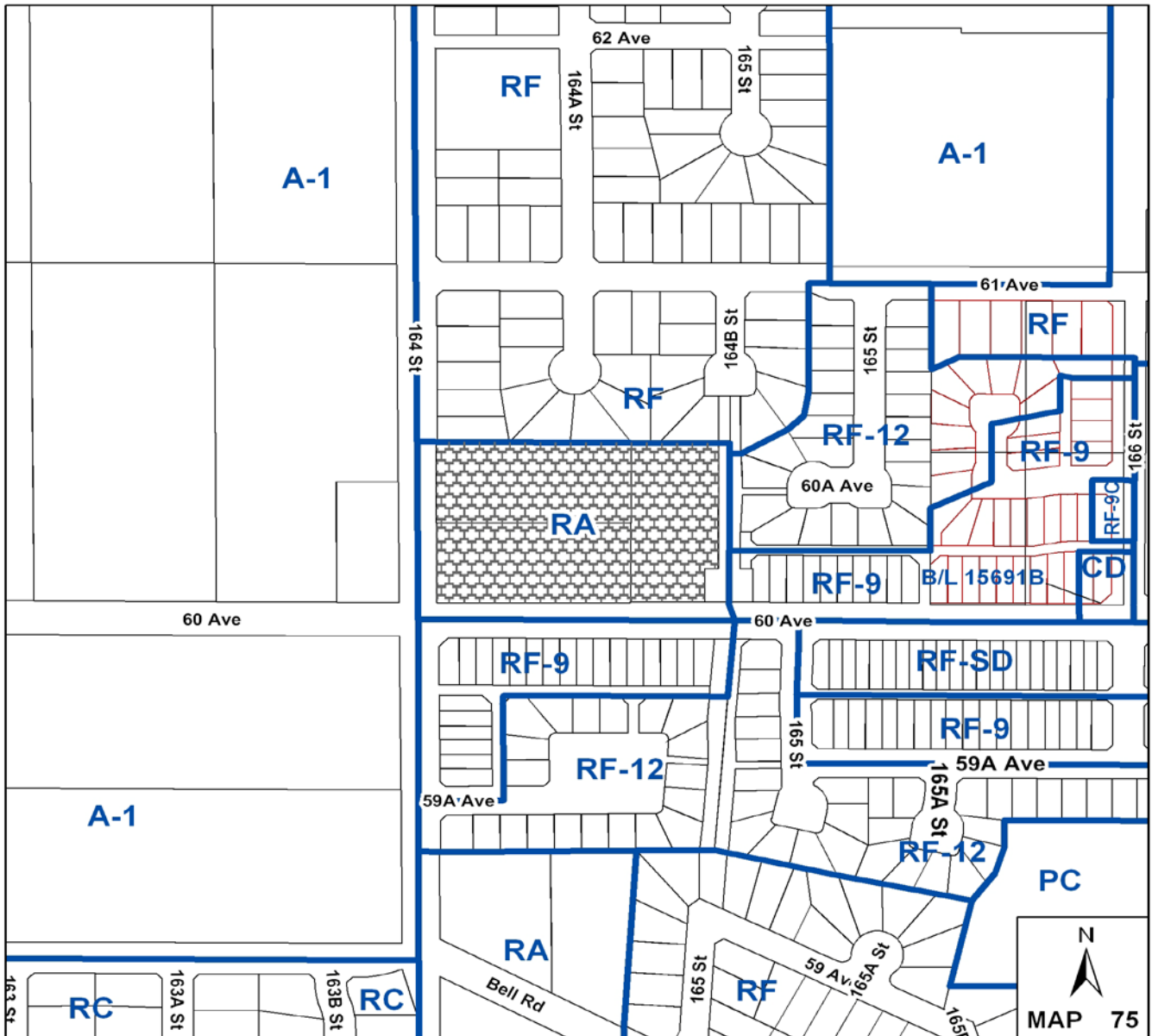
Location: 6038 - 164 Street,
 16433/16469 - 60 Ave

Zoning: RA

OCP Designation: Urban

NCP Designation: Institutional/
 Townhouse

Owner: Rockwell Ventures Ltd.



PROJECT TIMELINE

Completed Application Submission Date: November 28, 2005
Application Revision & Re-submission Date: May 8, 2006
Planning Report Date: May 29, 2006

PROPOSAL

The applicant is proposing:

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

in order to permit a development consisting of 52 townhouse units.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0372-00 generally in accordance with the attached drawings (Appendix III).
3. Council approve the applicant's request to eliminate the required indoor amenity space.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (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) resolution of minor building design and landscaping issues to the satisfaction of the City Architect and City Landscape Architect; and
- (h) removal 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 IV).

Parks: No concerns. Applicant to provide cash-in-lieu of indoor amenity space and provide amenity contributions as per Stage II NCP adopted by Council (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:

A.J. McLellan Elementary School = 352 enrolled/430 capacity
 Lord Tweedsmuir Secondary School = 1,235 enrolled/1,400 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 = 37 students
 Secondary students = 112 students
 Total new students = 149 students

Approved Capacity Projects and Future Space Considerations

A boundary change is proposed for A.J. McLellan Elementary to George Greenway Elementary. There are no new capital projects at the elementary school and no new capital projects identified for the secondary school.

(Appendix V)

SITE CHARACTERISTICS

- **Existing Land Use** Residential acreage properties. There is a single family dwelling and accessory structures on two of the three properties which are all proposed to be demolished.
- **East:** Small single family lots, recently developed under Application No. 7902-0357-00 (Received Final Adoption on June 21, 2004), zoned RF-12 and RF-9, designated Single Family Small Lots in the West Cloverdale North NCP.
- **South:** Across 60 Avenue, small single family lots, recently developed under Application No. 7903-0345-00 (Received Final Adoption on February 21, 2005), zoned RF-9, designated Small Lots in the West Cloverdale South NCP.
- **West:** Across 164 Street, acreage parcels, zoned A-1, designated Single Family Cluster in the West Cloverdale North NCP.
- **North:** Single family lots, recently developed under Application No. 7904-0089-00 (Received Final Adoption on March 7, 2005) and Application No. 7902-0343-00 (Received Final Adoption on May 10, 2004), zoned RF, designated Urban Residential in the West Cloverdale North NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 1.43-hectare (3.53-acre) subject site encompasses three parcels located at the northeast corner of 164 Street and 60 Avenue. The site is designated Institutional/Townhouse in the West Cloverdale North NCP.
- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on RM-15 Zone, and is requesting a Development Permit to permit the development of 52 townhouse units.
- The area surrounding this site is undergoing significant development. The following applications have recently received final approval:
 - The lands directly to the east received Final Adoption on June 21, 2004 for a rezoning from RA to RF, RF-12 and RF-9 to permit the development of 5 standard and 34 small single family residential lots (Application No. 7902-0357-00);

- The lands located to the south, across 60 Avenue, received Final Adoption on February 21, 2005 for a rezoning from RA to RF-9 and RF-12 to permit the development of 42 small single family lots (Application No. 7903-0345-00); and
- The lands located directly to the north received Final Adoption on May 10, 2004 and February 21, 2005 for a rezoning from RA to RF to allow subdivision into 20 single family lots (Applications No. 7902-0343-00 and 7904-0089-00).
- The subject proposal consists of fifty-two (52) 3-bedroom units, ranging in floor area from 148.6 square metres (1,600 sq.ft.) to 187 square metres (2,012 sq.ft.), with a total floor area of 8,496 square metres (91,454 sq.ft.). Unfinished basements are proposed for Units 1 - 10.
- The townhouse proposal is reflecting a unit density of 37 units per hectare (15 units per acre), which complies with the Townhouse designation in the West Cloverdale North NCP.
- Off-street residential parking is to be provided in double garages for the majority of the proposed units and in tandem parking arrangement for four (4) of the units. A total of 104 residential parking stalls and 10 off-street visitors parking spaces are to be provided on-site. The proposed residential and visitor parking stalls meet the parking provision of Surrey Zoning By-law 12000.
- No indoor amenity space is proposed for the townhouse site. Instead, the applicant is proposing to provide cash-in-lieu of indoor amenity space in the amount of \$750.00/unit, conforming to Council policy. The resolution of the cash-in-lieu payment is a subject condition of rezoning and Development Permit approval.
- The amount of outdoor amenity space proposed is 475.6 square metres (5,120 sq.ft.), which exceeds the 156-square metre (1,679 sq.ft.) requirements of the RM-15 Zone (based on 3 square metres/32 sq.ft. per unit).
- The outdoor amenity spaces are a mixture of grassed open space and landscaped areas.

Proposed CD Zone

- The site is proceeding under a Comprehensive Development Zone since the proposed floor area ratio (FAR) is slightly higher than that permitted under the RM-15 Zone and the setbacks vary from those required under the RM-15 Zone.
- The proposed CD Zone will permit an FAR of 0.75 while the maximum FAR in the RM-15 Zone is 0.60. This increased density is considered acceptable since the applicant is providing 475 square metres (5,120 sq.ft.) of outdoor amenity space, three times the requirement of the RM-15 Zone. In addition, the proposed lot coverage of 35% is well below the permitted 45%. The proposal does comply with the unit density requirement of 15 upa.
- The RM-15 Zone requires that buildings and structures be sited not less than 7.5 m (25 ft.) from all lot lines. The setbacks to the building face for the proposed CD Zone are as follows:
 - 5.52 m (18 ft.) along the west property line;
 - 7.5 m (25 ft.) along the north property line;
 - 6.38 m (21 ft.) along the east property line; and

- 4.90 m (16 ft.) along the south property line.
- The reduced setbacks along the south and west property lines will allow for a strong street-oriented character along 60 Avenue and 164 Street. The reduced setback along the south property line will interface well with the small single family RF-9 lots across 60 Avenue.
- Since the site borders a proposed public walkway to the immediate east, the reduced setback along the east property line will allow for better surveillance of the walkway while the landscaping, fencing and entry arbours along units on the eastern side of the property will provide clear delineation of private space.
- The proposed setback from the north lot line will conform to the requirements of RM-15 Zone to ensure an adequate setback from adjacent single family lots.
- A table illustrating the difference between the RM-15 Zone and the proposed CD Zone is as follows:

	RM-15	Proposed CD Zone
FAR	0.60 including garages	0.75 including garages
Lot Coverage	45%	35%
Minimum Setbacks	7.5 m (25 ft.) from all lot lines	5.52 m (18 ft.) from west lot line 6.38 m (21 ft.) from east lot line 4.90 m (16 ft.) from south lot line 7.5 m (25 ft.) from north lot line

- All other requirements outlined in the RM-15 Zone are reflected in the proposed CD Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on March 3, 2006 and staff received eight (8) responses regarding the following issues:

Density

- Several comments were received regarding concerns about the proposed density and the appropriateness of townhouses in a single family neighbourhood.

(The proposed density reflects the designation outlined in the West Cloverdale North NCP. The proposed townhouse units will allow for a diversity of housing types within the neighbourhood and provide for additional residential units in close proximity to the Cloverdale Town Centre.)

Traffic and Parking

- Several residents called regarding concerns about the increased traffic and parking problems that may result from the proposed development. Specific concerns were raised regarding the capacity of 60 Avenue and the absence of street parking.

(The traffic generated from this development has been accommodated as part of the NCP. Access to the townhouse units is restricted to 164 Street which will limit congestion along 60 Avenue. The applicant is required to provide adequate off-street resident and visitor parking in accordance with the Zoning By-law requirements. There are parking pockets along 60 Avenue to provide additional parking.)

School Capacity

- Residents expressed concerns regarding the capacity of the elementary school, which will experience further pressure resulting from this proposed development.

(The elementary school is currently below capacity and is expected to remain below capacity with the projected number of students resulting from this proposed development.)

Setbacks, Building Height and Tree Retention

- Residents inquired about the proposed setback and building heights along the north property line adjacent to existing single family dwellings, and expressed concern regarding retention of mature trees.

(The proposed setback along the north property line is 7.5 metres (24.5 ft.) and the proposed building height along this lot line is 7.76 metres (25.5 ft.) which is less than the maximum 11- metre (36 ft.) building height permitted under the RM-15 Zone. The proposed building height and the proposed duplex building form are intended to ensure an appropriate interface with the existing single family dwellings to the north. The majority of the trees on the subject site are proposed to be removed because they are either within the building envelopes, within the footprint of the proposed driveways or underground services or are assessed as hazardous. There are three trees along the north property line which are proposed to be retained.)

DESIGN PROPOSAL AND REVIEW

- The proposed 52 townhouse units are two and three storeys and are arranged around an interior circular roadway that is accessed from 164 Street.
- The proposed units are arranged in 16 clusters. Six clusters will consist of two units in duplex form. These units will be situated along the north side of the internal roadway and one cluster will front the public walkway. The remaining ten clusters will front onto 164 Street, 60 Avenue, the internal roadway, and the public walkway. These clusters will contain four units each.

- In order to maintain an appropriate interface with the existing and future single family uses to the north, the duplex units will be set back a minimum of 7.5 metres (25 ft.) from the property line. The reduced setbacks proposed along the west (164 Street) and south (60 Avenue) property lines will allow for a street-oriented character.
- The corner of 60 Avenue and 164 Street will make a strong statement considering its high elevation and its location in the heart of historic Cloverdale. The 4-unit building at the intersection will be designed to take advantage of its prominent corner location. The building will wrap around the corner, thereby providing interesting and continuous street frontages. Corner features will also be integrated at this location including a pergola, a feature specimen tree and benches.
- The proposed building materials include laminated fibre glass shingles for the roofing. The exterior wall treatments will be a combination of wood shingles and board and batten vinyl siding in a combination of Jamesboro gold and pebble kaki colours. Stronger accent colours will be used for the front doors.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates that there are 140 mature trees on the subject site. The report proposes the removal of 137 trees because they are located either within the building envelope, within the footprint of the proposed driveways or underground services or are assessed as hazardous. The report proposes 3 trees to be retained. The trees to be retained are located along the north edge of the site, adjacent to the single family lots to the immediate north.
- Outdoor amenity space is provided through open space garden areas located centrally within the subject site and accessed via north-south pedestrian access points.
- A proposed public walkway is located directly to the east of the site, with units proposed to front onto the walkway. A pedestrian walkway accessed from 164 Street links to this public walkway. There is also pedestrian access to the site along 60 Avenue. Trellises will define the pedestrian entries to the site at the public walkway and 164 Street and 60 Avenue entry points.
- A roundabout is proposed for the 164 Street and 60 Avenue intersection, based on the design outlined in the West Cloverdale North NCP.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP, but was reviewed by staff and found satisfactory.
- The applicant has agreed to resolve several minor, yet important refinements to the building design and landscaping prior to final adoption. These include:
 - Simplifying the heritage details for the corner buildings;
 - Enhancing the colour scheme with stronger accent colours; and
 - Reviewing landscape details including fencing, tree retention and selection.

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 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.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed CD By-law
Appendix IX.	West Cloverdale North NCP

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 23, 2006
- Arborist Report dated May 8, 2006.
- Tree Preservation and Replacement Plan dated May 8, 2006.
- Soil Contamination Review Questionnaire prepared by Carson Nofle dated November 21, 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
 Address: 109 - 1528 McCallum Road
 Abbotsford, B.C. V2S 8A3
 Tel: 604-853-5222

2. Properties involved in the Application
 - (a) Civic Addresses: 16469 - 60 Avenue, 6038 - 164 Street and 16433 - 60 Avenue

 - (b) Civic Address: 16469 - 60 Avenue
 Owner: Rockwell Ventures Ltd., Inc. No. 0665457
 PID: 025-973-258
 Lot 7 Section 12 Township 2 New Westminster District Plan BCP11476

 - (c) Civic Address: 6038 - 164 Street
 Owner: Rockwell Ventures Ltd., Inc. No. 0665457
 PID: 004-897-391
 Lot 23 Section 12 Township 2 New Westminster District Plan 40083

 - (d) Civic Address: 16433 - 60 Avenue
 Owner: Rockwell Ventures Ltd., Inc. No. 0665457
 PID: 004-897-374
 Lot 22 Section 12 Township 2 New Westminster District Plan 40083

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed in the RM-15 Zone	Proposed CD Zone
LOT AREA* (in square metres)		
Gross Total		14,294.67 sq.m.
Road Widening area		191.63 sq.m.
Undevelopable area		
Net Total		14,103.04 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	35.03%
Paved & Hard Surfaced Areas		31.20%
Total Site Coverage		66.23%
SETBACKS (in metres)		
Front (West)	7.5 m	4.55 m
Rear (East)	7.5 m	4.54 m
Side #1 (South)	7.5 m	4.00 m
Side #2 (North)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11.00	10.50/3
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		52
Total		52
FLOOR AREA: Residential	8,461.83 sq.m.	8,495.33 sq.m.
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	8,461.83 sq.m.	8,495.33 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		
# of units/ha /# units/acre (gross)		36.36/14.73
# of units/ha /# units/acre (net)	37/15	36.88/14.94
FAR (gross)		0.59
FAR (net)		0.60
AMENITY SPACE (area in square metres)		
Indoor	156 sq.m.	0
Outdoor	156 sq.m.	475.65 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	104	104
Residential Visitors	10	10
Institutional		
Total Number of Parking Spaces	114	114
Number of disabled stalls		1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		8/7%
Size of Tandem Parking Spaces width/length		3.2/12.20

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

