

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7905-0406-00/7907-0086-00

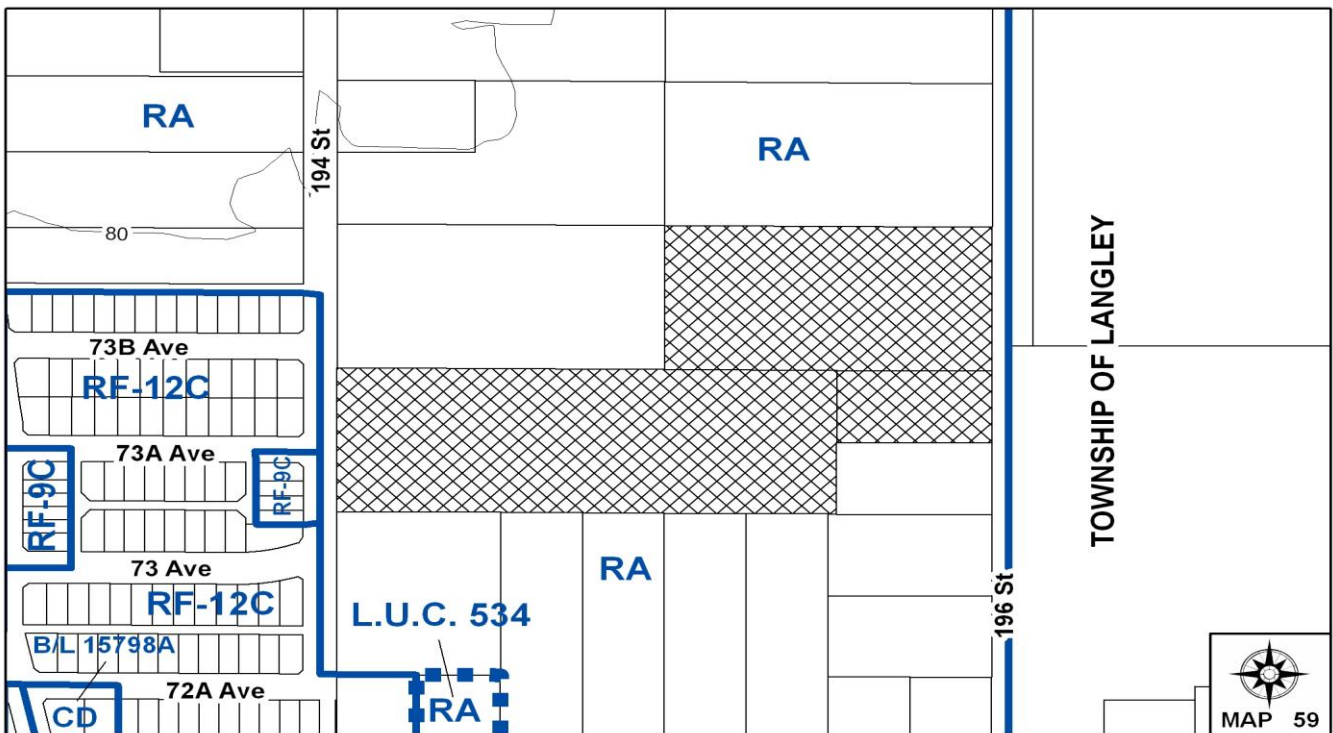
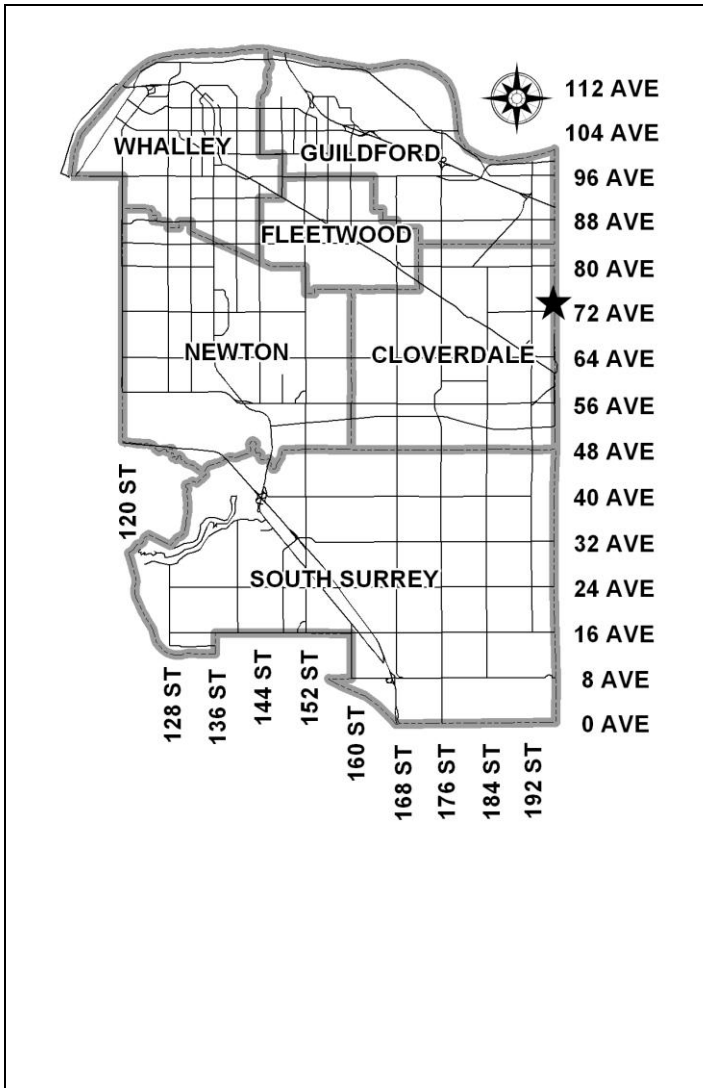
Planning Report Date: May 26, 2008

**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** of a portion of the subject site from 6-10 upa (low density) to 15-25 upa (med-high density)
- **Rezoning** from RA to RF-9C, RM-30, CD and RF-12
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 186 townhouse units on two sites and 21 small single family lots.

**LOCATION:** 7334 - 194 St.; 7341/53 - 196 St.  
**OWNER:** 678924 BC Ltd. and ~~Triple Seven Holdings~~  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** 6-10 upa (Low Density), 10-15 upa (Med. Density), 15-25 upa (Med-High Density) and Public Open Space/Park



### RECOMMENDATION SUMMARY

- By-law Introduction and set a date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the setbacks of the RM-30 Zone.
- A portion of the proposed development requires an NCP amendment from 6 - 10 upa (Low Density) to 15-25 upa (Medium-High Density).

### RATIONALE OF RECOMMENDATION

- Generally complies with NCP Designation.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP Extension - North of 72 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. for File No. 7907-0086-00: a By-law be introduced to rezone a portion of the subject site, shown as Block A on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. for File No. 7905-0406-00: a By-law be introduced to rezone a portion of the subject site shown as Block B on the attached Survey Plan, 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 (Appendix I).
5. for File No. 7905-0406-00: a By-law be introduced to rezone a portion of the subject site, shown as Block C on the attached Survey Plan, from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
6. for File No. 7905-0406-00: a By-law be introduced to rezone a portion of the subject site, shown as Block D on the attached Survey Plan, from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
7. Council approve the applicant's request to eliminate the required indoor amenity space for Block B (File No. 7905-0406-00) and to reduce the required indoor amenity space from 468 square metres (5,039 sq.ft.) to 371 square metres (3,992 sq.ft.) for Block C (File No. 7905-0406-00).
8. Council authorize staff to draft Development Permit No. 7905-0406-00 for Blocks B and C in accordance with the attached drawings (Appendix II).
9. Council approve Development Variance Permit No. 7905-0406-00, (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (22.5 ft.) to the face of the building and 6.1 metres (20 ft.) to the porch;
  - (b) to reduce the west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the face of the building and 3.3 metres (11 ft.) to the porch; and

- (c) to reduce the east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) to the face of the building and 4.0 metres (13 ft.) to the porch.
10. Council instruct staff to resolve the following issues prior to final adoption of all by-laws:
- (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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect including written agreement from all neighbours to the south regarding protected trees that may need to be removed from those properties;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) the applicant adequately address the impact of reduced indoor amenity space for Block C (File No. 7905-0406-00) and no indoor amenity space for Block B (File No. 7905-0406-00);
  - (h) registration of a Section 219 Restrictive Covenant on the two proposed townhouse sites, to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (i) registration of an access easement on Block C for future access to the site to east (7311 - 196 Street) through Block C;
  - (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 19 until lot grading issues are resolved to the satisfaction of the Building Division; and
  - (k) finalization of the agreement for the acquisition by the City and dedication of the proposed open space/linear park for park purposes.
11. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan - North Extension to redesignate a portion of the land from 6 - 10 upa (Low Density) to 15 - 25 upa (Medium-High Density) 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 outlined in Appendix III (for 7905-0406-00) and Appendix IV (for 7907-0086-00).

School District: **Projected number of students from this development:**

24 Elementary students at Clayton/East Clayton Elementary School  
14 Secondary students at Clayton Heights Secondary School

(Appendix IV for 7905-0406-00 and Appendix V for 7907-0086-00)

Parks, Recreation & Culture: Support. Parks will acquire the proposed open space as per the NCP. The applicant should provide park amenity contributions on a per unit basis as per the NCP Stage II adopted by Council.

Fire Department: Ensure the emergency access off of 196 Street is of a "let down" type.

SITE CHARACTERISTICS

Existing Land Use: Two acreage parcels, one vacant and one with an existing single family dwelling that will be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Existing acreage parcels, one with an existing dwelling (under Application No. 7907-0330-00), and one vacant	Suburban in the OCP	RA
East (Across 196 Street):	Existing single family dwellings and existing acreage parcel in the Township of Langley	Within Township of Langley	
South:	City-owned Park and existing acreage parcels, one with an existing dwelling (under Application No. 7906-0245-00), one with an existing dwelling, and several vacant	10 to 15 upa (Medium Density), Public Open Space and Park, 15 to 25 upa (Medium High Density), and 6 to 10 upa (Low Density) in the East Clayton NCP Extension - North of 72 Ave	RA
West (Across 194 Street):	Single family dwellings under construction.	6 to 10 upa (Low Density) in the East Clayton NCP Extension - North of 72 Ave	RF-12C, RF-9C

## JUSTIFICATION FOR PLAN AMENDMENT

- The approximately 5.33-hectare (13.18-acre) site is designated Suburban in the Official Community Plan (OCP). The northern most boundary of the subject site is the servicing boundary for the area; lands north of this particular boundary are outside of the sanitary sewer catchment area and stormwater drainage basin serving the East Clayton NCP – North Extension area (Appendix XI).
- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. C009), which deals with land use designations and road network in the East Clayton NCP – North Extension area. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. C011).
- Currently, the land use designations that are reflected in the East Clayton NCP – North Extension area require corresponding OCP designation amendments from the current Suburban designation. The approved Stage 2 Report (Corporate Report No. C011) directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site-specific rezoning applications. The applicant is requesting an OCP amendment from Suburban to Urban.
- The proposal is generally consistent with the designations in the East Clayton – North Extension Neighborhood Concept Plan (NCP). However, an amendment will be required for a portion of the site from 6 to 10 upa (Low Density) to 15 to 25 upa (Medium High Density). (Appendix XI).
- The amendment to the NCP allows for the construction of an emergency access driveway to the townhouse portion of the site from 196 Street, which terminates in a cul-de-sac adjacent to this access.

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- The approximately 5.33-hectare (13.18-acre) subject site consists of two properties bounded on the west side by 194 Street and the east side by 196 Street in the East Clayton area. The site is designated Suburban in the Official Community Plan (OCP), and 6 to 10 upa (Low Density), 10 to 15 upa (Medium Density), 15 to 25 upa (Medium High Density), and Public Open Space and Park in the East Clayton Neighbourhood Concept Plan (NCP) Extension - North of 72 Avenue.
- The initial application, Application No. 7905-0406-00, was submitted in December 2005, to rezone one property (7353 -196 Street) from RA to RM-30 in order to permit 96 townhouse units. A second property was added in October 2006 (7341 – 196 Street) in order to provide access to the subject site from 196 Street, and the application was revised to permit 120 townhouse units and two small single family lots (to be zoned RF-12). As a result of City staff concerns regarding the proposed access to the subject site off of 196 Street, the applicant acquired an additional lot (7334 – 194 Street), and applied for a rezoning of this lot under application 7907-0086-00, in order to permit rezoning from RA to RF-9C, with a remainder. This remainder parcel was subsequently incorporated into Application 7905-0406-00, in order to permit 186 townhouse units, two small single family lots, and a park.

- Under Application No. 7905-0406-00, the subject site is currently zoned One Acre Residential (RA). The applicant is proposing to rezone 2.76 hectares (6.81 acres) of the eastern portion of the site (Block B on the Survey Plan) to "Multiple Residential 30 Zone" (RM-30) to allow the construction of approximately 156 townhouse units, and 0.57 hectare (1.41 acres) of the eastern portion of the site (Block C on the Survey Plan) to "Comprehensive Development Zone" (CD) based on the Multiple Residential 30 Zone (RM-30) to allow the construction of approximately 30 townhouse units. The two multi-family projects will be separated by a 0.368-hectare (0.96-acre) linear park/greenway.
- Also under Application No. 7905-0406-00, the applicant is proposing to rezone 666 square metres (7,175 sq.ft.) of the southeastern portion of the site adjacent to 196 Street (Block D on the Survey Plan) to Single Family Residential (12) Zone (RF-12) to in order to permit subdivision into two small single family lots.
- Under Application No. 7907-0086-00, the applicant is proposing to rezone 0.917 hectare (2.27 acres) of the western portion of the site (Block A on the Survey Plan) to Single Family Residential (9) Coach House Zone (RF-9C) to permit subdivision into 19 small single family lots with coach houses.
- The applicant is required to dedicate 73 Avenue, 194A Street and cul-de-sac bulbs on 196 Street. As the portion of 73 Avenue that connects to 194 Street is located on the adjacent property to the south and will therefore not be completed under this application, the applicant will be required to construct a temporary access over proposed Lot 10 until such time as the property to the south develops and the connection to 194 Street is completed.
- The neighbouring property at the south-eastern corner of the subject site (7311 – 196 Street) is at risk of being negatively impacted by the proposed development. This property is encumbered by the future 73A Avenue road dedication, as per the East Clayton NCP Extension – North of 72 Avenue. City staff would prefer to see the applicant purchase this property and incorporate it into the proposed development to ensure that the future 73A Avenue is completed, and that the neighbouring lot is not left in a situation where future development is more onerous. However, the applicant was not able to come to a satisfactory agreement with the owners of 7311 – 196 Street regarding a purchase price for their property. The applicant argues that the neighbouring owners were seeking too high a price, while the neighbour disagrees (see Public Notification section).
- It is anticipated that the northwestern portion of 7311 – 196 Street will eventually develop as a townhouse site. As access to this future townhouse site will be difficult, the current applicant will be required to register an access easement over their property through to the proposed RM-30 townhouse site providing access to the future townhouse site at 7311 – 196 Street.

### Proposed Park and Open Space

- According to the East Clayton NCP – North Extension, the subject site is to be intersected by a 0.67-hectare (1.65-acre) north-south linear park: 0.39 hectare (0.96 ac) from 7334 – 194 Street; and 0.28 hectare (0.69 ac) from 7353 -196 Street. The applicant will dedicate 5% of the open space, which is equivalent to approximately **0.034 hectare (0.083 acre)**. As the proposed open space exceeds the statutory park dedication of 5%, the City will purchase the open space in excess of the 5% requirement.

RM-30 Component (Block C on the Survey Plan)

- The applicant is proposing a 156-unit (RM-30) townhouse development on the eastern portion of the site, east of the future north-south linear park, arranged around an internal roadway system. The townhouse development gains access from the future 73 Avenue.
- As the RM-30 portion of the subject site is greater than 1.0 hectare (2.47 acres) in area, the sliding density scale of the RM-30 Zone does not apply. The maximum density permitted is therefore 30 upa (75 uph), with a maximum floor area ratio (FAR) of 0.90. The density of the proposed townhouse component is 22.9 upa (56.6 uph) with a floor area ratio (FAR) of 0.83.
- The proposed RM-30 Zone is consistent with the "15 to 25 upa (Medium High Density)" designation in the East Clayton NCP – North Extension, except for a small portion in the south east corner of the subject site adjacent to 196 Street which is designated "6 to 10 upa (Low Density)" in the NCP.
- A 6-metre (20 ft.) wide statutory right-of-way for pedestrian access, connecting 196 Street to the north-south linear park, is required along the north property line of the subject site. The applicant is required to construct a 2-metre (6.5 ft.) wide gravel pathway along this right-of-way.
- The amount of outdoor amenity space proposed is 663 square metres (7,135 sq.ft.). The RM-30 Zone requires that 468 square metres (5,038 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The proposed outdoor amenity space includes a children's play area (toddler swings and spring toys) and park benches.
- The amenity building for this townhouse project is located in the southwestern corner of the site. It is oriented towards the entrance, and is designed to act as an entrance feature.
- The amount of indoor amenity space proposed is 371 square metres (3,992 sq.ft.). The RM-30 Zone requires that 558 square metres (6,006 sq.ft.) of indoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The developer has agreed to address the impact of the proposed reduction of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.
- Off-street residential parking is to be provided in double and tandem parking spaces attached to each unit. A total of 312 residential parking spaces and 32 visitor parking spaces are to be provided on-site. The parking spaces meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The RM-30 Zone requires that buildings and structures be sited no less than 7.5 metres (25 ft.) from all lot lines. The applicant is requesting building setbacks ranging from 3.2 metres (10.5 ft.) to 6.1 metres (20 ft.). The setbacks for the proposed development will require variances (see By-law Variance section).



Proposed CD Component (Block B on the Survey Plan - based on RM-30 Zone)

- The applicant is proposing a 30-unit townhouse development on the western portion of the site, zoned "Comprehensive Development Zone" (CD). This development will be located west of the future north-south linear park, arranged around an internal roadway system. The townhouse development gains access from the future 194A Street.
- The CD Zone for Block B is based upon the Multiple Residential 30 Zone (RM-30).
- As the proposed CD-zoned portion of the subject site is less than 1.0 hectare (2.47 acres) in area, the sliding density scale of the RM-30 Zone would typically apply. The maximum density permitted would therefore be 21.7 upa (53.5 uph), with a maximum floor area ratio (FAR) of 0.66 (rather than 30 upa and 0.90 FAR for 1.0-hectare sites). The density of the proposed townhouse component allowed in the CD By-law is 21.3 upa (52.6 uph) with a floor area ratio (FAR) of 0.78.
- The proposed CD Zone is consistent with the "15 to 25 upa (Medium-High Density)" designation in the East Clayton NCP – North Extension.
- The applicant is proposing reduced building setbacks along all property lines within the portion identified as Block B. Under the RM-30 Zone, the minimum setback along all property lines is 7.5 metres (25 ft.). The applicant is proposing setbacks ranging from 3.0 metres (10.5 ft.) to 7.2 metres (23.6 ft.). The setback variances are acceptable as the reduction of the setbacks along the future 194A Street and 73 Avenue will provide for better street-oriented units, and the setbacks along the future linear park will enhance the relationship with the park. The setbacks are in accordance with the East Clayton Neighbourhood Concept Plan design guidelines, and will be addressed in the CD Zone (see Appendix XIV).
- The table below shows a comparison between the proposed CD Zone and the RM-30 Zone.

	<b>RM-30 Zone based on 1-hectare site</b>	<b>RM-30 Zone based on 0.57-hectare site</b>	<b>Proposed CD Zone</b>
<b>Units Per Acre</b>	30 upa	21.7 upa	21.3 upa
<b>FAR</b>	0.90	0.66	0.78
<b>Lot Coverage</b>	45%	41%	40%
<b>Building Setbacks</b>	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	<b>west (front):</b> 6.3 m. (21 ft.) to building face; 3.9 m. (12.8 ft.) to porch. <b>east (rear):</b> 4.6 m. (15 ft.) to building face; 3.0 m. (10 ft.) to porch. <b>north (side):</b> 5.7 m. (18.5 ft.) to building face. <b>south (flanking):</b> 7.2 m. (23.6 ft.) to building face; 3.9 m. (12.8 ft.) to porch.
<b>Building Height</b>	13 metres (43 ft.)	13 metres (43 ft.)	10.2 metres (33 ft.)

- The amount of outdoor amenity space proposed is 103.5 square metres (1,114 sq.ft.). The base zone for this CD-zoned site (the RM-30 Zone) requires that 90 square metres (969 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The proposed outdoor amenity space includes a children's play area.
- No indoor amenity space is proposed for this townhouse development. The base zone for this CD-zoned site (the RM-30 Zone) requires that 90 square metres (969 sq.ft.) of indoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The developer has agreed to address the impact of the proposed elimination of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy. A connection across the north-south linear park will be constructed that will provide the opportunity for the residents of the western townhouse development access the amenity building of the eastern townhouse development, if the strata corporation of the eastern development were to allow it.
- Off-street residential parking is to be provided in double and tandem parking spaces attached to each unit. A total of 60 residential parking spaces and 6 visitor parking spaces are to be provided on-site. The parking spaces provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.

#### RF-12 Single Family Component (Block D on the Survey Plan)

- The applicant is also proposing two (2) Type I Interior RF-12 lots in the south-eastern 666-square metre (7,175 sq.ft.) portion of the site, at the intersection of 196 Street and the future 73A Avenue.
- The two RF-12 lots conform to the minimum requirements of the Type I RF-12 Zone in terms of lot area, width and depth. They range in size from 332 square metres (3,578 sq. ft.) to 335 square metres (3,606 sq.ft.), in width from 12.0 metres (39 ft.) to 12.19 metres (40 ft.), and in depth from 26.87 metres (88 ft.) to 27.46 metres (90 ft.).
- Both proposed RF-12 lots will front onto and gain access from 196 Street.
- The applicant for the subject site has retained Tynan Consulting Ltd as the Design Consultant for the single family component. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VII).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

#### RF-9C Single Family Component (Block A on the Survey Plan)

- The applicant is proposing two (2) Type I Corner RF-9C lots and seventeen (17) Type I Interior RF-9C lots in the western 0.917-hectare (2.27-acre) portion of the site, fronting 194 Street and the future 194A Street.

- All 19 proposed RF-9C lots conform to the minimum requirements of the Type I RF-9C Zone in terms of lot area, width and depth. They range in size from 339 square metres (3,649 sq.ft.) to 596 square metres (6,416 sq.ft.), and in width from 9.0 metres (29.5 ft.) to 18.03 metres (59 ft.). The lots are all 37.72 metres (124 ft.) in depth.
- Proposed Lots 1 - 10 will front onto 194 Street. Proposed Lots 11 – 19 will front onto the future 194A Street. Access to all proposed lots will be gained from a lane connecting to the future 73 Avenue.
- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant for the single family component. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VIII).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable. A "no-build" restrictive covenant will be required to be registered over proposed Lot 19 until lot grading issues are resolved for this "end" lot.
- Basement-entry homes will not be permitted.

#### Tree Preservation/Replacement

- C. Kavolinas & Associates Ltd. prepared the Arborist Report and Trees Preservation/Replacement Plans (Appendix IX for 7905-0406-00, and Appendix X for 7907-0086-00).
- For the eastern portion of the property, under Application 7905-0406-00, the Arborist Report indicates there are 1,488 mature trees on the subject site, consisting of 1,395 Alders, and 98 other trees (primarily Douglas Fir and Maple). The report proposes the removal of all 1,488 trees.
- The rationale for removing such a significant number of trees is that the site is treed in an extremely close stand in shallow soil in a poorly drained area. Once land clearing begins around the periphery of the site, the trees inside the existing forest will not be able to stand up to the elements due to their shallow roots. Furthermore, the required grading changes will alter the drainage pattern of the site. As the existing trees have very shallow roots, the existing trees on the site will be unable to adapt to the change in drainage patterns. This information has been reviewed and found acceptable by the City's Landscape Architect.
- One hundred eighty-five (185) replacement trees will be planted for a total of (185) trees on the site.

- The following chart provides a summary of the proposed tree retention and removal by species (for 7905-0406-00 only):

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Alder	1,395	0	1,395
<b>(Subtotal)</b>	<b>1,395</b>	<b>0</b>	<b>1,395</b>
Aralia	1	0	1
Birch	5	0	5
Cedar	8	0	8
Cherry	1	0	1
Chestnut	1	0	1
Douglas Fir	44	0	44
Hemlock	6	0	6
Maple	21	0	21
Oak	1	0	1
Spruce	4	0	4
Walnut	1	0	1
<b>(Subtotal)</b>	<b>93</b>	<b>0</b>	<b>93</b>
<b>Total</b>	<b>1,488</b>	<b>0</b>	<b>1,488</b>

- For the portion of the property under Application 7907-0086-00, the Arborist Report indicates there are 34 mature trees on the subject site. The report proposes the removal of 34 trees because they are located either within the building envelopes, or will be impacted by road construction. The Report proposes no trees be retained. Twenty-two (22) replacement trees will be planted for a total of twenty-two (22) trees on site, providing for an average of 1.15 trees per lot. There are some minor amendments to be made to the Arborist Report. The applicant will be required to address any concerns prior to Final Adoption.
- The following chart provides a summary of the proposed tree retention and removal by species (for 7907-0086-00 only):

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Pine	16	0	16
Oak	2	0	2
Spruce	1	0	1
Catalpa	1	0	1
Cedar	3	0	3
Willow	1	0	1
Purple Leaf Plum	1	0	1
Deodar	2	0	2
Monkey Puzzle	1	0	1
Aralia	1	0	1
Chestnut	1	0	1
Gleditsia	1	0	1
Beech	2	0	2
Laurel	1	0	1
<b>Total</b>	<b>34</b>	<b>0</b>	<b>34</b>

- For the eastern portion of the property, under Application 7905-0406-00, under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 1,395 alder and cottonwood trees are proposed to be removed, and 93 other trees are to be removed, a total of 1,581 replacement trees would be required for this application. The applicant proposes 248 replacement trees. Under the requirement of the Tree Preservation By-law, this would result in a tree replacement deficit of 1,333 trees. The maximum cash-in-lieu permitted under the Tree Preservation By-law is \$15,000 per acre. As such, monetary compensation for the remaining 1,333 trees is \$172,500 and will be required prior to consideration of final adoption.
- For the western portion of the property, under Application 7907-0086-00, no alder or cottonwood trees are proposed to be removed, and thirty-four (34) other trees are to be removed, a total of sixty-eight (68) replacement trees would be required for this application. The applicant proposes twenty-two (22) replacement trees. Under the requirement of the Tree Preservation By-law, this would result in a tree replacement deficit of forty-six (46) trees. As such, monetary compensation for the remaining 46 trees is \$13,800 based on \$300/tree, and will be required prior to consideration of final adoption.

### PRE-NOTIFICATION

Pre-notification letters were sent out on August 8, 2006 and again on October 3, 2007 for Application No. 7905-0406-00. Pre-notification letters were sent out on January 21, 2008 for Application No. 7907-0086-00. Staff received the following response:

- Neighbouring property owners (7311 – 196 Street) met with City staff regarding the future consequences for their property if it is not included in Development Application No. 7905-0406-00, as their property is encumbered by the future 73A Avenue road dedication, as per the East Clayton NCP Extension – North of 72 Ave. They were unable to come to terms with the applicant regarding a suitable sale price for their property.

*(City staff worked with the applicant and the neighbouring property owner to encourage a land transaction. However, staff informed the neighbouring property owner that the City cannot force the applicant to purchase their property.)*

*The current applicant will be required to register an access easement over the proposed RM-30 townhouse site providing access to 7311 – 196 Street, as it is anticipated that the northwestern portion of that property will eventually develop as a townhouse site. Without such an easement, access to the anticipated townhouse site may prove difficult.)*

### DESIGN PROPOSAL AND REVIEW (Multi-family Portion, Blocks B and C)

- A Development Permit will govern the proposed townhouse development portions of the site.

- The multi-family portion of the site is comprised of one hundred and eighty six (186) three-storey townhouse units in two separate developments with double and tandem parking spaces attached to each unit. One hundred and fifty-six (156) of these units are located to the east of the north-south linear park, while thirty (30) units are located to the west of the park.
- A 2-storey amenity building is located on the east side of the linear park. A pathway with gated entranceways crossing through the linear park will connect the two townhouse projects, and will provide the residents of the western townhouse development the opportunity to access the amenity building of the eastern townhouse development, if the strata corporation of the eastern development so authorized.
- The main floor of the amenity building consists of a mail kiosk, a kitchen and lounge area, restrooms, and guest suite complete with a living room, bedroom and bathroom. The second floor of the amenity building consists of two offices, a larger kitchen and lounge area, and a second guest suite.
- The townhouses are arranged around a private interior roadway. The vehicular access to the site on the west of the north-south linear park will be from 194A Street, while the vehicular access to the site on the east will be from 73 Avenue.
- The proposed major exterior finishes on the townhouses are a combination of vertical board and batten and horizontal vinyl siding, with three predominant colours: "Chesapeake Green", "Hickory", and "Rustic Red". In addition, the exterior finishing incorporates cedar shingle vinyl siding, wood door and window trims (White), and wood railings. The roof material will consist of asphalt shingles (Black).
- Front and rear decks with ground level patios will provide outdoor use opportunities, including some units that will have direct second floor access to a raised rear yard. Pedestrian pathways and reduced front yard setbacks will strengthen the interface of the units fronting 196 Street, the future 73 Avenue and 194A Street, as well as the linear parkway intersecting the site and the pedestrian pathway along the north property line.

#### Outdoor Amenity Space and Landscaping

- The main pedestrian entrance to the RM-30 portion of the subject site (Block C) will consist of a 2.75-metre (9 ft) high, cedar arbour, clad with a base of cultured stone. The main vehicle entrance, adjacent to the pedestrian entrance, will be demarcated with decorative pavers and landscaping.
- A 2.75-metre (9 ft) long, and 0.9-metre (3 ft.) tall project sign, located on top of a 30 centimetre (1 ft.) concrete base, will be located to the left of the entrance.
- The outdoor amenity space located in this portion of the development will consist of a children's play structure, benches, and smaller trees and shrubbery.
- On the west side of the linear park, the main pedestrian entrance to the CD-zoned portion of the subject site (Block B) will consist of a similar 2.75-metre (9 ft) high, cedar arbour, clad with a base of cultured stone. The vehicle entrance, adjacent to the pedestrian entrance, will be demarcated with decorative stamped concrete pavers and landscaping.

- The intersections of the internal road network within the townhouse developments are identified with decorative stamped concrete pavers to act as a visual clue for vehicles.
- Creating a sense of consistency between the two townhouse developments, a similar 2.75-metre (9 ft) long, 0.9-metre (3 ft.) tall project sign, located on top of a 30 centimetre (1 ft.) concrete base, will be located adjacent to each of the entrances.
- A 1.0-metre (3.5 ft) high picket fence (cedar) surrounds the site.
- There are three access points from the RM-30 townhouse development to the linear park, and one access point from the CD portion of the townhouse development. These access points are demarcated by 2.75-metre (9 ft) high, arbour, clad with a base of cultured stone.
- In addition, there are four access points from the RM-30 townhouse development to the 6-metre (20 ft.) wide, statutory right-of-way for pedestrian access that will connect 196 Street to the north-south linear park. These access points are similarly demarcated by 2.75-metre (9 ft) high, arbour, clad with a base of cultured stone.
- The remainder of the townhouse site will be landscaped with several large trees, including cedar, maple, ash and cherry trees, and lower vegetation including azalea, rhododendron, hydrangea and lily-of-the-valley.

#### ADVISORY DESIGN PANEL

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

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the front (along 73 Avenue) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (22.5 ft.) to the face of the building and 6.1 metres (20 ft.) to the porch (see Appendix XIII).
- To reduce the west (adjacent to linear park) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the face of the building and 3.3 metres (11 ft) to the porch.
- To reduce the east (adjacent to 196 Street) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) to the face of the building and 4.0 metres (13 ft.) to the porch.

Applicant's Reasons:

- The encroachment of the front porch and stairs within the building setbacks allows for a relationship between the buildings and the street.

**Staff Comments:**

- The reduced setbacks along the property lines adjacent to 196 Street and 73 Avenue allow the units to provide a strong street-oriented character.
- The reduced setbacks along the east property line adjacent to 196 Street allow the units to interface well with the single family residential to the east.
- The reduced setback along the property lines adjacent to the linear park and the pedestrian pathways provide for better visual monitoring and natural surveillance of the pedestrian pathways.
- The reduced setbacks are in keeping with what has been approved in similar developments in East Clayton, such as south of 72 Avenue.
- Staff support the proposed setback variances.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary (File No. 7905-0406-00)
Appendix IV.	Engineering Summary (File No. 7907-0086-00)
Appendix V.	School District Comments (File No. 7905-0406-00)
Appendix VI.	School District Comments (File No. 7907-0086-00)
Appendix VII.	Building Design Guidelines Summary (File No. 7905-0406-00)
Appendix VIII.	Building Design Guidelines Summary (File No. 7907-0086-00)
Appendix IX.	Summary of Tree Survey and Tree Preservation (File No. 7905-0406-00)
Appendix X.	Summary of Tree Survey and Tree Preservation (File No. 7907-0086-00)
Appendix XI.	NCP Redesignation Map
Appendix XII.	OCP Redesignation Map
Appendix XIII.	Development Variance Permit No. 7905-0406-00
Appendix XIV.	Proposed CD By-law

Jean Lamontagne  
General Manager  
Planning and Development

CA/kms

v:\wp-docs\planning\plncom08\04020906.ca.doc  
KMS 4/2/08 11:06 AM



Information for City Clerk

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

1. (a) Agent: Name: Darren Braun, McElhanney Consulting Services  
Address: 13160 - 88 Avenue  
Surrey, BC V3W 3K3  
Tel: 604-596-0391

(b) Agent: Name: Maciej Dembek, Barnett Dembek Architects  
Address: #292 0 12448 - 82 Avenue  
Surrey, BC V3W 3E9  
Tel: 604-597-7100

2. Properties involved in the Application

(a) Civic Addresses: 7334 - 194 Street; 7341 and 7353 - 196 Street

(b) Civic Address: 7334 - 194 Street  
**Owner: 678924 B.C. Ltd., Inc. No. 678924**  
**Director Information:**  
**Satnam Singh Shoker**  
  
**Officer Information: (as at October 8, 2007)**  
**Satnam Singh Shoker (President, Secretary)**

PID: 005-801-460  
Lot 36 Section 22 Township 8 New Westminster District Plan 59708

(c) Civic Address: 7341 - 196 Street  
Owner: 678924 B.C. Ltd., Inc. No. 678924  
**Director Information:**  
Satnam Singh Shoker

**Officer Information:** (as at October 8, 2007)  
Satnam Singh Shoker (President, Secretary)

PID: 005-801-419  
Lot 34 Section 22 Township 8 New Westminster District Plan 59708

(d) Civic Address: 7353 - 196 Street  
Owner: 678924 B.C. Ltd., Inc. No. 678924  
**Director Information:**  
Satnam Singh Shoker

**Officer Information:** (as at October 8, 2007)  
Satnam Singh Shoker (President, Secretary)

PID: 008-264-805  
Lot 6 Section 22 Township 8 New Westminster District Plan 2600

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce four By-laws to rezone the property.
- (c) Proceed with Public Notification for Development Variance Permit No. 7905-0406-00.

**SUBDIVISION DATA SHEET  
BLOCK A**

**Proposed Zoning: RF-9C**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	2.27 ac
Hectares	0.917 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	19
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.0 m
Range of lot areas (square metres)	339 m <sup>2</sup> - 596 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	20.9 uph      8.37 upa
Lots/Hectare & Lots/Acre (Net)	27.3 uph      11.05 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	32.6%
Estimated Road, Lane & Driveway Coverage	35%
Total Site Coverage	67.6%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<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

**SUBDIVISION DATA SHEET  
BLOCK D**

**Proposed Zoning: RF-12**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.165 ac
Hectares	0.067 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9 m - 18.03 m
Range of lot areas (square metres)	332 m <sup>2</sup> - 334 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	3 uph/12 upa
Lots/Hectare & Lots/Acre (Net)	3 uph/12 upa
<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)	n/a
% of Gross Site	n/a
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<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  
BLOCK B**

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		14,067 m <sup>2</sup>
Road Widening area		4,487.8 m <sup>2</sup>
Undevelopable area		3,847.9 m <sup>2</sup>
Net Total		5,704.3 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		40%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		60%
<b>SETBACKS</b> ( in metres)		
Front		6.3 m to building face 3.9 m to porch
Rear		4.6 m to building face 3.0 m to porch
Side #1 (North)		5.7 m to building face
Side #2 (South)		7.2 m to building face 3.9 m to porch
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		10.2 m
Accessory		8 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		28
Total		30
<b>FLOOR AREA: Residential</b>		4,410.9
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		4,410.9

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		21.3 ha/8.6 ac
# of units/ha /# units/acre (net)		52.6 ha/21.3 ac
FAR (gross)		0.31
FAR (net)		0.78
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	90 m <sup>2</sup>	0.0
Outdoor	90 m <sup>2</sup>	103.5 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential	60	60
Residential Visitors	6	6
Institutional		
Total Number of Parking Spaces	66	66
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		44/73%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

**DEVELOPMENT DATA SHEET  
BLOCK C**

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		31,611 m <sup>2</sup>
Road Widening area		1,280.5 m <sup>2</sup>
Undevelopable area		2,783.1 m <sup>2</sup>
Net Total		27,574.5 <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	34.8%
Paved & Hard Surfaced Areas		30%
Total Site Coverage		64.89%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	6.1 m
Rear	7.5 m	-
Side #1 (East)	7.5 m	4.0 m
Side #2 (West)	7.5 m	3.3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	10.2 m
Accessory	11 m	8 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		154
Total	204	156
<b>FLOOR AREA: Residential</b>	24,792.7	22,860.3
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	24,792.7	22,860.3

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		49.5 ha/20 ac
# of units/ha /# units/acre (net)	75 ha/30 ac	56.6 ha/22.9 ac
FAR (gross)		0.72
FAR (net)	0.90	0.83
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	468 m <sup>2</sup>	371 m <sup>2</sup>
Outdoor	468 m <sup>2</sup>	663 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential	311	312
Residential Visitors	32	32
Institutional		
Total Number of Parking Spaces	343	344
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		232/74%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----