

Proposal: Rezone from RF and RM-D to RM-30 and Development Permit to permit the construction of a 53-unit townhouse development.

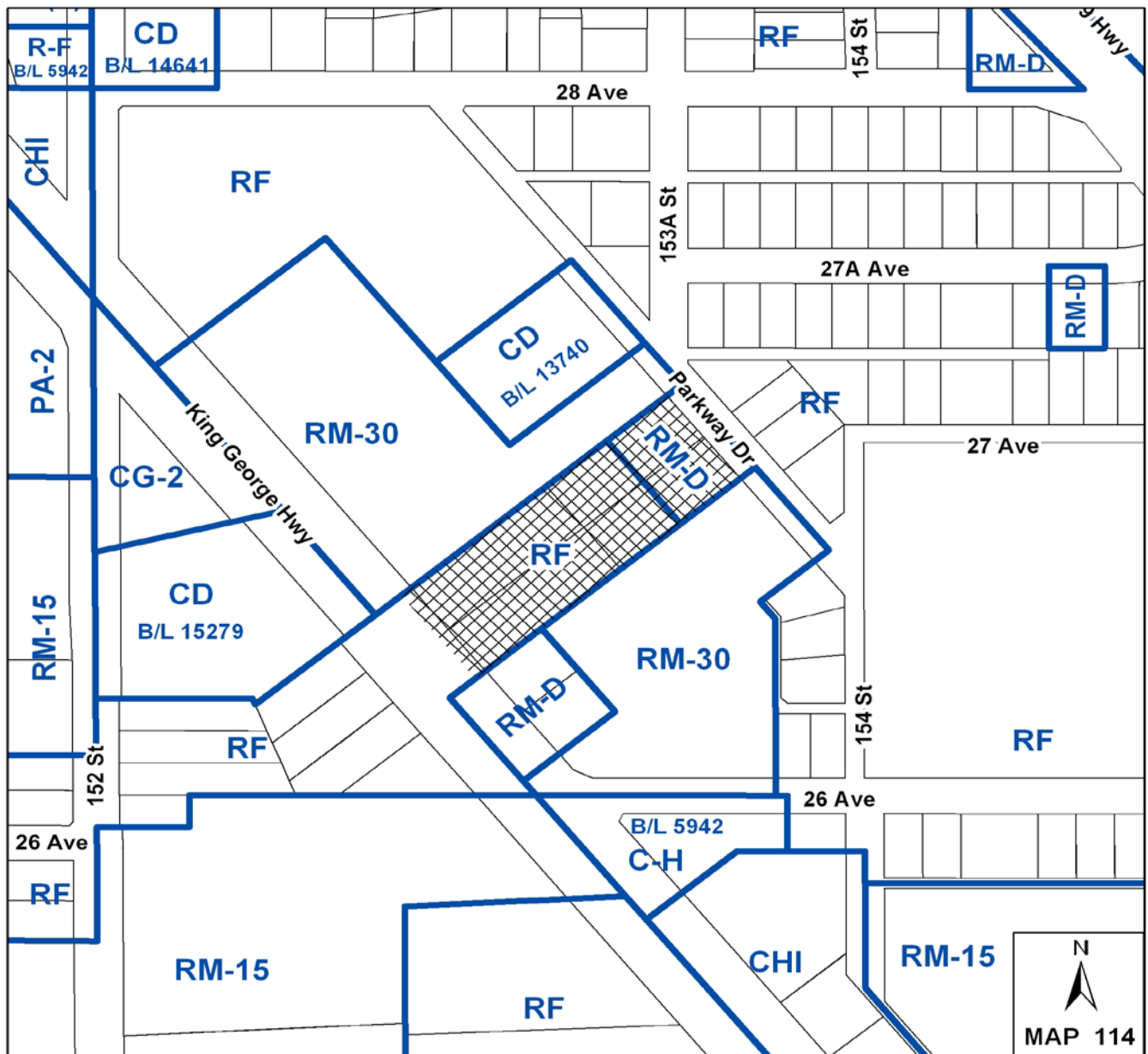
Recommendation: Approval to Proceed

Location: 2646/36 King George Hwy & 2707/09 & **2681/2683** Parkway Drive and Portion of KGH

Zoning: RF and RM-D

OCP Designation: Multiple Residential

LAP Designation: Garden Apt. **Owners:** Various



PROJECT TIMELINE

Completed Application Submission Date: January 26, 2006
Planning Report Date: May 29, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF and RM-D to RM-30; and
- a Development Permit

in order to permit the development of a 53-unit townhouse development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property and portion of King George Highway from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0032-00 in accordance with the attached drawings (Appendix VII).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering including the discharge of the reciprocal access easement;
 - (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) completion of purchase of a portion of King George Highway road allowance; and
 - (f) discharge of the reciprocal access easement with the property to the north.

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

School Catchment Area/Current Enrollment/School Capacity:

Sunnyside Elementary School = 245 enrolled/250 capacity
 Semiahmoo Secondary School = 1,674 enrolled/1,300 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 = 0 students
 Secondary students = 26 students
 Total new students = 26 students

Approved Capacity Projects and Future Space Considerations

The development is currently within the Sunnyside Elementary school's catchment (which feeds Semiahmoo Secondary). The application is located east of Highway No. 99 within the current Sunnyside catchment. A new elementary school site has been approved for acquisition in the north west Grandview Area to service development east of Highway No. 99. Majority of new growth in the current Sunnyside catchment is east of Highway No. 99 in NW Grandview area.

The Ministry is considering a capital plan proposal for the purchase by the School District of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Two single family homes and two duplex homes.
- **Significant Site Attributes** There are some existing large trees on the site.
- **East:** Across Parkway Drive, existing single family homes, zoned RF, designated Single Family in the King George Highway Corridor Plan.
- **South:** A townhouse unit development and two remaining parcels with duplexes, zoned RM-30 and RM-D, designated Garden Apartments in the King George Highway Corridor Plan.
- **West:** Across King George Highway, existing single family homes, zoned RF and CD, designated Apartment in the King George Highway Corridor Plan.
- **North:** A townhouse unit development, zoned RM-30 and CD, designated Garden Apartments in the King George Highway Corridor Plan.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Land Use Rationale

- The development application is proposing a rezoning from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential 30 Zone (RM-30)" in order to construct a 53 unit townhouse development.
- The application is located with the King George Hwy. Corridor Plan area and is designated for Garden Apartments. This is consistent with the development proposal for 3-storey townhouses.
- The subject properties abut existing RM-30 zoned townhouse developments to the north and south, and existing single family residential to the east across Parkway Drive.
- There are 3 and 4-storey townhouses to the south and 3-storey unit townhouses to the north. The density proposed on the site is 20 u.pa., the proposed floor area ratio is 0.80 and minimum setbacks are 7.5 metres (25 ft.). This density is generally consistent with the existing abutting townhouse developments and in compliance with the RM-30 Zone.

Landscaping and Preservation of Oak Trees

- Two (2) heritage oak trees exist directly to the east and west of the property lines along King George Highway. The trees and boulevard are protected under the City of Surrey's Heritage Registry and outlined in the King George Highway Corridor Plan Guidelines. Although the trees are not situated on the subject properties, the landscaping plan and fencing has considered the retention and significance of these trees.
- This development application proposes to plant one (1) additional English Oak within the boulevard along King George Highway. This proposed planting is consistent with the King George Highway Corridor Guidelines.
- Consistent with the King George Highway Corridor Guidelines, the buildings along King George Highway are proposed to be set back 12.5 metres (41 ft.) which is acceptable to the City. The Development Permit will ensure that both the 12.5 metres (41 ft.) setback and planting materials will be maintained along King George Highway.
- The developer is proposing to purchase an 8.0 metre (26.2 ft.) wide portion of the excess road allowance along King George Highway. The completion of the purchase of this road allowance is a condition of final adoption and the development permit.

Proposed Access and Egress

- There is an existing reciprocal access easement with the property to the north, located at 2678 King George Highway which is known as the "Mirada". This easement was established during the development of the "Mirada" site at 2678 King George Highway in order provide future access and egress points to King George Highway for the subject site (Appendix VII).
- The site to the south has independent access from 26 Avenue and does not require any easements.
- With respect to the current development application, access to the subject site was originally proposed both at Parkway Drive and through the access easement provided by the development to the north. Because of concerns expressed by the residents, and that it was deemed non-essential by the City, it was agreed that the only access to the development would be via Parkway Drive (Appendix VIII).
- The discharge of this access easement is a condition of final adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on March 15, 2006 and staff received the following comments:

- As a result of pre-notification, the City received 14 phone calls and 2 letters from area residents regarding the proposed development. Four main concerns were outlined by residents. They are described as follows:

1. Existing reciprocal access easement with 2678 King George Highway (the "Mirada").

(The developer approached the City to close the access easement with the Mirada complex and have access to the site only from Parkway Drive. After reviewing the concerns, the City has agreed to the removal of the reciprocal access easement and access to this development will be via Parkway Drive only.)

2. Concerns expressed regarding "short-cutting" traffic through the neighbouring townhouse developments in order to gain access directly to King George Highway.

(The proposed development will not increase the potential for additional vehicular traffic as no direct access to King George Highway is permitted. The secondary traffic concern was in response to the excess traffic along King George Highway and the impact of additional traffic from the proposed development. Upgrades to King George Highway, including widening, are included in the City's roads and transportation plans.)

3. Tree retention on the site.

(The developer hired an arborist and landscape architect to review the existing trees on site and propose replacement planting. Efforts were made to retain existing trees, especially along the property lines to the north and south and along King George Highway. A total of 5 existing trees are being retained and a total of 210 replacement trees are proposed.)

4. Loss of privacy due to the proposed development.

(The design of the buildings, the grading of the site and the landscaping along the property lines were proposed and reviewed in consideration of the existing townhouse developments to the north and south and the existing single family homes across Parkway Drive. The grading of the site and elevations of the proposed buildings matches the conditions to the north and south. The height of the proposed buildings also matches the heights of the buildings to the north and the south and is less than the permitted 15 metres (50 ft.). Additional landscaping is being proposed along the property lines in order to help retain some sense of privacy.)

DESIGN PROPOSAL AND REVIEW

- The design of the buildings are 3-storey townhouse units, with a maximum height of 12 metres (40 ft.).
- The exterior material of the buildings consist of vinyl siding and simulated stone veneer with accent cedar shingles. Wood fascia trim is also proposed along rooflines and gables. The proposed colour palettes include "Linen" and "Classic Brown".
- Roofing material is high profile asphalt shingles, "Weather Wood" brown, in colour.

- Gables are proposed along the roof lines and above doorways. Other architectural articulations help to create an appropriate design.
- The buildings are proposed to be set back 12.5 metres (41 ft.) from the property line along King George Highway and significant landscaping is being provided along this frontage. Substantial landscaping is also being provided along the remaining property lines in order to help create a desirable interface.
- This development application was not forwarded to the Advisory Design Panel (ADP) and was reviewed internally. The design is found to be generally acceptable.

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 Road Closure Survey Plan
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Initial Proposed Circulation
Appendix VIII.	Revised Circulation Plans
Appendix IX.	Design Drawings

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 24, 2006.
- Soil Contamination Review Questionnaire prepared by Ray Spence dated January 24, 2006.

How Yin Leung
Acting General Manager
Planning and Development

IM/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: Keystone Architecture & Planning Ltd.
 Address: #110 - 2881 Garden Street
 Abbotsford, B.C.
 V2T 4X1
 Tel: 604-850-0577

2. Properties involved in the Application
 - (a) Civic Addresses: 2636 and 2646 King George Highway; 2707 and 2709
 Parkway Drive; 2683 Parkway Drive and Portion of King
 George Highway

 - (b) Civic Address: 2646 King George Highway
 Owners: Lorne Wayne MacDonald and Johanne Mary MacDonald
 PID: 006-054-862
 Lot 69 Section 23 Township 1 New Westminster District Plan 46271

 - (c) Civic Address: 2636 King George Highway
 Owners: Randeep Chatha and Pardeep Chatha
 PID: 000-829-528
 Lot A Section 23 Township 1 New Westminster District Plan 68605

 - (d) Civic Address: 2707 Parkway Drive
 Owner: Caroline Scott
 PID: 001-345-184
 Strata Lot 1 Section 23 Township 1 New Westminster District Strata Plan
 NW453 together with an interest in the common property in proportion to the
 unit entitlement of the strata lot as shown on form 1

 - (e) Civic Address: 2709 Parkway Drive
 Owner: Caroline Scott
 PID: 001-345-214
 Strata Lot 2 Section 23 Township 1 New Westminster District Strata Plan
 NW453 together with an interest in the common property in proportion to the
 unit entitlement of the strata lot as shown on form 1

 - (f) Civic Address: 2683 Parkway Drive
 Owner: Marta Gizella Paszner
 PID: 004-997-859
 Strata Lot 1 of Section 23 Township 1 New Westminster District Strata Plan
 NW2456 together with an interest in the common property in proportion to the
 unit entitlement of the strata lot as shown on form 1

- (g) **Civic Address: 2681 Parkway Drive**
Owner: Gizella Thereza Pap
PID: 004-997-867
Strata Lot 2 of Section 23 Township 1 New Westminster District Strata Plan NW2456 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
- (h) Civic Address: Portion of King George Highway, dedicated by Plan 5388, as shown on Appendix III

3. Summary

- (a) Introduce a By-law to rezone a portion of the property (and a portion of road allowances(s)).

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RM-30/RF and RM-D

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,009.7 sq.m.
Road Widening area		
Undevelopable area		
Net Total		10,522.2 sq.m.
LOT COVERAGE (in % of net lot area)	45%	
Buildings & Structures		35%
Paved & Hard Surfaced Areas		32%
Total Site Coverage		67%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	12.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)	15 m	12 m
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		53
Total		53
FLOOR AREA: Residential		8,797 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,797 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)	75 uph/30 upa	48.2 uph/19.5 upa
# of units/ha /# units/acre (net)		50.4 uph/20.4 upa
FAR (gross)		0.80
FAR (net)		0.84
AMENITY SPACE (area in square metres)		
Indoor	159 sq.m.	165.4 sq.m.
Outdoor	159 sq.m.	162.3 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	106	106
Residential Visitors	11	11
Institutional		
Total Number of Parking Spaces	117	117
Number of disabled stalls		
Number of small cars	29	11
Tandem Parking Spaces: Number / % of Total Number of Units		60/117 51%
Size of Tandem Parking Spaces width/length	W 3.2/L12.2	W3.3/L12.2

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning: RM-30/RF and RMD

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front	7.5 m	7.5 m+	7.5 m+
Rear			
Side #1 (West)	7.5 m+	7.5 m+	7.5 m +
Side #2 (South)	7.5 m	7.5 m	7.5 m
Side #3 (North)	7.5 m+	7.5 m+	7.5 m+
Building Height (in metres/storeys)	12 m/3 storey	12 m/3 storey	12 m/3 storey
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	4	4	4
TOTAL FLOOR AREA	670 sq.m.	670 sq.m.	670 sq.m.

MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning: RM-30/RF and RMD

Required Development Data	Building #4	Building #5	Building #6
SETBACK (in metres)			
Front	7.5 m	7.5 m+	7.5 m+
Rear			
Side #1 (South)	7.5 m	7.5 m	7.5 m +
Side #2 (West)	7.5 m+	7.5 m+	7.5 m
Side #3 (North)	7.5 m+	7.5 m+	7.5 m+
Building Height (in metres/storeys)	12 m/3 storey	12 m/3 storey	12 m/3 storey
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	3	2	6
TOTAL FLOOR AREA	544 sq.m.	501 sq.m.	929 sq.m.

MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning: RM-30/RF and RMD

Required Development Data	Building #7	Building #8	Building #9
SETBACK (in metres)			
Front	7.5 m+	7.5 m+	7.5 m+
Rear			
Side #1 (South)	7.5 m	7.5 m+	7.5 m +
Side #2 (West)	7.5 m	7.5 m+	7.5 m+
Side #3 (North)	* 12.49 m	* 12.49 m	7.5 m (E)
Building Height (in metres/storeys)	12 m/3 storey	12 m/3 storey	12 m/3 storey
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	4	4	4
TOTAL FLOOR AREA	595 sq.m.	595 sq.m.	595 sq.m.

MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning: RM-30/RF and RMD

Required Development Data	Building #10	Building #11	Building #12
SETBACK (in metres)			
Front	7.5 m+	7.5 m+	7.5 m+
Rear			
Side #1 (North)	7.5 m	7.5 m	7.5 m
Side #2 (West)	7.5 m+	7.5 m (E)	7.5 m+ (E)
Side #3 (South)	7.5 m+	7.5 m (W)	7.5 m (W)
Building Height (in metres/storeys)	12 m/3 storey	12 m/3 storey	12 m/3 storey
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	4	4	6
TOTAL FLOOR AREA	672 sq.m.	672 sq.m.	929 sq.m.

MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning: RM-30/RF and RMD

Required Development Data	Building #13		
SETBACK (in metres)			
Front	7.5 m+		
Rear			
Side #1 (East)	7.5 m		
Side #2 (North)	7.5 m+		
Side #3 (West)	7.5 m+		
Building Height (in metres/storeys)	12 m/3 storey		
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +	4		
TOTAL FLOOR AREA	672 sq.m.		

CONTOUR MAP FOR SUBJECT SITE

