

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7906-0205-00

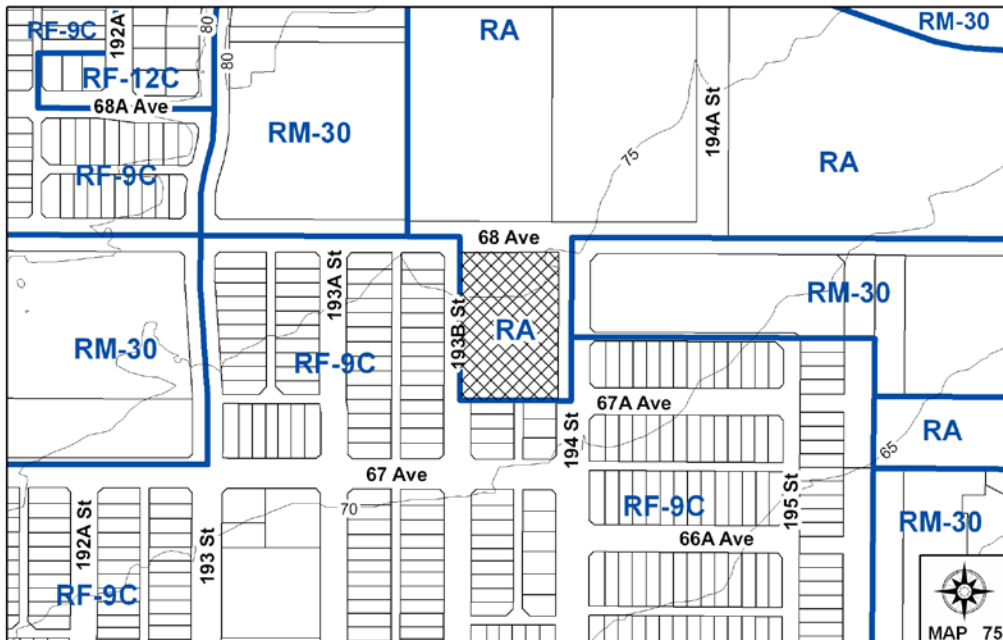
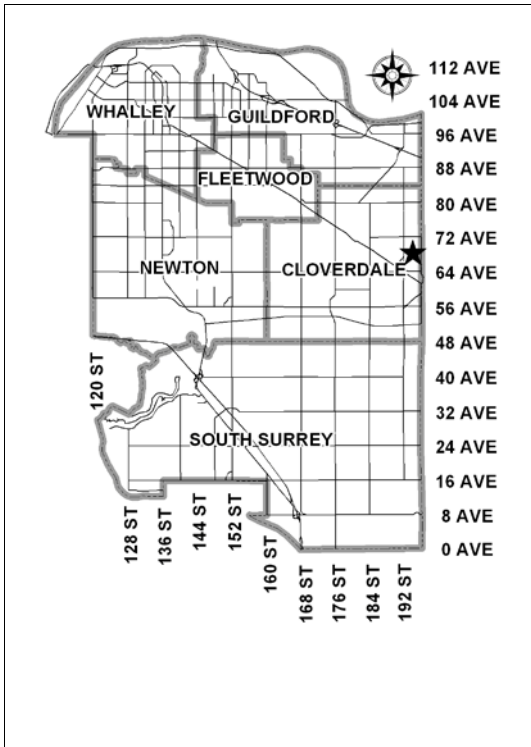
Planning Report Date: December 17, 2007

PROPOSAL:

- **NCP Amendment** on a portion, from Medium-High Density to Medium Density
- **Rezoning** from RA to C-5 and RF-9C
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a neighbourhood commercial building with variances to setbacks and to allow subdivision into 11 small single family lots with coach houses.

LOCATION: 19390 - 68 Avenue
OWNER: Lakewood Madrona Development Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Neighbourhood Commercial, Medium Density and Medium-High Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Commercial component requires a reduced front (east) yard setback, rear (west) yard setback and side (north) yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Partially complies with NCP Designation.
- Continues the established pattern of small single family lots designated Medium Density directly south of the subject site.
- Proposed setbacks for commercial component achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site **shown as Block A** from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and **Block B 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)**.
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2. Council authorize staff to draft Development Permit No. 7906-0205-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0205-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (east) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (b) to reduce the minimum rear (west) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) to reduce the minimum side (north) yard setback on a flanking street of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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) registration of a right-of-way for public rights of passage between the building face and the street edges of the proposed commercial lot (proposed Lot 12); and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend East Clayton NCP to redesignate a portion of the land from Medium-High Density to Medium 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.

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

4 Elementary students at Latimer Road Elementary School
2 Secondary students at Clayton Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department advise that the applicant should provide the 5% cash-in-lieu contribution for the single family subdivision component and the parks amenity contribution as per the East Clayton NCP.

SITE CHARACTERISTICS

Existing Land Use: Vacant acreage lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 68 Avenue dedication):	City-owned park with detention pond.	Park Site and Storm Water Pond	RA
East (Across 194 Street):	Townhouses and small single family lots.	Medium-High Density and Medium Density	RM-30 and RF-9C
South:	Small single family lots under construction.	Medium Density	RF-9C
West (Across 193B Street dedication):	Small single family lots under construction.	Medium Density	RF-9C

JUSTIFICATION FOR PLAN AMENDMENT

- The 1.57-acre (0.63-hectare) site is designated Urban in the Official Community Plan (OCP). The East Clayton Neighbourhood Concept Plan (NCP) indicates a mix of densities for the subject site including Neighbourhood Commercial, Medium-High Density and Medium Density.

- The proposal is to allow subdivision of the subject site into approximately 11 small single family lots and 1 commercial lot. The applicant is proposing to redesignate a portion of the site, along 194 Street, from Medium-High Density to Medium Density to allow the 11 RF-9C lots.
- The proposed RF-9C lots will continue the established pattern of small single family lots designated Medium Density directly south of the subject site, approved under Application No. 7906-0011-00 (Final Adoption on December 18, 2006) and the RF-9C lots across from the subject site along 194 Street, approved under Application No. 7904-0176-00 (Final Adoption on March 27, 2006).
- Council’s Procedural Guidelines for "Site Specific" Amendments to Approved Neighbourhood Concept Plans (NCPs) require applicants to hold a Public Information Meeting (PIM) to discuss the proposed changes to an approved NCP, to adjacent property owners and local community associations. A PIM was not held for this application because no comments were received as a result of the Pre-Notification Letter, which was mailed to all property owners within 100 metres (328-ft.) of the subject site and to the Clayton Community Association.

DEVELOPMENT CONSIDERATIONS

- The proposed rezoning of the south portion (**Block B**) of the subject site from One-Acre Residential (RA) Zone to Single Family Residential (9) Coach House (RF-9C) Zone is to allow subdivision into approximately 11 small single family lots. The north portion (**Block A**) of the site is proposed to be rezoned to Neighbourhood Commercial Zone (C-5) to allow the development of a commercial building with 8 retail units, (**Appendix I**).

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Proposed Small Single Family Lots

- The proposed small single family lots conform with the requirements of the RF-9C Zone. The following chart demonstrates a comparison between the proposed lots and the requirements under the RF-9C Zone:

Lot Type	RF-9C Requirements	Proposed
Type I Interior Lots	Minimum Lot Area: 250 sq.m. (2,690 sq.ft.)	251 sq.m. (2,702 sq.ft.) to 258 sq.m. (2,777 sq.ft.)
Type I Interior Lots	Minimum Lot Width: 9 m. (30 ft.)	9 m. (30 ft.) to 9.2 m. (30.2 ft.)
Type I Interior Lots	Minimum Lot Depth: 28 m. (90 ft.)	28.6 m. (93.8 ft.)
<i>Type II Lots are not proposed</i>		
Type III Interior Lots	Minimum Lot Area: 270 sq.m. (2905 sq.ft.)	270.6 sq.m. (2,913 sq.ft.)
Type III Interior Lots	Minimum Lot Width: 12.3 m. (41 ft.)	12.3 m. (41 ft.) to 12.75 m. (41.8 ft.)
Type III Interior Lots	Minimum Lot Depth: 22 m. (72 ft.)	22 m. (72 ft.)

- In accordance with the RF-9C Zone, coach houses or secondary suites are only permitted for Type I lots, therefore proposed Lots 1 to 6 are permitted an above-garage coach house or secondary suite.
- The proposed RF-9C lots will have access from the proposed lane.

- The applicant has retained Michael E. Tynan as the Design Consultant. 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 V). The proposed building design guidelines comply with the General Urban Design Guidelines established in the East Clayton NCP. The design guidelines stipulate that new homes follow the Craftsman-Heritage, Rural-Heritage, Neo-Traditional and Neo-Heritage styles, that are evident in the newly-built homes in this neighbourhood.
- The design guidelines prohibit the construction of basement-entry homes.
- Michael Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation and Replacement Plans. They have been reviewed by the City's Landscape Architect and are deemed acceptable.
- The Arborist Report indicates there are 26 mature trees, mainly cottonwood and alders, on the subject site. The report proposes the removal of all mature trees because they are located either within the building envelopes, within the footprint of the proposed roadways, or are in poor condition. The Report proposes 27 replacement trees to provide 2.4 trees per lot. The tree replacement requirements indicate a deficit of 3 trees; therefore the applicant will be required to provide cash-in lieu in the amount of \$900 based on \$300 per tree.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. There will be minimal cut or fill throughout the site. The information has been reviewed by staff and found to be acceptable.

Proposed Neighbourhood Commercial Building

- The applicant is proposing to rezone the north portion of the site to C-5 and a Development Permit to allow a one-storey neighbourhood commercial building with eight retail units.
- The proposed commercial development complies with the Neighbourhood Commercial Designation of the East Clayton NCP.
- The proposed building will have a floor area of 695 sq.m. (7,482 sq.ft.), a Floor Area Ratio (FAR) of 0.34 and a lot coverage of 34%. The proposal is within the 0.5 FAR and 50% lot coverage permitted in the C-5 Zone.
- Part 5 of Surrey Zoning By-law No. 12000 requires a total of 21 parking spaces for the proposed commercial building. A total of 23 parking spaces will be provided.
- The C-5 Zone requires that buildings and structures be sited not less than 7.5 m (25 ft.) from all lots lines. The proposed setbacks to the building face are as follows:
 - 3.0 m (10 ft.) along the west property line;
 - 3.0 m (10 ft.) along the north property line;
 - 3.0 m (10 ft.) along the east property line; and
 - 18.0 m (59 ft.) along the south property line

- The reduced setbacks along the east, north and west property lines will allow for a strong street-oriented character along 193B Street, 68 Avenue and 194 Street, as encouraged in the East Clayton NCP (see By-law Variance section).

PRE-NOTIFICATION

Pre-notification letters were sent on January 26, 2007 and staff received no responses.

DESIGN PROPOSAL AND REVIEW

- The proposed commercial building is sited close to 68 Avenue with surface parking at the rear of the building.
- The building is designed with a residential character to complement the surrounding residential neighbourhood.
- Pedestrians can access the retail units from 68 Avenue and from the parking lot to the south. The vehicular access will be along 194 Street.
- Exterior materials for the proposed building include hardi-plank siding with ledge stone and cedar shake siding at the gable ends. The hardi-plank siding is a beige colour, the wood trim and wood fascia is a redwood colour, and the gable ends are a forest green colour. The proposed building also utilizes a substantial amount of glazing on the north and south elevations. Roofing materials will consist of charcoal asphalt shingles.
- Site signage consists of fascia signs for the individual storefront units on the north elevation fronting 68 Avenue and along the south elevation. The fascia signs will include channel letters with a maximum letter height of 45 cm (18 inches) with either illuminated channel letters or gooseneck lighting.
- The proposed landscaping includes decorative paving along the street frontages and at the vehicular entry along 194 Street. Trees and shrubs will be planted at the south edge and western edge of the parking lot and there will be landscape islands. Further planting and a 1.8 m (6 ft.) fence will be incorporated at the southeast corner of site to provide adequate buffering adjacent to the proposed small single family lots.
- The applicant has incorporated sustainable features into the commercial development including some drought resistant plants to conserve water, vinyl windows made of a minimum 10% recycled plastics, and the installation of programmable thermostats to conserve energy use.

ADVISORY DESIGN PANEL

- This project was referred to ADP on August 2, 2007 and was found to be generally acceptable with some issues to be addressed. The recommendations provided by the panel, as well as the response from the applicant, are summarized in Appendix VII.
- The majority of the ADP recommendations have been addressed. The proposed landscaping plans will require the City Landscape Architect's approval prior to final adoption.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the front (east) yard setback of the C-5 Zone from 7.5 m (25 ft.) to 3.0 m (10 ft.).

Applicant's Reasons:

- The reduced setback along the east elevation will provide a pedestrian-oriented street frontage and allow for an inviting corner entrance to the retail unit at the east end of the building with benches and planters incorporated at this entry.

Staff Comments:

- The proposed 3 m (10 ft.) setback is similar to the front yard setback of the RF-9C Zone of 3.5 m (11.5 ft.) and therefore maintains a consistent appearance with the RF-9C lots further south and across 194 Street.
- The East Clayton NCP encourages building design that emphasizes the pedestrian realm through the use of reduced setbacks.
- The sidewalk will extend beyond the east property line allowing for a wide pedestrian area with decorative paving and planters.

(b) Requested Variance:

- To reduce the side (north) yard setback on a flanking street of the C-5 Zone from 7.5 m (25 ft.) to 3.0 m (10 ft.).

Applicants' Reasons:

- The proposed retail units front this north elevation therefore this reduced setback will create a pedestrian-oriented street character.

Staff Comments:

- This reduced setback will convey a village-like character to the commercial building and support pedestrian activity, conforming to the guidelines identified in the East Clayton NCP.

- The sidewalk will extend beyond the property line along 68 Avenue therefore the building will appear further set back from the street.
- The applicant will be installing decorative paving, street trees, and planters along this frontage which will further enhance the sidewalk area and foster pedestrian activity.

(c) Requested Variance:

- To reduce the rear (west) yard setback of the C-5 Zone from 7.5 m (25 ft.) to 3.0 m (10 ft.).

Applicants' Reasons:

- The reduced setback along the 193B Street frontage will provide a pedestrian-oriented entrance for the retail unit located at the west end of the building.

Staff Comments:

- This reduced setback continues the street-oriented character of the retail units. A City sidewalk and street trees will be incorporated along 193B Street to complement the strong pedestrian orientation of the reduced setback.

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 and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	ADP Comments and Applicant's Responses
Appendix VIII.	NCP Plan
Appendix IX.	Development Variance Permit No. 7906-0205-00

Jean Lamontagne
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: Harald Trepke, Lakewood Group Development Ltd.
 Address: #201 - 7795 - 128 Street
 Surrey, BC
 V3W 4E6
 Tel: 604-590-8444

2. Properties involved in the Application
 - (a) Civic Address: 19390 - 68 Avenue

 - (b) Civic Address: 19390 - 68 Avenue
 Owner: Lakewood Madrona Development Ltd., Inc. No. 472647
 PID: 008-136-271
 Parcel "B" (N75668E) Except Portions in Plans BCP20500 and BCP21348 of
 Lot 3 Section 15 Township 8 New Westminster District Plan 3974

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7906-0205-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	0.865 ac	
Hectares	0.35 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	11	
SIZE OF LOTS		
Range of lot widths (metres)	9 m to 12.3 m	
Range of lot areas (square metres)	253 m ² to 271.1 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	31 uph	
Lots/Hectare & Lots/Acre (Net)	31 uph	
SITE COVERAGE (in % of gross site area)		
	Type I	Type III
Maximum Coverage of Principal & Accessory Building	52%	60%
Estimated Road, Lane & Driveway Coverage	21%	21%
Total Site Coverage	73%	81%
PARKLAND		
	n/a	
Area (square metres)		
% of Gross Site		
Required		
PARKLAND		
5% money in lieu	YES	
TREE SURVEY/ASSESSMENT		
	YES	
MODEL BUILDING SCHEME		
	YES	
HERITAGE SITE Retention		
	NO	
BOUNDARY HEALTH Approval		
	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

DEVELOPMENT DATA SHEET

Proposed Zoning: C-5 Portion

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	n/a	2,065 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	34%
Paved & Hard Surfaced Areas	n/a	n/a
Total Site Coverage	n/a	n/a
SETBACKS (in metres)		
Front (East)	7.5 m	3.0 m
Rear (West)	7.5 m	3.0 m
Side #1 (North)	7.5 m	3.0 m
Side #2 (South)	7.5 m	18 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	6 m
Accessory	n/a	n/a
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		
Retail	1,032 m ²	695 m ²
Office	n/a	n/a
Total	1,032 m ²	695 m ²
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA	1,032 m ²	695 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.5	0.34
AMENITY SPACE (area in square metres)		
Indoor	n/a	n/a
Outdoor		
PARKING (number of stalls)		
Commercial	21	23
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	21	23
Number of disabled stalls	1	1
Number of small cars	5	5
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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