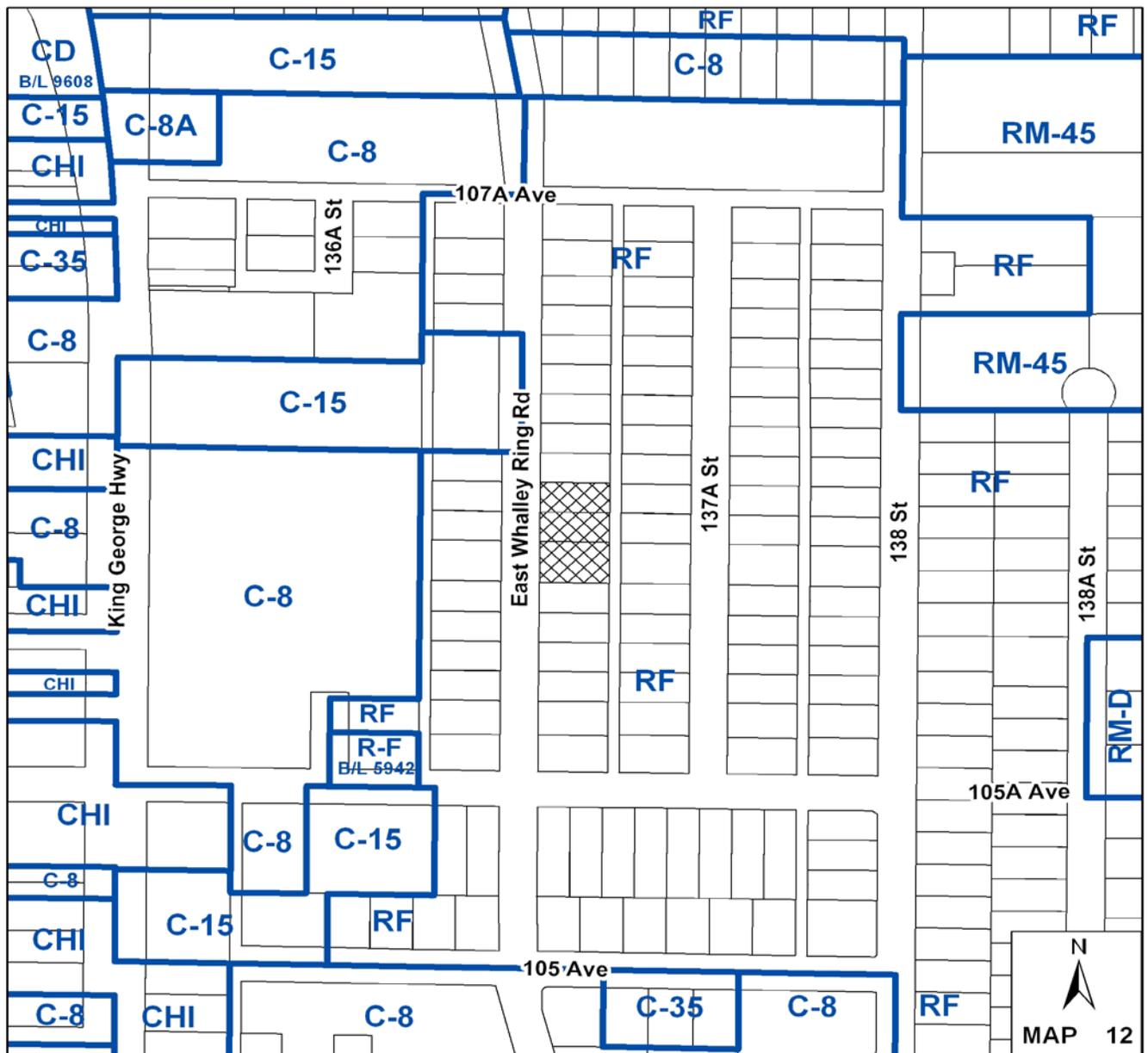


Proposal: Rezone from RF to CD and Development Permit to permit 10 row house units.

Recommendation: Approval to Proceed

Location: 10618/28/36 East Whalley Ring Road **Zoning:** RF

OCP Designation: Multiple Residential **Owner:** Sanghan Developments Ltd.



PROJECT TIMELINE

Completed Application Submission Date: May 10, 2006
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

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

in order to permit the development of 10 row house units in Surrey City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of no indoor amenity space; and
 - (f) the applicant adequately address the impact of no outdoor amenity space.

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, Recreation & Culture: No concerns (Appendix V).

School District:

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

Elementary students = 4 students
 Secondary students = 2 students
 Total new students = 6 students

School Catchment Area/Current Enrollment/School Capacity:

Forsyth Road Elementary School = 286 enrolled/340 capacity
 Kwantlen Park Secondary School = 1,425 enrolled/1,200 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 = 18 students
 Total new students = 18 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The district is considering a district program move from Kwantlen Park to another secondary school site, to eliminate projected overcrowding at Kwantlen Park Secondary School.

The proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant single family lots.
- **East:** Older single family dwellings, zoned RF, designated Multiple Residential.

- **South:** Older single family dwellings, zoned RF, designated Multiple Residential.
- **West:** Across East Whalley Ring Road, older single family dwellings, zoned RF, and Dell Shopping Centre, zoned C-8, all designated Commercial.
- **North:** Older single family dwellings, zoned RF, designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 0.19-hectare (0.5- acre) subject site on East Whalley Ring Road in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- The applicant has applied to consolidate the three existing single family lots into one new lot and to rezone this new lot from RF Zone to Comprehensive Development Zone (CD) in order to permit the development of 10 row houses.
- The proposed density of 54 units per hectare (22 upa) and Floor Area Ratio (FAR) of 1.25 is consistent with the OCP and the long-term vision for this area of City Centre and is appropriate for the subject lands.
- The Surrey Zoning By-law contains the RM-23 Zone that permits fee simple row houses. The applicant is proposing a stratified development rather than fee simple. The RM-30 Zone regulates non-fee simple ground-oriented multiple residential developments such as townhouses but does not really address a stratified row house building form with detached garages as proposed by the applicant.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone that is constructed specifically to accommodate a non fee-simple row house building form and which will incorporate aspects of both the RM-23 and RM-30 Zones.

Proposed CD Zone

- In addition to permitting a maximum FAR of 1.3, the proposed CD Zone will require that buildings be sited not less than 4.5 metres (15 ft.) from the front property line, which is the usual setback required for multiple residential buildings in City Centre.
- The proposed CD By-law will require that buildings are sited not less than 1.2 metres (4 ft.) from the north and south side property lines, which is the same side yard setbacks for end units in the RM-23 Zone.

- The CD By-law will permit accessory buildings (i.e. detached garages) to be located up to 1.0 metre (3 ft.) from the rear property line along the rear lane, which is more than the 0.5 metre (1.5 ft.) rear yard setback permitted for accessory buildings in the RM-23 Zone.
- The proposed CD By-law will set maximum lot coverage at 60% which is the same as the maximum lot coverage permitted in the RM-23 Zone.
- The maximum building height at 11.0 metres (36 ft.), which is proposed in the CD-By-law, is less than the 13.0-metre (43 ft.) maximum building height of the RM-30 Zone.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 23, 2006 and staff received two phone calls in response.
 - One phone call was an inquiry with respect to the development potential of other properties on the block.
 - One individual indicated that he did not support a multiple residential development on the site as he was afraid that the proposed row house units would become rental units and drug houses. He indicated that he preferred single family dwellings on the site.

(The applicant indicates that the proposed row house units will be for sale and not for rent. Surrey City Centre is redeveloping into a high-density commercial and residential downtown for Surrey. Single family dwellings are not appropriate for a City Centre environment.)

DESIGN PROPOSAL AND REVIEW

- The project will consist of a two banks of 3-storey row houses that will face west onto East Whalley Ring Road.
- Due to the slope of the site, the buildings will present a three-storey façade toward East Whalley Ring Road but will be only two storeys in height on the east side of the buildings facing the rear yard.
- Each bank of row houses will contain 5 units for a total of 10 units. Four of these units will contain 2 bedrooms, while the remaining units will contain three bedrooms.
- The ground floor of each unit will contain a den and recreation room, with living areas on the second floor and bedrooms on the third floor.
- Units will range in size from 181 square metres (1,950 sq. ft.) to 223 square metres (2,400 sq. ft.), not including the detached garage.
- Each unit will have a detached garage at the rear of the property that will be accessed from the rear lane. The six 3-bedroom units will have a double garage while the four 2-bedroom units will have a single garage.

Building Design

- The western (East Whalley Ring Road) façade of the building will be clad in medium grey-coloured and cream-coloured stucco, with medium brown vinyl siding. Three storey elements of the buildings will be clad in dark red-coloured hardi-shingles to provide interest and contrast.
- The sides of the buildings will be clad in medium brown-coloured vinyl siding.
- The rear of the buildings will be clad in dark brown and medium brown-coloured horizontal hardi-siding.
- Window and door trim and accent trim throughout the building will be painted white.
- The roof will be clad in dark grey-coloured asphalt shingles.
- The one-storey detached garages at the rear of the property will be clad in medium-brown coloured vinyl siding with white trim to match the exterior of the row-house units.

Landscaping

- Each proposed row house unit would have a small garden between the front of the unit and the sidewalk along East Whalley Ring Road.
- These gardens will be enclosed with a 1.2-metre (4 ft.) high grey-coloured metal picket fence with metal gates set between masonry columns. The front gardens and metal fences will help to create an urban, pedestrian-oriented street environment along East Whalley Ring Road.
- Sun decks will be provided on the eastern side of each unit, facing the landscaped rear yard that is being provided for each unit.
- A walkway will run through the middle of the site from East Whalley Ring Road to the lane at the rear of the property to provide pedestrian access through the site and to open up the site by separating the units into two blocks.
- A trellis and small entry plaza will be provided on the west side of the property where this internal walkway meets the sidewalk along East Whalley Ring Road to help further articulate, and bring more interest to, the landscaping along the street.

Indoor and Outdoor Amenity Space

- Under the proposed CD By-law the applicant will be required to provide 30 square metres (320 sq. ft.) [3.0 square metres/32 sq. ft. per dwelling unit] of indoor amenity space and 30 square metres (320 sq. ft.) [3.0 square metres/32 sq. ft. per dwelling unit] of outdoor amenity space.
- Due to the size of the subject site and due to the small number of units being proposed, it is not possible or practical for the applicant to provide indoor and outdoor amenity space as part of this project.

- The applicant has agreed, however, to provide compensation to mitigate the elimination of indoor amenity space in accordance with Council policy.
- The applicant has agreed to provide \$500 per unit to mitigate the elimination of outdoor amenity space.
- Each unit will have a 6.7-metre (22 ft.) long private rear yard between the dwelling unit and the detached garage at the rear of the property.

Parking

- The applicant is proposing to construct two banks of detached garages along the eastern side (rear) of the subject site.
- These garages will be accessed from the lane that runs north-south through the subject block, parallel to East Whalley Ring Road.
- Three-bedroom units will have space for two cars within the detached garage buildings, while two-bedroom units will have space for one vehicle.
- Although providing one parking space per two bedroom unit is less than the two parking spaces per unit required in suburban areas of Surrey for row houses and townhouses, the rate of one parking space per unit is consistent with the parking standards applied to other multiple residential projects in City Centre, including the Quattro project (Application No. 7905-0283-00) at the corner of 107 Avenue and East Whalley Ring Road.
- Due to the size of the subject site, it is not possible to accommodate visitor parking except at the expense of landscaped areas.
- In higher density urban areas, smaller in-fill projects, such as the current proposal, may not be able to provide visitor as well as resident parking on-site. In such cases, visitors will be required to park on adjacent streets.
- In the case of the subject site, there is currently on-street parking along East Whalley Ring Road and on streets in the immediate vicinity of the subject site that will be adequate in accommodating any visitor parking requirements that are generated by the project.

ADVISORY DESIGN PANEL

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

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, Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Parks, Recreation & Culture Comments
Appendix VI.	School District Comments
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 22, 2006.
- Soil Contamination Review Questionnaire prepared by Pritam Muker dated May 9, 2006.

How Yin Leung
Acting General Manager
Planning and Development

GAG/kms:rdd

Information for City Clerk

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

1. (a) Agent: Name: Wilson Chang, Architect
 Address: 1115 - 46th Avenue
 Vancouver, B.C. V6M 2J9
 Tel: 604-719-0989

2. Properties involved in the Application
 - (a) Civic Addresses: 10618, 10628 and 10636 East Whalley Ring Road

 - (b) Civic Address: 10618 East Whalley Ring Road
 Owner: Sanghan Developments
 PID: 009-767-142
 Lot 0 Section 23 Block 5 North Range 2 West New Westminster District
 Plan 13104

 - (c) Civic Address: 10628 East Whalley Ring Road
 Owner: Sanghan Developments
 PID: 002-754-444
 Lot 12 Section 23 Block 5 North Range 2 West New Westminster District
 Plan 13105

 - (d) Civic Address: 10636 East Whalley Ring Road
 Owner: Sanghan Developments
 PID: 000-589-992
 Lot 11 Section 23 Block 5 North Range 2 West New Westminster District
 Plan 13105

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,062 m ²
Road Widening area		197 m ²
Undevelopable area		
Net Total		1,865 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	60%
Paved & Hard Surfaced Areas		10%
Total Site Coverage		70%
SETBACKS (in metres)		
Front	4.5 m	4.5 m
Rear	7.5 m	10.0 m
Side #1 (North)	1.2 m	1.2 m
Side #2 (South)	1.2 m	1.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11.0 m	9.45 m
Accessory	4.5 m	4.27 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		4
Three Bedroom +		6
Total		10
FLOOR AREA: Residential		2,016 m ²
Detached Garages		315 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,425 m ²	2,331 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)		54 upha/22 upa
FAR (gross)		
FAR (net)	1.3	1.25
AMENITY SPACE (area in square metres)		
Indoor	30 m ²	0
Outdoor	30 m ²	0
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	4	4
3-Bed	12	12
Residential Visitors	0	0
Institutional		
Total Number of Parking Spaces	16	16
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

