

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0211-00

Planning Report Date: July 13, 2009

PROPOSAL:

- **Rezoning** from RF to CD (based on RM-15)
- **Development Permit**

in order to permit the development of a 7-unit townhouse complex.

LOCATION:

2205/27 King George Highway

OWNERS:

Antonio Marinelli et al

ZONING:

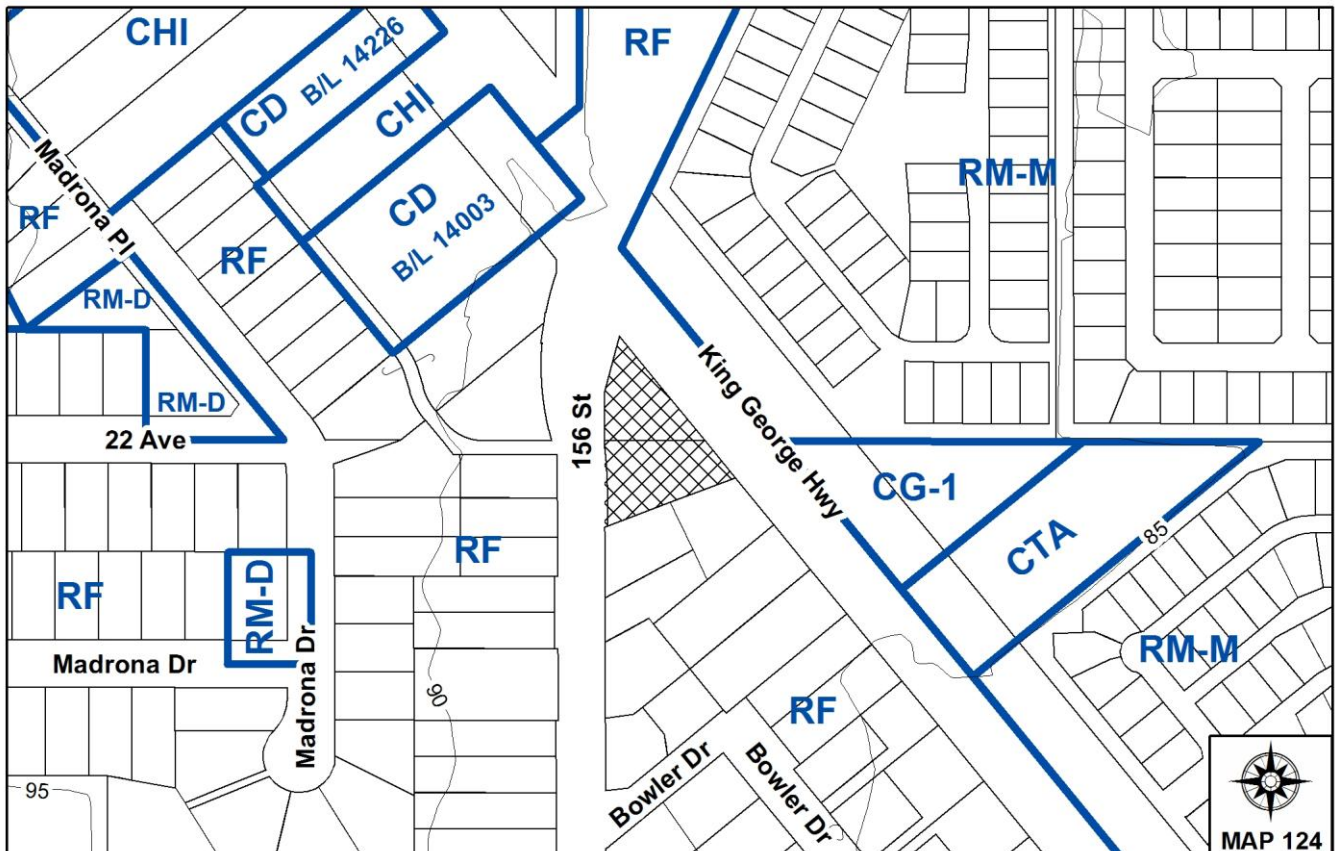
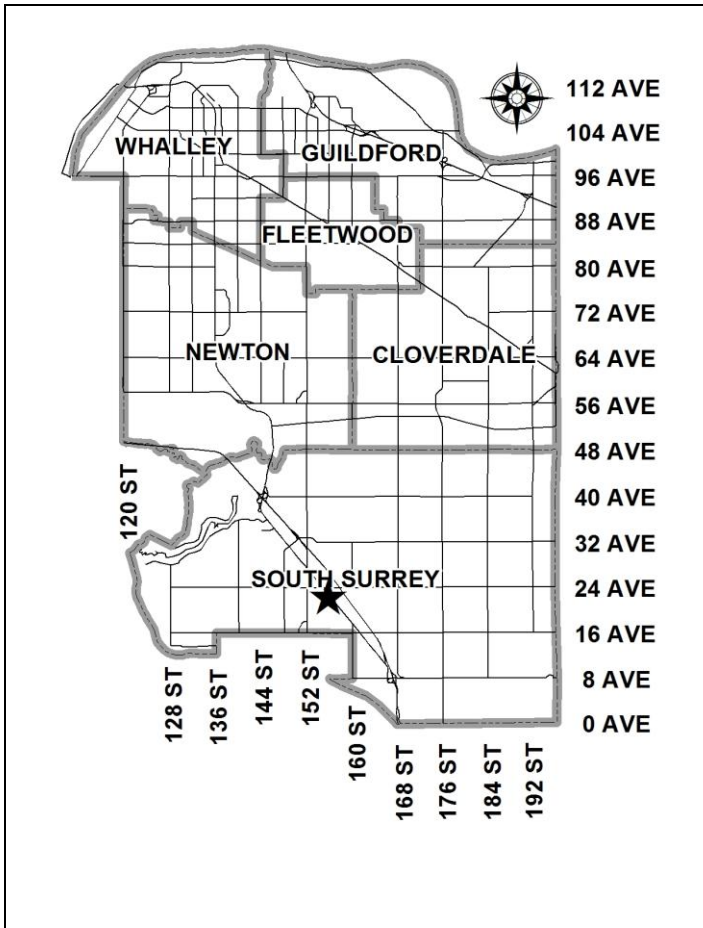
RF

OCP DESIGNATION:

Urban

LAP DESIGNATION:

Single Family Residential (6 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The King George Highway Corridor Local Area Plan (LAP) designation for the subject site is "Single Family residential (6 upa)" and "Proposed Landscape Buffer". The applicant is proposing to amend the designation to "Townhouse (15 upa)" to allow for a townhouse development.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development conforms to the goal of achieving higher density development along major transit corridors, such as King George Highway, while retaining ground-oriented housing forms on the site in keeping with the surrounding area.
- The proposal adequately addresses difficult site constraints, including an awkward site shape and configuration, limited access opportunities and on-site right-of-way encumbrance in an effective way.
- The proposal results in reduced site coverage and achieves the required landscaping buffer along King George Highway.
- There were no public concerns expressed as a result of the pre-notification undertaken for this project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the properties at 2025 and 2227 King George Highway and a portion of the 156 Street road allowance shown as Block "A" on Appendix I subject site 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 authorize staff to draft Development Permit No. 7906-0211-00 in accordance with the attached drawings (Appendix II).
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;
 - (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, including details of the required landscape buffer/berm along King George Highway and financial securities in this regard, to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) completion of the closure and consolidation of 173 square metres (1,860 sq.ft.) of the 156 Street road allowance fronting the site; and
 - (h) the applicant adequately address the impact of no indoor amenity space.
4. Council pass a resolution to amend the King George Highway Corridor Local Area Plan NCP/Local Area Plan to redesignate the site from "Single Family Residential (6 upa)" to "Townhouses (15 upa)" 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:**

1 Elementary student at Jessie Lee Elementary School
1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks supports the proposed development but has some concerns about the pressure this project will place on existing Parks, Recreation & Culture Facilities in the area. Staff and the applicant will work together to resolve these issues.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: 2205 King George Highway contains a dwelling; 2227 King George Highway is vacant.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Northeast (Across King George Highway):	Manufactured home park.	Urban/Mobile Home Park	RM-M
West (Across 156 Street):	Single family residential.	Commercial/Commercial	RF
	Single family residential.	Urban/Single Family Residential (6 upa)	RF
South:	Single family residential.	Urban/Single Family Residential (6 upa)	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site comprises a total area of 0.25 hectares (0.62 acres) and consists of two parcels located at 2205 and 2227 King George Highway, and a portion of surplus 156 Street road allowance, which is proposed to be closed and consolidated with the site. The two parcels are zoned "Single Family Residential Zone" (RF) and are designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential (6 upa)" in the King George Highway Corridor Local Area Plan (LAP). The sites are also designated "Proposed Landscape Buffer" along King George Highway.

- The applicant is proposing to rezone the site from RF to "Comprehensive Development Zone" (CD), and a Development Permit, to allow for development of a 7-unit townhouse complex. The applicant also seeks to amend the King George Highway Corridor LAP's designation for the subject site from "Single Family Residential (6 upa)" to "Townhouses (15 upa)" to accommodate the proposed townhouse development.
- The site is a triangular corner site and is bordered by an arterial road on the east (King George Highway) and a major collector road on the west (156 Street). The entire block of properties in the area contains single-family dwellings of generally older stock. The site is located directly opposite a manufactured home park across King George Highway, and a single family residential lot across 156 Street that is designated "Commercial" in both the OCP and the King George Highway LAP.
- The subject property has merit to be considered for the proposed townhouse use for the following reasons:
 - The proposed increase in residential density conforms to the goal of achieving higher residential development along major transit corridors, such as King George Highway;
 - The site is located on an awkward corner of an arterial road and a major collector and is also traversed by sanitary and storm drainage lines, and therefore is not a desirable location for single family development;
 - The site is in proximity to future commercial uses across 156 Street and across King George Highway from a manufactured home park; and
 - The proposal for ground-oriented townhousing achieves a reasonable interface with existing single family uses to the south.

DEVELOPMENT CONSIDERATIONS

Proposed CD Zone

- The applicant is proposing a CD Zone based on the "Multiple Residential 15 Zone" (RM-15).
- The following is a table outlining the differences between the RM-15 Zone and the proposed CD Zone:

	RM-15 Zone	Proposed CD Zone
Density	FAR is limited to a maximum of 0.60. Sliding scale FAR for this site would permit 0.45. Unit density is limited to a maximum of 37 uph (15 upa). Sliding scale unit density for this site would permit 25 uph (10 upa).	Maximum FAR is 0.56, and maximum unit density is 32 uph (12 upa).
Lot Coverage	Lot coverage is limited to a maximum of 45%. Sliding scale lot coverage for this site would permit 36%.	Coverage is limited to a maximum of 20%.
Minimum Setbacks	All lot lines are 7.5m (25 ft.).	Southerly lot is 4.6m (15 ft.). Westerly lot line is 5.3m (17.5 ft.). Easterly lot line is 5.0m (16.5 ft.).

- The permitted maximum FAR for this lot under the RM-15 Zone would be 0.45. The applicant is proposing a total FAR of 0.56. This FAR includes the garage areas, as per the RM-15 Zone. The proposed maximum unit density for this site under the RM-15 Zone would be 25 uph (10 upa). The CD Zone is proposing a maximum unit density of 32 uph (12 upa). The proposed density is deemed appropriate, considering the reduced lot coverage and existing site constraints, and will result in an attractive and compact townhouse development.
- The CD Zone includes a maximum lot coverage of 20%. The maximum lot coverage in the RM-15 Zone for this site would be 36%.
- Due to the triangular configuration of the site, and the location of a 8.75m wide servicing Right-of-Way through the centre of the site, which prevents any development over it, the setbacks of the RM-15 Zone have been reduced from 7.5 metres (25 feet) to 4.6 metres (15 feet) along the southerly lot line, 5.3 metres (17.5 feet) along the westerly lot line and 5.0 metres (16.5 feet) along the easterly lot line. Buildings 2 and 3 have been oriented to 156 Street and the King George Highway, respectively, with street-facing front entrances and a pathway connecting the units to the street to provide a more animated streetscape.

Access, Parking and Site Servicing

- Access is proposed from 156 Street and is located over the servicing Right-of-Way.
- A total of 15 parking spaces are required; 14 spaces for resident's use and 1 space for visitor parking. The applicant is providing 16 parking spaces. Two of the units are proposing tandem parking. A Restrictive Covenant will be required to be registered on the site to restrict the conversion of the garage to habitable space for these units.
- The intersection at King George Highway and 156 Street has recently been realigned and traffic lights have been installed at the intersection. As part of the road works, the applicant has dedicated a 40 sq.m. (430 sq.ft.) area for the widening of 156 Street and the City has installed the curb and driveway letdown on 156 Street at the subject site. The realignment of 156 Street has resulted in a 173 sq.m. (1,860 sq.ft.) surplus road area (Appendix VII). The applicant has agreed to close this portion of surplus road allowance and purchase this area and have incorporated this area into their site plan. The completion of the road closure and purchase is a condition of final approval of the rezoning.
- During the period of upgrading the intersection, the storm pipes running east-west through the site were upgraded as well, and the old 4.6 metre (15 feet) Right-of-Way through the site was replaced by an 8.75 metre (29 feet) Right-of-Way. This increase in the Right-of-Way width significantly increased the constraints on the site's building envelope.

Amenity Space

- The Zoning By-law requires that outdoor amenity space for this project be provided in the order of 21 sq.m. (226 sq. ft.), based on 3 sq.m. (32 sq. ft.) per dwelling unit. The applicant has provided 157 sq.m. (1,690 sq.ft.) of outdoor amenity space in two areas. This larger amenity space will include a children's play structure with 2 benches and landscaping while the smaller amenity area has a lawn area with a bench.

- The Zoning By-law requires 21 sq.m. (226 sq. ft.) of indoor amenity space. The applicant is not proposing to build indoor amenity space but instead to provide cash-in-lieu of indoor amenity space in compliance with City Policy. Due to the low number of units proposed (7), the building form (townhouse) and the relatively large average unit size (198 sq.m./2,130 sq.ft.), it is considered reasonable for the applicant to provide cash-in-lieu for a small project of this nature.

Trees and Landscaping

- The applicant has provided an arborist assessment from Mike Fadum and Associates. There are a total of 14 trees on the subject site and 3 trees are proposed for removal and 11 trees are proposed to be retained. The 3 trees that are proposed to be removed are in poor health or will be negatively impacted by the proposed construction.
- The applicant is proposing to plant 54 replacement trees on the site; 6 replacement trees are required according to Tree By-law No. 16100.

Tree Species	Total No. of Protected Trees	Proposed for Retention	Proposed for Removal
Western Red Cedar	1	0	1
Cherry	2	1	1
Douglas Fir	8	8	0
Grand Fir	2	2	0
Hornbeam	1	0	1
Total	14	11	3

- Landscaping plans have been received and are generally acceptable. The landscaping includes an appropriate mix of landscaping with a mix of trees, shrubs, ground cover and open lawn areas.
- A 2 to 3 foot high landscaping berm is proposed along the King George Highway property line. The berm will be planted with shrubs and a substantial number of trees (Appendix VI).
- A 1.8 metre (6 ft.) cedar fence is proposed for the south property line. A 1.2 metre (4 ft.) cedar picket fence is proposed along 156 Street. Decorative trellis features are proposed over the pedestrian entryways along 156 Street.
- Special paving (stamped concrete) is proposed for the area at the vehicle entrance as well as the 2 visitor parking spaces. The garbage enclosure is proposed to be constructed of primarily cedar and will have a decorative trellis feature.

PRE-NOTIFICATION

Pre-notification letters were sent on December 12, 2007 and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The proposed project consists of 7 three-bedroom townhouse units arranged in 3 buildings. The smaller massing of the units fits into the predominantly single family residential character of the neighbourhood. Five of the units have double car garages and 2 of the units have tandem parking garages. A Section 219 Restrictive Covenant will be required to prohibit the conversion of tandem parking stalls into habitable space.
- The proposed design provides for street orientation for the buildings facing King George Highway and 156 Street. This includes front doors facing the street, a walkway connecting each residence to the sidewalk, and windows that provide casual surveillance of the street.
- The proposed roof line is enhanced by a number of gable features. The side elevation of the buildings incorporates a number of gable features and various windows.

The proposed exterior treatment includes hardiplank siding, vinyl siding, and wood trim.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by the City Architect and City Landscape Architect 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 and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Proposed CD By-law
Appendix VI.	Proposed King George Highway Landscape Berm/Buffer
Appendix VII.	Proposed 156 Street Road Closure Area

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: Lance Barnett, Barnett Dembek Architects Inc.
 Address: #135, 7536 - 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Address: 2205 and 2227 King George Highway

 - (b) Civic Address: 2205 King George Highway
 Owners: Antonio John Marinelli, Peter Thomas Cantafio and
 Angelo Marinelli
 PID: 011-197-633
 Parcel "A" (Explanatory Plan 8204) Lot 12 Section 14 Township 1 New
 Westminster District Plan 6136

 - (c) Civic Address: 2227 King George Highway
 Owners: Antonio John Marinelli, Peter Thomas Cantafio and
 Angelo Marinelli
 PID: 000-829-862
 Lot 1 Section 14 Township 1 New Westminster District Plan 68617

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total		2,322 sq.m.
Road Purchase area		173 sq.m.
Undevelopable area		
Net Total		0.249 ha/0.616 ac
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear		
Side #1 (South)		4.6 m
Side #2 (East) (King George Highway)		5.0 m
Side #3 (N, S, E or W)		5.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal		10 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		1,387 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,387 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)		32 uph/12 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		0.56
AMENITY SPACE (area in square metres)		
Indoor	21 sq.m.	0 (cash-in-lieu)
Outdoor	21 sq.m.	121 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	14	14
3-Bed		
Residential Visitors	1	2
Institutional		
Total Number of Parking Spaces	15	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	YES
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