

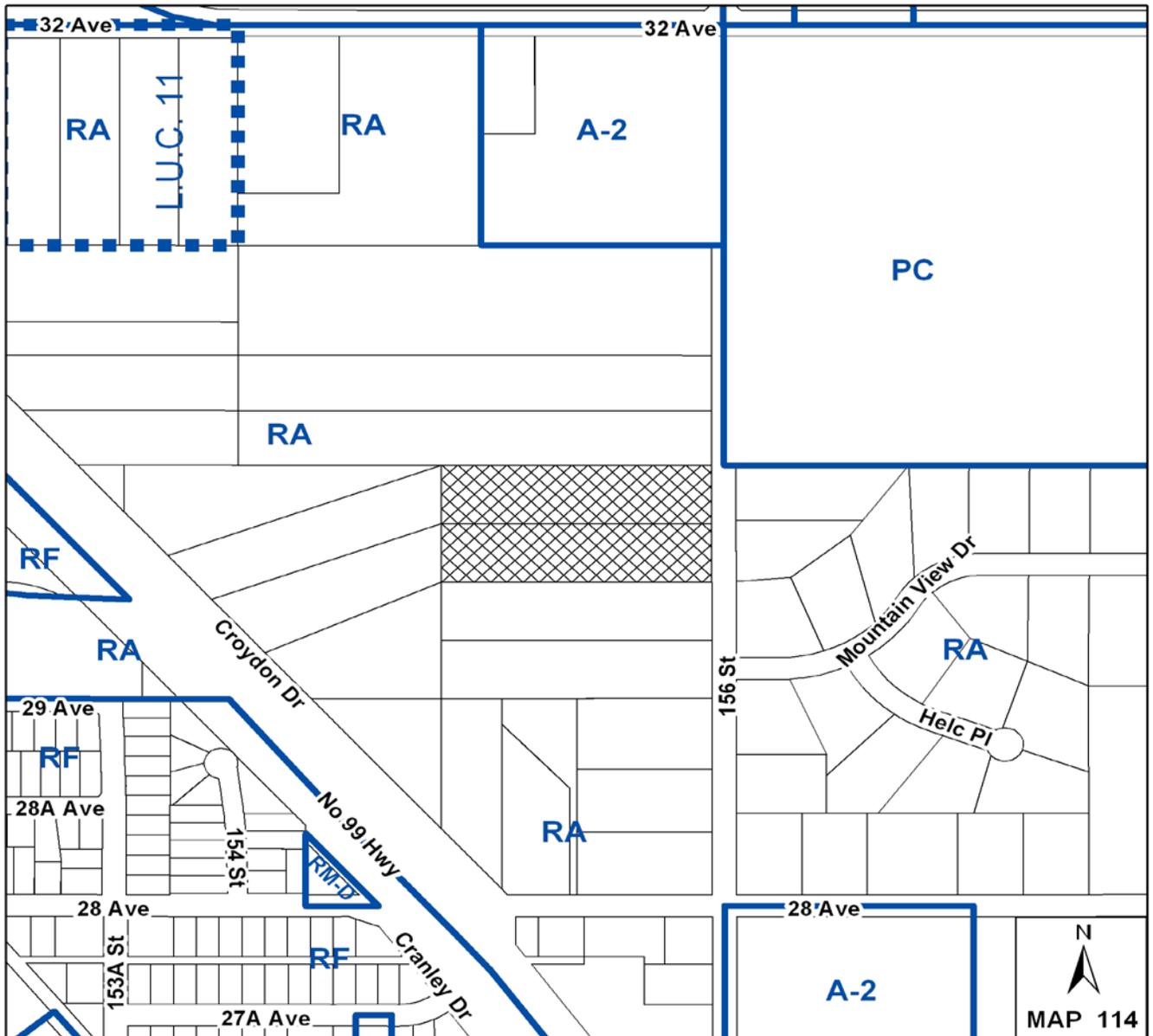
Proposal: An OCP Amendment from Suburban to Multiple Residential. Rezone from RA to RM-30 and Development Permit to permit 129 townhouse units. DVP to vary setbacks.

Recommendation: Approval to Proceed

Location: 2981 and 2959 - 156 St **Zoning:** RA

OCP Designation: Suburban

LAP Designation: Multiple Res. (15-25 upa) **Owners:** 0739116 BC Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: June 9, 2006
Application Revision & Re-submission Date: October 30, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum northerly side yard setback for buildings and structures from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) and 5.0 metres (16.4 ft.) as per the attached plan (Appendix VIII);
 - to reduce the minimum southerly side yard setback for buildings and structures from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) and 4.0 metres (13.1 ft.) as per the attached plan (Appendix VIII);
 - to reduce the minimum rear (westerly) setback for buildings and structures from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.) as per the attached plan (Appendix VIII); and
 - to reduce the minimum front (easterly) setback for stairs, landings and eaves to 4.0 metres (13.1 ft.) as per the attached plan (Appendix VIII)

in order to permit the development of 129 townhouse units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the property from Suburban to Multiple Residential and a date for Public Hearing be set (Appendix IX).
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. a By-law be introduced to rezone the property 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.

4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 387 square metres (4,166 sq.ft.) to 199 square metres (2,142 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7906-0257-00 in accordance with the attached drawings (Appendix III).
6. 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 and General Manager, Parks, Recreation and Culture for the public greenway;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
 - (d) the applicant adequately address the impact of reduced/no indoor amenity space; and
 - (e) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

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: Support (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 21 students
 Secondary students = 10 students
 Total new students = 31 students

School Catchment Area/Current Enrollment/School Capacity:

Sunnyside Elementary School = 270 enrolled/290 capacity
 Semiahmoo Secondary School = 1,626 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

A new elementary school site has been approved for acquisition in the north west Grandview Area to serve development east of Highway No. 99. A majority of new growth in the current Sunnyside catchment is east of Highway No. 99 in NW Grandview area. A boundary move from Sunnyside to the new Pacific Heights Elementary was implemented in 2006. The proposed development will not have an impact on these projections.

(Appendix VI)

Department of Fisheries and Oceans:

Support. Note: The western edge of the site is slightly encumbered by an offsite watercourse. The applicant has successfully addressed all of DFO's requirements by providing a buffer area with an approved plantings for habitat.

SITE CHARACTERISTICS

- **Existing Land Use** The site is comprised of two (2) residential properties zoned RA.
- **Significant Site Attributes** The site is located on a no-through road (156 Street), classified as a major collector, slopes significantly from south to north by up to 10 metres (33 ft.), is encumbered by an off-site watercourse to the west, is also bisected east to west by the Grandview North Gravity Interceptor Sanitary main and must accommodate the planned greenway identified in the North Grandview Heights Neighbourhood Concept Plan.
- **East:** Across 156 Street are two residential acreages, zoned RA, designated Suburban in the OCP and "Cluster Housing (6-8 upa)" in the North Grandview Heights NCP 2005 Amendment.
- **South:** Numerous residential acreages that have been under inquiry to redevelop, zoned RA, designated Suburban in the OCP and "Multiple Residential (15-25 upa)" in the North Grandview Heights NCP 2005 Amendment.
- **West:** Two residential acreages; both are encumbered by a BC Hydro right-of-way, zoned RA, designated Suburban in the OCP and designated as "Habitat Preservation Area" in the Highway 99 Corridor LAP.
- **North:** Residential acreages, zoned RA, designated Suburban in the OCP and "Multiple Residential (15-25 upa)" in the North Grandview Heights NCP 2005 Amendment.

PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment to Multiple Residential.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal complies with the 2005 NCP Amendment to the North Grandview Heights Neighbourhood Concept Plan where the lots are designated "Multiple Residential (15 – 25 upa). The amended NCP was approved by Council in September 2005.
- It is understood that all applications within the North Grandview Heights NCP area will be required to amend the OCP concurrently with the rezoning process.

DEVELOPMENT CONSIDERATIONS

Background

- The site is situated within the original North Grandview Heights Neighbourhood Concept Plan (NCP) approved by Council in January 1999. The designation within this NCP is "One-Ace Residential (RA)".
- In early 2004, numerous developers on behalf of property owners, applied to the City for an amendment to the land use designations of the western half of the NCP, based on rationale of recent and evolving development patterns in the area.
- In September of 2005, Council approved the 2005 NCP Amendment to North Grandview Heights Neighbourhood Concept Plan (NCPA) where the designation for this site changed to "Multiple Residential (15 – 25 UPA)". The project conforms with this designation, proposing 21.8 UPA.
- The Official Community Plan presently designates this area as "Suburban" and requires an amendment to Multiple Residential. This is a requirement of all applications within the NCP Amendment Area.

Proposal

- The site is located on the west side of 156 Street, a major collector and not a through street to 32 Avenue.
- The site slopes from the south to the north by about 10 metres (33 ft.) over approximately 105 metres (345 ft.).
- The proposal is for a 129-unit townhouse complex comprised of 55 two-bedroom units, 42 three-bedroom units and 32 four-bedroom units. The units range in size from 110 sq. m. (1189 sq. ft.) to 157 sq. m. (1698 sq. ft.).

RM-30 Zone

- The project is being re-zoned to the "Multiple Residential 30 Zone (RM-30)" and complies with all the requirements of the zone with the exception of yards and setbacks.
- The density of the project, 21.8 UPA and 0.72 FAR, fit within the maximum allowable density of the RM-30 Zone of 30 UPA and .9 FAR, based on the net area of 2.3 hectares (5.9 acres).
- Lot coverage for the project is 33% and the maximum allowable site coverage of the RM-30 Zone is 45% based on the lot area of 2.3 hectares (5.9 Acres).
- Height of buildings and parking meet all requirements of the RM-30 Zone.
- Yards and setbacks are the only exception and the applicant is applying for a Development Variance Permit to deal with this issue.

PRE-NOTIFICATION

Pre-notification letters were sent on January 6, 2006, and staff received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The buildings are conceived as large main houses. Each units characterized by a porch, dormer or cluster of dormers. The character of the buildings is developed in a Westcoast Craftsman vernacular incorporating steeply sloped roofs (8:12) utilizing gable, hipped and Japanese gable elements.
- Unit entries are articulated with either traditional columned porches or gabled entry canopies.
- The applicant, working with the City's Urban Designer, has created a streetscape along 156 Street by limiting entrance points to the site to one, creating front porches and entrances to the units along 156 Street and reducing the side yard on these units to 4.0 metres to better interface future development along 156 Street.
- An attractive mix of materials are being proposed that include river rock cultured stone accent walls, pre-finished horizontal and vertical siding, painted panel siding, wood shingle siding and asphalt shingles.

- Indoor amenity space is provided by a two level, 199 sq. m. (2142 sq. ft.), building located in the approximate centre of the development. The building's design reflects the overall character of the townhouse community and is for the sole purpose of the complex. The By-law requirement for indoor amenity space for this site is 387 sq. m. (4166 sq. ft.); Through the DP process and by Council Policy, compensation for lack of indoor amenity space will be required.
- Outdoor amenity space is provided in the approximate centre of the development, approximately 188 sq. m. (2025 sq. ft.). This is short of the By-law requirement of 387 sq. m. (4166 sq. ft.). However, the applicant is required to construct a pedestrian greenway through the middle of the site encumbering nearly 25% of the property (Appendix III). In accordance with Council Policy, this greenway is considered to address the outdoor amenity shortfall for the property.
- A single access point on 156 Street, just south of the Sanitary Right-of-way, provides vehicular access. On-site parking is provided in accordance with Surrey Zoning By-law No. 12000; 258 resident and 26 visitor parking spaces will be provided for a total of 284 spaces. Of the 258 resident spaces, 202 will be in the form of tandem garage parking. A Restrictive Covenant will be required restricting the conversion of tandem parking spaces into livable space.

Landscaping

- The landscape plan for the projects includes provisions for a variety of trees, shrubs, hard surfacing and ground cover.
- The focal point of the landscaping plan is the greenway corridor running east west through the centre of the site. This public trail system interfaces with outdoor private living spaces. Three nodes have been located along the trail system within the development, each representing a different theme – Fire, Water and Air – and the plantings in each of these nodes reflects the theme.
- There are a total of 40 protected trees identified in the Arborist Report and listed in the Tree Preservation Summary (Appendix VII). None of the protected trees will be retained due to clearing for the construction of the North Grandview Sanitary Gravity Interceptor and the density of the remaining developable land.
- The applicant proposed to provide 435 replacement trees on the site, far greater than the required 80. The ratio of replacement trees to units is approximately 3.4 to 1.

Pedestrian Greenway

- The North Grandview Sanitary Gravity Interceptor bisects the site right down the middle and has proven to be a challenge in site layout. A Statutory Right-of-Way, in favour of the City, has been granted for the construction of the Interceptor and has been constructed through this portion of the project. Maintenance access to the Interceptor, through an access right-of-way or access agreement, will be a requirement prior to final approval.
- As a requirement of the NCP a public greenway is proposed. The greenway will be designed, built and maintained by the strata once completed. A public access right-of-way will need to be secured prior to final approval.

- The site's outdoor amenity space is located along the public greenway maximizing the efficiency and usability of the outdoor amenity space.

ADVISORY DESIGN PANEL

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

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the northerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 7.0 metres (23 ft.) and 5.0 metres (16.4 ft.) as shown in Schedule A in the attached DVP (Appendix VIII).

Staff Comments:

- The proposed setback is a product of a situation where the North Grandview Sanitary Gravity Interceptor bisects the development site, as does a required 15-meter public greenway Right-of-Way. Staff advised the applicant that because the north townhouse units would be three storeys, the minimum supportable setback variance will be 7.0 metres (23 ft.) to ensure the site to the north, once under application, will not be adversely affected considering they are likely to be two storey units on the downhill slope. The applicant also reduced depth of the centre buildings to make this portion of the site functional.
- A further north side yard setback variance to 5 metres (16.4 ft.) is proposed for the two end buildings facing 156 Street and the water course. To create a more contiguous look and feel along 156 Street this further setback to a maximum of 5.0 metres is necessary. Future developments along 156 Street may be given the same consideration to allow the creation of the desired streetscape outcome. This further setback reduction will only apply to the buildings where they function as a side yard and will not compromise livable outdoor space.

(b) Requested Variance:

- To reduce the southerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 6.0 metres (20 ft.) and 4.0 metres (13 ft.) as shown in Schedule A in the attached DVP (Appendix VIII).

Staff Comments:

- The proposed setback is a product of a situation where the North Grandview Sanitary Gravity Interceptor bisects the development site, as does a required 15-meter public greenway Right-of-Way. Because the southern border of the site is on the up slope of the development, the transitional impact to the neighbouring property is reduced as the backs of these units have two-storey appearance.

- Typically, the minimum distance required for a functional outdoor space is 5.0 metres. The applicant is proposing 6.0 metres (20 ft.) in the form of a walkout patio, for this development.
- A further variance to 4 metres (13 ft.) is proposed for the two end buildings facing 156 Street and the water course. To create a more contiguous look and feel along 156 Street, this further setback reduction to a minimum of 4.0 metres is necessary. Future developments along 156 Street may be given the same consideration to allow the creation of the desired streetscape outcome. This further setback reduction will only apply to the buildings where they function as a side yard and will not compromise livable outdoor space.

(c) Requested Variance:

- To reduce the minimum rear (westerly) setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 6.0 metres (19.7 ft.) as shown in Schedule A in the attached DVP (Appendix VIII).

Staff Comments:

- The proposed setback for the rear (westerly) property line is justified because a natural water area on the property to the east will make that property undevelopable near the property line, thus not negatively impacting any future developments that may occur.

(d) Requested Variance:

- To reduce the minimum front (easterly) setback for stairs, landings and eaves to 4.0 metres (13 ft.) as shown in Schedule A in the attached DVP (Appendix VIII).

Staff Comments:

- The proposed setback along 156 Street is to accommodate stairs, landings and eaves because of the challenges in dealing with the slope of the site and to generate a stronger streetscape. Because the gradient of the site slopes from south to north by over 10 metres, generating a strong streetscape for the units fronting 156 Street is a challenge. The applicant has moved the building envelope back and incorporated front porches outside the required setback. But because of the grade, the staircases and landing and related eaves will encroach to 4.0 metres.
- The proposed reduction enables a stronger street presence, improves the relationship of the front units to the street, and enhances the pedestrian environment along the road. Units have been designed with street-orientation in mind, and will have individual walkways from the sidewalk to pairs of units. The architectural treatment and landscaping have been designed in keeping with this concept.

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 and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7906-0257-00
Appendix IX.	OCP Amendment Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 16, 2007.
- Tree Survey Plan dated October 6, 2006.
- Arborist Report dated October 6, 2006.
- Soil Contamination Review Questionnaire prepared by Tom Horton dated June 6, 2006.

How Yin Leung
Acting General Manager
Planning and Development

BDP/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		23,982 sq.m.
Road Widening area		
Undevelopable area		
Net Total		23,982 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	33%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		7.5 m/4.0 m
Rear		6 m
Side #1 (North)		7 m/5.0 m
Side #2 (South)		6 m/4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11.5 m
Accessory (Indoor Amenity Building)	11	9.4
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		0
Two Bedroom		55
Three Bedroom +		74
Total		129
FLOOR AREA: Residential		17,270 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		17,270 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)	75 upha/30 upa	53.75 upha/21.8 upa
FAR (gross)		
FAR (net)	.0	.72
AMENITY SPACE (area in square metres)		
Indoor	387 m ²	198 m ²
Outdoor	387 m ²	14.5 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		-
2-Bed	110	110
3-Bed	148	148
Residential Visitors	26	26
Institutional		
Total Number of Parking Spaces	284	284
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		107/83%
Size of Tandem Parking Spaces width/length		

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

