

**Proposal:** OCP Amendment from Suburban to Urban. Rezone from RA to RM-15 and a Development Permit to permit development of 73 townhouse units.

**Recommendation:** Approval to proceed.

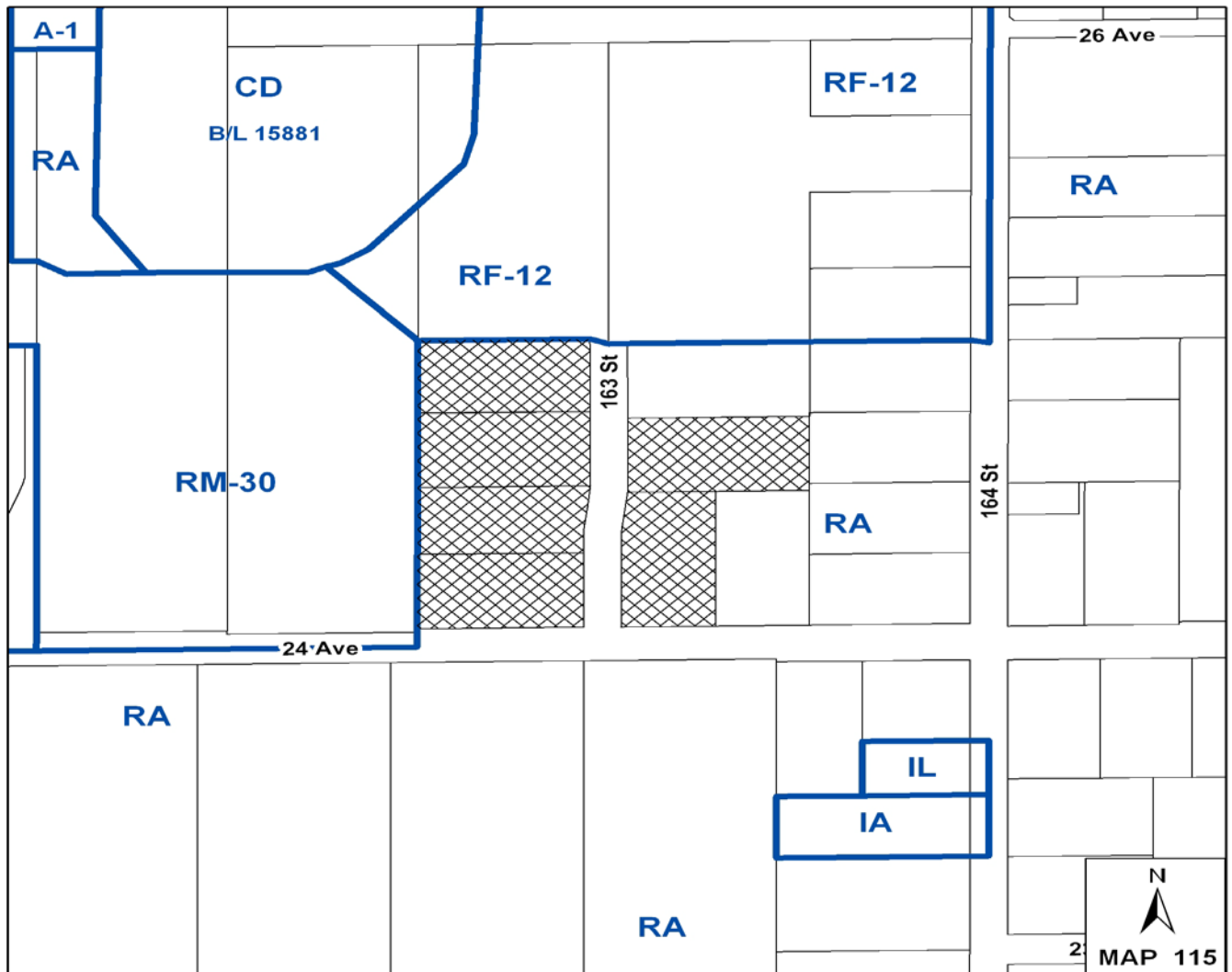
**Location:** 2423, 2443, 2463, 2483, 2432, 2462 – 163 Street

**Zoning:** RA

**OCP Designation:** Suburban

**NCP Designation:** 10 – 15 UPA  
Med Density

**Owners:** Makhan Singh Dhillon et al



## PROJECT TIMELINE

Completed Application Submission Date: June 23, 2006  
Application Revision & Re-submission Date: February 13, 2007  
Planning Report Date: February 26, 2007

## PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to RM-15; and
- a Development Permit

in order to permit the development of 73 townhouse dwelling units in two (2) projects.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the properties at 2423/43/63/83 - 163 Street (Site A) from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to amend the OCP by redesignating the properties at 2432/62 - 163 Street (Site B) from Suburban to Urban and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments 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*.
4. a By-law be introduced to rezone the properties at 2423/43/63/83 - 163 Street (Site A) from One Acre Residential Zone (RA) (By-law No. 12000) to Multiple Residential 15 Zone (RM-15) (By-law No. 12000) and date be set for Public Hearing.
5. a By-law be introduced to rezone the properties at 2432/62 - 163 Street (Site B) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit Nos. 7906-0306-00 (Site A) and 7906-0307-00 (Site B) in accordance with the attached drawings (Appendix III).
7. Council instruct staff to resolve the following issues prior to final approval:

- (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 subdivision layouts 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) registration of a statutory right-of-way on Site B in order to allow full vehicular and pedestrian access for the interior lots (2482/65/47/21 – 164 Street and 16349 – 24 Avenue) east of 163 Street to the satisfaction of the General Manager, Engineering;
- (e) registration of a 8.0 m (26 feet) statutory right-of-way for a multi-use pathway along 24 Avenue;
- (f) removal of all existing buildings and structures to the satisfaction of the Building Division;
- (g) the applicant adequately address the impact of reduced indoor amenity space for Site A, File No. 7906-0306-00;
- (h) submission of a revised finalized arborist report, tree survey, landscaping cost estimate and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; including retention of the two significant sequoia trees;
- (i) resolution of site plan and architectural issues to the satisfaction of City Staff; and,
- (j) approval from the Ministry of Transportation.

### 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: The applicant is required to provide amenity contributions on a unit basis in keeping with Stage II Grandview Heights NCP #1 - Morgan Heights adopted by Council (Appendix V).

School District: **School Impacts:**

#### **Projected number of students from this development:**

Elementary students = 12 students  
 Secondary students = 6 students  
 Total new students = 18 students

**School Catchment Area/Current Enrollment/School Capacity:**

Pacific Heights Elementary School = 222 enrolled/250 capacity  
 Earl Marriot Secondary School = 1629 enrolled/ 1500 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 = 437 students  
 Secondary students = 271 students  
 Total new students = 709 students

**Approved Capacity Projects and Future Space Considerations**

*The Capital Plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term.*

(Appendix VI).

Ministry of Transportation  
(MOT):

No concerns (Appendix VII), preliminary approval has been granted.

Fire Department:

Turning radius at the site vehicle entrances must be designated to the BC Building Code minimum requirement of 12 metres (40 ft.) centre line.

**SITE CHARACTERISTICS**

- **Existing Land Use** Single family homes on acreage lots.
- **East:** Single family homes on acreage lots, zoned RA, designated Suburban in the OCP and 10-15 upa Medium Density Residential in the Grandview Heights NCP #1 - Morgan Heights.
- **South:** Small farms with single family homes, zoned RA, designated Suburban in the OCP and Urban Residential (4 to 15 upa) in the Grandview Heights General Land Use Plan.
- **West:** Vacant land; approved for townhouse development under file No. 7905-0310-00, zoned RM-30, designated Multiple Residential in the OCP and 20 - 30 upa Medium-High Density Residential in the Grandview Heights NCP #1 - Morgan Heights.
- **North:** Vacant land; planned for single family residential development under current application File No. 7905-0126-03, zoned RF-12, designated Urban in the OCP and 6 - 10 upa Low Density Residential in the Grandview Heights NCP #1 - Morgan Heights.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban. Needs amendment to Urban.

Grandview Heights NCP #1 - Complies

Morgan Heights Designation:

## JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the north side of 24<sup>th</sup> Avenue in the Morgan Heights area and comprises two separate land assemblies, site A (File No. 7906-0306-00) and site B (File No. 7906-0307-00) on either side of 163 Street. The sites are designated Suburban in the Official Community Plan (OCP) and Medium Density Residential 10-15 units per acre (upa) in the Grandview Heights Neighbourhood Concept Plan (NCP) #1- Morgan Heights. Both sites are being developed by the same developer.
- The subject sites are currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the sites to "Multiple Residential 15 Zone" (RM-15) to allow a total of 73 townhouse dwelling units. Site A (west of 163 Street) includes 48 townhouse units and site B (east of 163 Street) includes 25 townhouse units. The proposed RM-15 Zone is consistent with the designation in the Morgan Heights NCP. In accordance with Section 3.1 of the Morgan Heights NCP, this application is accompanied by an OCP amendment to redesignate the lands from Suburban to Urban. The proposed OCP amendment is consistent with the NCP designation and can be supported.

## DEVELOPMENT CONSIDERATION

- The proposed density of 11 dwelling upa is within the range of 10 to 15 upa that is permitted in the Morgan Heights NCP.
- In accordance with Section 2.4.5 of the Morgan Heights NCP, the subject site has been designed to have higher densities towards 24 Avenue and a gradual transition of densities to the north. This transition is necessary in order to complement the planned single detached housing north of the subject site.
- In accordance with Transition D: Along 24 Avenue of the Morgan Heights NCP, a multi-use pathway is planned for the north side of 24 Avenue.
- The proposed lots conform to the minimum requirements of the RM-15 Zone in terms of lot area, width and depth.
- The setbacks along all of the property lines conform to the 7.5m (25 ft.) requirement of the RM-15 Zone.

- The development on site A includes a total of 109 parking stalls (96 parking stalls for residents and 13 visitor parking stalls). The Surrey Zoning By-law requires 106 parking stalls (96 parking stalls for residents and 10 visitor parking stalls).
- The development on site B includes a total of 57 parking stalls (50 parking stalls for residents and 7 visitor parking stalls). The Surrey Zoning By-law requires 55 parking stalls (50 parking stalls for residents and 5 visitor parking stalls).
- Tandem parking stalls are proposed on both sites. Restrictive covenants to prohibit the conversion of tandem parking stalls will be registered on the titles.
- The total amount of indoor and outdoor amenity space proposed for site A is 118.3 sq.m. (1,273 sq.ft.) and 987.1 sq.m. (10,675 sq.ft.), respectively. The RM-15 Zone requires that 144 sq.m. (1,550 sq.ft.) of indoor amenity space and 144 sq.m. (1,550 sq.ft.) of outdoor amenity space be provided (3 sq.m./32 sq.ft per dwelling unit). There is a deficiency of 25.7 sq.m. (277 sq.ft.) in indoor amenity space and the applicant will provide cash-in-lieu for the deficiency.
- The total amount of indoor and outdoor amenity space proposed for site B is 85.8 sq.m. (924 sq.ft.) and 426.4 sq.m. (4,590 sq.ft.), respectively. The RM-15 Zone requires that 75 sq.m. (807.3 sq.ft.) of indoor amenity space and 75 sq.m. (807.3 sq.ft.) of outdoor amenity space be provided (3 sq.m./32 sq.ft per dwelling unit). Both the outdoor and indoor amenity areas for sites A and B are placed in central locations that will allow easy access for residents of the development.

### Vehicular Access

- The applicant is proposing 190 square metres (2,045 sq.ft.) of road dedication for the future expansion of 24 Avenue.
- Both sides of the subject site will obtain access from 163 Street. The interior lots east of 163 Street that are not part of this application (2482- 163 Street; 16349- 24 Avenue; 2503, 2465, 2447 and 2421-164 Street) will also be accessed from 163 Street. Access from these lots to 164 Street and 24 Avenue will not be permitted because both 164 Street and 24 Avenue are limited access arterial roads. As a result, the subject sites have been designed to ensure that the interior lots will not be isolated and/or compromised. A statutory right-of-way (ROW) is required to ensure that the interior lots have future access from 163 Street.
- The internal circulation of the subject site was planned to allow for maximum surveillance in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

### Tree Preservation and Landscaping

- Bob Kwak of Central Valley Tree and Arborist Services prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and have been given preliminary approval. Changes will be required and final approval from the City's Landscape Architect will be required.
- The Arborist Report indicates there are 131 trees on the subject site. The report proposes the removal of 100 trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes 31 trees be retained. Further work will be conducted through the detailed review process to assess opportunities for further tree preservation.
- There are two sequoia trees on site that should be retained. A more detailed assessment of these trees will be required to be conducted.

### PRE-NOTIFICATION

Pre-notification letters were sent on February 5, 2007 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 subject proposal consists of seventy-three (73) 3-bedroom units, ranging in floor area from 201.2 sq.m. (2,166 sq.ft.) to 203.3 sq.m. (2,188 sq.ft.), with a total floor area of 14,792 sq.m. (159,218 sq.ft.). Resident parking areas are included in these calculations.
- The proposed townhouse units are designed with high quality and design features envisioned for the area. The townhouses adjacent to 163 Street and adjacent to 24 Avenue, west of 163 Street, front on to the street creating a pedestrian and visually pleasant environment in accordance with CPTED principles. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood. Although the townhouses adjacent to 24 Avenue, east of 163 Street, do not front onto the street, they are designed to wrap around the corners and to create visual interest.
- All of the buildings will be constructed using high quality materials including high profile asphalt shingles as the roofing material, and a combination of hardi-plank, vinyl board, cultured stone and wood trim as the primary cladding material.
- A 8.0m (26 ft.) multi-use pathway is being secured as a statutory ROW along 24 Avenue. In accordance with the Morgan Heights NCP, the townhouse units are setback between 4 and 5

metres from the statutory ROW to allow for livable yard space. Significant landscaping will be required along the pathway to create a pleasant and safe pedestrian environment. The multi-use pathway details will be finalized later to match the approved multi-use pathway to the west.

- The site will be heavily landscaped with a combination of trees, shrubs and ground cover. The landscaping plans also include large outdoor amenity areas which are central to the site.
- This application was not referred to the ADP but was reviewed by staff and found to be generally satisfactory. There are detailed design and architectural issues that will need to be resolved by the applicant before final approval of this application. These include resolution of:
  - the site plan in terms of: lot grading (in particular along public roads and abutting neighbouring properties); tree preservation; location and articulation of fences along 24 Avenue and 163 Street; definition and landscaping treatment of the corners of 24 Avenue and 163 Street;
  - materials and colours;
  - the streetscape for 24 Avenue and 163 Street in accordance with OCP guidelines and Section 2.6.6- Design Guidelines for Multi-Family Housing of the Morgan Heights NCP. In particular, there needs to be resolution of landscaping and architectural treatment, corner feature details and interface with the multi-use trail.

#### 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.	Ministry of Transportation Comments



INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 20, 2007.
- Soil Contamination Review Questionnaires prepared by James Bromley dated January 28, 2006; Pauline Pringle dated January 16, 2006; Stephen Wilmot dated January 16, 2006; Douglas Johnson dated January 16, 2006; William Munn dated January 17, 2006; and Uwe Becker dated January 16, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

CL/kms

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3. Summary of Actions for City Clerks Office

- (a) Introduce By-laws to amend the Official Community Plan to redesignate the properties.
- (b) Introduce By-laws to rezone the properties.
- (c) Application is under the jurisdiction of MOT.

MOT File No. 01-006-24071

## SUBDIVISION DATA SHEET

**Site A**

**File No. 7906-0306-00**

**Proposed Zoning: RM-15**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.3 acres
Hectares	1.74 ha
<b>NUMBER OF LOTS</b>	
Existing	6
Proposed	2
<b>SIZE OF LOTS</b>	N/A
Range of lot widths (metres)	
Range of lot areas (square metres)	
<b>DENSITY</b>	N/A
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	31.5%
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	31.5%
<b>PARKLAND</b>	N/A
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	NO
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

## DEVELOPMENT DATA SHEET

Site A

File No. 7906-0306-00

Proposed/Existing Zoning: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		17,528 sq.m
Road Widening area		120 sq.m.
Undevelopable area		
Net Total		17,408 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)	45%	
Buildings & Structures		31.5%
Paved & Hard Surfaced Areas		25.8%
Total Site Coverage	45%	57.3%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	13.4 m to 12 m
Rear	7.5 m	7.6 m
Side #1 (W)	7.5 m	7.6 m
Side #2 (E)	7.5 m	7.6 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	6.8 m
Accessory (indoor amenity space building)	11 m	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom		48
Total		48
<b>FLOOR AREA: Residential</b>	FAR = 0.6	9,728 sq.m. FAR = 0.56
<b>TOTAL BUILDING FLOOR AREA</b>		9,728 sq.m.

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

## Site A Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (net)	15 dwelling units/acre	11.2 dwelling units/acre & 27.6 dwelling units/ha
FAR (gross)		0.55
FAR (net)	0.6	0.56
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	144 sq.m	118.3 sq.m
Outdoor	144 sq.m	987.1 sq.m
<b>PARKING (number of stalls)</b>		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	96	96
Residential Visitors	10	13
Total Number of Parking Spaces		
	106	109

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## SUBDIVISION DATA SHEET

**Site B**

**File No. 7906-0307-00**

**Proposed Zoning: RM-15**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.28 acres
Hectares	0.92 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	1
<b>SIZE OF LOTS</b>	N/A
Range of lot widths (metres)	
Range of lot areas (square metres)	
<b>DENSITY</b>	N/A
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	31.1%
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	31.1%
<b>PARKLAND</b>	N/A
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	NO
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

## DEVELOPMENT DATA SHEET

**Site B**

**File No. 7906-0307-00**

**Proposed/Existing Zoning: RM-15**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		9,313 sq.m
Road Widening area		70 sq.m.
Undevelopable area		
Net Total		9,243 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)	45%	
Buildings & Structures		31.1
Paved & Hard Surfaced Areas		27.2%
Total Site Coverage	45%	58.3%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	12 m
Rear	7.5 m	7.6 m
Side #1 (W)	7.5 m	7.6 m
Side #2 (E)	7.5 m	7.6 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	6.8 m
Accessory (indoor amenity space building)	11 m	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom		25
Total		25
<b>FLOOR AREA: Residential</b>	FAR = 0.6	5,063 sq.m. FAR = 0.55
<b>TOTAL BUILDING FLOOR AREA</b>		5,063 sq.m.

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



## Site B Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (net)	15 dwelling units/acre	10.9 dwelling units/acre & 27.1 dwelling units/ha
FAR (gross)	0.6	0.54
FAR (net)	0.6	0.55
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	75 sq.m	85.8 sq.m
Outdoor	75 sq.m	426.4 sq.m
<b>PARKING (number of stalls)</b>		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors	50	50
	5	7
Total Number of Parking Spaces	55	57

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

