

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0332-00

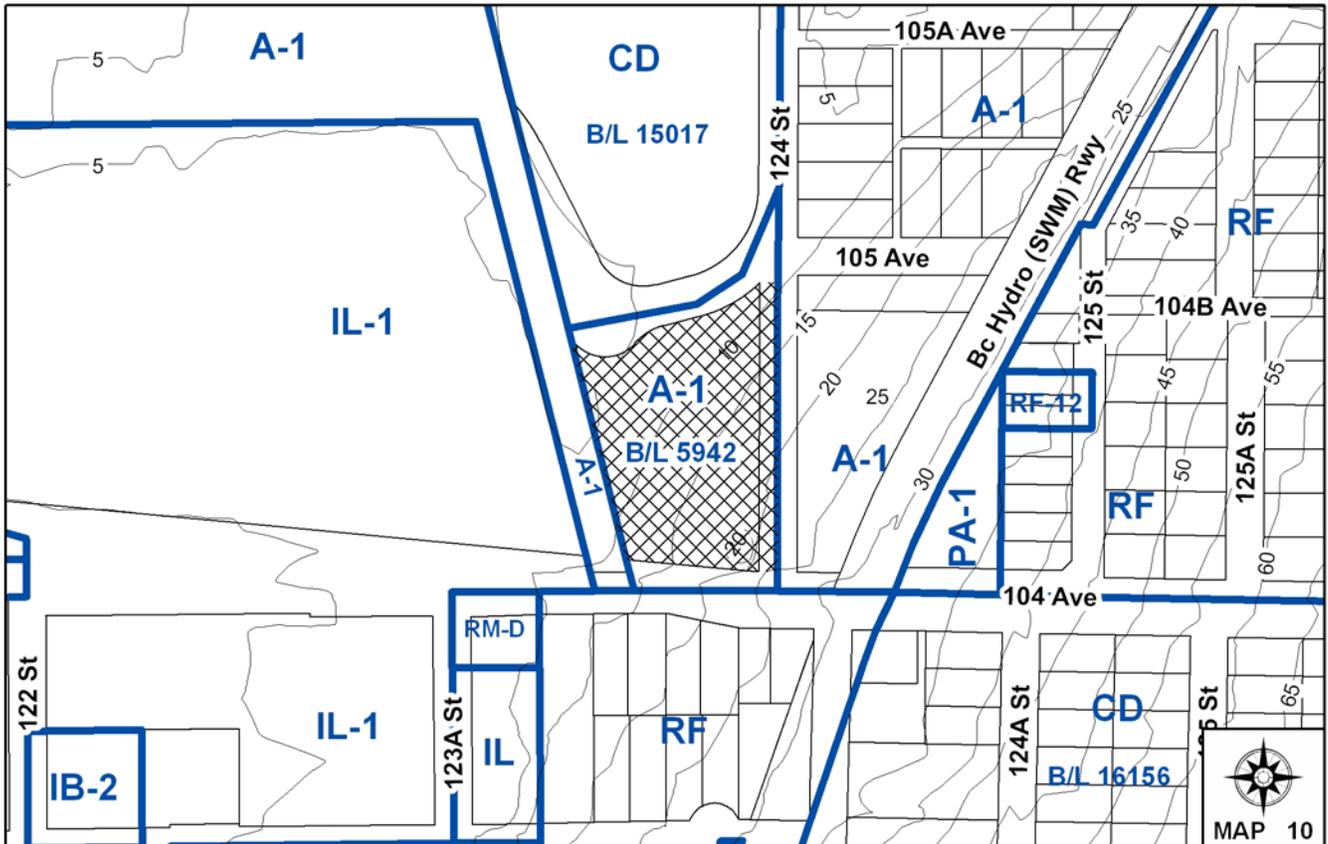
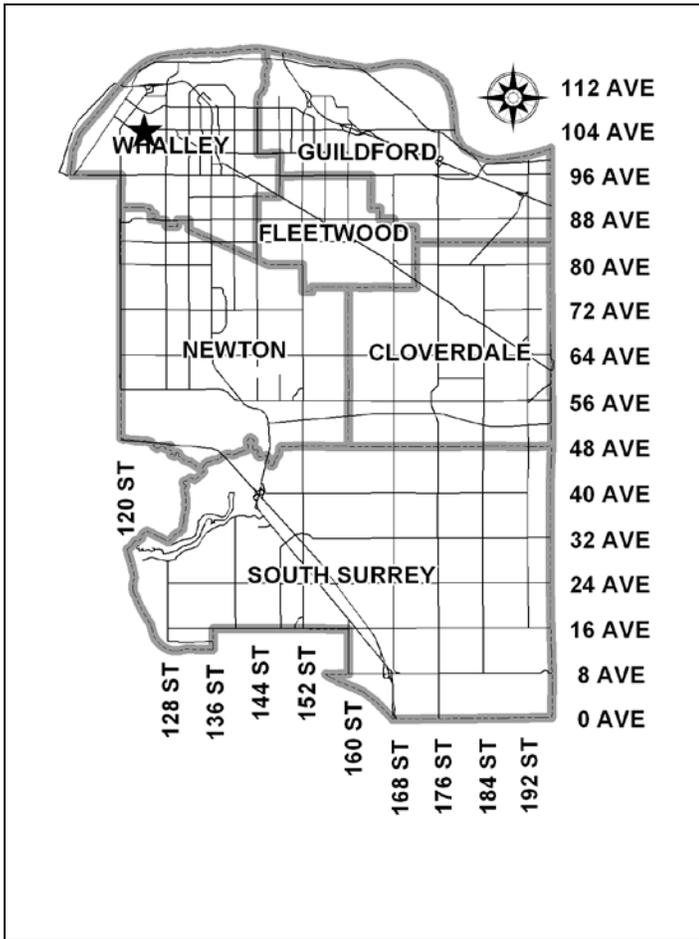
Planning Report Date: June 23, 2008

PROPOSAL:

- **OCP Amendment** from Industrial to Urban
- **NCP Amendment** from Parks & Open Spaces to Low Density Townhouses
- **Rezoning** from A-1 (By-law No. 5942) to RM-15
- **Development Permit**

in order to allow a 43-unit townhouse development.

LOCATION: 12389 - 104 Avenue; Portion of 124 Street
OWNER: Satnam Education Society of British Columbia
ZONING: A-1 (By-law No. 5942)
OCP DESIGNATION: Industrial
NCP DESIGNATION: Parks and Open Spaces



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development requires an amendment to the South Westminster NCP from Parks and Open Spaces to Low Density Townhouses.
- The proposed development requires an OCP Amendment from Industrial to Urban.

RATIONALE OF RECOMMENDATION

- The subject property has a 13% cross slope which is unsuitable for industrial/business park development.
- The subject property has Urban designated lands to the south and east. The property to the east, which is designated Urban in the OCP, could develop into a similar land use.
- The proposed development, although contrary to the current Industrial designation in the OCP, can assist in providing a buffer and is therefore partially fulfilling the Parks and Open Spaces designation in the NCP.
- On January 28, 2008, Council considered a Planning Report regarding the proposal and in accordance with staff's recommendation, referred the application back to staff to work with the applicant toward developing conditions of approval to allow the OCP Amendment By-law and Rezoning By-law to proceed to Public Hearing.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Industrial to Urban and a date for Public Hearing be set.
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 subject site and a portion of 124 Street from Agricultural Zone One (A-1) (By-law No. 5942) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council authorize staff to draft Development Permit No. 7906-0332-00 in accordance with the attached drawings (Appendix II).
5. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) completion of the road closure and acquisition of a portion of the unopened 124 Street right-of-way; and
 - (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.
6. Council pass a resolution to amend the South Westminster NCP to redesignate the land from Parks and Open Spaces to Low Density Townhouses 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:**

7 Elementary students at Prince Charles Elementary School
3 Secondary students at LA Matheson Secondary School

(Appendix IV)

Parks, Recreation & Culture: No concerns provided funds are collected in accordance with the South Westminster NCP.

SITE CHARACTERISTICS

Existing Land Use: Vacant, impacted by the slope of the land and the GVRD sanitary sewer trunk line located on the north portion of the site at the base of the slope.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Future Khalsa primary and secondary school site (approved on June 24, 2007).	Institutional	CD (By-law No. 15017)
East (Across 124 Street):	Single family residence, small hobby farm.	Parks & Open Spaces	A-1
South (Across 104 Avenue):	Single family residences.	Urban in the OCP	RF
West:	Yellow-coded stream, multi-tenant warehouse.	Parks & Open Spaces and Light Impact/Business Park.	A-1/IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject property was created on September 13, 2007 with the registration of the subdivision plan dedicating the extension of 124 Street parallel to the GVRD sanitary sewer right-of-way and the creation of the northerly lot for the Khalsa School development.

- The subject site comprises a site area of 1.09 hectares (2.6 acres) and is designated Industrial in the Official Community Plan (OCP) and Parks & Open Spaces in the South Westminster Neighbourhood Concept Plan (NCP).
- The subject site is bounded by 104 Avenue to the south, the 124 Street extension to the north, an unopened road allowance (124 Street) to the east and a yellow-coded open drainage channel to the west.
- At the Regular Council – Land Use meeting of January 28, 2008, Council considered a Planning Report from the Planning & Development Department with respect to the development proposal. Council passed a resolution to refer the application back to staff to work with the applicant toward developing conditions of approval to allow the OCP amendment by-law and rezoning by-law to proceed to a Public Hearing.

Current Proposal:

- The applicant, Satnam Education Society of B.C., is requesting the following:
 - an OCP Amendment to redesignate the site from Industrial to Urban;
 - an amendment to the South Westminster Neighbourhood Concept Plan (NCP) to redesignate the subject site from Parks & Open Spaces to Low Density Townhouses;
 - a rezoning from A-1 (By-law No. 5942) to RM-15; and
 - a Development Permit to permit the development of a 43-unit townhouse development.
- The subject property slopes at an approximately 13% grade in a north-westerly direction from 104 Avenue down to the 124 Street extension, which runs along the north property line.
- The proposed development will have access from the new 124 Street extension fronting the north portion of this site. The proposed internal driveway angles along the slope to reduce the grade of the internal driveway.
- The proposed 43-unit townhouse development translates into a density of 35 units per hectare (14 units per acre). This density falls within densities permitted in the Urban designation of the OCP, which allows a maximum density of 37 units per hectare (15 units per acre). The surrounding properties to the east and south of the subject site are currently designated Urban in the OCP.
- The proposal consists of 43, 3-bedroom units ranging in size from 101 square metres (1,090 sq.ft.) to 160 metres (1,722 sq.ft.) resulting in a total floor area of 7,334.6 square metres (78,951 sq.ft.). This translates into a floor area ratio (FAR) of 0.6 permitted in the RM-15 Zone.

- Currently, the townhouse form most commonly being developed in Surrey are three-storey units with the garage located on the first floor of the building. Due to the slope of this site, the applicant has combined both the traditional two-storey townhouses with an attached double garage with three-storey townhouses with tandem parking. This arrangement reduces the length of the internal drive aisle required to access the units.
- The applicant has submitted a conceptual plan of development for the easterly adjoining property, to illustrate how it could redevelop in a similar land use (townhouse) form and density (Appendix III).
- The unopened 124 Street road allowance located on the east side of this development cannot be constructed as dedicated due to the 12% grade with cross slope. The applicant has requested that the western 10 metres (33 ft.) of this portion of road be closed and incorporated within the development proposal. Completion of this road closure and sale is a subject condition of the rezoning.

Tree Preservation and Replacement

- Michael J. Mills consulting prepared an arboricultural assessment Report and Trees Preservation/Replacement Plans (Appendix V). They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 42 mature trees on the subject site and on the adjoining unopened 124 Street right-of-way. The report proposes the removal of 22 trees because they are located either within the building envelopes, within the footprint of proposed driveways, will be disturbed as a result of the grading of the site or are assessed as hazardous. The Report proposes 9 trees be retained and the landscape plan prepared by the DMG Landscape Architects proposes 138 trees will be planted in addition to the 9 retained trees for a total of 152 trees on site.
- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Big Leaf Maple	18	3	15
Douglas Fir	1	1	
Western Red Cedar	18	4	14
Alder	4	0	4
Fruit	1	1	
Total	42	9	33

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 4 alder and cottonwood trees are proposed to be removed, and 38 other trees are to be removed, a total of 80 replacement trees would be required for this application. The applicant proposes 152 replacement trees.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were sent on September 26, 2006, and a development proposal sign was placed on the property. To date, staff have not received any comments with respect to the proposal.

Public Information Meeting.

- In view of the proposed NCP amendment, the applicant conducted a Public Information Meeting on April 1, 2008 from 6 p.m. to 8 p.m. at the Bridgeview Community Hall, located at 11475 – 126A Street.
- One local resident attended the meeting and had the opportunity to view the coloured boards showing the proposed development.
- The only concern expressed by the attendee is that he thought that this area was to be for a City park. Planning staff in attendance advised that due to the size of the property, its location and the topography, it was not suitable for park development.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, public consultation took place as part of the preparation of the South Westminster NCP, as well as with the pre-notification letters and the public information meeting. No further consultation is necessary with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification and referral process.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 43, 3-bedroom units in 8 buildings with an average floor area ranging from 101 square metres (1,090 sq. ft.) to 160 metres (1,722 sq. ft.) per dwelling unit.
- The applicant initially was proposing the site be developed for 3-storey style townhouses, with the tandem garages at grade. This resulted in a long winding driveway, which traversed the site. At Planning's request, the applicant reviewed the built form of the townhouses, and has modified the site plan to be more sympathetic to the existing grade of the site.
- As a result, the proposal indicates 3-storey buildings with garages at grade for the up-hill townhouses, and 2-storey with traditional side by side garages for the downhill townhouses. This arrangement minimizes the driveway construction on the site.
- The proposed building materials include asphalt shingles (in brown tones) for roofing. Cladding materials will be mainly horizontal siding (beige tones) with accent shingle siding. All exposed foundations are proposed to be finished with cultured stone veneer.

- The main vehicular entry to the site will be off the newly dedicated 124 Street on the northwest side of the property.
- A total of 86 parking spaces are provided within the garages, and an additional 11 spaces are provided for visitors parking. The visitor parking spaces are dispersed through the site. The proposed parking satisfies the minimum parking requirements for the RM-15 Zone.
- The proposed landscaping consists of flowering and non-flowering evergreen and deciduous trees and shrubs. Where possible, existing trees on the site have been preserved and incorporated into the development.
- Pedestrian walkways are proposed throughout the site, which connect 124 Street to 104 Avenue. These walkways are provided between units as well as along the east and west side of the building. In addition, stamped concrete is proposed along one side of the internal drive aisle to define a pedestrian route along the driveway.
- A two-storey amenity building, with a floor area of 139 square metres (1,495 sq. ft.) is proposed. The proposed amenity building will accommodate a multi-purpose, room and hobby room.
- A 129 square metre (1,389 sq.ft.) outdoor amenity space is directly accessible from the proposed amenity building. This space will consist of a seating wall and patio and a lawn area.
- The indoor and outdoor amenity areas satisfy the minimum 129-square metre (1.388 sq.ft.) indoor and outdoor amenity space requirements of the RM-15 Zone.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff and was found to be acceptable, subject to the submission of the following:
 - clarification of the type of siding;
 - terracing the retaining wall; and
 - minor modifications to the fencing details and clarification of the benches.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Layout, Site Plan, Building Elevations Landscape Plans
Appendix III.	Engineering Summary

- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Plan
- Appendix VII. OCP Redesignation Map

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

v:\wp-docs\planning\plncom08\06040912.lap.doc
KMS 6/4/08 9:25 AM

Information for City Clerk

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

1. (a) Agent: Name: CitiWest Consulting Ltd.
 Address: #101 - 9030 King George Highway
 Surrey, BC
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application
 - (a) Civic Address: 12389 - 104 Avenue; Portion of 124 Street

 - (b) Civic Address: 12389 - 104 Avenue
 Owner: Satnam Education Society of British Columbia, Inc. No.
 S0021979
 PID: 011-314-478
 Lot 2 Section 19 Block 5 North Range 2 West New Westminster District Plan
 BCP32461

 - (c) Portion of 124 Street dedicated on Plan 8305

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1.09 ha
Road Widening area		.16 ha
Undevelopable area		
Net Total		1.25 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	25%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		50%
SETBACKS (in metres)		
Front (124 Street)	7.5 m	7.5 m
Rear (104 Avenue)	7.5 m	7.5 m
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11.0 m	9.0 m
Accessory	11.0 m	9.0 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		43
Total	43	43
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA (excluding basement)	7,500 m ²	7,334.6 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)	0.6	0.59
AMENITY SPACE (area in square metres)		
Indoor	129 m ²	129 m ²
Outdoor	139	340 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	86	86
Residential Visitors	11	11
Institutional		
Total Number of Parking Spaces	97	97
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		25/56%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----