

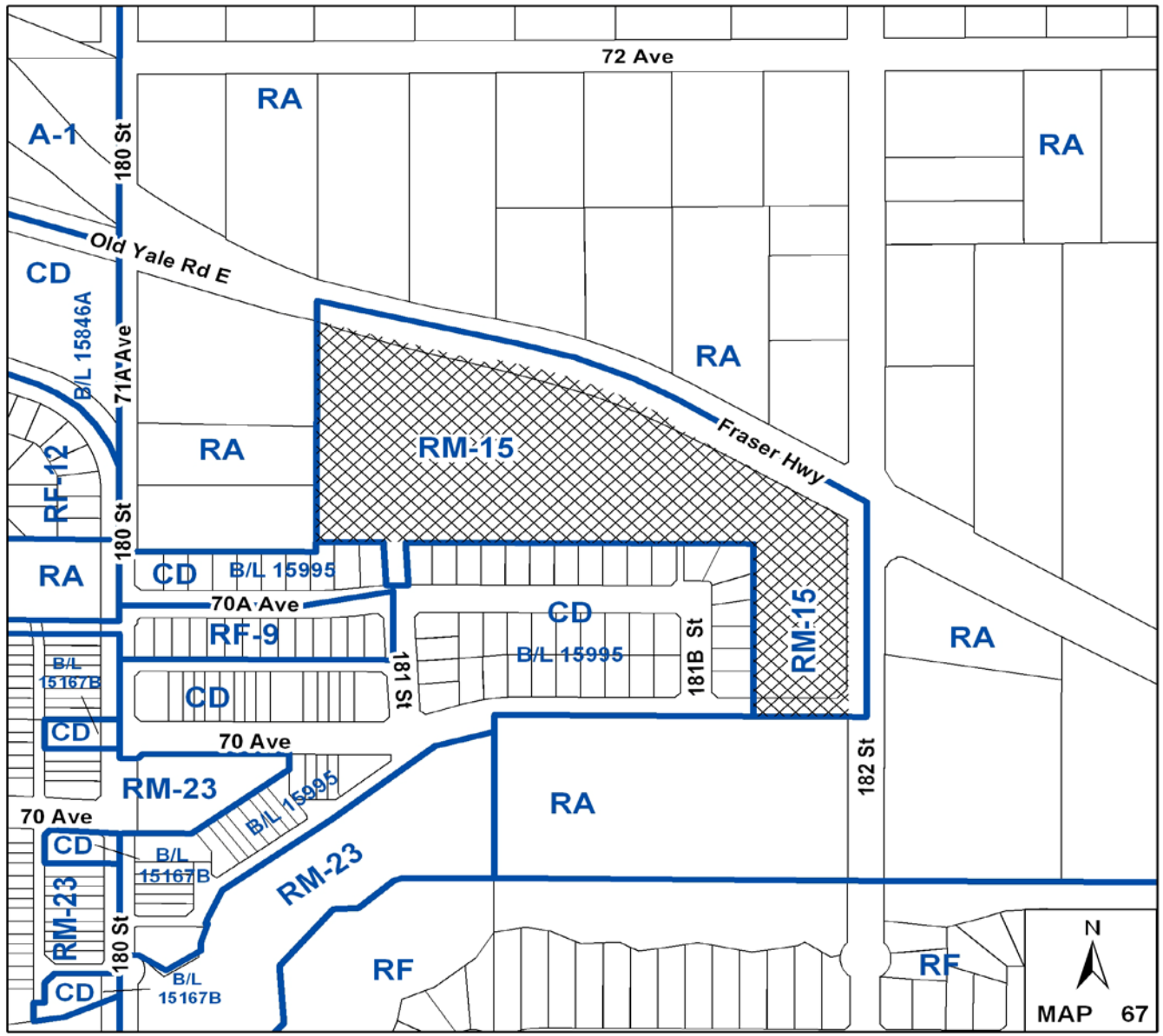
Proposal: Development Permit to permit the development of 111 townhouse units. Development Variance Permit to vary building setbacks.

Recommendation: Approval to Proceed

Location: 18100 Fraser Highway **Zoning:** RM-15

OCP Designation: Urban

NCP Designation: Townhouse (15 upa) **Owner:** Vesta Properties (Provinceton) Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 29, 2006
Application Revision & Re-submission Date: November 3, 2006
Planning Report Date: February 26, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations of the RM-15 Zone:
 - to vary the minimum east side yard (182 Street) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 4.2 metres (14 ft.) to the column; and
 - to vary the minimum most westerly side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face

in order to permit the development of 111 townhouse units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council authorize staff to draft Development Permit No. 7906-0333-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7906-0333-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum east side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 4.2 metres (14 ft.) to the column; and
 - (b) to vary the minimum most westerly side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (d) the applicant adequately address the impact of no indoor amenity space;
- (e) 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;
- (f) approval of Development Variance Permit No. 7906-0333-00; and
- (g) discharge of the "no build" Restrictive Covenant currently registered on the subject site.

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. The applicant should provide park amenity contributions on a per unit basis as per the NCP Stage II adopted by Council (Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 20 students
 Secondary students = 10 students
 Total new students = 30 students

School Catchment Area/Current Enrollment/School Capacity:

Don Christian Elementary School = 468 enrolled/405 capacity
 Lord Tweedsmuir Secondary School = 1,286 enrolled/1,400 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 = 193 students
 Secondary students = 201 students
 Total new students = 394 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 proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

Existing Land Use

The site is vacant.

East:

Across 182 Street, acreage parcels zoned RA, designated Townhouse Cluster (10-12 u.p.a.) in the North Cloverdale West NCP (under application for rezoning to RM-30 and RF-12, File No. 7905-0177-00, pre-Council).

South:

Recently approved small single family lots, zoned CD (By-law No. 15995), designated Small Lots in the North Cloverdale West NCP. Across 70 Avenue, acreage parcel, zoned RA, under application for rezoning to RF-12, File No. 7906-0305-00 (pre-Council).

North:

Across Fraser Highway, acreage parcels used for hobby farming, zoned RA, designated Suburban in the OCP.

West:

Acreage parcels, zoned RA, designated Townhouse Cluster (10-12 u.p.a.) in the North Cloverdale West NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is a 7.0-acre (3.0 ha) parcel located at 18100 Fraser Highway on the south side of Fraser Highway, west of 182 Street in the North Cloverdale West Neighbourhood Concept Plan (NCP) area.
- The subject property was created through rezoning and subdivision Application No. 7902-0358-00 as part of a 203-lot and 146-multiple dwelling unit proposal called Provinceton. At that time, the applicant requested that the detailed Development Permit for the subject site be postponed. To ensure no buildings were erected on the site, a "no build" Restrictive Covenant was registered and will now be required to be discharged. The subdivision plans were signed on October 31, 2005.
- The subject property was included in a subsequent rezoning and subdivision Application No. 7905-0178-00, in order to provide a second point of access to the subject site via 70 Avenue, through the small single family lot development to the south. The subdivision plans were signed on June 26, 2006.

Current Proposal

- The applicant has submitted a proposal for a Development Permit in order to permit the development of 111 townhouse units in six phases. A companion Development Variance Permit application to vary building setbacks has also been submitted.
- The subject site is designated Urban in the Official Community Plan (OCP) and Townhouse (15 u.p.a) in the North Cloverdale West Neighbourhood Concept Plan (NCP). The proposed development complies with both the OCP and the NCP.
- The application proposes a net unit density of 36.87 units per hectare (14.9 units per acre) and a floor area ratio (FAR) of 0.59, both of which are within the maximum 37 units per hectare (15 upa) and 0.60 FAR permitted in the RM-15 Zone.
- The proposal includes nineteen (19) 2-bedroom units and ninety-two (92) 3-bedroom units, ranging in size from 111 square metres (1,205 sq.ft.) to 142 square metres (1,530 sq.ft.).
- The amount of outdoor amenity space proposed is 1,047 square metres (11,270 sq.ft.), exceeding the minimum 333 square metres (3,584 sq.ft.) required under the RM-15 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- No indoor amenity space is being proposed. The applicant has agreed to provide a monetary contribution of \$116,550 (based on \$1,050 per unit) in accordance with the City policy to address the shortfall in required indoor amenity space.
- In accordance with the North Cloverdale West Neighbourhood Concept Plan (NCP), a multi-use pathway was secured and constructed along the south side of Fraser Highway under Application No. 7905-0178-00. The landscape buffer will be constructed by the applicant, along the north property line adjacent Fraser Highway.
- A 4-metre (13 ft.) wide statutory right-of-way was secured under Application No. 7905-0178-00 to provide a north-south walkway through the eastern portion of the site from 70A Avenue to Fraser Highway and this will be constructed as part of this development.
- The proposed development includes a total of 245 parking spaces, consisting of 222 resident parking spaces and 23 spaces for visitors. The Surrey Zoning By-law requires 222 resident and 22 visitor parking spaces.
- There are 54 single tandem garages proposed. The tandem arrangement includes one parking stall within a single car garage and one parking stall in front of the garage on an outdoor parking pad.
- In order to meet the requirement of two resident parking stalls per unit, the applicant will be required to register a Section 219 Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space.

- Michael J. Mills Consulting. prepared the Arborist Report and Tree Preservation/Replacement Plan.
- A total of 186 mature trees have been identified on the subject site. These trees consist mainly of Douglas Fir, Austrian Pine, Western Red, Lombardy Poplar, Cedar, Weeping Willow and Big Leaf Maple. Of this total, 38 are proposed to be retained.
- A row of 12 Norway Spruce and 13 Douglas Fir trees will be retained along the western property line in the rear yards of Units 98-107. A group of 7 Plane trees, 1 Norway Maple and 1 Shore Pine tree will be retained in a proposed amenity area and an additional 4 trees will be retained along Fraser Highway.
- The consultant's arborist indicates that 118 trees will be removed, as they are located in two clusters within the proposed building envelopes or road right-of-way. A total of 291 replacement trees are being proposed in addition to a variety of shrubs.
- Detailed review of the trees proposed for preservation in relation to site grading and underground servicing will be required prior to final determination of the extent of retention that will ultimately be achieved and is a subject condition of final approval of the project.

DESIGN PROPOSAL AND REVIEW

- There are two points of vehicular access to the site being proposed, one via 70 Avenue and the other via 70A Avenue.
- Decorative paving, trellis and stepping pavers in the lawn with focal and perennial plantings on both sides is proposed to define the 70 Avenue vehicular access point. A stone wall with the community name "Augusta" will also be incorporated.
- The project will be constructed in six (6) development phases commencing at the eastern edge.
- The dwelling units are to be three (3) storeys in height. Each unit will have either single tandem or double car garage parking at the ground floor.
- There are 54 single units with tandem garages and 57 units with double car garages.
- For all of the proposed units, the exterior finishing materials include duroid roof in weathered wood colour and vinyl siding.
- The applicant has proposed three (3) colour schemes, A, B and C, for the body, upper fascias, dormers and doors.
- Colour scheme A, "storm", includes three shades of greys. Colour scheme B, "holly" includes sage green, and two other greenish grey colours for the body with burgundy for the doors and roof accents. Colour scheme C, "shade", includes light tan and khaki with navy blue doors and roof accent.
- Window and door trim will be pearly white with metal gutters and downspouts in black.

- Porches are provided along the rear elevations of unit types A1, B2, B3, D1. At grade patios are provided along the rear elevations of unit types A, B, B1, D. Covered entries are provided at the front elevation of unit types C and C1, which are located along 182 Street.
- Units 1 - 6 and 14 - 19 fronting 182 Street will be oriented toward the street with a reduced front yard setback to provide a street oriented development. The applicant is requesting a Development Variance Permit to facilitate this reduced setback (see By-law Variance section of the report). There will be a hedge at the edge of the sidewalk with metal gates at the yard entrances along 182 Street.
- The proposed outdoor amenity area is situated at three separate locations within the site. One area is located at the 70 Avenue entrance, a second area will include a 0.8 metre (2.6 ft.) Horse Chestnut tree and is located centrally within the site. The third and largest area, located on the western portion of the site, includes seven London Plane trees, one Norway Maple and one Shore Pine trees. This outdoor amenity area provides an attractive focal point from the 70A Avenue entrance.
- Extensive landscaping is being proposed along the edges of the site and along the 4-metre (13 ft.) wide north-south walkway, incorporating a various mixture of trees, shrubs, perennials and groundcover.
- The applicant has also proposed a landscape feature at the corner of 182 Street and Fraser Highway. The feature is intended to provide a focal point for the entrance to this new North Cloverdale West neighbourhood and community. The entry feature will incorporate both sides of 182 Street and frame the entrance to the neighbourhood.
- The feature includes a stone clad wall indicating the name of the community, "Provinceton", with tall plantings such as Heavenly Bamboo as a backdrop and low plantings such as Blue Oat grass in front of the sign. A pathway designed with unit pavers and a concrete band, will be edged with seating benches, a trellis with vines and plantings including Rose, Shrubby Dogwood and Rose Glow Barberry shrubs and Sweet Gum and Japanese Magnolia trees.
- Flowering Magnolia, Amur Maple and European Beach trees, and a variety of shrubs are proposed to frame the entrance at 70A Avenue.
- The landscape buffer between the development and the existing multi-use pathway along Fraser Highway will be a 6-metre (20 ft.) wide planted landscape buffer with berming. The buffer consists of trees and shrubs including Sweet Gum, Amur Maple, Western Red Cedar, Dwarf Mugho Pine, Burning Bush and Oceanspray.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory, except for the following, which the applicant has agreed to address before final approval:

- Submission of details for the outdoor amenity areas, landscaping structures, fencing, privacy screens and paving material;
- The landscaping plans will need to be refined to include decorative paving on the drive aisle adjacent to outdoor amenity areas to increase visibility and interest; and
- Include more substantial areas of accent colours on dormer elements.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum east side yard (182 Street) setback of the RM-15 Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 4.0 metres (13 ft.) to the column.

Applicant's Reasons:

- The reduced building setback provides for a strong, urban character.

Staff Comments:

- This reduced setback faces 182 Street at the main entrance to the North Cloverdale West neighbourhood and reinforces urban character and street activity presenting a friendly face to the street, promoting social interaction, as well as natural surveillance.
- Planning and Development Department staff can support this requested variance.

(b) Requested Variance:

- To vary the minimum most westerly side yard setback of the RM-15 Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face.

Applicant's Reasons:

- Maintains an equal distance from the proposed buildings to the internal road entrance.

Staff Comments:

- Planning and Development Department staff can support the requested variance as the proposed building is located further away from the internal roadway, creating an open entrance to the site.

- This relaxation is only required for Unit 111.
- The impact on the lot to the west will be minor as the side yard of Unit 111 will be oriented toward the property line.

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.	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.	Development Variance Permit No. 7906-0333-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 12, 2006.
- Soil Contamination Review Questionnaire prepared by Dennis Wiemken dated June 28, 2006.

How Yin Leung
Acting General Manager
Planning and Development

JJ/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		30,103 m ²
Road Widening area		
Undevelopable area		
Net Total		30,103 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	25%
Paved & Hard Surfaced Areas		12%
Total Site Coverage		37%
SETBACKS (in metres)		
Front (182 Street)	7.5 m	6.0 m to bldg. face 4.0 m to column *
Side #1 (West)	7.5 m	6.0 m to bldg. face*
Side #2 (North) (Fraser Highway)	7.5 m	7.5 m
Side #3 (South)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	9.9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		19
Three Bedroom +		92
Total	111	111
FLOOR AREA: Residential	18,062 m ²	18,027 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	18,062 m ²	18,027 m ²

* *Development Variance Permit requested*

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)	37 uph/15 upa	36.87 uph/14.92 upa
FAR (gross)		
FAR (net)	0.60	0.59
AMENITY SPACE (area in square metres)		
Indoor	335 m ²	0 m ²
Outdoor	335 m ²	1,047 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	38	38
3-Bed	184	184
Residential Visitors	22	23
Institutional		
Total Number of Parking Spaces	244	245
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	111/100%	54/49%
Size of Tandem Parking Spaces width/length (garage/driveway tandem arrangement)	3.2 m wide 12.0 m long	3.5 m 12.0 m

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

