

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0337-00

Planning Report Date: June 23, 2008

PROPOSAL:

- **Rezoning** from RF & RF-9C to CD (based on RM-23)
- **Development Permit**

in order to permit the development of four manor houses.

LOCATION:

19295 and 19299 - 72 Avenue

OWNERS:

Isle of Mann Capital Corporation et al

ZONING:

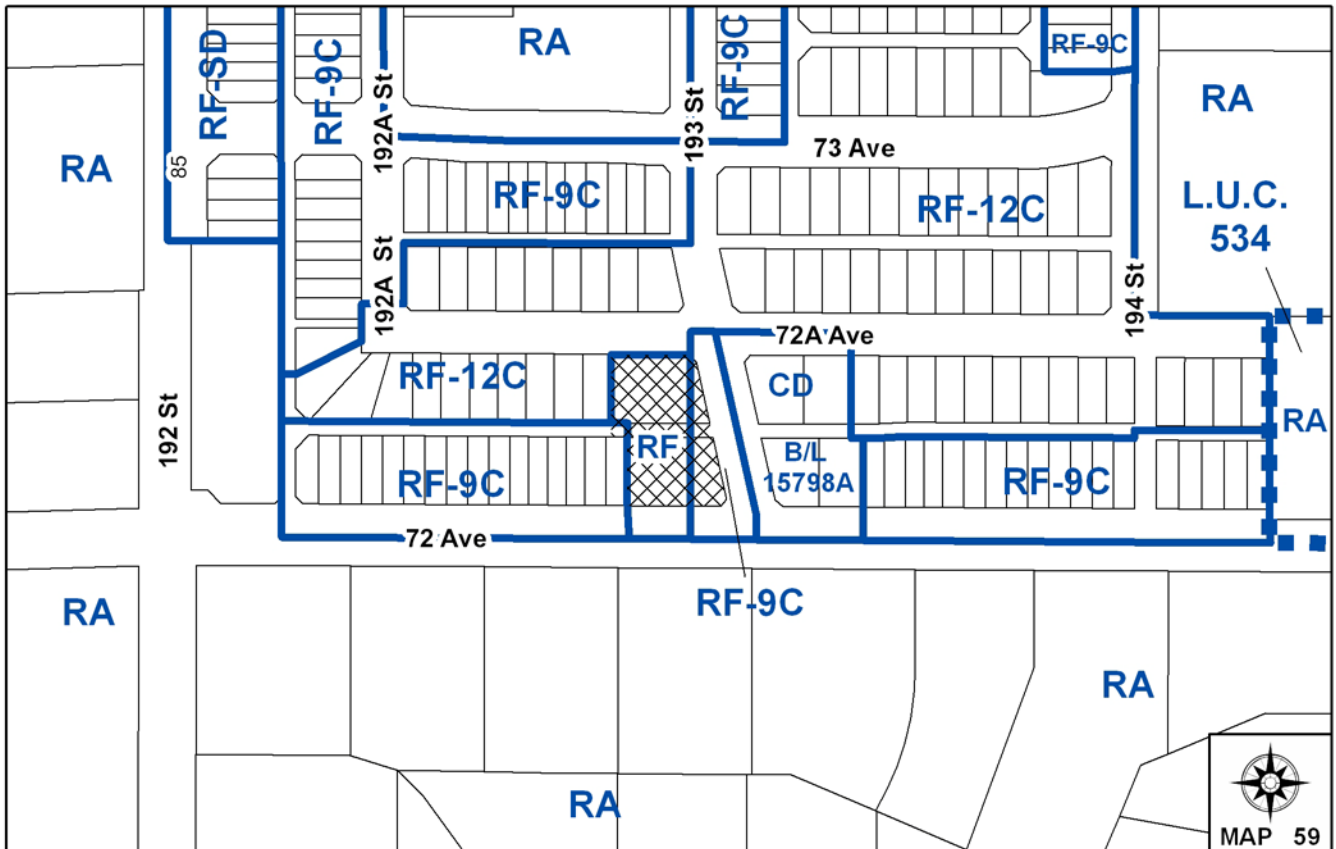
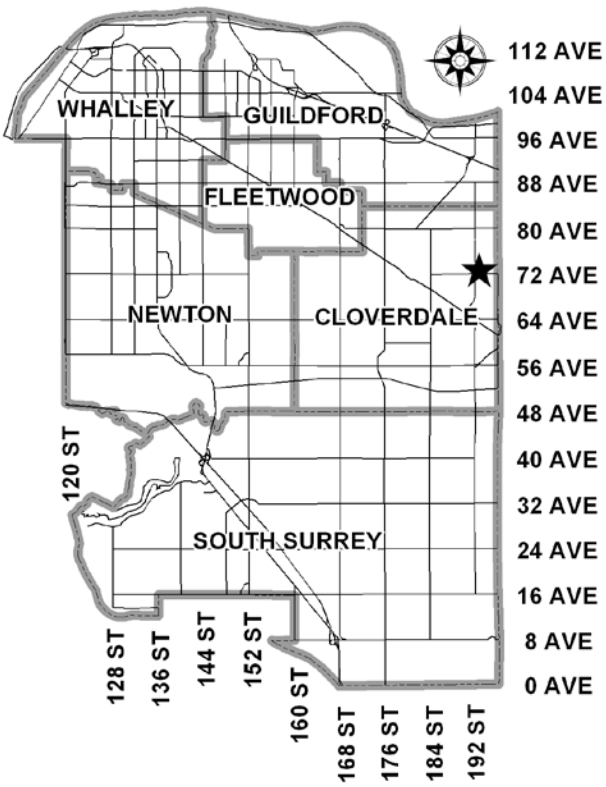
RF and RF-9C

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Medium-High Density 15-25 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

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed manor houses are similar to and complement the approved manor houses on the east side of 193 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential (9) Coach House Zone (RF-9C)" (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. 7906-0337-00 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 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; and
 - (e) registration of an easement for the parking space encroachment for proposed Lot 1C.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

School District: **Projected number of students from this development:**

3 Elementary students at Clayton East Elementary School
1 Secondary student at Clayton Heights Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Two vacant remnant parcels, created under Application No. 7905-0232-00 and Application No. 7905-0003-00.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 72A Avenue):	Single family dwellings under construction.	Low Density 6 to 10 u.p.a. in the East Clayton NCP – North of 72 Avenue	RF-12C
East (Across 193 Street):	Four manor houses, under construction.	Medium High Density 15 to 25 u.p.a. in the East Clayton NCP – North of 72 Avenue	CD (By-law No. 15798A)
South (Across 72 Avenue):	Existing single family dwellings on acreage parcels.	Suburban Half Acre Residential in the East Clayton NCP	RA
West:	Single family dwellings under construction.	Medium Density 10 to 15 u.p.a., and Low Density 6 to 10 u.p.a. in the East Clayton NCP – North of 72 Avenue	RF-9C, RF-12C

DEVELOPMENT CONSIDERATIONSBackground

- The approximately 2,252-square metre (0.56-acre) subject site comprises two properties located at the northwest corner of 72 Avenue and 193 Street in the East Clayton area. The site is designated Urban in the Official Community Plan (OCP) and Medium High Density 15 to 25 u.p.a. in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- The subject site is currently zoned "Single Family Residential Zone" (RF) and "Single Family Residential (9) Coach House Zone" (RF-9C).
- The two existing properties that comprise the subject site were created and redesignated under two previously approved development applications. The western-most lot (19295 – 72 Avenue) was created under Application No. 7905-0232-00 (approved by Council June 25, 2007), while 19299 – 72 Avenue was created under Application No. 7905-0003-00 (approved by Council October 16, 2006). These properties were created as remnant parcels until such time they could be consolidated as a single application and developed as manor houses (Appendix VI).
- All road dedications were completed as part of Application No. 7905-0232-00 and Application No. 7905-0003-00.

Current Application

- The applicant is proposing to rezone the site to "Comprehensive Development Zone" (CD) based on "Multiple Residential 23 Zone" (RM-23) to allow subdivision into approximately four manor house lots. The proposed CD Zone is consistent with the Urban designation in the Official Community Plan (OCP) and the Medium High Density 15 to 25 u.p.a. designation in the East Clayton NCP Extension– North of 72 Avenue.
- The manor house, also known as a four-plex, is a unique multiple residential form. The manor house resembles a large house consisting of four units on one lot. The intent of this type of housing form is to provide for increased residential densities and housing options at appropriate locations. The proposed manor houses on the subject site will be compatible with similar manor houses that were constructed directly across 193 Street as part of Application No. 7905-0003-00. In addition, the manor houses will reflect the massing of the large single family dwellings across 72 Avenue while being similar in density to the adjacent small single family dwellings.

Proposed CD Zone

- The proposed CD By-law is based on the density parameters of the RM-23 Zone and the specific requirements of the CD By-law for the approved manor houses across 193 Street to the east.
- The table below provides a comparison between the proposed CD Zone and the approved CD By-law (By-law No. 15798A) that governs the neighbouring manor house development across 193 Street

	Proposed CD Zone	CD By-law No. 15798A
Maximum FAR	0.80	0.81
Max. Floor Area incl Garage	515 m ² (5,544 ft ²)	441 m ² (4,747 ft ²)
Building Height	9 metres (30 ft)	9 metres (30 ft)
Lot Coverage (max)	44%	52%
Lot Size (min)	571 m ² (6,146 ft ²)	542 m ² (5,834 ft ²)
Lot Width (min)	17 metres (55 ft)	18 metres (60 ft)
Lot Depth (min)	29 metres (95 ft.)	29 metres (95 ft)
Setback between Garage and Principal Building (min)	6 metres (20 ft)	6 metres (20 ft)
Parking	4 spaces for residents/lot; 1 space for visitor/lot	4 spaces for residents/lot; 1 space for visitor/lot

- Proposed Lots 1A and 1B will front onto 72A Avenue. Proposed Lots 1C and 1D will front onto 72 Avenue. Access to all four lots will come from a lane connecting to 193 Street.
- Twenty off-street parking stalls are to be provided, including 16 resident parking stalls and 4 visitor parking stalls. The parking spaces provided are consistent with parking requirements in approved CD By-law No. 15167B governing the "Provincetown" project in North Cloverdale West, as well as approved CD By-law No. 15798A governing the manor house project across 193 Street from the subject site.

Lot Grading and Arborist Report, and Landscaping

- The lot grading information for the subject site was previously approved as part of Application No. 7905-0232-00 and Application No. 7905-0003-00.
- The Arborist Report and Trees Preservation/Replacement Plans for the subject site were previously approved as part of Application No. 7905-0232-00 and Application No. 7905-0003-00.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 15, 2008. Staff received no responses.

DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the development of the proposed manor houses. The proposed drawings indicate 3-bedroom, 2-storey units with in-ground basements, similar to the previously approved manor house across 193 Street from the subject site. Each manor house will accommodate a maximum of 4 units, each with an average floor area of 107.6 sq. metres (1,158 sq.ft.).
- The main floor of each unit will accommodate a dining, living and kitchen area. Two bedrooms will be located on the upper floor, with a third bedroom and a recreation room located in the basement.
- The proposed manor houses will feature covered porches and patios for each unit. The proposed roofing will be high-profile duroid shingles (light grey). The exterior will be clad in vinyl siding ("Chesapeake Green" for Lots 1B and 1C, "Vintage Cream" for Lots 1A and 1D) with vinyl shake siding "Accent Taupe") as the accent material.
- A 4-car detached garage will be built on each lot for the use of future owners. A parking space will be provided to accommodate one visitor parking space per manor house. Due to space requirements, the parking space for proposed Lot 1C, however, will need to encroach onto proposed Lot 1D. Access to each parking space will be from the lane.

Landscaping

- Landscaping for each manor house will consist of a combination of large trees, such as Maple, Katsura, Magnolia and Birch, as well as grasses and shrubs, such as Azalea, Boxwood, Rhododendron, Laurel, and Heather.
- Concrete pathways will provide access to the individual units, as well as provide a connection between the manor houses from the lane to the street.

- Fencing consists of a 1.8-metre (6 ft.) high cedar fence along the west property lines of proposed Lots 1B and 1D, and a 1.2-metre (4 ft.) high cedar picket fence along the street frontages of 72 Avenue, 72A Avenue, and 193 Street.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff 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
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.	Previously Approved Applications

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: James Pernu, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, BC
 V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 19295 and 19299 - 72 Avenue

(b) Civic Address: 19295 - 72 Avenue
 Owner: Cascade Creek Development Corporation, Inc. No.
 0759192
 PID: 027-151-671
 Lot 41 Section 22 Township 8 New Westminster District Plan BCP31567

(c) Civic Address: 19299 - 72 Avenue
 Owner: Isle of Mann Capital Corporation, Inc. No. 0714988
 PID: 026-926-628
 Lot 1 Section 22 Township 8 New Westminster District Plan BCP27707

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-23)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,252.5 sq.m.
Road Widening area		
Undevelopable area		
Net Total	n/a	2,252.5 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	44%
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	44%
SETBACKS (in metres)		
Front	3.5 m	3.5 m to building face 2.0 m to porch
Rear	12.5 m	13 m to building face
Side #1 (East)	1.2 m	1.7 m to building face 1.2 m to porch
Side #2 (West)	1.2 m	1.7 m to building face 1.2 m to porch
Accessory Building	0.5 m	0.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 m	8.95 m
Accessory	5.0 m	5.0 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		16
Total		16
FLOOR AREA: Residential	2,704 m ²	1,722.24 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,704 m ²	1,722.24 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)	57/ha 23/ac	69.6 ha 28.6/ac
# of units/ha /# units/acre (net)		69.6 ha 28.6/ac
FAR (gross)	n/a	0.80
FAR (net)	n/a	0.80
AMENITY SPACE (area in square metres)		
Indoor	n/a	n/a
Outdoor	n/a	n/a
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	32	16
Residential Visitors	3.2	4
Institutional		
Total Number of Parking Spaces	35.2	20
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	NO
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