

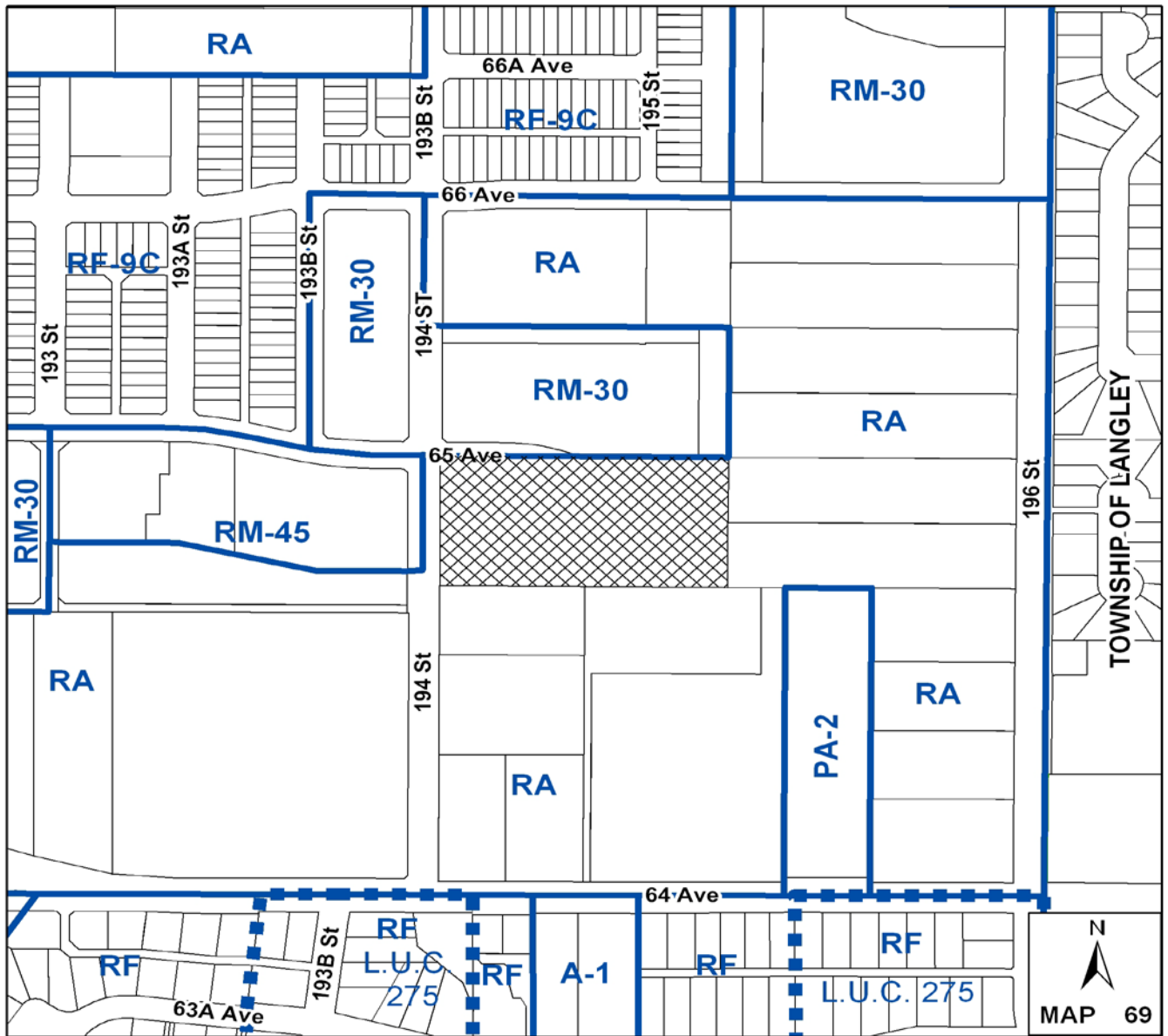
Proposal: OCP Amendment of a portion from Urban to Multiple Residential. Rezone a portion from RA to CD. Development Permit to permit the development of 124 multi-family residential units. DVP to vary the Sign By-law in order to increase the number of identification signs from 1 to 3.

Recommendation: Approval to Proceed

Location: Portion of 6520 – 194 St. **Zoning:** RA

OCP Designation: Urban

NCP Designation: 22-45 upa/15 - 25 upa & Park **Owner:** Solterra Development (Sunset Court Corp.)



PROJECT TIMELINE

Completed Application Submission Date: June 30, 2006
Application Revision & Re-submission Date: February 16, 2007
Planning Report Date: February 26, 2007

PROPOSAL

The applicant is proposing:

- **OCP amendment for a portion from Urban to Multiple Residential;**
- a rezoning for a portion from RA to CD;
- a Development Permit; and
- a Development Variance Permit to vary Sign By-law No. 13656 to increase the number of identification signs from 1 to 3

in order to permit the development of 124 multiple family residential units in East Clayton consisting of a 60-unit apartment building, 26 townhouse units and 38 carriage homes.

RECOMMENDATION

The Planning & Development Department recommends that:

- 1. a By-law be introduced to redesignate a portion of the property from Urban to Multiple Residential 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 a portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix X).
- 4.** Council approve the applicant's request to reduce the amount of required indoor amenity space from 372 square metres (4,004 sq.ft.) to 83.8 square metres (902 sq.ft.).
- 5.** Council authorize staff to draft Development Permit No. 7906-0342-00 in accordance with the attached drawings (Appendix III).
- 6.** Council approve Development Variance Permit No. 7906-0342-00 (Appendix XI) varying the following to proceed to Public Notification:
 - (a) to increase the maximum number of identification signs permitted in the Sign By-law No. 13656, from 1 to 3.

- 7.** 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 revised architectural and landscape drawings to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) the applicant to resolve the deficit in tree replacement to the satisfaction of the City Landscape Architect;
 - (g) 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;
 - (h) the applicant adequately address the impact of reduced indoor amenity space;
 - (i) the applicant to complete the sale of proposed parkland with the City of Surrey Realty Services Division staff; and
 - (j) the demolition of all existing buildings and structures to the satisfaction of Building Division staff.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements (Appendix IV).

Parks: Parks agrees with the proposed parks configuration and finds it generally in keeping with the NCP. Parks also agrees with the recommendation that the applicant deal with the shortfall in proposed indoor amenity space.

Units which back onto the park should have low permeable fences, not greater than 1.2 metres (4 ft.) in height at the rear property line. These units should have decks, windows and/or elevated balconies that overlook the corridor. Rear yard landscaping should have plant material selection that is low growing when mature to preserve sightlines to the park.

The proposed parkland will be acquired by the City of Surrey through the Realty Services Division (Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 12 students
 Secondary students = 7 students
 Total new students = 19 students

School Catchment Area/Current Enrollment/School Capacity:

Clayton Elementary School = 159 enrolled
 East Clayton Elementary School = 141 enrolled
 Combined Enrollment = 300
 Combined Capacity = 240
 Clayton Heights Secondary School = 1,166 enrolled/ 1,000 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 = 149 students
 Secondary students = 188 students
 Total new students = 337 students

Approved Capacity Projects and Future Space Considerations

Two new school sites have been purchased in the East Clayton Area to address residential build out pursuant to the NCP and a new school is planned for possible opening by the 2007-2008 school year to relieve projected overcrowding at Clayton and East Clayton. There is a new secondary school site approved for purchase in North Clayton Area in the current year with construction proposed for approval in 2008. The proposed development will not have an impact on these projections.

(Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** Existing single-family house, with three sheds on large acreage all of which will be removed.
- **Significant Site Attributes** The site slopes from northwest to southeast. A large portion of parcel is forested with primarily deciduous trees.

- **East:** Single-family homes on acreage lots, zoned RA, designated 22-45 upa (High Density) and public open space/park with multi-use pathway in the East Clayton NCP.
- **South:** Single-family residential on large acreage lots, zoned RA, designated 22-45 upa (High Density) and public open space/park with multi-use pathway in the East Clayton NCP. Most lands under application (No. 7905-0136-00) for seven 4-storey multiple unit residential buildings (Pre-Council stage).
- **West:** Across 194 Street, apartment development, zoned, RM-45, designated 22-45 upa (High Density) in the East Clayton NCP.
- **North:** Across 65 Avenue, multiple family residential development under construction (Application No. 7903-0362-00), zoned RM-30, designated 15-25 upa (Medium-High Density) in the East Clayton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The applicant has submitted an application to rezone a portion of the subject site from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) and a Development Permit to permit the development of 124 multiple-family residential units.
- This comprehensively planned development consists of the following: twenty-six (26), 3-storey townhouses, a 3 to 4-storey, sixty (60) unit apartment building and thirty-eight (38), 3-storey "carriage house" units. The "carriage house" units are similar to a stacked townhouse in form, with one (1) ground floor unit and another two-level unit above it. Each unit will have direct access to the ground level. The proposed development complies with the East Clayton NCP.
- The proposed development is located at 6520-194 Street in East Clayton. The site is 1.8 hectares (4.42 acres) in size and is split designated 22-45 upa (High Density), 15-25 upa (Medium – High Density) and Public Open Space and Park in the East Clayton NCP. The proposed development will encompass a portion of the subject site, approximately 1.5 hectares (3.7 acres) (Appendix III).
- The proposed floor area ratio (FAR) of the development overall is 0.99, with a proposed unit density of 104 dwelling units per hectare (42 units per acre).
- The proposal will provide road dedication for 65 Avenue. The road will bisect the subject property, with units on both sides. Two park areas, as generally shown in the NCP, will be acquired as separate lots by the City of Surrey's Realty Services Division, as part of this application.

- The outdoor amenity space will be dispersed throughout the site and amounts to a total of 845 square metres (9,095 sq.ft.), which exceeds the minimum amount of 372 square metres (3,968 sq.ft.) based upon the requirement of 3.0 square metres (32 sq.ft.) per dwelling unit, typical of the multiple-family residential zones in the Surrey Zoning By-law.
- An indoor amenity space area is proposed for the apartment building. The proposed indoor amenity is 83.8 square metres (902 sq.ft.) in size, which is less than the minimum required amount of 372 square metres (3,968 sq.ft.) based upon the requirements of 3.0 square metres (32 sq.ft.) per dwelling unit, typical of the Zoning By-law. The applicant will be required to provide cash-in-lieu to deal with the shortfall in indoor amenity space prior to final adoption.
- The project will provide a total of 238 parking stalls. The parking will be broken up into 58 stalls for the townhouse units, 96 stalls for the apartment units and 84 stalls for the carriage house units.

Tree Preservation

- The development application was submitted prior to final adoption of Tree Protection By-law No. 16011 and is covered by a one-year grace period.
- Under the new 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.
- An arborist assessment has been prepared by Mike Fadum and Peter Mennel of MGF Horticultural Inc. Ninety-six (96) "protected" trees were identified outside of the road and park dedications. The applicant is proposing to remove ninety-five (95) trees and retain one (1) tree..
- Based upon the new Tree Protection By-law, 178 replacement trees would be required. The applicant proposes to provide 163. Therefore, there is a deficit of 15 replacement trees. As such, under the new By-law, monetary compensation amounting to \$300 per tree will be required, for a total of \$4,500.
- The applicant has yet to indicate how they will address the tree replacement deficit. However, the resolution of this issue will be a condition of final adoption.

Proposed CD By-law

- The proposed CD By-law will be divided into two blocks, Block A will be based upon the RM-45 Zone for the proposed apartment building and Block B will be based upon the RM-30 Zone for the proposed townhouses and carriage house units.
- The maximum floor area ratio under the RM-30 Zone would be 0.90, with a maximum unit density of 75 units per hectare (30 upa). Under the RM-45 Zone, the maximum floor area ratio is 1.3, with a unit density of 111 units per hectare (45 upa). The proposed CD By-law is proposing a floor area ratio of 1.0 and a maximum unit density of 104 units per hectare (42 upa), which is in between the two zones.

- The proposed building height at 14 metres (46 ft) will be close to the maximum building height permitted under the RM-45 Zone, at 15 metres (50 ft.).
- The proposed building setbacks will be site specific and will be less than the minimum 7.5 metre (25 ft) building setback required under both the RM-30 and RM-45 Zones.

PRE-NOTIFICATION

Pre-notification letters were sent on August 8, 2006 and staff received two (2) letters with the following concerns:

- Overcrowding in the area due to constant construction in the area.

(This area falls within the East Clayton Neighbourhood Concept Plan area. The applicant is proposing to build under the intended designations of the NCP.)

- The proposal may lead to decreasing well water levels. The writer wants assurances that if this development causes further well water depletion, then the City will pay for the cost of municipal water connection.

(The Engineering Department advises that all new developments in East Clayton receive City water and that no additional groundwater pumping is needed. In fact, some existing properties which are currently on wells would stop pumping once they develop. As such, the demand on the aquifer does not increase because of development. The City will not be responsible for providing free water or sewer connections to the subject property or its neighbours.)

- Would like the applicant to retain all trees within the proposed greenbelt area at the rear (east) of the site and not remove any trees unless considered hazardous.

(The greenbelt areas as shown in the NCP will be created as two separate lots as a part of this application which will be acquired by the City of Surrey for parks purposes. The general intent would be to keep the greenbelt in a natural state. Any trees which will be removed will be determined by City staff.)

- The property owner located to the east of the subject site has plans, along with his neighbours to proceed in the future with a 4-storey apartment building development. He wishes to have the applicant register a Restrictive Covenant on title to advise future homes owners that there will be a future multi-family residential development to the east.

(The registration of the restrictive covenant is not a practice that Surrey staff encourage. The East Clayton NCP has been approved for a number of years. Any prospective purchaser should conduct their own due diligence in obtaining information about future plans for the area. In addition, there is a proposed greenway located to the east of the proposed development, which will buffer any proposed development to the east.)

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 East Clayton NCP. Given that the proposal is in compliance with the NCP, no further consultation was necessary with any 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 proposed apartment building will be oriented towards 194 Street. The proposed 38 "carriage" houses are proposed along the south side of 65 Avenue, with the proposed 26 townhouse units proposed within the portion north of 65 Avenue and to the south of the internal drive aisle.
- The proposed apartment building is to be 4 storeys in height, which will be tapered to 3 storeys at the end units. The design incorporates long shed dormer roofs at the secondary bays and a tower element at the entrance to the building. This tower element will act as a focal point to the front façade of the building. The main entry from 194 Street will contain masonry columns and wisteria vines to accentuate this part of the building.
- Access to the underground parking, for the proposed apartment building and carriage homes will be from 194 Street. There will be one access point from 65 Avenue to access the tandem parking garages of the townhouse units. The driveway ingress and egress point will be marked by decorative paving.
- The proposed exterior finishing materials for the apartment building include vertical board and batten siding, cedar shake vinyl siding, horizontal vinyl siding, with brick and ledgestone to be integrated at the base. The proposed roof will contain large gables and a tower and will be in asphalt shingles. The lobby will contain access through the building to the outdoor amenity space located in the centre of the site.
- The proposed carriage houses and townhouses will incorporate similar cladding materials as the apartment building, except for the brick and ledgestone accent. The townhouses and carriage houses will contain gabled roofs and porches to match.
- The main outdoor amenity area is located central to the site, with the proposed carriage houses clustered around it. It will contain an open lawn, with decorative paving, benches and an arbour. The eastern end of the outdoor amenity area will contain a stairwell from the parking garage. Community garden boxes are also planned within this area.
- A proposed amenity area located within the southeastern portion of the site will incorporate a play structure and lawn area, with a retained walnut tree.
- North of 65 Avenue, a "quiet" amenity area is proposed with seating
- A corner feature is proposed at the southeast corner of 194 Street and 65 Avenue which will incorporate decorative paving, a bench, a wooden arbour and signature trees.

- A hedge and trees will line 194 Street, which will be linked to the ground floor units of the apartment building. The units fronting 65 Avenue will be buffered by landscaping strips.
- Three identification signs are proposed to identify each of the proposed housing types. A variance to the Sign By-law will be required in order to increase the number of signs from 1 to 3 (see By-law Variance section).

ADVISORY DESIGN PANEL

ADP Meeting Date: October 19, 2006.

Most of the ADP suggestions have been satisfactorily addressed except the proposed tower element on the front façade (along 194 Street) of the proposed apartment building, which the applicant feels is integral to the character the applicant is proposing to establish with the proposed development.

Minor architectural and landscape revisions, as required by the City Architect and City Landscape Architect, will be required prior to final adoption.

BY-LAW VARIANCE & JUSTIFICATION

(a) Requested Variance:

- To vary Sign By-law No. 13656 in order to increase the number of identification signs from 1 to 3.

Applicant's Reasons:

- This new multi-family community fronts 194 Street and 65 Avenue in the East Clayton area of Surrey. The development will have several distinct housing forms with separate street orientations. The extension of 65 Avenue will bisect the property, with homes on either side. A sign for each entry from 65 Avenue on the north and south side is requested as each side of the community is part of the same development, but is anticipated as having a separate civic address. The signage will orientate visitors with minimal confusion. The apartment building is oriented towards 194 Street with both the pedestrian and vehicle entrance from 194 Street. The signage will identify the apartment building entrance with the appropriate civic address.
- The proposed signs will consist of wooden timbers mounted to a free-standing stone wall.
- The signs will simplify navigation between the different housing types and street orientations of the homes in the community.

Staff Comments:

- The Sign By-law permits only one identification sign per lot.
- An identification sign provides the name and address of the development.
- The two additional signs are considered to be acceptable and are designed as part of a comprehensive design. Staff agree that the additional signs would assist residents and visitors in finding their respective residential units. Staff support the requested variance.

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.	Survey Plan Showing Areas to be Rezoned
Appendix IV.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans
Appendix V.	Engineering Summary
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	ADP Comments and Applicant's Response
Appendix X.	Proposed CD By-law
Appendix XI.	Development Variance Permit No. 7906-0342-00
Appendix XII.	Subject Site Location in East Clayton NCP
Appendix XIII.	<u>OCP Amendment Map</u>

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 16, 2007
- Arborist Report dated August 2006.
- Soil Contamination Review Questionnaire prepared by Craig Marcyniuk of Solterra Development Corporation dated February 22, 2007.

How Yin Leung
Acting General Manager
Planning and Development

PL/kms

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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: Craig Marcyniuk c/o Solterra Development
 Address: 460 Fraserview Place
 Delta, B.C. V3M 6H4
 Tel: 604-528-6010

2. Properties involved in the Application
 - (a) Civic Address: Portion of 6520 – 194 Street

 - (b) Civic Address: Portion of 6520 – 194 Street
 Owner: Solterra Development (Sunset Court) Corporation
 PID: 012-657-778
 Lot 4 Section 15 Township 8 New Westminster District Plan 2468

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 a portion of the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		17,855 m ²
Road Widening area		
Undevelopable area		
Net Total		11,546 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		44%
Paved & Hard Surfaced Areas		10%
Total Site Coverage		54%
SETBACKS (in metres)		
Front (194 Street)		6.6 m
Rear		4.6 m
65 Avenue		4.6 m
Side #2 (South)		6.7 m
Side #3 (North)		8.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal		14 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bedroom		26
One Bedroom & Den		20
Two Bedroom		33
Three Bedroom & Den		19
Three Bedroom +		26
Total		124
FLOOR AREA: Residential		11,770.1 m ²
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		11,770.1 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)		104 uph/42 upa
FAR (gross)		
FAR (net)		1.0
AMENITY SPACE (area in square metres)		
Indoor		83.8 m ²
Outdoor		845.4 m ²
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		46
2-Bed		
2-Bed & 1 Den		26
3-Bed		26
Residential Visitors		
Institutional		N/A
Total Number of Parking Spaces		238
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		52/22%
Size of Tandem Parking Spaces width/length		

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

