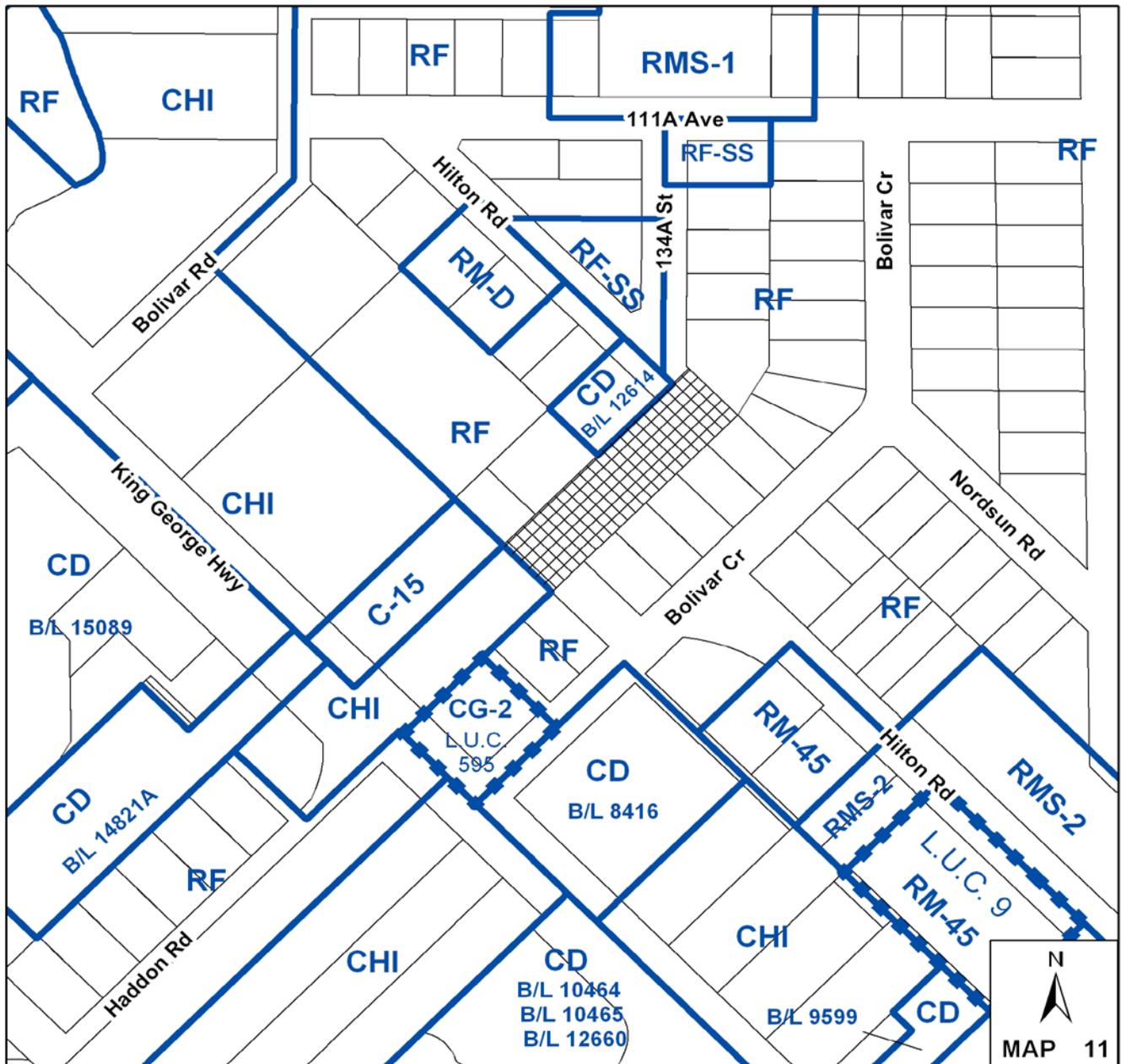


**Proposal:** Rezone portion from RF to CD and Development Permit to permit 16 townhouse units.

**Recommendation:** Approval to Proceed

**Location:** Portion of 13391 King George Highway      **Zoning:** RF

**OCP Designation:** Multiple Residential      **Owner:** Laackman Enterprises Ltd.



## PROJECT TIMELINE

Original Application Submission Date: September 8, 2006  
Application Revision & Re-submission Date: February 1, 2007  
Planning Report Date: February 26, 2007

## PROPOSAL

The applicant is proposing:

- rezoning a portion from RF to CD; and
- a Development Permit

in order to permit the development of 16 townhouse units on a site in Surrey City Centre.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7906-0399-00 generally in accordance with the attached drawings (Appendix VII).
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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the impact of no indoor amenity space; and

- (f) the applicant adequately address concerns regarding the pressure this proposal will place on existing park facilities to the specifications and satisfaction of the General Manager, Parks, Recreation & Culture.

## 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, Recreation & Culture: Concern that the development may result in increased pressure on area parks and recreation facilities (Appendix V).

School District: **School Impacts:**

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

Elementary students = 3 students

Secondary students = 1 student

Total new students = 4 students

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

Forsyth Elementary School = 259 enrolled/340 capacity

Kwantlen Park Secondary School = 1,460 enrolled/1,200 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 = 8 students

Secondary students = 41 students

Total new students = 49 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 District is considering a district program move from Kwantlen Park to another secondary school site, to eliminate projected overcrowding at Kwantlen Park Secondary School. The proposed development will not have an impact on these projections.*

(Appendix VI)

### SITE CHARACTERISTICS

- **Existing Land Use** Subject portion is vacant.
- **Northeast:** Older single family dwellings, zoned RF, designated Urban.
- **Southeast:** Older single family dwellings, zoned RF, designated Multiple Residential.
- **Southwest:** Motel, zoned C-15 and automotive service use, zoned CHI, both designated Commercial.
- **Northwest:** Vacant lot, zoned RF, designated Multiple Residential.  
Sixplex, zoned CD (By-law No. 12614), both designated Multiple Residential.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The 0.24 hectare (.59 acre) front portion of the subject lot at 13391 King George Highway in Surrey City Centre is designated Commercial while the northerly 0.29 hectare (0.72 acre) portion of the site is designated Multiple Residential under the Official Community Plan (OCP).
- The front portion of the lot along King George Highway is zoned Highway Commercial Industrial Zone (CHI) while the northerly, rear, portion of the lot is zoned Single Family Residential Zone (RF).
- The applicant has applied to subdivide the existing lot into two lots and to rezone the northerly portion of the lot (north of the future road currently designated as 110A Avenue) from RF to Comprehensive Development Zone (CD) in order to permit the development of 16 townhouse units.
- The portion of the lot along King George Highway on which an older, multi-tenant commercial building is located, will retain the existing CHI Zone.
- The proposed Floor Area Ratio (FAR) of the proposed townhouse development on the northerly portion of the lot is 0.76, which is consistent with the OCP and the long term vision for this area of Surrey City Centre and, therefore, appropriate for the subject lands.
- The townhouse building from proposed for the site is similar to the building form permitted in the RM-30 Zone. However, as the subject site is only 0.29 hectare (0.72 acres) in area, however, under the sliding density regulations of the RM-30 Zone, the maximum FAR that can be achieved on the site is 0.51, which is below the 0.76 FAR proposed for the site.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than to the RM-30 Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-30 Zone except for maximum density that can be achieved on the site and except for the front, rear and southern side yard setbacks.
- The RM-30 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft.) from all property lines.
- The proposed CD By-law reduces the front yard setback (along 110A Avenue) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.), which is the usual front yard setback in City Centre that is needed to achieve urban, pedestrian streetscapes.
- The proposed CD By-law reduces the rear yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)
- The rear property line, which separates the subject lot from the adjoining single family lot angles sharply which results in the single family dwelling on the adjoining lot being located approximately 10 metres (30 ft.) from the proposed townhouse units, at the closest point.
- The north wall of the northerly-most townhouse unit will overlook the rear yard of the adjoining single family lot, but this end wall will contain only one regular sized window and 5 small windows that will be located high in the walls of the rooms facing the single family lot and are intended to provide light only into the townhouse unit. As a result, the overlook into the adjoining single family lot from the northerly-most townhouse unit is minimized.
- The northern property line will also be heavily landscaped with hemlock and western red cedar trees to further screen the adjoining single family lot from the proposed townhouse project.
- As a result, the reduced rear yard setback should not impact the adjoining single family lot.
- The proposed CD By-law reduces the southern side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
- The single family dwellings on the lots adjacent to the southern side property line are approximately 14.0 metres (46 ft.) from the side property line of the subject site, which will result in a separation of approximately 20 metres (66 ft.) between the proposed townhouse units and the adjacent single family dwellings.
- The area of the subject lot between the proposed townhouse units and the southern side property line will be heavily landscaped to provide additional screening between the proposed townhouses and the existing single family dwellings to the south.
- As a result, the reduced side yard setback should not negatively impact the single family dwellings on the adjoining lot.
- The proposed CD By-law reduces the maximum lot coverage from 45% to 35% to reflect the proposal.

- The proposed CD By-law reduces the maximum height from 13 metres (43 ft.) to 11 metres (36 ft.) to reflect the current proposal.
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-30 Zone.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 5, 2006. Staff received one telephone call requesting more information about the project and the future area road network in response to the Pre-notification letter and the Development Proposal signs.

### DESIGN PROPOSAL AND REVIEW

- The subject site is long and narrow which restricts siting of buildings on the site.
- The applicant is proposing to construct an internal drive aisle along the northern side of the lot and to construct two banks of townhouse units facing this internal drive aisle.
- Each bank of townhouses will contain 8 townhouse units for a total of 16 townhouse units.
- Due to the slope of the site, the townhouses will be three-storeys in height facing the internal drive aisle but will be two-storeys in height facing the southern side yard.
- The townhouse units will be 138 square metres (1,500 sq. ft.) in area and contain a two-car tandem garage on the lower floor, living space on the main floor and three bedrooms on the second floor.
- The buildings will be clad in dark beige-coloured vinyl siding on the lower levels and lighter beige-coloured vinyl siding on the upper levels.
- Bay windows on the north side of the building will be clad in dark brown-coloured vinyl shakes while the bay windows on the south side of the building will be clad in cream-coloured vertical board and batten siding.
- The gable ends of the buildings will be clad in either dark brown-coloured vinyl shakes or cream-coloured vertical board and batten siding.
- Doors to the units will be painted dark red to add interest and contrast.
- Roofs will be clad in high-profile dark brown-coloured asphalt shingles.

### Landscaping and Amenity Space

- The two blocks of townhouse units will be separated by a 95-square metre (1,022 sq. ft.) outdoor amenity area.

- The outdoor amenity area will consist of an outdoor seating area as well as an area that contains several children's spring play toys. The play area will be surfaced in resilient play surface rubber tiles.
- The outdoor amenity space will total 95 square metres (1,022 sq. ft.), which is 47 square metres (506 sq. ft.) more than the 48 square metres (506 sq. ft.) required under the proposed CD By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- Under the requirements of the proposed CD By-law for the site, the applicant is required to provide 48 square metres (506 sq. ft.) of indoor amenity space (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant is not providing any indoor amenity space but has agreed to provide compensation to mitigate the elimination of indoor amenity space in accordance with Council policy.

### Parking

- All resident parking will consist of two tandem parking spaces provided in each unit.
- A total of 32 resident parking spaces will be provided which is 6 more than the 26 resident parking spaces required under the Zoning By-law.
- A total of three parking spaces are provided for visitors along the northern side of the internal drive aisle which is in accordance with the requirements of the Zoning By-law.

### ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff and found satisfactory, except for the following issues:
  - Submission of revised site plan
  - Refinement of colour palette
  - Submission of revised landscaping plan showing fencing, hard surfacing and outdoor amenity space details

The applicant has agreed to address these issues prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

### 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, Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V	Parks, Recreation & Culture Comments

Appendix VI. School District Comments

Appendix VII. Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 23, 2007.
- Soil Contamination Review Questionnaire prepared by Avtar Johl dated September 7, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

GAG/kms

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## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,922 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	35%	33%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	4.5 m	4.5 m
Rear	4.5 m	4.6 m
Side #1 (North)	7.5 m	10.0 m
Side #2 (South)	6.0 m	6.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	10 m	9.1 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		16
Total		16
<b>FLOOR AREA: Residential</b>		2,218 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,338 m <sup>2</sup>	2,218 m <sup>2</sup>

*\* 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)	0.8	0.76
AMENITY SPACE (area in square metres)		
Indoor	48 m <sup>2</sup>	0
Outdoor	48 m <sup>2</sup>	95 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	26	32
Residential Visitors	3	3
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		100%
Size of Tandem Parking Spaces width/length	3.2 m x 12.2 m	3.5 m x 12.2 m

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

