

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0463-00

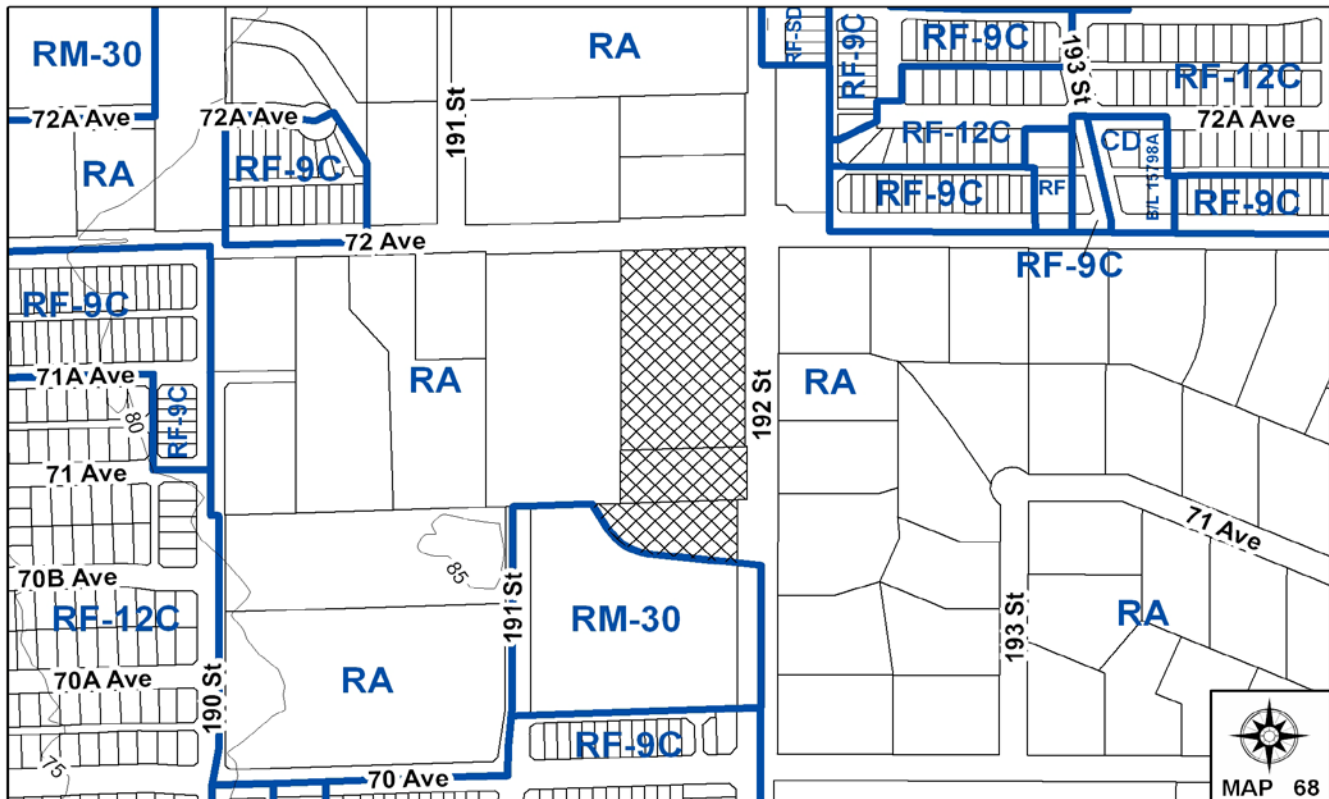
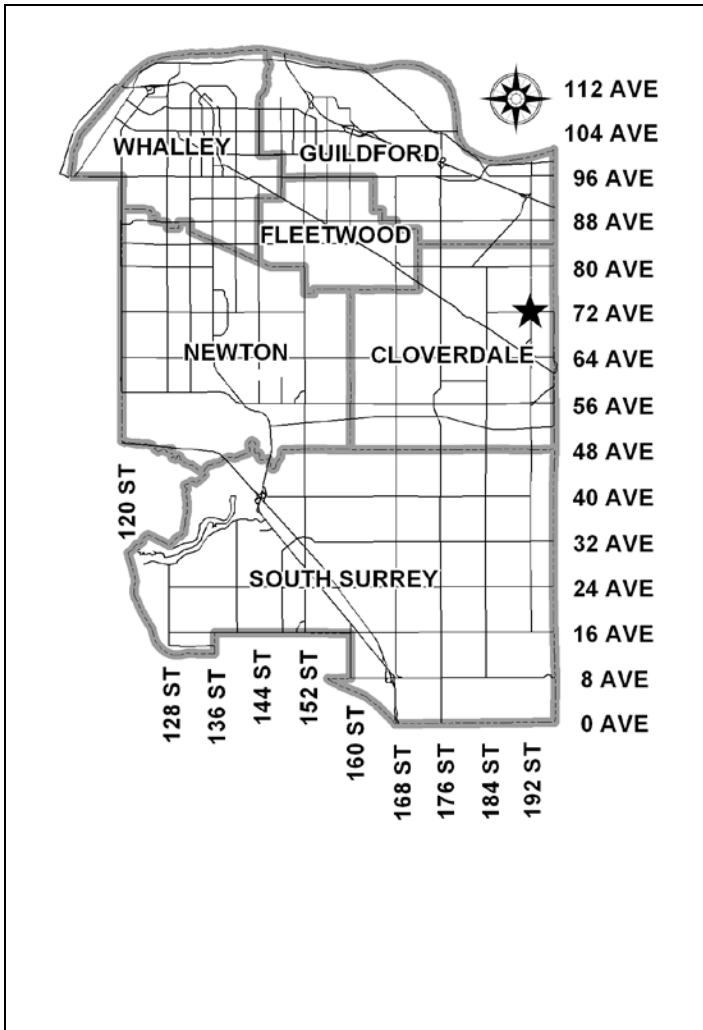
Planning Report Date: November 24, 2008

**PROPOSAL:**

- **OCP Amendment** for the southern portion from Urban to Multiple Residential
- **NCP Amendment** for the northwest portion from Special Residential to Neighbourhood Commercial and for the south portion from Low Density to Medium-High Density
- **Rezoning** from RA to RM-30 and C-5
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of approximately 81 townhouse units and a 2-storey commercial building.

**LOCATION:** 7095/7105/7175 - 192 Street  
**OWNER:** Ambros Developments II Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Special Residential, Neighbourhood Commercial & Low Density



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a partial OCP Amendment.
- Requires a partial NCP Amendment.
- Reduced building setbacks.
- Increased commercial building height for corner feature.

### RATIONALE OF RECOMMENDATION

- The proposed townhouse use is consistent with the existing townhouse project to the south.
- The proposed neighbourhood commercial component at the south-west corner of 72 Avenue and 192 Street is consistent with the East Clayton NCP.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton Plan.
- Proposed commercial building height increase is only for corner feature and enhances the building presence at the south-west corner of 72 Avenue and 192 Street.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site 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 Block A on the Survey Plan (attached as Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and Block B on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 243 square metres (2,615 sq.ft.) to 162 square metres (1,745 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7906-0463-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7906-0463-00, (Appendix VIII) varying the following provision of the Zoning By-law, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face; and
  - (b) to reduce the minimum side yard setback on a flanking street of the C-5 Zone from 7.5 metres (25 ft.) to 1.5 metres (3 ft.) to the building face;
  - (c) to increase the building height of the C-5 Zone from 9 metres (30 ft.) to 12.2 metres (40 ft.) to permit a corner feature element on the proposed commercial building;
  - (d) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.6 metres (18 ft.) to the porch;
  - (e) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (24 ft.) for roof projections and supporting columns, to 7.3 metres (24 ft.) to the building face of end unit as shown in Schedule A, and to 6.3 metres (21 ft.) to the face of the electrical building as shown in Schedule A of Appendix VIII;.
  - (f) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (24 ft.) for roof projections and supporting columns;

- (g) to reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (24 ft.) for roof projections and supporting columns and 5.5 metres (18 ft.) to the face of the electrical rooms as shown in Schedule A of Appendix VIII;
  - (h) to vary the location of the visitor parking spaces of the RM-30 Zone to permit two visitor parking spaces within the north side yard setback;
  - (i) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 37 of the 162 parking spaces; and
  - (j) to reduce the lot size and lot width requirements of the RM-30 Zone from 2,000 square metres (0.5 ac.) to 1,800 square metres (19,375 sq. ft.) and the minimum lot width from 30 metres (100 ft.) to 15 metres (50 ft.).
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 a finalized 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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) discharge "no build" Restrictive covenant registered on the most southerly subject lot (Lot 17 Plan BCP19852);
  - (j) registration of a shared access easement over proposed Lot 1 to provide access for emergency vehicles to proposed Lot 2;

- (k) registration of a statutory right-of-way agreement granting public rights-of-passage along the eastern edge of the site with a width of 3.0 metres (10 ft.) for the proposed RM-30 zoned lot and approximately 2.5 metres (9 ft.) for the proposed C-5 zoned lot to accommodate a portion of the multi-use pathway along 192 Street; and
  - (l) finalization of the agreement for the acquisition by the City of the south portion of proposed Block B that encompasses the Terasen Gas Right-of-Way.
8. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate the north-west portion of the site from "Special Residential" to "Neighbourhood Commercial" and to redesignate the south portion of the site from "Low Density" to "Medium-High Density" 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:**  
 13 Elementary students at Clayton East Clayton Elementary School  
 6 Secondary students at Clayton Heights Secondary School  
 (Appendix IV)
- Parks, Recreation & Culture: The applicant should provide amenity contributions as per the Stage II NCP adopted by Council. Parks supports the acquisition of the Terasen Gas ROW section of the property to construct a multi-use pathway. The applicant should consult with Realty Services to finalize the acquisition of this portion of the site. Units overlooking the future multi-use pathway along the Terasen Gas ROW should have active rooms overlooking the ROW and fencing should be low and permeable.
- Terasen Gas: No objection to proposed development and supports the proposed use of the Statutory Right-of-Way as a linear park.

### SITE CHARACTERISTICS

- Existing Land Use: Three acreage properties with single family homes and accessory buildings which will be removed as part of this application.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North (Across 72 Avenue):	Acreage property.	Medium & Medium-High Density	RA
East (Across 192 Street):	Acreage properties in Aloha Estates.	Half-Acre Residential	RA
South:	Townhouse development.	Medium-High Density	RM-30
West:	Undeveloped acreage property and Terasen Gas right-of-way.	Medium and Low Density	RA

JUSTIFICATION FOR PLAN AMENDMENTProposed OCP Amendment

- The entire site, approximately 2.07 hectares (5.1 acres) in size, is designated Urban in the Official Community Plan (OCP). The site is located within the East Clayton NCP.
- The applicant is proposing an OCP amendment for the south portion of the site, Block B on the Survey Plan (refer to Appendix I) from Urban to Multiple Residential to permit an 81-unit townhouse development.
- The proposed OCP Amendment is consistent with other similar townhouse projects in East Clayton zoned RM-30 or CD based on RM-30. However, the site to the south located at 7088 – 191 Street, while designated Urban, is also an RM-30 zoned project, with a similar floor area ratio and unit density. In the OCP under the Urban designation, RM-30 zoned projects are permitted conditionally through Secondary Plans (i.e. NCPs). However, the Multiple Residential designation more accurately depicts the proposed project density and is therefore recommended for the subject site.
- The northern portion of the subject site is located within one of the neighbourhood commercial nodes of East Clayton. As well, the site is located in close proximity to a large park site and school site. Locating higher density residential developments in close proximity to these amenities encourages more sustainable living practices.

Proposed NCP Amendment

- The applicant is proposing two NCP amendments to the East Clayton NCP (Appendix VI). The first amendment is to amend the northwest portion of the site from Special Residential to Neighbourhood Commercial. This amendment will extend the neighbourhood commercial use along the entire 72 Avenue frontage and also extend the commercial designation slightly further to the south.

- The proposed NCP amendment from Special Residential to the Neighbourhood Commercial for the northwest portion of the site is consistent with the intent of creating a neighbourhood commercial node at 192 Street and 72 Avenue within the East Clayton NCP. While the existing Special Residential designation permits low impact retail, office, eating establishments or service uses within a single family dwelling as a secondary use, it does not require these secondary uses. The proposed redesignation to Neighbourhood Commercial will insure that commercial uses are provided on this portion of the site.
- Furthermore, the existing commercial site, as shown on the East Clayton NCP land use plan, was quite small and considered difficult to develop.
- The second proposed NCP amendment is to amend the southern portion of the site from Low Density Residential to Medium High Density Residential.
- The proposed NCP amendment is consistent with the townhouse project constructed to the south of the subject site. This project (7903-0312-00) included an NCP Amendment for a portion of the site from Low and Medium Density to Medium-High Density to permit an RM-30 zoned development.
- The proposed NCP amendments also include changes to the East Clayton NCP road network, which reflect the proposed land use changes. These changes include the elimination of 191A Street, 71 Avenue, and the lane which runs parallel to and in between 191A Street and 192 Street.

## DEVELOPMENT CONSIDERATIONS

### Background

- The original application submitted on October 31, 2006 proposed an amendment to the East Clayton NCP for the two properties located at 7105 and 7175 – 192 Street from Special Residential, Neighbourhood Commercial and Low Density Residential to Medium Density Residential and a rezoning from RA to RF-9 to permit subdivision into approximately 40 small single family lots.
- Staff expressed concerns over this proposal related to the loss of designated commercial land and the ability of the two neighbouring properties to the south and to the west which were not included within the application, to develop in accordance with the land use designations in the NCP.
- The applicant was encouraged to pursue the acquisition of the two neighbouring properties and look at alternative development options that included maintaining commercial at the intersection of 192 Street and 72 Avenue.
- The application was subsequently amended in April, 2008 and the property to the south at 7095 – 192 Street was added to the application on August 21, 2008.
- The owners of the property to the west at 19146 – 72 Avenue have indicated that they are not currently interested in developing their property.

### Current Application

- The subject properties are located on the west side of 192 Street, south of 72 Avenue and consist of three properties.
- The 1.71-hectare (4.22-acre) site is zoned One-Acre Residential (RA) Zone and the applicant is proposing to rezone the north portion of the site (Block A in Appendix I) to Neighbourhood Commercial (C-5) and to rezone the south portion of the site (Block B in Appendix I) to Multiple Residential (RM-30).

### Rezoning from RA to C-5 (Block A)

- The applicant is proposing to rezone the north portion of the site from RA to C-5 to permit a two-storey neighbourhood commercial building with retail on the ground level, office space on the second storey and one level of underground parking.
- The proposed commercial building complies with all the requirements of the C-5 Zone, except for two of the proposed setbacks and the height of the corner element above the second storey, as illustrated in the following table:

	<b>Permitted Under C-5 Zone</b>	<b>Proposed Development</b>
<i>Density (FAR)</i>	0.50	0.50
<i>Lot Coverage</i>	50 %	35 %
<i>Height (Principal Building)</i>	9 m. (30 ft.)	12.2 m. (40 ft.) *
<i>Height (Accessory Building)</i>	4 m. (13 ft.)	N/A
<i>Setbacks</i>	7.5 m. (25 ft.) from all lot lines	North – 1.5 m. (5 ft.) * South - more than 7.5 m. (25 ft.) East – 3 m. (10 ft.) * West – more than 7.5 m. (25 ft.)
<i>Off-Street Parking</i>	48 stalls (3 stalls per 100 sq. m. (1,075 sq. ft.))	61 stalls (34 stalls underground)

\* Requires Variance

- The proposed commercial site has one building with approximately 1,610 square metres (17,320 sq. ft.) of retail and office space. The two-storey building is rectangular in shape running in an east-west direction along 72 Avenue. The second storey only extends over a portion of the ground floor. Some surface parking is located behind the building but the majority of the parking is provided underground.
- The building has nine proposed commercial units on the ground level with a total floor area of 1,115 square metres (12,000 sq. ft.) and one large office space on the second level with a total floor area of approximately 495 square metres (5,320 sq. ft.). The office space on the second floor is accessed by an elevator located in the lobby on the ground floor.
- The commercial units on the ground level all have access from the front and rear of the units, with the exception of the large unit at the east end of the building, which has access from 3-sides. There is a lobby on the ground level that links the south side of the building and the parking lot to the north (front) side of the building. The lobby is also where the elevator and stairwell are located that link the underground parking to the first and second storeys of the commercial unit.



- An approximately 2.5 metre (8 ft.) wide statutory right-of-way (ROW) agreement granting public rights-of-passage is required to be registered along the eastern edge of the proposed C-5 zoned lot to locate a portion of the multi-use pathway along 192 Street. The ROW is 3 metres (10 ft.) in width along the proposed RM-30 zoned portion of the site and tapers to approximately 2.5 metres (8 ft.) along the proposed C-5 zoned portion of the site.
- This multi-use pathway connects with the pathway already constructed to the south and is as shown in the East Clayton NCP.

#### Rezoning from RA to RM-30 (Block B)

- The net area of the proposed RM-30 lot is 1.43 hectares (3.5 acres), and excludes the area of the site within the Terasen Gas right-of-way (which is being acquired by the City) and the area being dedicated for roads.
- The proposed 81-unit townhouse development has a floor area ratio (FAR) of 0.80 and conforms with the density provisions of the RM-30 Zone which allows a maximum FAR of 0.90. The proposed townhouse development requires variances to permit visitor parking within the setbacks, to permit one outside tandem parking stall for a portion of the units; and to permit minor setback relaxations along all four property lines. The following table provides a comparison between the proposal and the provisions of the RM-30 Zone:

	<b>Permitted Under RM-30 Zone</b>	<b>Proposed Development</b>
<i>Net Site Area</i>		1.43 hectares (3.5 ac.)
<i>Number of Units</i>	106	81
<i>Total Floor Area</i>	12,906 sq. m. (139,000 sq. ft.)	11,343 sq. m. (122,000 sq. ft.)
<i>Floor Area Ratio</i>	0.90	0.80
<i>Unit Density</i>	75 UPHa (30 upa)	57 UPHa (23 upa)
<i>Lot Coverage</i>	45%	38%
<i>Building Height</i>	13 metres (43 ft.)	11 metres (36 ft.)
<i>Setbacks</i>	7.5 m.	Generally 7.5 m. (25 ft.) to the building face and ranging from 5.6 m. (18 ft.) to 6.7 m. (24 ft.) to the porch or rear entries. *
<i>Parking Spaces (Residential)</i>	162	162 (including 37 outside tandem parking spaces) *
<i>Parking Spaces (Visitor)</i>	17	17 (2 within setbacks) *

\* Variance Required

- The proposal includes eighty-one (81) units, which includes 3, two-bedroom units and 78, three-bedroom units. The units range in size from 128 square metres (1,375 sq. ft.) to 154 square metres (1,655 sq. ft.)
- The project is accessed from one driveway entrance on 192 Street. A secondary emergency access to the townhouse site is being provided from the proposed commercial site to the north. This emergency access is restricted to emergency vehicles and will be protected by a shared access easement that will be required to be registered on the title of the commercial site.

- As part of the application, the applicant is required to provide additional road dedication along 192 Street.
- The applicant has conceptually demonstrated how the property directly to the west can also develop as a townhouse project.
- A 3-metre (10-ft.) statutory right-of-way (ROW) agreement granting public rights-of-passage is required to be registered along the eastern edge of the proposed RM-30 lot to locate a portion of the multi-use pathway along 192 Street. This ROW will include approximately 2.5 metres (8 ft.) of asphalt, which when combined with the additional 1.5 metres (5 ft.) of asphalt provided within the road right-of-way will create a 4-metre (13 ft.) multi-use pathway as per the East Clayton NCP.
- There is an existing ROW registered over the proposed RM-30 zoned site. The ROW is for a Metro Vancouver water main that runs in an east-west direction over the site. In order to not locate any structures over this ROW, the driveway entrance to the proposed townhouse development, as well as open space and visitor parking stalls have been located over the ROW and this is satisfactory to staff at Metro Vancouver.
- There is also a Terasen Gas ROW located on the southern portion of the site. The City has agreed to purchase the Gas ROW from the applicant to construct a multi-use pathway as shown in the East Clayton NCP.
- The project includes 162 residential parking spaces, based on 2 spaces per unit as per the Zoning By-law. All of the 81 proposed townhouse units have tandem parking. Of this, 44 of the units have both tandem parking stalls enclosed. The remaining 37 units have one tandem parking space located in the garage, with the second space on the driveway. In the RM-30 Zone the Zoning By-law requires that all tandem parking spaces be enclosed and attached to ground-oriented units, therefore a variance is required for these 37 stalls (see By-law Variance Section).
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.
- The proposed development also includes 17 visitor parking spaces, based on 0.2 parking space per unit, which complies with the Zoning By-law. Two of the proposed 17 stalls are located within the required setbacks. In the RM-30 Zone parking is not permitted within the setbacks and a variance is required (see By-law Variance Section).
- The amount of outdoor amenity space proposed is 549 square metres (5,908 sq. ft.), which exceeds the minimum 243 square metres (2,615 sq. ft.) required under the RM-30 Zone based on 3 square metres (32 sq. ft.) per dwelling unit. The proposed outdoor amenity space incorporates a children's play area, lawn and seating areas with benches. A portion of the outdoor amenity space is located within the setbacks, which is not permitted in the RM-30 Zone, however a variance is not required as the minimum amount of outdoor amenity space required for the site is met by the applicant, without including the portion within the setbacks.

- The applicant is proposing 162 square metres (1,745 sq. ft.) of indoor amenity space, which is less than the required 243 square metres (2,615 sq. ft.) based on 3 square metres (32 sq. ft.) per dwelling unit. The applicant has agreed to provide a monetary contribution of \$28,350 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in required indoor amenity space.
- Arbortech Consulting Ltd. was retained by the applicant to prepare an Arborist Report and Tree Retention/Replacement Plan. 137 mature trees were identified on the site. There were no trees rated in good condition and only 13 trees rated in fair condition. Staff worked with the applicant to try explore retaining some of the trees rated in fair condition, however, road widening along 192 Street and site design constraints resulted in no trees being retained.

### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- Pre-notification letters were sent on August 26, 2008 and staff did not receive any phone calls or correspondence from the public.
- In addition, the applicant held a Public Information Meeting on September 17, 2008 regarding the proposed development. The meeting was attended by five residents from the community and no concerns were raised.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those discussed in this report.

### DESIGN PROPOSAL AND REVIEW

#### *Proposed Neighbourhood Commercial Portion of Site (C-5)*

- The proposed commercial building is two storeys in height on the east side and one storey in height on the west side of the building.
- There is a corner feature located at the east end of the commercial building at the corner of 72 Avenue and 192 Street. This building feature was included to create a feature element at the corner and is the climax of stepped roof elements stepping up from the south and from the west. The roof element is approximately 12.2 metres (40 ft.) in height and exceeds the maximum building height of 9 metres (30 ft.) of the C-5 Zone and a variance is required. (See By-law Variance Section)
- The two primary building siding materials are brick veneer and pre-finished metal panels and flashing with a tan finish. The detailing includes beige HardiePanel soffits and fascia and aluminum and bronze store fronts and window frames.

- There will be fascia signage for the ground level commercial units. The fascia signage will consist of individually illuminated letters a maximum of 0.30 metres (1 ft.) in height.
- There are two vehicle entrances to the commercial site, one from 72 Avenue located at the northwest corner of the site and the second from 192 Street at the southwest corner of the proposed commercial site.
- The proposed parking on the site includes 27 surface parking stalls and 35 underground parking stalls. The underground parking is accessed by a ramp located at the southwest corner of the building.
- The proposed landscaping includes a treed landscape strip along the west edge of the site adjacent to the commercial site's driveway entrance from 72 Avenue. There is a landscaping strip located at the rear of the building along the south property line separating the commercial surface parking from the proposed townhouse development to the south. The east elevation includes the Statutory ROW for the multi-use pathway within a portion of the east front yard setback. Therefore, along the east and north setbacks fronting 192 Street and 72 Avenue, there will be decorative paving and planters, provided there is sufficient space for the planters.

#### *Proposed Townhouse Portion of Site (RM-30 Zone)*

- The proposed townhouse development is anchored by an outdoor amenity space and indoor amenity building that are located directly in front of the driveway entrance from 192 Street. The units fronting 192 Street all have a strong street presence with defined front entrances and detailed landscaping.
- The units are all three storeys in height, with a garage (and in some cases living space) on the ground level and two storeys of living space above.
- The proposed building materials include laminated shingles in a weathered wood finish, horizontal vinyl siding in a gray, and wrought iron deck and porch railings. There are two complementary colour schemes for the project to provide visual variety. One scheme includes accent panels, exterior doors and garage doors in gold and shingle siding and box-out window panels in dark grey. The other scheme includes accent panels, exterior doors and garage doors in dark green and shingle siding and box-out window panels in russet.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff. The design issues identified by staff were addressed by the applicant. The landscaping plans and cost estimate have not yet been reviewed by the City Landscape Architect and will need to be reviewed and approved prior to consideration of final approval.

BY-LAW VARIANCES AND JUSTIFICATION

*For Portion of the Site Proposed to be Rezoned from RA to C-5 (Block A)*

(a) Requested Variance:

- To reduce the minimum front yard (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- To reduce the minimum side yard (north) setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.5 metres (3 ft.).

Applicant's Reasons:

- To create a more pedestrian streetscape along 192 Street and 72 Avenue and to accommodate surface parking at the rear of the building.

Staff Comments:

- The proposed setback relaxation is reflective of the East Clayton Neighbourhood Concept Plan, which recommends setbacks ranging from 1 metre (3 ft.) to 2 metres (7 ft.) to create a pedestrian-oriented commercial environment.

(b) Requested Variance:

- To increase the building height of the C-5 Zone from 9 metres (30 ft.) to 12.2 metres (40 ft.) to permit a corner feature element on the proposed commercial building.

Applicant's Reasons:

- The feature "tower" speaks to the corner facing the intersection and strengthens the visual urban connection, while serving as a focal point for the building and the intersection.
- The feature tower adds variety and interest at the most prominent intersection of the building and adds one further step in the hierarchy of the building roofline, which culminates at the corner. It also de-emphasizes the otherwise linear nature of the building.
- The feature is in keeping with the type of architectural design elements encouraged in the East Clayton NCP.

Staff Comments:

- The tower feature is incorporated into the building as a stepped roof feature, which steps down to the south and to the west, and provides a transition to the proposed townhouse development to the south and the existing residential home to the west.

- The variance is only required for the small roof feature located at the northeast corner of the building. The remainder of the building complies with height restrictions of the C-5 Zone. The western portion of the building is only one storey in height and the south-east portion of the building is only two stories in height, which is less than the proposed 3-storey townhouses to the south and in keeping with the larger acreage homes across 192 Street.

*For Portion of the Site Proposed to be Rezoned from RA to RM-30 (Block B)*

(c) Requested Variance:

- To reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.6 metres (18 ft.) to the porch.
- To reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (24 ft.) for roof projections and supporting columns, to 7.3 metres (24 ft.) to the building face of the end unit as shown in Schedule A and 6.3 metres (21 ft.) to the face of the electrical building as shown in Schedule A of Appendix VIII.
- To reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (24 ft.) for roof projections and supporting columns.
- To reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (24 ft.) for roof projections and supporting columns and 5.5 metres (18 ft.) to the face of the electrical rooms as shown in Schedule A of Appendix VIII.

Applicant's Reasons:

- Along all four property lines the building face of the units are setback a minimum of 7.5 metres (25 ft.) from the property line, with the minor exception of one unit on the south elevation, which is set back 7.3 metres (24 ft.) to the building face and three small electrical rooms attached to units on the north and south elevations, which are proposed to be set back 5.5 metres (18 ft.) and 6.3 metres (21 ft.) respectively from the property line.
- Along the east elevation, the units have porches and building detailing creating a strong street presence along the 192 Street frontage.

Staff Comments:

- With a few minor exceptions, most of the units are setback 7.5 metre (25 ft.) to the building face, which complies with the setback requirements of the RM-30 Zone.
- On the north, west and south setbacks, the units have rear entries with roofs and supporting columns, which extend in to the setbacks and require a variance to relax the setback to 6.7 metres (24 ft.).
- On the east elevation along 192 Street, the proposed encroachment into the setback are for the porches. Each of the units which front 192 Street have direct pedestrian connections to the street and are in keeping with the objectives of the East Clayton NCP.

- The existing townhouse project to the south of the subject site is setback slightly further from the front property line along 192 Street. However, the reduced setback to the porches for the subject site provides a strong urban interface and a transition to the proposed commercial building to the north, which has a proposed front setback of 3 metres ( 10 ft.) from 192 Street.

(d) Requested Variance:

- To vary the location of the visitor parking spaces of the RM-30 Zone to permit two visitor parking spaces within the north side yard setback.

Applicant's Reasons:

- As the site plan was refined the location of the visitor parking was shifted to provide more connectivity on the site to the outdoor amenity space and to the future multi-use pathway along the Gas ROW.

Staff Comments:

- In the RM-30 Zone parking is not permitted within the setbacks.
- The two proposed visitor parking stalls located in the north side yard setback abut surface parking on the proposed commercial site to the north and therefore have a minimal impact.

(e) Requested Variance:

- To vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 37 of the 162 parking spaces.

Applicant's Reasons:

- The majority of the units have both tandem parking spaces inside the garage, however in order to provide a variety of unit types, with different floor plans, some units have one exterior parking space.

Staff Comments:

- The proposed number of exterior parking spaces is 21% of the 179 total parking spaces proposed for the project. In the RM-30 Zone, up to 50% of all required resident parking is permitted outside. Therefore, if these were not tandem parking spaces they would be permitted. Due to the narrow design of the units, tandem parking is the only option available.
- Due to the configuration of the development with units fronting 192 Street, the outdoor parking spaces, should be well screened from the street.

## (f) Requested Variance:

- To reduce the lot size and lot width requirements of the RM-30 Zone from 2,000 square metres (0.5 ac.) to 1,800 square metres (19,375 sq. ft.) and the minimum lot width from 30 metres (100 ft.) to 15 metres (50 ft.).

## Applicant's Reasons:

- To permit the Terasen Gas ROW portion of the proposed RM-30 Zoned lot to be subdivided into a separate lot as part of this application so that the Parks Department can acquire it to construct a multi-use pathway.

## Staff Comments:

- In the RM-30 Zone, the minimum lot size permitted to be created through subdivision is 2,000 sq. m. (0.5 ac.) and the minimum lot width is 30 metres (100 ft.).
- The lot area and lot width of the Gas ROW on the subject site, do not meet the minimum subdivision standards of the RM-30 Zone. Both the lot area and the lot width are slightly less than the minimum standards.
- The Parks Department has agreed to purchase the Gas ROW portion of the site to construct a multi-use pathway in keeping with the East Clayton NCP.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan and Proposed Amendments
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7906-0463-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Focus Architecture and L.A. West, respectively, dated November 17, 2008 and November 17, 2008.

Jean Lamontagne  
General Manager  
Planning and Development

AP/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:                      Carson Nofle, Focus Architecture Incorporated  
                         Address:                      #109, 1528 McCallum Road  
                                                              Abbotsford, BC  
                                                              V2S 8A3  
                         Tel:                                      604-853-5222

2.      Properties involved in the Application

- (a)      Civic Addresses:      7175, 7105 and 7095 - 192 Street
- (b)      Civic Address:              7175 - 192 Street  
            Owner:                          Ambros Developments II Ltd., Inc. No. 813745  
            PID:                              001-712-829  
            Lot 12 Section 16 Township 8 New Westminster District Plan 50364
- (c)      Civic Address:              7105 - 192 Street  
            Owner:                          Ambros Developments II Ltd., Inc. No. 813745  
            PID:                              009-256-873  
            Lot 1 Section 16 Township 8 New Westminster District Plan 10156
- (d)      Civic Address:              7095 - 192 Street  
            Owner:                          Ambros Developments II Ltd., Inc. No. 813745  
            PID:                              026-435-420  
            Lot 17 Section 16 Township 8 New Westminster District Plan BCP19852

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to amend the Official Community Plan to redesignate portions of the properties.
- (b)      Introduce a By-law to rezone the properties.
- (c)      Proceed with Public Notification for Development Variance Permit No. 7906-0463-00.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: C-5**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,627 m <sup>2</sup>
Road Widening area		382 m <sup>2</sup>
Undevelopable area		
Net Total		3,245 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	35%
Paved & Hard Surfaced Areas		59%
Total Site Coverage		94%
<b>SETBACKS</b> ( in metres)		
Front (192 Street)	7.5 m	3.0 m**
Rear	7.5 m	greater than 7.5 m
Side #1 (North)	7.5 m	1.5 m**
Side #2 (South)	7.5 m	greater than 7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9 m	12.2 m**
Accessory	n/a	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
<b>FLOOR AREA: Residential</b>	n/a	n/a
<b>FLOOR AREA: Commercial</b>		
Retail		1,115 m <sup>2</sup>
Office		494 m <sup>2</sup>
Total	1,622 m <sup>2</sup>	1,609 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>	n/a	
<b>FLOOR AREA: Institutional</b>	n/a	
<b>TOTAL BUILDING FLOOR AREA</b>	1,622 m <sup>2</sup>	1,609 m <sup>2</sup>

\* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

\*\* *A variance required.*

## 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)		0.44
FAR (net)	0.50	0.50
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		62
Industrial		n/a
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional		n/a
Total Number of Parking Spaces	48	62
Number of disabled stalls	1	1
Number of small cars		9
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		17,090 m <sup>2</sup>
Road Widening area		794 m <sup>2</sup>
Undevelopable area (Gas ROW)		1,959 m <sup>2</sup>
Net Total		14,340 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	38.45%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (192 Street)	7.5 m	7.5 m building face* 5.6 m to porch 5.5 to electrical
Rear	7.5 m	7.5 m building face* 6.7 m rear entry
Side #1 (North)	7.5 m	7.5 m building face* 6.7 m rear entry
Side #2 (South)	7.5 m	7.5 m building face* 6.7 m rear entry 6.3 to electrical
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	11 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Two Bedroom		3
Three Bedroom +		78
Total	106	81
<b>FLOOR AREA: Residential</b>	12,906 m <sup>2</sup>	11,343 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>	n/a	n/a
Retail		
Office		
Total	n/a	n/a
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>	12,906 m <sup>2</sup>	11,343 m <sup>2</sup>

\* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

\*\* *A variance required.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	75 upha/30 upa	47.5 upha/19 upa
# of units/ha /# units/acre (net)		56 upha/23 upa
FAR (gross)		0.66
FAR (net)	0.90	0.79
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	243 m <sup>2</sup>	162 m <sup>2</sup>
Outdoor	243 m <sup>2</sup>	549 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial	n/a	n/a
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom		n/a
2-Bed	6	6
3-Bed	156	156
Residential Visitors	17	17
Institutional	n/a	n/a
Total Number of Parking Spaces	179	179
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		162/90.5%
Size of Tandem Parking Spaces width/length	3.2 m x 12.2 m	3.2 m x 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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