

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0476-00

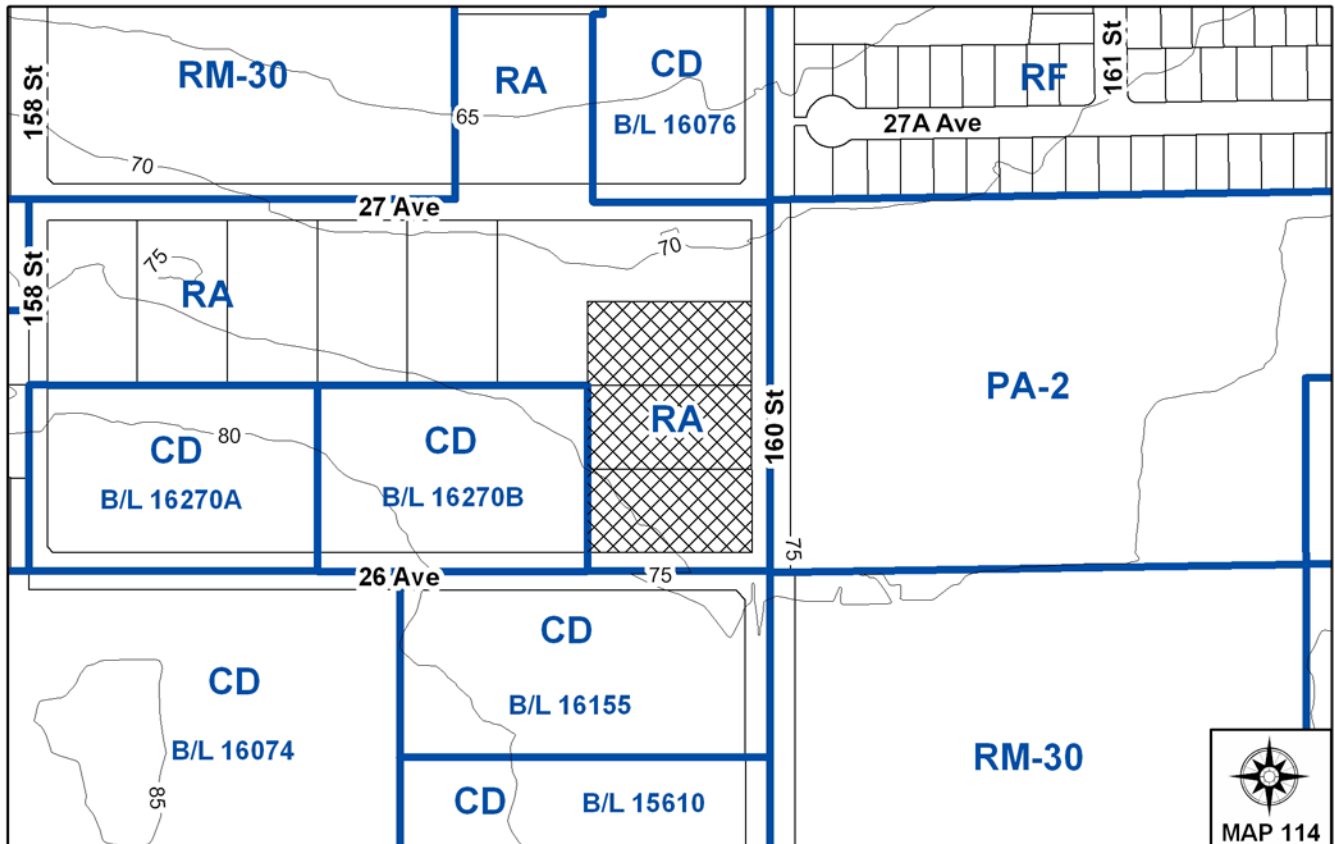
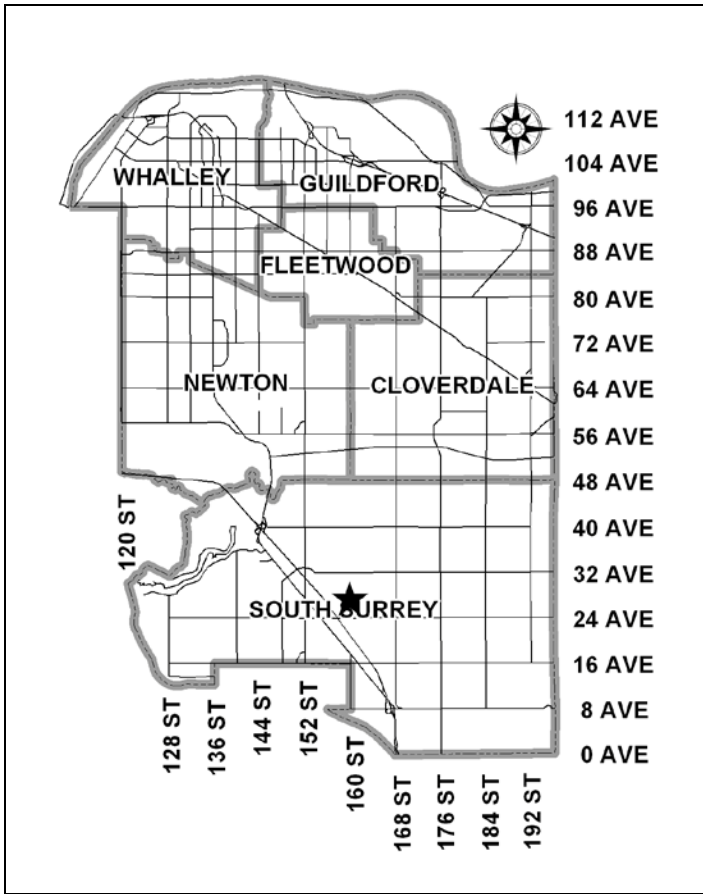
Planning Report Date: February 11, 2008

**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to CD
- **Development Permit**

in order to permit the development of a 41 unit townhouse project.

**LOCATION:** 2627, 2639 and 2667 - 160 Street  
**OWNER:** Phoenix Star Enterprises Limited, Inc. No. 768562  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** 10 - 15 upa Medium Density



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with OCP Designation. Needs amendment from Suburban to Urban.

### RATIONALE OF RECOMMENDATION

- Complies with the Morgan Heights Neighbourhood Concept Plan.
- The proposed OCP Amendment was anticipated as part of the normal approval process for applications in the NCP to achieve the approved land use designation and density.
- The proposed design meets the design guidelines of the Development Permit Area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban 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 the subject site 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.
4. Council authorize staff to draft Development Permit No. 7906-0476-00 in accordance with the attached drawings (Appendix II).
5. 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) approval from the Ministry of Transportation;
  - (d) final approval from the Department of Fisheries and Oceans (DFO);
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (g) registration of a reciprocal access agreement with the adjacent property at 2685 - 160 Street; and
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:**

2 Elementary students at Sunnyside Elementary School  
1 Secondary student at Semiahmoo Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks, Recreation and Culture supports the proposed development.

Department of Fisheries and Oceans (DFO): DFO has agreed to elimination of the Class B (yellow coded) watercourse running along the eastern edge of the site (within the 160 Street road allowance) and its replacement with a 15-metre (50 ft.) wide riparian area to be constructed on the northern portion of the site, as shown on the site plan (Appendix II). The riparian area will be maintained by the future strata and protected via a Restrictive Covenant with DFO.

Min. of Transportation: The Ministry of Transportation (MOT) have held preliminary approval pending finalization of the South Surrey transportation model analysis, which is presently being completed. It is anticipated this review will conclude shortly and the applicant has agreed in writing to fully address all MOT requirements prior to final adoption of the Rezoning By-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant land.	Suburban/10 - 15 upa Medium Density	RA
East (Across 160 Street):	Southridge Private School	Suburban/School	PA-2

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
South (Across 26 Avenue):	4-storey apartment development approved under Project No. 7906-0153-00, presently under construction.	Multiple Residential/30 - 45 upa High Density	CD
West:	Vacant land; and individual detached units within a strata development approved under Project No. 7906-0097-00, presently under construction.	Suburban and Multiple Residential/20 - 30 upa Medium High Density	RA and CD

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the west side of 160 Street north of 26 Avenue, directly across from Southridge Private School. The site is designated "Suburban" in the Official Community Plan (OCP) but also designated "10 -15 upa Medium Density" in the Morgan Heights Neighborhood Concept Plan (NCP).
- The proposed OCP amendment from "Suburban" to "Urban" was anticipated in order to achieve the land use designated in the Morgan Heights NCP, which was approved by Council on June 25, 2007. The majority of lands in the NCP require enabling OCP amendments to achieve the desired use approved in the NCP, and these are brought forward at the rezoning stage.

### DEVELOPMENT CONSIDERATIONS

- The subject site consists of three one-acre parcels fronting 160 Street. The applicant proposes to consolidate the lands and redevelop the site for a 41-unit townhouse project. As noted above, the application is consistent with the land use designation in the Morgan Heights NCP. In addition to the enabling OCP amendment, the applicant proposes to rezone the site from "One-Acre Residential Zone (RA) to "Comprehensive Development Zone" (CD) to accommodate the townhouse proposal. A Development Permit is also required.
- The proposed CD Zone is similar to the RM-15 Zone with exceptions as summarized in the table below:

	<b>RM-15 Zone</b>	<b>Proposed CD Zone</b>
Density (u.p.a.)	15 upa	15 upa
Density (FAR)	0.60	0.66
Lot Coverage	45%	38%
Setbacks	7.5 metres from all property lines	Range from 4.3 metres to 7.5 metres
Principal Building Height	11 metres	11 metres

- The proposed unit density of 15 units per acre (38 units per hectare) is the same as the RM-15 Zone, however, the proposed floor area ratio (FAR) of 0.66 is slightly higher than the 0.60 FAR permitted under the RM-15 Zone. The slightly higher FAR is primarily due to the larger than typical road dedication requirements on this site needed for the realignment of 26 Avenue. The proposed density is in keeping with the intent of the NCP, which is for family oriented ground

oriented multiple unit residential buildings to a maximum unit density of 15 units per acre. It is noted that the site is also located on an arterial road, across from a school, and immediately adjacent to medium density townhouses and low-rise apartments. The slightly higher floor area ratio is therefore not inappropriate.

- The proposed maximum lot coverage of 38% is lower than the 45% permitted lot coverage prescribed under the RM-15 Zone, which allows for larger outdoor amenity areas and a greater level of tree preservation on the site.
- The proposed building setback along the east property line (160 Street) complies with the minimum 7.5 metre (25 ft.) setback requirements of the RM-15 Zone; however, reduced setbacks are proposed along the south, north and west property lines. The building setback along the south property line has been reduced to 7.3 metres (24 ft.) but only for the amenity building, to accommodate the realignment of 26 Avenue. The building setback from the north property line has been reduced to 4.3 metres (14 ft.) for only one townhouse unit, and is a side yard condition, which does not compromise a functional yard area. The building setback from the west property line has been reduced to 6.1 metres (20 ft.), to accommodate the larger road dedication requirements on 160 Street. This reduction matches the reduced setbacks achieved on the adjacent site to the west (Project No. 7906-0097-00). The site is proposed to be well landscaped, and therefore it is anticipated that the impact of these setback relaxations will be minimal.
- The proposed CD Zone permits limited porch and stair encroachment (up to approximately 3.0 metres/10 ft.) into the required setbacks to create a more urban architectural expression and pedestrian-friendly streetscape.

### Environmental Requirements

- A Class B (yellow coded) watercourse runs along the eastern edge of the site within the 160 Street road allowance. The Morgan Heights NCP assumed this watercourse could be eliminated and replaced provided there is no-net-loss of fish habitat area and function. The Department of Fisheries and Oceans (DFO) has agreed to the elimination of the existing watercourse and replacement with a 15.0 metre (50 ft.) wide riparian area to be constructed on the northern portion of the site. This riparian area will be protected through a Restrictive Covenant with DFO and will be maintained by the future strata.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 20, 2007 and staff received no comments.

### 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 contacted as part of the pre-notification process.

## DESIGN PROPOSAL AND REVIEW

- The proposed 41-unit townhouse project consists of a variety of unit types with a variety of floor plan arrangements. All of the units are 4 bedroom units and all of the units feature an outdoor patio, deck, or large porch. All of the units have double side-by-side garages; no tandem parking is proposed.
- Note that the proposal is proposed to have mostly duplex units, especially along 160 Street. This arrangement is supported by staff at this location as input provided by representatives from Southridge School directly across 160 Street during the NCP process indicated this arrangement is preferable to mimic detached units.
- Building cladding materials consist primarily of horizontal siding, and cedar shingles. The colour scheme consists of earthy tones to give the project a forest edge type atmosphere and to compliment the tree retention and landscaping on the site. Cedar shingles are proposed as the roofing material.
- The proposed vehicular access to the site is from 26 Avenue and is located on the southwest corner of the site. This access will be restricted to right-in/right-out only due to its proximity to the 26 Avenue/ 160 Street intersection. Regular vehicular access to 160 Street is not permitted due to the volume of traffic anticipated along this major arterial road especially at this location across from Southridge School. However, an emergency vehicle access to 160 Street will be provided. A reciprocal access agreement will be required to be registered with the neighbouring property to the north (2685 – 160 Street) prior to final adoption of the Rezoning By-law. This reciprocal access will ensure that a secondary access providing more convenient access to 160 Street to/from this site will be achieved in the future. The access arrangement has been approved by the City's Transportation Engineer.
- The intersection at 26 Avenue and 160 Street is proposed to be realigned as part of this development to align better with the Southridge School driveway.
- A 2-storey, 149 square metres (1,601 sq.ft.), amenity building is proposed at a prominent location on the southeast corner of the site around a grove of mature trees. This amenity building will house a common room with kitchen and washroom facilities for use by the future residents of the project. The proposed indoor amenity space exceeds the 123 square metres (1,324 sq.ft.) required under the Zoning By-law. The project features far more outdoor amenity space than required under the Zoning By-law.

### Tree Preservation and Landscaping

- The applicant retained Mike Fadum (Mike Fadum and Associated Ltd.) to conduct a site inspection and prepare an arborist report for the site. The arborist report identifies 25 mature trees on the site and concludes that 16 will need to be removed. Of the 16 trees to be removed, only 7 are considered to be in good condition but need to be removed to accommodate construction. The other 9 have structural defects, rot, or decay and are not considered good specimens. The 9 trees proposed to be retained consist of a variety of species located around the property edges.

- The chart below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Hawthorne	1	1	0
Cherry	4	2	2
Fir (Hedgerow)	1	1	0
Lawson Falsecypress	1	1	0
Pear	1	0	1
Apple	2	0	2
Pine	2	0	2
Maple	4	1	3
Walnut	2	0	2
Cedar	3	3	0
Spruce	1	0	1
Chestnut	3	0	3
<b>Total</b>	<b>25</b>	<b>9</b>	<b>16</b>

- To compliment the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a generous combination of trees and shrubs in a variety of species. An outdoor play area for children is proposed behind the amenity building on the southeast corner of the site.
- A decorative 3-rail wooden fence will wrap around the perimeter of the site with gates to access the street fronting units.
- The proposed outdoor amenity space of 213 square metres (2,293 sq.ft.) exceeds the 123 square metres (1,324 sq.ft.) required under the Zoning By-law not including the riparian area to be constructed on the site.
- The riparian area will be planted with native vegetation as per the Department of Fisheries and Oceans (DFO) requirements.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory with the exception of some minor design issues which will be addressed before final approval, including:

- landscaping and fencing details;
- resolve grading with neighbouring development to the west (Project No. 7906-0097-00);
- minor architectural and urban design details including end unit articulation; and
- building materials.



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.	Proposed 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
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Phoenix Environmental Services Ltd. dated November 6, 2007.
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and DMG Landscape Architects, respectively, dated November 2, 2007 and November 6, 2007.

Jean Lamontagne  
General Manager  
Planning and Development

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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	12,141 m <sup>2</sup>	
Road Widening area	749 m <sup>2</sup>	
Undevelopable area	603 m <sup>2</sup>	
Net Total	10,789 m <sup>2</sup>	
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	38%	37.3%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.3 m	7.3 m
Rear	4.3 m	4.3 m
Side #1 (West)	6.1 m	6.1 m
Side #2 (East)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	11 m
Accessory	4.5 m	4.5 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	41	41
Total	41	41
<b>FLOOR AREA: Residential</b>	7,121 m <sup>2</sup>	7,121 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>	7,121 m <sup>2</sup>	7,121 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		34 upha/14 upa
# of units/ha /# units/acre (net)	38 upha/15 upa	38 upha/15 upa
FAR (gross)		
FAR (net)	0.66	0.66
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	123 m <sup>2</sup>	149 m <sup>2</sup>
Outdoor	123 m <sup>2</sup>	213 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	82	82
Residential Visitors	8	8
Institutional		
Total Number of Parking Spaces	90	90
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	YES
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