

**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**  
**File: 7907-0102-00**

Planning Report Date: March 30, 2009

**PROPOSAL:**

- **OCF Amendment** for a portion from Urban to Multiple Residential
- **NCP Amendment** to allow for changes to the road layout
- **Rezoning** a portion from PA-2 and RA to CD (based on RM-45)
- **Development Permit**

in order to permit the development of two, 4-storey apartment buildings containing 89 dwelling units.

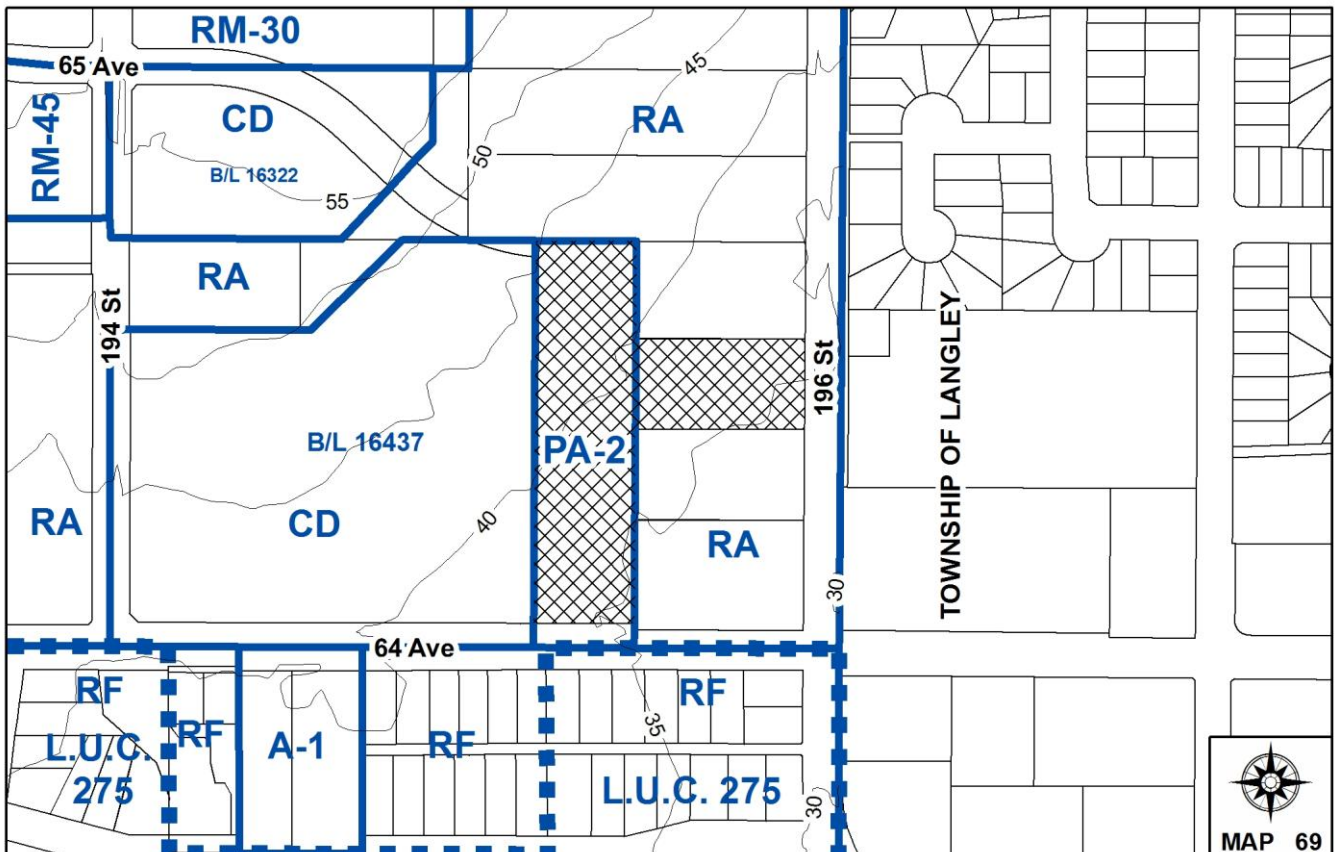
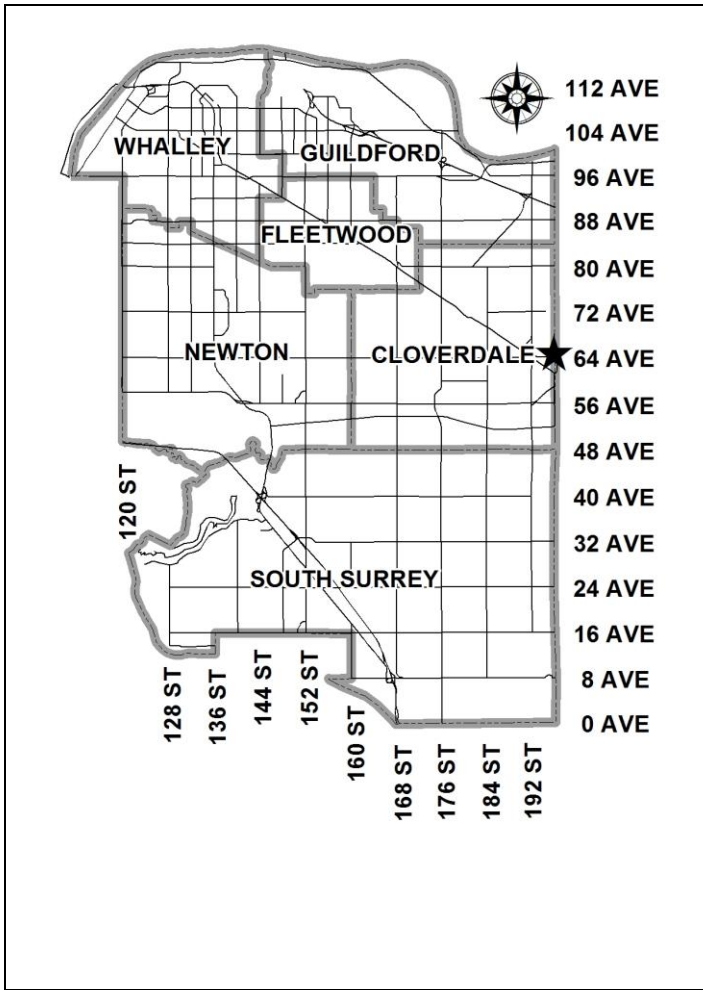
**LOCATION:** 19533 - 64 Avenue and 6477 - 196 Street

**OWNER:** Christ for the Nations (Canada), Inc., et al

**ZONING:** PA-2 and RA

**OCF DESIGNATION:** Urban

**NCP DESIGNATION:** 22-45 upa (High Density)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with East Clayton Neighbourhood Concept Plan.
- The proposed density and building form are appropriate for this part of East Clayton.

## 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 (Appendix VIII).
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 subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Assembly Hall 2 Zone (PA-2)" (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. 7907-0102-00 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) 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 for public rights-of-passage for edge pathways along the southern boundary adjacent proposed Buildings 1 and 2 and along the western boundary adjacent proposed Building 1; and
  - (h) registration of a reciprocal access agreement between 6477 - 196 Street (eastern subject lot) and the adjoining property to the north at 6509 - 196 Street, to permit future driveway access for the adjacent property.

6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to allow for a change in the road layout when the application 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:**  
 4 Elementary students at Latimer Road Elementary School  
 3 Secondary students at Clayton Heights Secondary School  
 (Appendix IV)

**Parks, Recreation & Culture:** Units that overlook the pathways are encouraged to have active rooms and balconies facing the greenways to provide natural surveillance opportunities in keeping with the City's CPTED Guidelines. Landscaping along the pathways should be low and fences should be low and permeable so that views are not blocked. Grading should be designed that minimizes retaining wall height so that views are maintained and walls do not become targets for graffiti. The archways at path entrances are acceptable, but should not contain gates so that residents do not encounter barriers to pedestrian movement.

### SITE CHARACTERISTICS

**Existing Land Use:** The northern portion of the western subject lot is the undeveloped portion of the Christ for the Nations Bible College site. The eastern subject lot contains a single family home, which will be removed.

#### Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North of Western Lot:		22 - 45 upa (High Density)	RA
North of Eastern Lot:	Existing single family home.	n/a	n/a
East (Across 196 Street in the Township of Langley):	Townhouses	Urban in OCP	RF and LUC No. 275
South of Western Lot (Across 64 Avenue):	Existing single family homes.		

Direction	Existing Use	NCP Designation	Existing Zone
South of Eastern Lot):	Vacant parcels (subject of recently approved mixed-use housing development, No. 7906-0018-00) at Third Reading.	Commercial/Residential	RA
West:	Recently approved multi-unit development (No. 7905-0136-00) Phases 1 to 3 presently under construction. DP for Phases 4 - 8 seeking final approval.	22-45 upa (High Density)	CD (By-law No. 16437)

### JUSTIFICATION FOR PLAN AMENDMENT

- The Official Community Plan amendment is required to ensure that the development is compatible with the intended use for the site.
- The proposed development complies with the East Clayton Neighborhood Concept Plan (NCP) for use, but conflicts with the existing Official Community Plan (OCP) designation (Urban). This amendment will ensure that the OCP and NCP are consistent.
- The East Clayton NCP Amendment is required to facilitate a road network change which will extend 195A Street from 65 Avenue to 64 Avenue. This extension will provide options for increased connectivity for both pedestrians and vehicles in the adjacent area by providing a new road and sidewalk. This is also in keeping with the recently adopted Transportation Plan by promoting a finer grain road network.

### DEVELOPMENT CONSIDERATIONS

- The subject 0.89-hectare (2.2-acre) site is located northwest of the 64 Avenue and 196 Street intersection, directly adjacent the Surrey-Langley border. It is designated Urban in the Official Community Plan (OCP), 22-45 UPA (High Density) in the East Clayton NCP, and is currently zoned One-Acre Residential (RA) and Assembly Hall 2 (PA-2).
- This application site consists of the consolidation of the northern undeveloped portion of 19533 - 64 Avenue and 6477 - 196 Street. A City road running north-south along the eastern edge of 19533 - 64 Avenue will be dedicated and constructed from 65 Avenue between the two subject lots. When the road is ultimately dedicated and constructed to 64 Avenue, there will be increased connectivity (both vehicular and pedestrian) in this area.
- The southern portion of 19533 - 64 Avenue is currently home to the Christ for the Nations Bible College and will be subdivided from the remainder of the development. There is no development proposed for the Bible College as part this application.

- The application proposes to rezone the subject site from One-Acre Residential and Assembly Hall 2 Zone to Comprehensive Development Zone (CD) in order to permit the development of two 4-storey apartment buildings containing 89 units with underground parking.
- The road will bisect the subject parcel, however to facilitate the site being treated as one lot, the consolidated lot will be 'hooked' over the road. The 'hooked' lot will allow the services of Building two (western building) to be extended through Building one (eastern building) from 196 Street, thus allowing them to be most efficiently utilized. The 'hooked' lot also allows that density be considered over the larger development area, relative to having smaller individual parcels. This will result in an overall increase in the number of units that can be proposed.
- The proposal indicates a total floor area of 8,435 square metres (90,795 sq.ft.), representing a total net floor area ratio (FAR) of 1.19. If each proposed building was on a separate lot, Building One (eastern building) would have an FAR of 1.0 and Building Two (western building) would have an FAR of 1.48.
- The development proposes two indoor amenity areas (space in each building) encompassing a total of 267.6 square metres (2,880 sq.ft.), which slightly exceeds the Zoning By-law requirement of 267 square metres (2,874 sq.ft.) based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The outdoor amenity area comprises approximately 704 square metres (7,578 sq. ft.), in the form of a garden walk, a bocce court, and outdoor patio spaces with benches. This proposal exceeds the Zoning By-law requirement for outdoor amenity space of 267 square metres (2,874 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing one level of underground parking for each building, although this is stepped over two levels for Building one. A total of 145 parking spaces, consisting of 127 resident spaces and 18 visitor spaces will be provided, exceeding the 144 required spaces. Both buildings individually meet the required parking standards, with Building one providing 75 spaces and Building two providing 70 spaces.

#### Proposed CD By-law

- The proposed CD Zone is based on the Multiple Residential 45 Zone (RM-45). The permitted uses will be multiple unit residential buildings, ground-oriented multiple residential buildings and child care centres.
- With a floor area ratio (FAR) of 1.19, the proposed density is higher than that permitted under the RM-45 Zone for a site 1-hectare (2.47 ac) or smaller. The RM-45 Zone would allow a maximum FAR of 1.13 for this 0.71-hectare (1.75 ac) site (net area less road dedications).
- Staff determined that a future through local road (195A Street) that will eventually connect from 65 Avenue to 64 Avenue is an important public objective, thus allowing for increased vehicular and pedestrian connectivity. To achieve the dedicated road while not penalizing the applicant on the proposed density staff supports the FAR of 1.19.

- The RM-45 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law allows the front yard setback to be reduced to 5.5 metres (10 ft.), which specifically will allow building one to engage well with 195A Street by creating an interesting main entrance feature.
- The proposed side yard (6.3 metres (21 ft.)) and side yard on a flanking street (3.1 metres (10 ft.)) setbacks are particular to Building Two. The side yard setback will allow the western façade to engage well with the multi-use pathway located on the adjacent property. The reduced side yard setback on the flanking street pertains to the northeast corner of building two where it pinches close to the property line for approximately 9.9 metres (32 ft.). The remainder of the building is located away from the street and opens into the outdoor amenity space.
- Compared to the RM-45 Zone, the building height for the principal buildings will be increased from 15 metres (50 ft.) to 18.7 metres (61 ft.). The increase in building height is a result of the existing grade conditions on the site, with the site dropping approximately 12.0 metres (39 ft.) from the northwest corner to the southeast corner of the site.
- The CD-By-law will have the following minimum lot size requirements compared to the RM-45 zone. These subdivision requirements are required to facilitate the proposed lot dimensions, including hooking the lot over the proposed road.

<b>Zone</b>	<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
Proposed CD By-law	7,090 sq. m. (1.75 ac)	44.0 metres (144 ft.)	64 metres (210 ft.)
RM-45	2,000 sq. m. (.5 ac)	30 metres (100 ft.)	30 metres (100 ft.)

#### Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Arbortech Consulting Ltd. and dated January 23, 2009, identifies 70 mature trees on the developable portion of the site, all of which are proposed to be removed. All but 1 tree are proposed to be removed due to their condition, and 1 Douglas-fir is proposed to be removed as it conflicts with the building's location.
- There are 5 trees that are shared with the adjacent property to the east and three additional offsite trees which are deemed to be either hazardous or in conflict with the proposal. The landowners for the properties on the east and west have provided their consent to allow for these trees to be removed.

- The table below provides a summary of the proposed tree removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Douglas-Fir	1	0	1
Big Leaf Maple	3	0	3
Cherry	3	0	3
Paper Birch	3	0	3
Plum	1	0	1
Lombardy Poplar	1	0	1
Red Alder	58	0	58
<b>Total</b>	<b>70</b>	<b>0</b>	<b>70</b>

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The application proposes 112 replacement trees to be provided, which is 30 trees more than the 82 required under the Tree Protection By-law.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 6<sup>th</sup>, 2008 and February 13, 2009. In response, correspondence was received from 1 resident who identified the following concerns:

- The existing design of the 196<sup>th</sup> Street and 64<sup>th</sup> Avenue intersection causes problems for traffic trying to turn onto these streets as there is only one lane on 64<sup>th</sup> Avenue, west of 196<sup>th</sup> St (Surrey side), and on 196<sup>th</sup> Street. There is no provision for vehicles that are trying to turn onto the streets through a turning lane or similar.

*(Transportation Engineering advises that both 196<sup>th</sup> Street and 64<sup>th</sup> Avenue will be widened at this location. These improvements are expected within the next three years.)*

- The resident also expressed concern with the amount of multi-family development occurring in the East Clayton area and the potential for this to occur south of 64<sup>th</sup> Avenue in an established single family neighborhood.

*(The existing community south of 64 Avenue is not likely to redevelop to an alternate use in the foreseeable future. The present zoning for the area does not allow for uses beyond single family homes.)*

- In keeping with City of Surrey standard practice, a pre-notification letter was also sent to The Township of Langley on February 11, 2009. In response, the Planning & Development Department received confirmation that the Township has no objection to the proposed development.



## 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 proposed land use is in compliance with the NCP, 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

### Overall Design Considerations

- The proposed development is for two, four-storey apartment buildings totaling 89 units. Building one incorporates 46 units: 23 one-bedroom, and 23 two-bedroom dwelling units, ranging in size from 64 square metres (685 sq.ft.) to 91 square metres (975 sq.ft.). Building two incorporates 43 units: 19 one-bedroom, and 24 two-bedroom dwelling units, ranging in size from 64 square metres (685 sq.ft.) to 99 square metres (1,038 sq.ft.).
- The site has a significant relief, sloping approximately 12.0 metres (39 ft.) from the northwest corner of the site to the southeast corner.
- To increase opportunities for pedestrian and vehicular connectivity staff determined that a future through local road is in the public interest, which will eventually provide for future connection from 65 to 64 Avenues with the extension of 195A Street.
- To facilitate this staff engaged the Christ for the Nations Bible College to solicit feedback for the road that is required through their site (19533 - 64 Avenue). In a letter dated February 13, 2009, the College indicated their support for the new road, provided that it would not be required as part of this application and would be contingent on the future redevelopment of their site (i.e. rezoning). It is also understood that the cul-de-sac bulb that is presently identified in the East Clayton NCP would not be required to be constructed. Staff support these conditions for development.
- A walkway will run along the southern boundary of both buildings, providing east-west connection from 196 Street to a planned multi-use pathway on the property to the west. A public rights-of-passage will be registered over the pathway, ensuring that these are available for use by the general public. Additional north-south pedestrian connection will result from the proposed road and sidewalk.
- The main entries to both buildings are oriented to City streets: Building one will be oriented to 195A Street and Building two to 65 Avenue. Additional entrances from the amenity rooms will provide direct connection to the outdoor amenity space.
- Building materials include the extensive use of brick veneer siding (red colour) to reinforce the main building entries and to emphasize the vertical sections of the building which are capped with gabled roofs. Vinyl siding (two complementary shades of grey) is also used extensively on all façades.

- The roof will be clad in black coloured asphalt shingles and includes the extensive use of gabled roofs to increase the roof articulation.
- 145 underground parking spaces are provided, which is comprised of 127 resident and 18 visitor spaces.

### Building One

- Building one is stepped at its mid point (approximate) to respond to the grade change and to reduce the perception that the building is protruding out of the ground. While it remains a 4-storey building, the portion closest to 196 Street is now one floor below the portion adjacent to 195A Street. Stepping the building has the added benefit of breaking up the building's massing and providing a more interesting roof line.
- Building one has also been returned slightly at its eastern end to foster a sense of enclosure with Building two and the proposed future development on the property to the north (6509 - 196 Street). In this manner all of the buildings will engage well with one another as they are to be oriented towards a common area. Returning Building one has the added benefit of reducing its linear feeling.
- Seventy-five underground parking spaces are provided: 66 resident spaces; 9 visitor spaces; and 2 are reserved for use by the disabled.
- Vehicular access to the building's underground parking entrance will be provided from 195A Street. Reciprocal access will be provided for 6509 - 196 Street from Building one, thus minimizing the need for an additional ramp from 195A Street in the future. Access will be controlled by security gates to minimize potential conflicts. Resident and visitor parking will be separated by additional security gates (see proposed Zoning By-law text amendment accompanying file No. 7908-0188-00).

### Building Two

- Building two, which is located on the smaller of the two sites, is oriented in an L-shape. As with Building one this will help to form a sense of enclosure with Building one and the proposed future development on the adjacent property (6509 - 196 Street).
- Seventy underground parking spaces are provided: 61 resident spaces, 16 of which are for small cars; 9 visitor spaces; and 2 spaces are reserved for use by the disabled.
- Vehicular access to the building's underground parking entrance will be provided from 195A Street. Access will be controlled by security gates to minimize potential conflicts. Resident and visitor parking will be separated by additional security gates.

### Landscaping

- Each unit has access to either a patio or balcony, thus providing private outdoor space for residents use. Main floor units will have direct access to outdoor patio space, thus helping to engage the building with the public realm.

- A 10.2-metre (33 ft.) wide landscaping buffer will be developed along 196 Street which will be comprised of extensive native species trees (22) and shrubs. The buffer will help to minimize off site impacts (e.g. noise) by visually screening and buffering the development from 196 Street.
- An onsite water detention tank will be located in the southwest corner of the site. The tank's design has been minimized to allow the planting of mature trees over it. This will allow the full 10 metre landscaping buffer to be achieved.
- The underground parking entrances will be partially screened by landscaping located on either side of the entrance. This is proposed through a combination of trees and shrubs.

#### Indoor and Outdoor Amenity Space

- The development proposes 267.6 square metres (2,880 sq. ft.) of indoor amenity space, with Building one containing 154 square metres (1,657 sq. ft.) and Building two containing 114 square metres (1,227 sq. ft.). Both buildings provide amenity rooms for resident use in addition to an exercise room and guest suite being provided in Building one.
- The development proposes 704 square metres (7,578 sq. ft.) of outdoor amenity space, with Building one comprising 528 square metres (5,683 sq. ft.) and Building two comprising 176 square metres (1,894 sq. ft.). Outdoor amenity space is provided in the form of a garden walk, a bocce court, and outdoor patio spaces with benches.

#### ADVISORY DESIGN PANEL

ADP Date: December 18, 2008

Most of the ADP recommendations have been resolved, except for the following, which the applicant has agreed to resolve prior to Final Adoption, to the satisfaction of the Planning and Development Department:

- Confirm evergreen hanging planting at the south wall for softening.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan Accompanying OCP Amendment and Rezoning By-laws
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.	ADP Comments
Appendix VII.	NCP Amendment Map
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and DMG Landscape Architects, respectively, dated March 16, 2009.

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required /Maximum Allowed	Building 1 6477 - 196 St.	Building 2 19533 - 64 Ave	Total
<b>LOT AREA*</b> (in square metres)				
Gross Total		4,713 sq.m.	4,198 sq.m.	8,910 sq.m.
Road Widening area		392 sq.m.	1,422 sq.m.	1,813 sq.m.
Undevelopable area				
Net Total		4,321 sq.m.	2,776 sq.m.	7,097 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)				
Buildings & Structures	32%	26.3%	39%	31.3%
Paved & Hard Surfaced Areas		13%	11%	12.2%
Total Site Coverage		39.3%	50%	43.5%
<b>SETBACKS</b> ( in metres)				
Front	5.5 m	5.7 m	5.9 m	
Rear	8.2 m	15.5 m	8.4 m	
Side #1	3.1 m	9.8 m (N)	3.3 m (E)	
Side #2	6.3 m	15.2 m (S)	6.5 (W)	
<b>BUILDING HEIGHT</b> (in metres/storeys)				
Principal	18.7 m	17.6 m/4-storeys	18.5 m/ 4-storey	
Accessory	4.5 m			
<b>NUMBER OF RESIDENTIAL UNITS</b>				
One Bed		23	19	42
Two Bedroom		23	24	47
Three Bedroom +				
Total		46	43	89
<b>FLOOR AREA: Residential</b>				
		4,337 sq.m.	4,098 sq.m.	8,435 sq.m.
<b>FLOOR AREA: Commercial</b>				
Retail				
Office				
Total				
<b>FLOOR AREA: Industrial</b>				
<b>FLOOR AREA: Institutional</b>				
<b>TOTAL BUILDING FLOOR AREA</b>				
		4,337 sq.m.	4,098 sq.m.	8,435 sq.m.

\* 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	Building 1 6477 - 196 St.	Building 2 19533 - 64 Ave	Total
<b>DENSITY</b>				
# of units/ha /# units/acre (gross)		98.9 upha/ 40upa	100.9 upha/ 41 upa	99.9 upha/ 40.5 upa
# of units/ha /# units/acre (net)	126 upha/52 upa	106.5 upha/ 43.1 upa	154.7 upha/ 62.7 upa	125.4 upha/ 50.7 upa
FAR (gross)		.92	.96	.93
FAR (net)	1.2	1.0	1.48	1.19
<b>AMENITY SPACE (area in square metres)</b>				
Indoor	267 m <sup>2</sup>	154 m <sup>2</sup>	114 m <sup>2</sup>	267.6 m <sup>2</sup>
Outdoor	267 m <sup>2</sup>	528 m <sup>2</sup>	176 m <sup>2</sup>	704 m <sup>2</sup>
<b>PARKING (number of stalls)</b>				
Commercial				
Industrial				
Residential Bachelor + 1 Bedroom	55	30	25	55
2-Bed	71	36	36	72
3-Bed				
Residential Visitors	18	9	9	18
Institutional				
Total Number of Parking Spaces	144	75	70	145
Number of disabled stalls	2	2	2	4
Number of small cars	36	0	16	16
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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