

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0113-00

Planning Report Date: January 28, 2008

PROPOSAL:

- **OCP Amendment** from Suburban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**

in order to permit the development of 62 townhouse units.

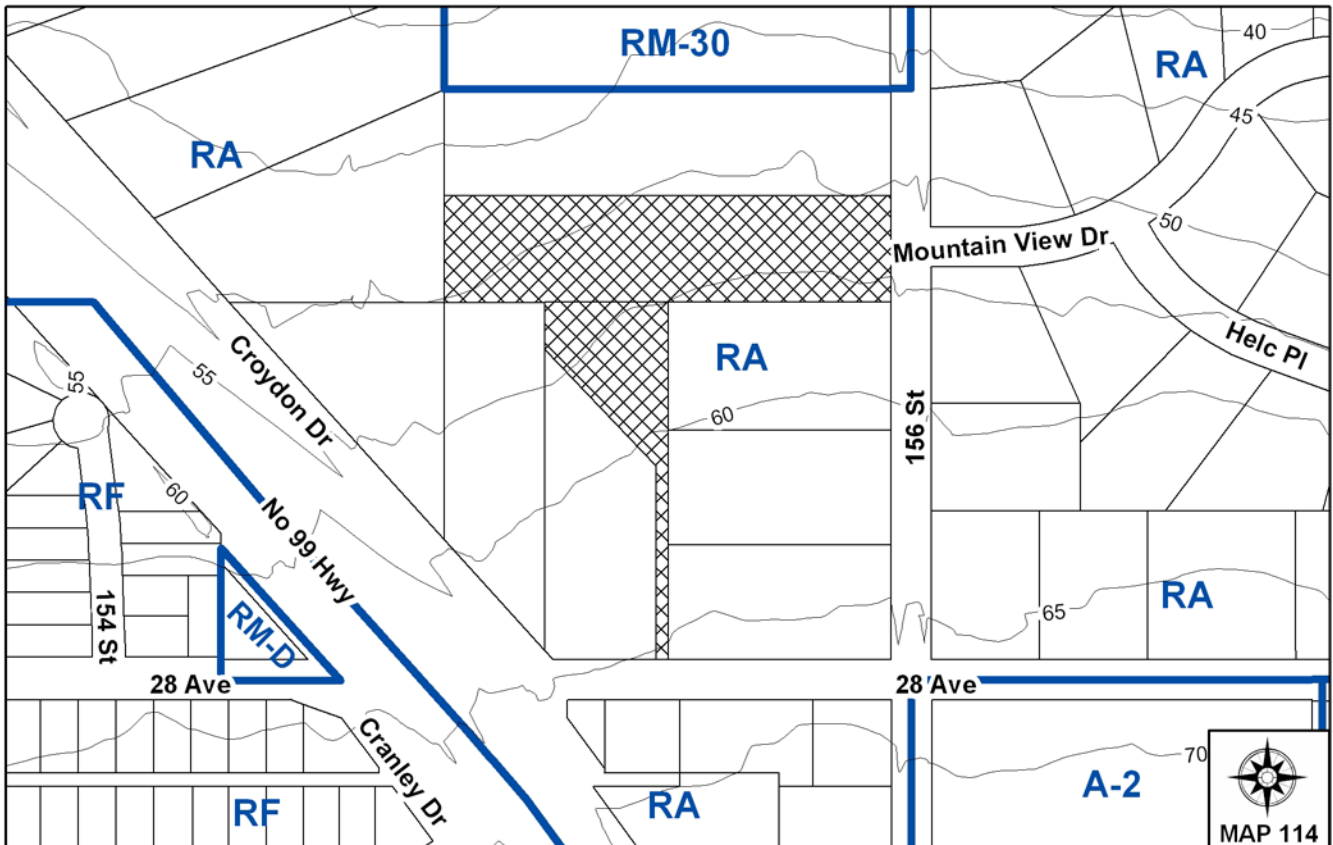
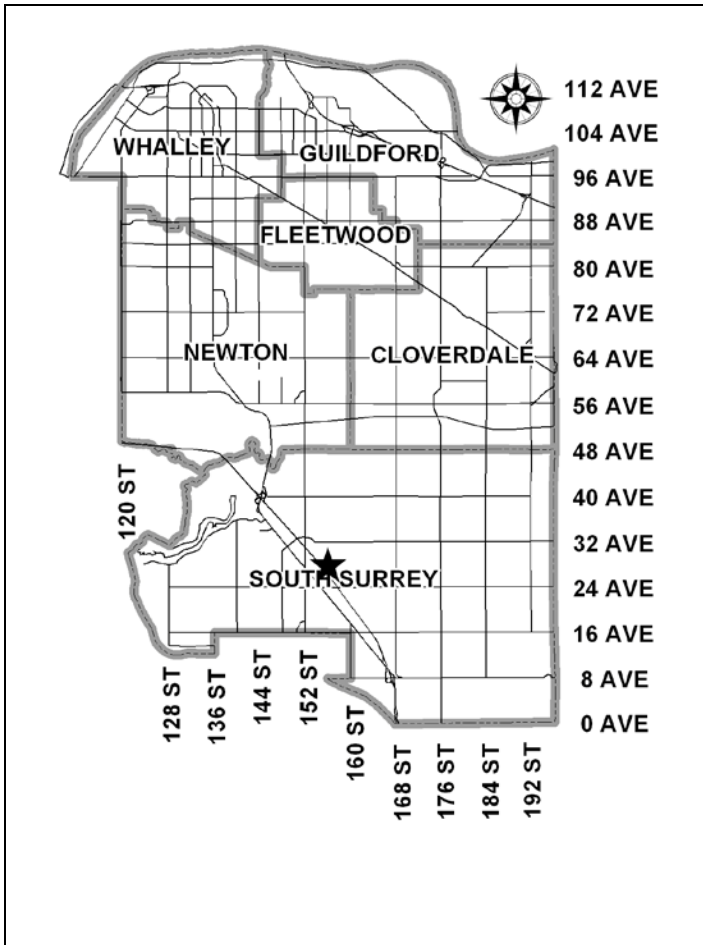
LOCATION: 15535 - 28 Avenue and 2909 - 156 Street

OWNER: West Chester Grandview Properties Ltd., Inc. No. 780448

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Multiple Residential (15-25 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of the North Grandview Heights.
- 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 applicant has demonstrated adequate tree preservation by retaining 44% of the good quality trees on the site.
- 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 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 the subject site 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 186 square metres (2,002 sq.ft.) to 37.2 square metres (400 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0113-00 in accordance with the attached drawings (Appendix II).
6. 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 (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) approval from BC Hydro;
 - (e) submission of a finalized arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (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; and

- (i) the applicant provide a statutory right-of-way for public access to the trail system within the BC Hydro Corridor and throughout the site 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:**

6 Elementary students at Sunnyside Elementary School
4 Secondary students at Semiahmoo Secondary School

Parks, Recreation & Culture: No concerns. The Parks, Recreation & Culture Department supports the proposed public trail within the BC Hydro Corridor linking to the future multi-use trail system overtop of the North Grandview Gravity Sewer Interceptor. The applicant is required to pay the community amenity fees in keeping with the North Grandview Heights NCP.

Ministry of Transportation (MOT): Preliminary approval from the Ministry of Transportation (MOT) has been withheld while a traffic impact review for this area is conducted. The property owner understands that final adoption of the rezoning by-law will be withheld pending final approval from MOT and has indicated that he will modify the project as necessary to address all MOT requirements prior to final adoption of the Rezoning By-law.

SITE CHARACTERISTICS

Existing Land Use: Existing single family home on a tree site adjacent to a BC Hydro right-of-way.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	129 unit townhouse project (File No. 7906-0257-00) under construction.	Multiple Residential/ Multiple Residential	RM-30
East (Across 156 Street):	Single family homes on a treed site. Currently under application File No. 7907-0363-00 to permit 37 cluster housing units.	Suburban/Cluster Housing	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Single family homes on a treed site.	Suburban/Multiple Residential	RA
West:	BC Hydro right-of-way and farmland.	Suburban/Business Park	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Suburban in the Official Community Plan (OCP) and "Medium Density Residential 15 to 25 units per acre (upa)" in the North Grandview Heights Neighbourhood Concept Plan (NCP). An OCP Amendment from Suburban to Multiple Residential is required to accommodate this proposal.
- The subject site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Multiple Residential 30 Zone" (RM-30) to allow 62 townhouse dwelling units. The proposed RM-30 Zone is consistent with the designation in the NCP. In accordance with Section 4.1 of the North Grandview Heights NCP, applications in this NCP are required to be accompanied by an OCP amendment to redesignate the lands in order to achieve the land uses and density approved in the NCP. The proposed OCP amendment is consistent with the NCP designation and can be supported.

DEVELOPMENT CONSIDERATIONS

- The subject proposal consists of sixty-two (62), 2 and 3-bedroom units in a row-house format with at-grade covered parking in a tandem arrangement. The units range in size from 113 sq.m. (1,214 sq.ft.) to 133 sq.m. (1,434 sq.ft.), with a total floor area of 7,196 sq.m. (77, 458 sq.ft.). Resident parking areas are included in these calculations.
- The proposed density of 22 dwelling upa is within the range of 15 to 25 upa that is permitted in the North Grandview Heights NCP.
- The subject lots will require consolidation and will conform to the setback, lot area, lot width and lot depth requirements of the RM-30 Zone.
- The development includes a total of 136 parking stalls (124 parking stalls for residents and 13 visitor parking stalls). This meets the parking requirements of the Surrey Zoning By-law.
- The tandem parking stalls arrangement will be protected by restrictive covenants that will be registered on title to prohibit the conversion of tandem parking stalls into habitable space.
- The total amount of indoor amenity space proposed is 37.2 sq.m. (400 sq.ft.) in order to allow a minimum amount of indoor amenity space for residents in the form of a small common room. The RM-30 Zone requires that 186 sq.m. (2,002 sq.ft.) of indoor amenity space be provided (3 sq.m./32 sq.ft per dwelling unit). There is a deficiency of 148.8 sq.m. (1,602 sq.ft.) and the applicant will provide cash-in-lieu for the deficiency in accordance with City Policy. The indoor amenity building is well placed, allowing easy access for residents of the development. The building will be surrounded by benches and connected into the pedestrian system found throughout the site.

- The development proposes 186 sq.m. (2,002 sq.ft.) of outdoor amenity space, which consists of gardens, a playground and meandering trails. This meets the requirement of the RM-30 Zone requiring 3 sq.m./32 sq.ft. of outdoor amenity space per dwelling unit. The outdoor amenity area has been designed to take advantage of the tree preservation on the site.
- A unique feature of the proposed development is the proposal to include a community garden to be used by the townhouse residents. This community garden will be maintained and managed by the townhouse strata, and will be for the exclusive use of the strata members.

Vehicular Access

- The applicant is proposing 5.7 square metres (61 sq.ft.) of road dedication for the future expansion of 28 Avenue. No road dedication is required along 156 Street.
- The subject site will obtain access from 156 Street. The alignment of this access is proposed to match the existing T- intersection of 156 Street and Mountain View Drive.
- The internal circulation of the subject site is planned to allow for maximum surveillance in accordance with Crime Prevention Through Environmental Design (CPTED) principles while acknowledging the long and thin shape of the subject lot.

Tree Preservation and Landscaping

- Michael Mills of Michael J Mills Consulting Urban Forestry and Arboriculture prepared two Arborist Reports and Trees Preservation/Replacement Plans for the subject property. In accordance with the requirement of Section 3.12 of the North Grandview Heights NCP, the first arborist assessment was completed prior to the submission of a development application. The second arborist assessment was prepared after extensive discussions and consultation with City staff to ensure that maximum tree preservation is achieved on the subject site.
- The Arborist Report indicates there are 119 protected trees on the subject site. The following is a table providing the breakdown by species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Paper Birch	33	0	33
Cedar	25	5	20
Douglas Fir	22	12	10
Alder	16	10	6
Chamaecyparis	8	0	8
Big Leaf Maple	6	0	6
Cherry	3	0	3
Hemlock	1	0	1
Cedrus	2	0	2
Cottonwood	1	0	1
Spruce	1	0	1
Dogwood	1	0	1
Total	119	27	92

- The arborist report has identified a total of 33 good quality trees on the subject site. These trees mostly consist of large open grown Douglas Firs and Cedar trees. Fourteen (14) of these trees, representing 44% of all good quality trees on the subject site are proposed to be retained. The remaining good quality trees that are proposed to be removed were assessed individually and it was found that they could not be retained because of the following:
 - proximity to underground services;
 - significant re-grading of the site;
 - significant changes to the water table as a result of the overall re-grading of the site; and
 - forest grown trees that could not withstand selective tree preservation due to their tall, thin form, unbalanced canopy and poor trunk taper.

- To complement the tree preservation within the site, the site will be landscaped with a combination of trees, shrubs and ground cover. The landscaping will consist of a variety of trees including Vine, Hedge and Armstrong Maple, Katsura, Dogwood, Ash and Douglas Fir trees.

PRE-NOTIFICATION

Pre-notification letters were sent on September 17, 2007 and staff received one comment. The caller was not opposed to the proposal, however the caller expressed concern about the pace of development in this area and the impact it will have on drainage and tree preservation.

(Staff responded by indicating that tree preservation is a top priority in this plan area and the applicant has made a significant effort by retaining 44% of all the good quality trees on the site.)

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

- This application was referred to the Advisory Design Panel (ADP) on November 29, 2007 (Appendix V). All ADP comments have been satisfactorily addressed by the applicant (Appendix V).

- The proposed townhouse units are designed with high quality and design features envisioned for the area. The townhouses adjacent to 156 Street are designed to wrap around the corners and to create visual interest. Two front doors are proposed on 156 Street creating a pedestrian and visually pleasant environment in accordance with CPTED principles. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood.

Building Design

- The units are designed to be consistent in appearance with recent townhouse developments (File Number 7906-0257-00) in the area.
- Three colour schemes are proposed: Forest, Blue/Grey, and Redwood. Each colour scheme is proposed to contain a number of complementary colours including different shades of green, red, brown, blue and yellow. These colour schemes and variety of colours will provide distinction to each respective townhouse unit block and will also act as a wayfinding aid for visitors and residents.
- All of the buildings will be constructed using high quality materials including 50 year premium asphalt shingles as the roofing material, and a combination of hardi-plank, cedar shingles and wood trim as the primary cladding material.

Pedestrian Connectivity

- Due to the odd shape of the subject property and the pan-handle extension from the subject site to 28 Avenue, an extensive pathway system is proposed throughout the site. This pedestrian pathway system will be 6.0m (20 ft.) wide starting at 28 Avenue to the south and extending through the BC Hydro Right-of-Way (ROW) through to the northern limits of the subject property. This pathway system will be located on private property and maintained by the strata. The City will secure public rights of passage without vehicles for this walkway system by requiring a statutory right-of-way as part of this application.
- The intent of this walkway system is that it will be extended north with future developments through the BC Hydro ROW linking into the east-west pedestrian network overtop of the North Grandview Gravity Sewer Interceptor. The Parks, Recreation and Culture Department supports this initiative. The north-south extension of the proposed walkway system will greatly add to the walkability of the area and will provide a direct off-street route from the North Grandview Gravity Sewer Interceptor multi-use trail to 28 Avenue. Beyond 28 Avenue, this pedestrian system will connect with the east-west multi-use trail along 28 Avenue including the pedestrian bridge over Highway No. 99. Overall, this walkway connection will help greatly improve the safety and quality of pedestrian movements within this area of the NCP.
- There will also be a sense of openness, a lot of visibility and various low level plants lining the pedestrian walkways. The narrowest portion of the walkway is through the panhandle. It is 6.0 m (20 ft.) wide, which is a sufficient width to accommodate the walkway, however, additional land, in the amount of 2.0 to 4.0m (6.5 to 13 ft.) will need to be secured in the form of development setbacks on either side of the panhandle to maintain the openness of the walkway. This is not anticipated to be a problem since the typical rear yard setbacks are 7.5m (25 ft). As part of future development, it is also anticipated that additional pedestrian connections may be added as the need arises.

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. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. ADP Comments and Applicant's Response
- Appendix VI. NCP Plan
- Appendix VII. OCP Redesignation Map

Jean Lamontagne
General Manager
Planning and Development

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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: Neil Pelman, Pelman Architecture Inc.
 Address: 4250 Blenheim Street
 Vancouver, BC V6C 2Z4
 Tel: 604-714-1340

2. Properties involved in the Application

(a) Civic Address: 15535 - 28 Avenue and 2909 - 156 Street

(b) Civic Address: 15535 - 28 Avenue
 Owner: West Chester Grandview Properties Ltd., Inc. No.
 780448
 PID: 016-648-811
 Lot 2 Section 23 Township 1 New Westminster District Plan 87247

(c) Civic Address: 2909 - 156 Street
 Owner: West Chester Grandview Properties Ltd., Inc. No.
 780448
 PID: 006-673-619
 Lot 13 Section 23 Township 1 New Westminster District Plan 35390

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-24787.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		16,033 sq.m.
Road Widening area		
Undevelopable area (BC Hydro Corridor)		4,667 sq.m.
Net Total		11,366 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		35%
Total Site Coverage		74%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		40
Three Bedroom +		22
Total		62
FLOOR AREA: Residential		7,196 sq.m.
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		7,196 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	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		15.9 upa
# of units/ha /# units/acre (net) (excluding BC Hydro Corridor)	30 upa	22 upa
FAR (gross)		0.45
FAR (net)	0.90	0.63
AMENITY SPACE (area in square metres)		
Indoor	186 sq.m.	37.2 sq.m.
Outdoor	186 sq.m.	186 sq.m.
PARKING (number of stalls)	n/a	n/a
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	80	80
3-Bed	44	44
Residential Visitors	12	12
Institutional	n/a	n/a
Total Number of Parking Spaces	136	136
Number of disabled stalls	0	1
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		80%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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