

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0138-00

Planning Report Date: April 14, 2008

PROPOSAL:

- Rezoning from RF to CD (based on RM-15)
- Development Permit

in order to permit the development of 15 townhouse units.

LOCATIONS:

14984/92 Fraser Highway, 14975 - 90A Avenue & 9075 - 150 Street

OWNERS:

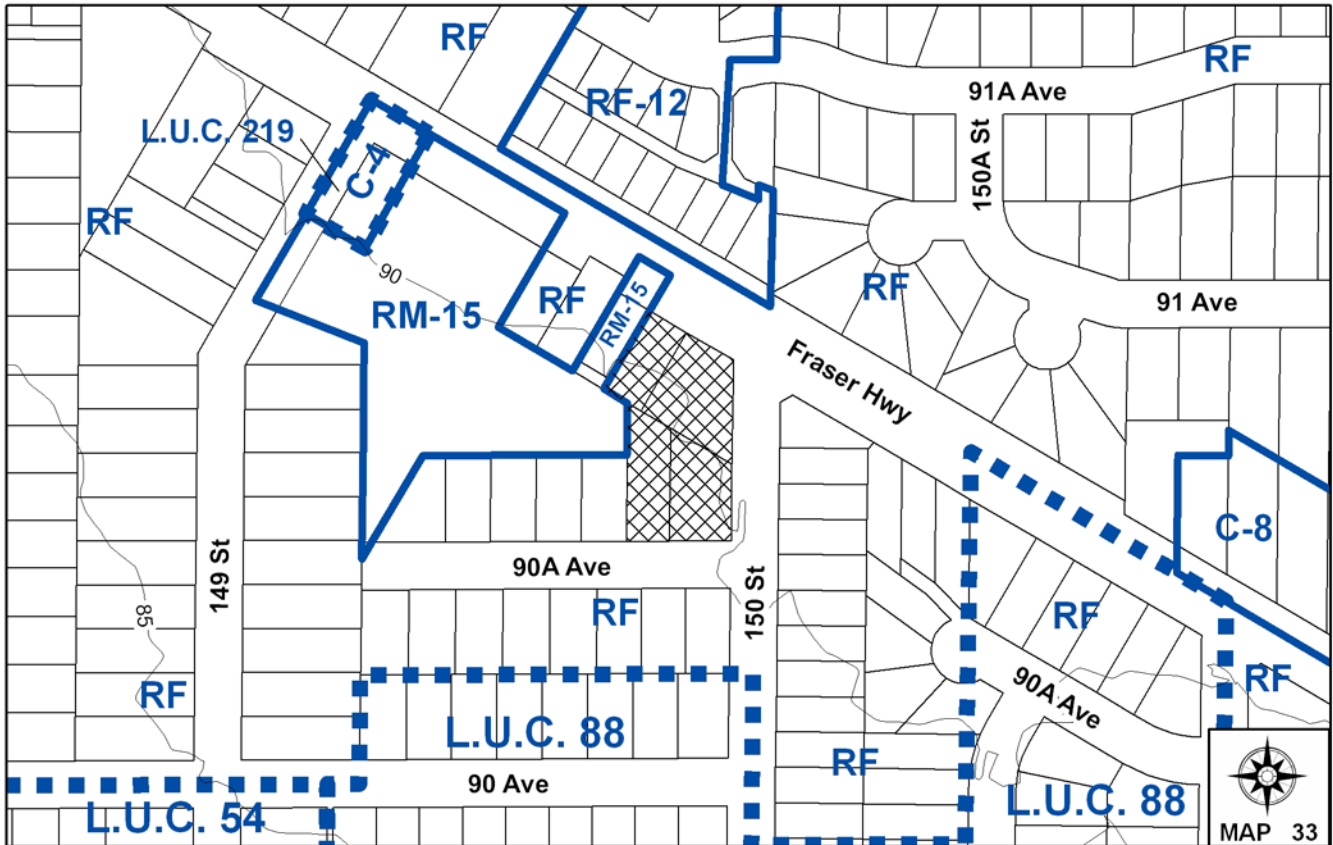
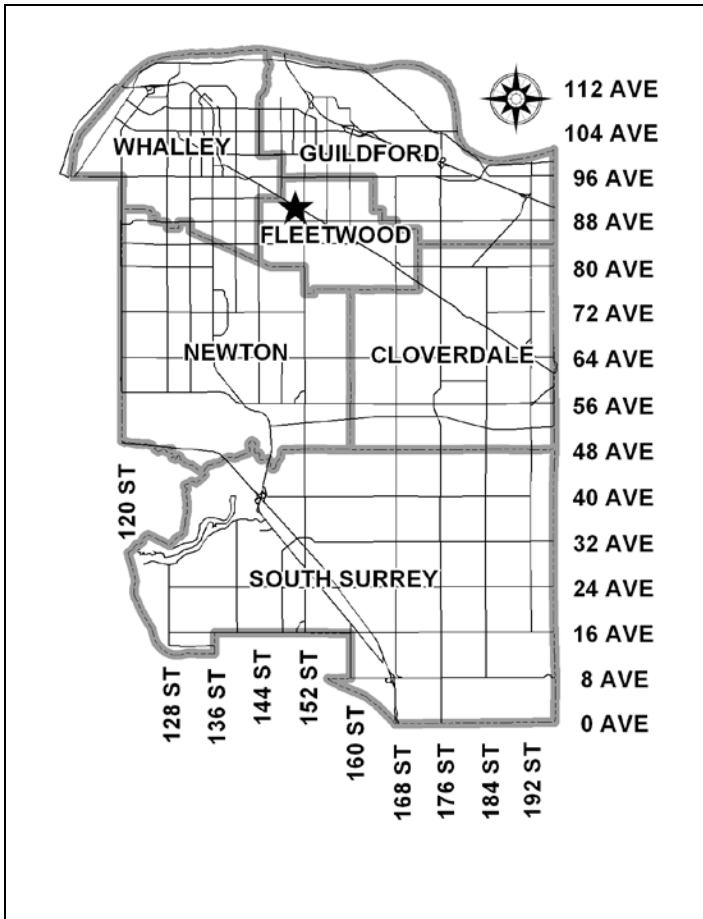
Amardeep Singh Mandair,
 Narinder Sheenh et al

ZONING:

RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development is compatible with and reflects the character of the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7907-0138-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the impact of no indoor amenity space; and
 - (g) the applicant address the concern that the development will place additional pressure on existing parks, recreation and culture facilities in the area to the satisfaction of the General Manager, Parks, Recreation and Culture.

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 Fleetwood Elementary School
1 Secondary student at Johnston Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: The Parks Department has indicated that they support the proposed development application. The Parks Department has indicated concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwellings to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Single family dwellings.	Urban	RF-12 and RF
East (Across 150 Street):	Single family dwellings.	Urban	RF
South (Across 90A Avenue):	Single family dwellings.	Urban	RF
West:	Townhouse development and single family dwellings.	Urban	RM-15 and RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southwest corner of Fraser Highway and 150 Street, consisting of four (4) properties.
- The 0.4-hectare (1.0-acre) subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned Single Family Residential Zone (RF). The proposal conforms to the land use designation in the OCP.
- The applicant is seeking a rezoning from RF to Comprehensive Development Zone (CD), based on the RM-15 Zone, in order to allow the construction of approximately 15 townhouse units, with a proposed unit density of 15 units per acre (upa) and a floor area ratio (FAR) of 0.54.
- The proposed density of 15 upa and FAR of 0.54 conform to the maximum 15 upa and 0.60 FAR of the RM-15 Zone for sites 1 hectare (2.5 acres) or larger. However, since the subject site is less than a hectare in size, the maximum density permissible on this 0.4-hectare (1-acre) site (based on the RM-15 Zone sliding scale calculation) is 11 upa and 0.48 FAR. The applicant is

proposing a CD Zone to accommodate the proposed FAR of 0.54 and unit density of 15 upa.

- The subject site is located east of an existing RM-15-zoned townhouse development. There are three existing single family (RF) lots located between the subject site and the existing townhouse development to the west. The applicant has prepared a potential development concept for the remaining three RF-zoned properties to the west to ensure a practical development based on the RM-15 Zone can be achieved in the future. The proposed form and character are consistent with the existing townhouse development located west of the subject site.
- The proposal includes fifteen (15) 2-bedroom units, ranging in size from 178 square metres (1,928 sq.ft.) to 190 square metres (2,047sq.ft.).
- The proposed development includes a total of 34 parking spaces, consisting of 30 resident parking spaces within an enclosed double garage for each unit and 4 centrally located spaces for visitors, which complies with the Surrey Zoning By-law.
- The amount of outdoor amenity space proposed is 91 square metres (980 sq.ft.), exceeding the minimum 45 square metres (484 sq.ft.) required under the RM-15 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.
- No indoor amenity space is being proposed. The applicant has agreed to provide a monetary contribution of \$15,750 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in required indoor amenity space.
- The applicant will be required to address the concerns of the Parks Recreation and Culture Department regarding the pressure this project will place on facilities, prior to consideration of final adoption.

Proposed CD By-law

- The proposed CD By-law is based on the RM-15 Zone with a modification to the units per acre and floor area ratio (FAR). All other aspects of the proposed CD By-law meet the requirements of the RM-15 Zone. The table below shows a comparison between the proposed CD Zone and the RM-15 Zone.

	RM-15 based on 1-hectare site	RM-15 Zone, Based on 0.40-hectare site	Proposed CD
Units Per Acre	15 upa	11 upa	15 upa
FAR	0.60	0.48	0.54
Lot Coverage	45%	38%	27%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines
Building Height	11 metres (36 ft.)	11 metres (36 ft.)	9.3 metres (31 ft.)
Parking Spaces:			
Residents	2 spaces/unit	2 spaces/unit	2 spaces/unit or 30 spaces
Visitors	0.2 space/unit	0.2 space/unit	0.2 space/unit or 4 spaces

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Lesley Gifford, Certified Arborist for Diamond Head Consulting Ltd. The report has identified 49 mature trees. As the development proposal reflects a multiple residential development, practically all the trees within the development footprint will need to be removed, with 11 trees at the southeast corner of the subject site proposed to be retained. The following chart reflects the trees proposed for retention and removal:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Douglas fir	21	5	16
Holly	2		2
Grand fir	2		2*
Western red cedar	4	2	2
Cherry	4		4
Bitter Cherry	1		1*
Lodgepole pine	3	2	1
Crabapple	1		1
Cottonwood	2		2
Red alder	1		1*
Cypress	2		2
Western hemlock	1		1*
Spruce	2	1	1
Ponderosa pine	1		1*
Western white pine	2	1	1
* denotes hazard tree			
Total	49	11	38 (*6 hazard trees)

- The proposal indicates that 97 trees will be planted on site, which exceeds the 64 replacement trees required by the Tree Protection By-law.

PRE-NOTIFICATION

- Pre-notification letters were sent on July 10, 2007 and staff received comments from one neighbour who owns the property at 14970 Fraser Highway, and expressed concern about the proposal and its impact on the three neighbouring RF-zoned properties.

(At staff's request, the applicant met with the neighbour to review the proposed development. The applicant was also required to illustrate development potential for the three neighbouring RF-zoned properties. The applicant has prepared a potential development concept for the remaining RF properties to the west to ensure a practical development under the RM-15 Zone can be achieved in the future by consolidating the other three remaining undeveloped parcels to the west.)

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 15, 2-bedroom units in 3 buildings, with an average floor area of 184 sq. m. (1,979 sq. ft.) per dwelling unit.
- One vehicular entry to the site is proposed via 150 Street. The proposed driveway will be defined by special paving (concrete unit paving in a herringbone pattern).
- The proposal indicates 3-storey buildings with garages at grade accessed from the rear internal driveway. The kitchen, dining and living rooms are located at the 2nd floor, with the bedrooms at the 3rd floor area. The front of each of the units has a strong street-orientation toward Fraser Highway, 150 Street or 90A Avenue.
- The proposed building materials include asphalt shingles in driftwood colour for roofing. Cladding materials will be mainly vinyl siding in light beige for the base of the buildings and a medium brown for the upper portions, accented with cedar or hardi wall shingles in a Spice Berry colour. Chestnut brown will also provide a colour accent as trim. Front doors are proposed to be in black.
- The Fraser Highway, 150 Street and 87 Avenue streetscape elevations include a metal rail fence with landscaping behind and in front, with each pedestrian entry defined by a metal rail fence gate with unit number.
- At the corner of Fraser Highway and 150 Street as well as the corner at 150 Street and 90A Avenue, a cultured stonewall with a decorative arbor is proposed to be installed. The two corner features incorporate trees to be retained as well as newly proposed trees and planting of flowering trees and shrubs.
- An outdoor amenity area incorporating a children's play area, lawn and seating area with benches is provided behind the units on the western portion of the site.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

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 and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

JLM/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: Doug Johnson, Douglas R. Johnson Architect Ltd.
 Address: 221 Pemberton Avenue
 North Vancouver, BC
 V7P 2R4
 Tel: 604-982-0322

2. Properties involved in the Application
 - (a) Civic Addresses: 14984 and 14992 Fraser Highway; 14975 - 90A Avenue;
 9075 - 150 Street

 - (b) Civic Address: 14984 Fraser Highway
 Owner: Jagir Kaur Boyal
 PID: 007-239-459
 Lot 4, Except Part in BCP29758, Section 34 Township 2 New Westminster
 District Plan 10028

 - (c) Civic Address: 14992 Fraser Highway
 Owner: Narinder Sheenh
 PID: 002-968-339
 Lot 5 Except: Part on Plan BCP29757 Section 34 Township 2 New
 Westminster District Plan 10028 Lot 5 Except: Part on Plan BCP29757 Section
 34 Township 2 New Westminster District Plan 10028

 - (d) Civic Address: 14975 - 90A Avenue
 Owner: Satveer Mandair
 PID: 001-964-208
 Parcel "A" (Explanatory Plan 22461) of Lot 12 Section 34 Township 2 New
 Westminster District Plan 15857

 - (e) Civic Address: 9075 - 150 Street
 Owner: Amardeep Singh Mandair
 PID: 006-569-196
 Lot 12 Except: Parcel "A" (Explanatory Plan 22461) Section 34 Township 2
 New Westminster District Plan 15857

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,311.45 m ²
Road Widening area		287.56 m ²
Undevelopable area		
Net Total		4,023.89 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		27.20%
Paved & Hard Surfaced Areas		17.75%
Total Site Coverage	38%	44.95%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10 m
Accessory	n/a	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		15
Total		15
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,414.3 m ²	2,175.50 m ²

** 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)	37 upha/15 upa	34.80 upha/15 upa
# of units/ha /# units/acre (net)	37 upha/15 upa	34.80 upha/15 upa
FAR (gross)	0.60	0.50
FAR (net)	0.60	0.54
AMENITY SPACE (area in square metres)		
Indoor	45 m ²	0
Outdoor	45 m ²	91 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	23	30
Residential Visitors	3	3
Institutional		
Total Number of Parking Spaces	27	34
Number of disabled stalls	1	1
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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