

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0148-00

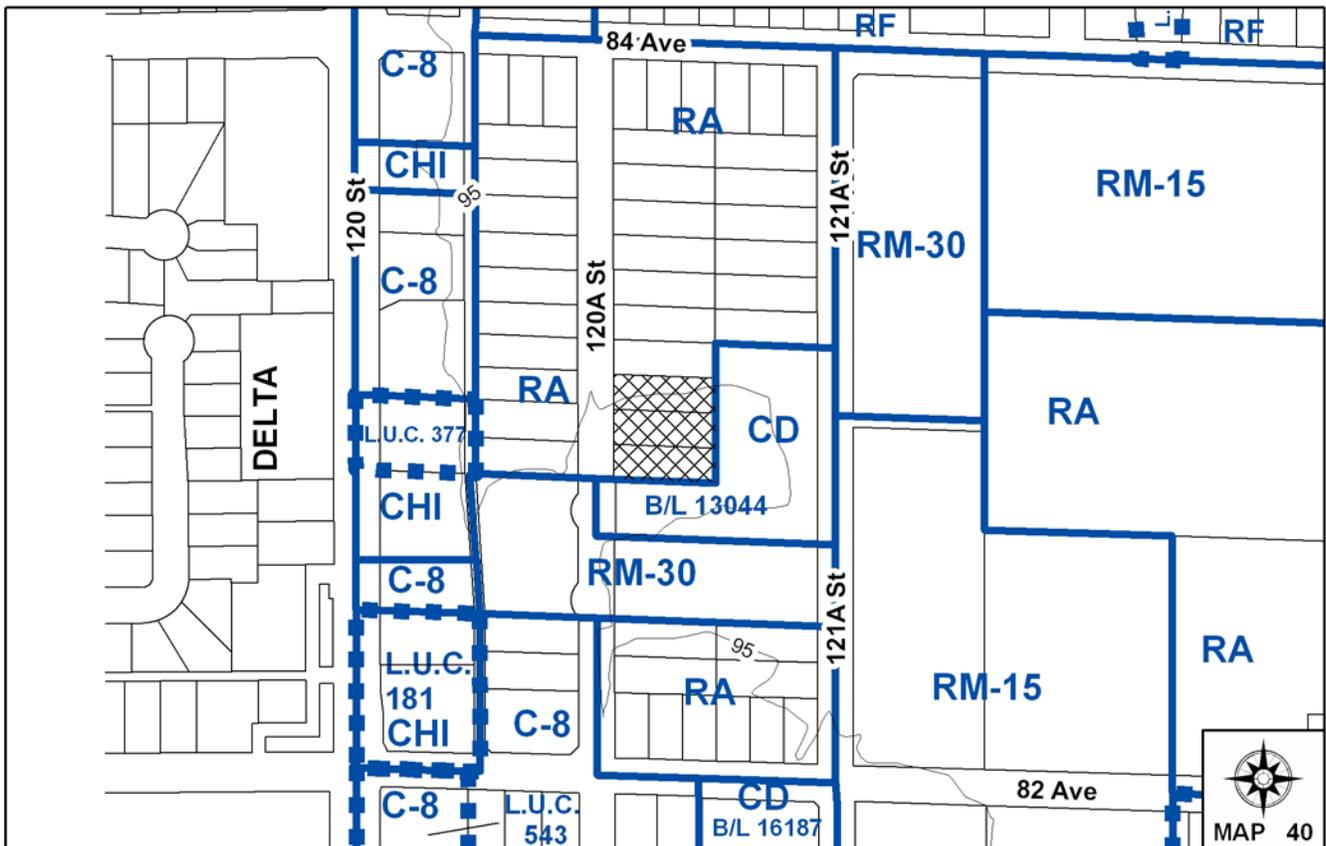
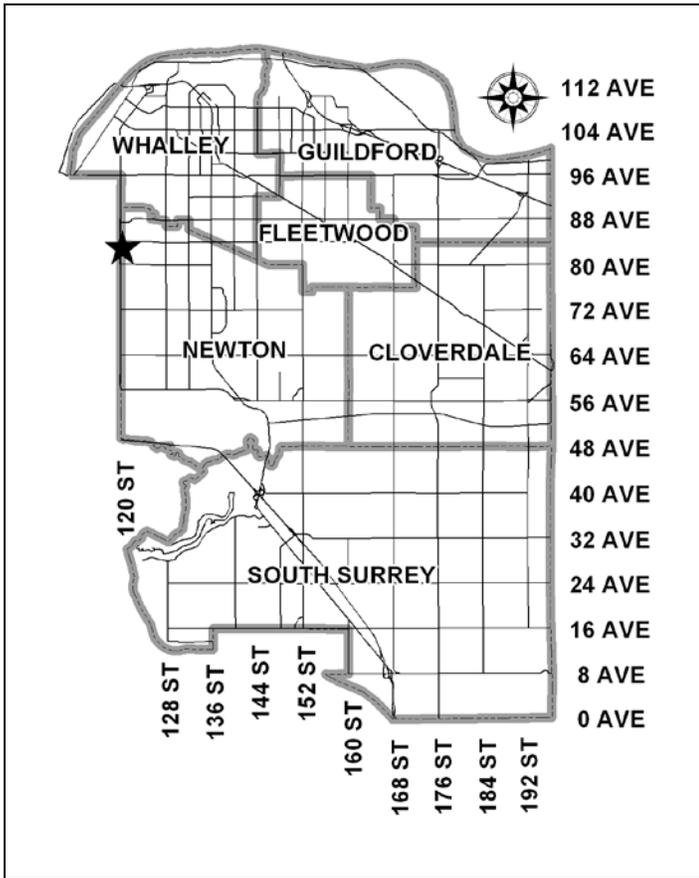
Planning Report Date: September 8, 2008

**PROPOSAL:**

- Rezoning from RA to RM-30
- Development Permit

in order to permit the development of a 14 unit townhouse project.

**LOCATION:** 8284, 8292 and 8304 - 120A Street  
**OWNERS:** Dhudwal Enterprises Ltd. et al  
**ZONING:** RA  
**OCP DESIGNATION:** Multiple Residential  
**LAP DESIGNATION:** Multiple Residential (Townhouse)



### 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 OCP Designation.
- Complies with the Newton Local Area Plan.
- The proposed density and building form are appropriate and consistent with existing development in this part of Newton.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. 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.
2. Council authorize staff to draft Development Permit No. 7907-0148-00 in accordance with the attached drawings (Appendix II).
3. 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
  - (g) the applicant adequately address the impact of no indoor amenity space.

## 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 Kennedy Trail Elementary School  
1 Secondary student at L.A. Matheson Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks supports the proposed development but has some concerns about the pressure this project will place on existing Parks, Recreation & Culture facilities in the area. Staff and the applicant will work together to resolve this issue.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and West (Across 120A Street):	Single family residential.	Multiple Residential/ Multiple Residential (Townhouse)	RA
East and South:	Townhouse development.	Multiple Residential/ Multiple Residential	CD (By-law No. 13044)

### DEVELOPMENT CONSIDERATIONS

#### Background and Plan Context

- The subject site consists of three parcels located at 8284, 8292 and 8304 – 120A Avenue and is 0.33 hectares (0.82 acres) in area. The three parcels are zoned "One-Acre Residential Zone" (RA) and are designated "Multiple Residential" in the Official Community Plan (OCP) and "Multiple Residential (Townhouse)" in the Newton Local Area Plan.
- The subject site is bordered to the east and south by a property zoned Comprehensive Development (CD) Zone (based on RM-30) and developed with a townhouse project. The property to the southwest across 120A Street was rezoned to RM-30 in 2006 and has been developed into townhouses in accordance with the Local Area Plan. Single family residential is adjacent to the north and to the west across 120A Avenue. However, these single family residential properties are designated "Multiple Residential" in the OCP and "Multiple Residential (Townhouse)" in the Newton Local Area Plan.
- The area surrounding the site (from 80 Avenue to 84 Avenue, and from 120 Street to 122 Street) is designated "Multiple Residential" in the OCP and the Newton Local Area Plan, with the exception of the properties along 120 Street (Scott Road) which are designated "Commercial" in both the OCP and Newton Local Area Plan.
- The intent of these designations is to locate higher density residential uses adjacent to the major commercial and transit thoroughfare in the area (120 Street). Designating multiple residential development near Scott Road conforms to the goal of achieving higher density development along major transit corridors.

- Most of the area designated "Multiple Residential" surrounding the site has been developed into multiple residential projects, with several projects having been completed in the last two years. However, some residents in the area, living on RA-zoned lots, have indicated opposition to the "Multiple Residential" designations and the resulting redevelopment.

### Proposal

- The applicant is proposing a rezoning from RA to "Multiple Residential 30 Zone" (RM-30) and a Development Permit to allow for development of a 14-unit townhouse complex.
- The proposed unit density is 42 units per hectare (uph) [17 units per acre (upa)] and the proposed floor area ratio (FAR) is 0.53. The proposed unit density and FAR conforms to the density regulations of the RM-30 Zone, and is in keeping with the allowable range of density within the existing plan designations.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 8, 2007 and staff received 4 phone calls from area residents, 1 visit from an area resident to the Planning Front Counter, and 1 petition against the proposal:

- One (1) of the callers was curious about the project and staff provided the caller with information regarding the proposal.
- Three (3) of the callers and the visitor to the Planning Front Counter expressed concerns about the project, including objection to townhouses, increased traffic, tree loss, perceived loss in neighbourhood house values, and potential lack of privacy. One (1) petition with 15 signatures representing 11 properties along 120A Street was submitted on September 15, 2007 (Appendix VI). The petition against the proposed development expresses concerns over increased traffic, massing (townhouses "towering over" single family houses), and perceived loss in neighbourhood house values. The petition also notes that a number of the respondents had recently built new single family dwellings along 120A Street and they were surprised to see a townhouse proposal on 120A Street.

#### *120A Street Future Development Issues:*

- *The OCP designates the RA-zoned properties along 120A Street as "Multiple Residential" and the Newton Local Area Plan designates these properties as "Multiple Residential (Townhouse)". The properties along the westerly side of 120A Street are impacted by the commercial uses along Scott Road and the designated multiple residential use here provides a better interface with the commercial uses.*
- *Redevelopment of the existing RA-zoned lots to multi-family developments will take time as land assembly is required. A number of properties in the immediate area have been rezoned and redeveloped to townhouses in the past few years (Appendix VII). The proposed development is consistent with the long term development plans for the area.*

- *The proposed increase in residential density is in keeping with the goal of increasing population density near major transit corridors (Scott Road is just west of the subject site).*
- *With respect to the issue of "towering over" neighbouring single family dwellings, the subject site is surrounded on 2 of 3 sides by townhouse developments. The only interface with single family residential is to the north and the applicant is providing the required 7.5 metre (25 feet) setback and is reducing the massing to 2 storeys on the north elevation. The neighbouring house is also 2 storeys in height.*

## DESIGN PROPOSAL AND REVIEW

### Building

- The proposed project consists of 14 three-bedroom townhouse units arranged in 2 buildings. The applicant is proposing to taper the massing on both buildings so that the end units (north and south sides) are 2 storeys while the interior units are 3 storeys. This provides a good interface with the 2-storey single family dwelling located to the north. It is noted that the property to the north is designated "Multiple Residential" in the OCP and is expected to redevelop in the long term for multiple residential uses, therefore this condition is expected to be temporary. There is an existing townhouse complex to the south and therefore no interface issues exist along this property line.
- The proposed design provides for street orientation for the building facing 120A Street. This includes front doors facing the street, a walkway connecting each residence to the sidewalk, and windows that provide casual surveillance of the street.
- The proposed roof line is enhanced by a number of gable features. The transition from the 2-storey units to the 3-storey units also provides visual interest with respect to the roof line. The side elevation of the buildings incorporates a number of gable features and also an entryway feature and various windows.
- The proposed exterior treatment includes vinyl siding, vinyl shingles, hardipanel and wood trim. Asphalt shingles in a heritage style are proposed for the roof.

### Parking

- A total of 31 parking spaces are required; 28 spaces for resident's use and 3 spaces for visitor parking. The development proposal meets the City's requirements for parking. Ten (10) of the 14 units are proposing tandem parking. A Restrictive Covenant will be required to be registered on the site to restrict the conversion of the garage to habitable space for these units.

### Amenity Space

- The Zoning By-law requires that outdoor amenity space for this project be provided in the order of 42 sq.m. (450 sq. ft.), based on 3 sq.m. (32 sq. ft.) per dwelling unit. The applicant has provided 52 sq.m. (560 sq.ft.) of outdoor amenity space near the main pedestrian entryway onto

the site. This amenity space will include sitting area with a bench and a pocket amenity garden containing a specimen tree and a rock garden.

- The Zoning By-law requires 42 sq.m. (450 sq.ft.) of indoor amenity space and the applicant is not proposing to build indoor amenity space but instead to provide cash-in-lieu of indoor amenity space in compliance with City Policy. Due to the low number of units proposed (14), the building form (townhouse) and the relatively large average unit size (123 sq.m./1,330 sq.ft.), it is reasonable for the applicant to provide cash-in-lieu for a small project of this nature.

### Trees and Landscaping

- The applicant has provided an arborist assessment from Mike Fadum and Associates. There are a total of 39 trees on the subject site and 35 trees are proposed for removal and 4 trees are proposed to be retained. Twenty-eight (28) of the 35 trees proposed to be removed are hedgerow trees that are not in great condition and partial retention of a hedgerow is not very aesthetically pleasing. The other 7 trees proposed for removal are either affected by the proposed construction or are in poor condition. Four (4) western red cedars in good condition are proposed to be retained.
- The applicant is proposing to plant 69 replacement trees on the site; 69 replacement trees are required according to Tree By-law No. 16100.

Tree Species	Total No. of Protected Trees	Proposed for Retention	Proposed for Removal
Alder	1	0	1
Cherry	2	0	2
Sawara Falsecypress	15	0	15
Douglas Fir	15	0	15
Hawthorn	1	0	1
W. Red Cedar	4	4	0
Walnut	1	0	1
<b>Total</b>	<b>39</b>	<b>4</b>	<b>35</b>

- Landscaping plans have been received and are generally acceptable. The landscaping includes heavy landscaping with a mix of trees, shrubs, ground cover and open lawn areas.
- A 1.8 metre (6 feet) cedar fence is proposed for the south, east and north property lines. A 0.9 metre (3 feet) picket fence with recessed gates is proposed along 120A Street. Decorative trellises are proposed above the entry sign, at the main pedestrian entrance and in the outdoor amenity area.
- Special paving (stamped concrete), is proposed for the area at the vehicle entrance. The garbage enclosure is proposed to be constructed of wood and will be screened by landscaping.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP and 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 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. Map Showing Petition Respondents
- Appendix VII. Map Showing OCP Designations and Land Use in Area

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:                    Gerry Blonski  
                         Address:                   Suite 1A, 12468 - 82 Avenue  
   Surrey, BC  
   V3W 3E9  
                         Tel:                         604-572-3608
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:      8284, 8292 and 8304 - 120A Street
  
  - (b)      Civic Address:            8284 - 120A Street  
            Owner:                    Dhudwal Enterprises Ltd., Inc. No. BC777272  
            PID:                      008-869-332  
            Lot 8 Section 30 Township 2 New Westminster District
  
  - (c)      Civic Address:            8292 - 120A Street  
            Owners:                   Tung Property Developments Ltd., Inc. No. BC0775200  
            PID:                      008-869-341  
            Lot 9 Section 30 Township 2 New Westminster District Plan 20565
  
  - (d)      Civic Address:            8304 - 120A Street  
            Owner:                    Rai Ventures Ltd., Inc. No. BC0810821  
            PID:                      008-869-367  
            Lot 10 Section 30 Township 2 New Westminster District Plan 20565
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,326 sq.m.
Road Widening area		55 sq.m.
Undevelopable area		
Net Total		3,271 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	37.6%	30.8%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( 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
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	10.5 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		14
Total		14
<b>FLOOR AREA: Residential</b>	1,734 sq.m.	1,732 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>		1,732 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	42 uph	42 uph
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	.53	.53
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	42 sq.m.	cash-in-lieu
Outdoor	42 sq.m.	52 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	31	31
Residential Visitors		
Institutional		
Total Number of Parking Spaces	31	31
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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