

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0181-00

Planning Report Date: June 16, 2008

**PROPOSAL:**

- **OCP Amendment** from Suburban and Industrial to Multiple Residential
- **Rezoning** from RA to IB and RM-30
- **Development Permit**
- **Development Variance Permit**

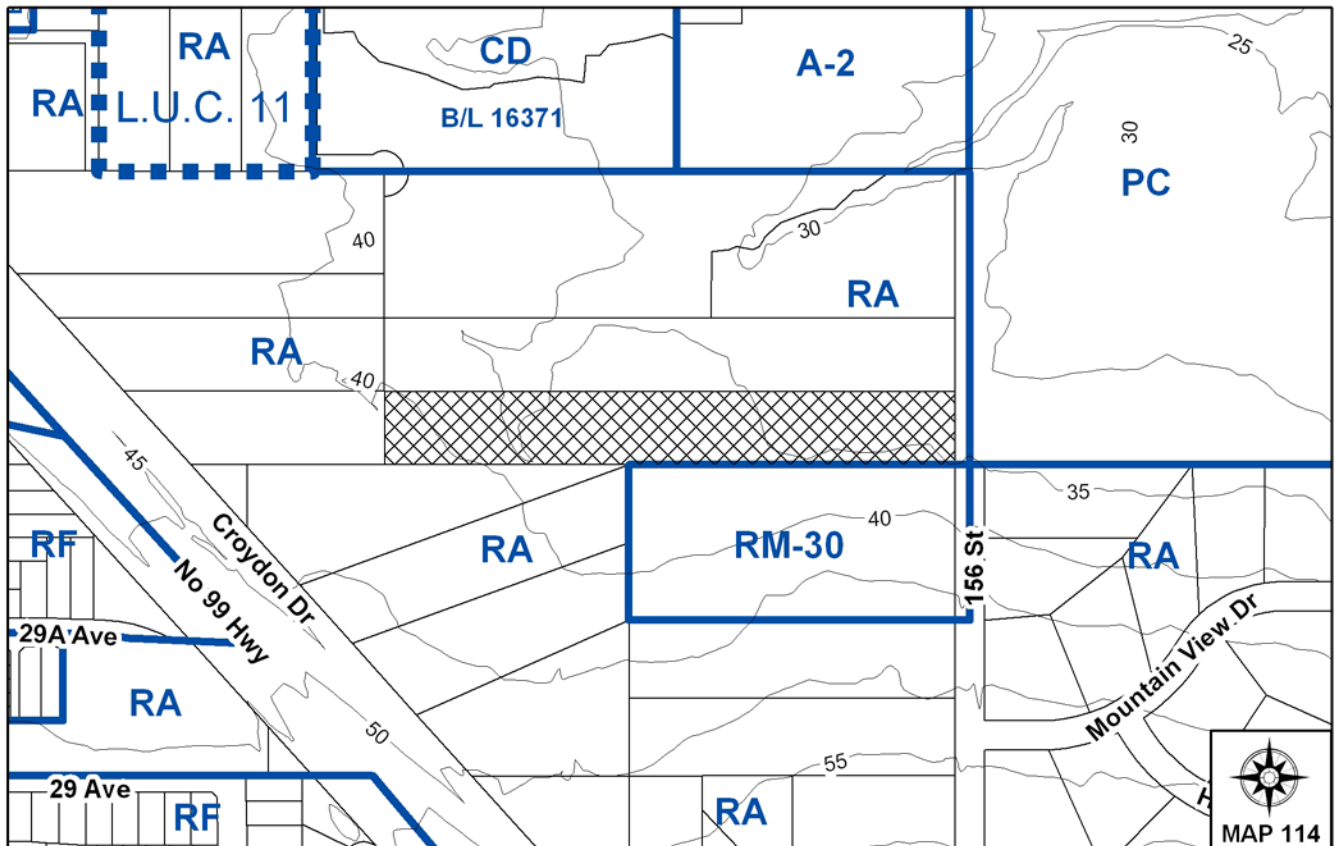
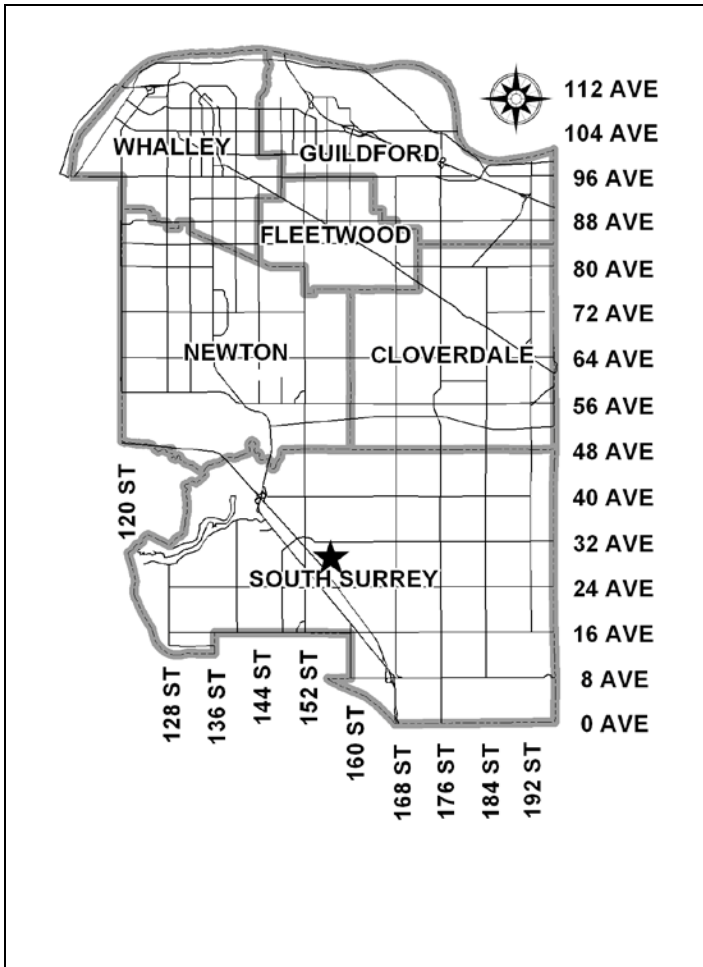
in order to permit the development of 73 townhouse units and a remnant lot for future industrial business park development.

**LOCATION:** 3009 - 156 Street  
**OWNER:** Lakewood Grandview Developments Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Suburban and Industrial

**NCP DESIGNATION:** Multiple Residential (15-25 upa);  
 Environmental and Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Relax the RM-30 Zone to allow reduced setbacks and to permit more than 3 stair risers within the front yard setback.

### RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of North Grandview Heights.
- The applicant has demonstrated adequate tree preservation by preserving 42% of all trees on the site including 100% of all good quality trees on the site.
- The proposed OCP amendment was anticipated as part of the normal approval process for applications in the NCP to achieve the approved land use designations, specific layout and density.
- The proposed design meets the design guidelines of the Development Permit Area.
- The proposed setback variances are a result of the topography and shape of the site, both of which restrict placement of buildings and services. The proposed variance to permit additional stair risers in the front yard setback is necessary as a result of the slope of the site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site from Suburban and Industrial to Multiple Residential (Appendix VII) 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 portions of the property shown as Block "A" and "B" on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) ; the portion of the property shown as Block "C" on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (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 219 square metres (2,357 sq.ft.) to 93 square metres (1,000 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0181-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7907-0181-00, (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);
  - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2 metres (7 ft.); and
  - (c) to permit more than three (3) stair risers in the front yard setback.
7. 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, including the registration of a 1.442 (5 ft.) statutory right-of-way along the frontage of the site (156 Street) are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer including the dedication of parkland (shown as Block "B" in Appendix VIII) and conveyance of the future industrial land (shown as Block "C" in Appendix VIII) to the City;
  - (c) input from Senior Government Environmental Agencies;

- (d) approval from the Ministry of Transportation;
- (e) submission of a finalized arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
- (f) 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;
- (g) the applicant adequately address the impact of reduced indoor amenity space;
- (h) registration of a reciprocal access easement to provide future access to the property to the north (3033 - 156 Street);
- (i) registration of an access easement to provide legal access to Block "C" (future industrial land) (Appendix VIII);
- (j) completion of an agreement with the City for the transfer of Block "C" (future industrial land) as shown on Appendix VIII and registration of a corresponding Section 219 "No Build" Restrictive Covenant until future industrial land consolidation with the property to the west is completed; and
- (k) 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:	<b>Projected number of students from this development:</b>  7 Elementary students at Sunnyside Elementary School 4 Secondary students at Semiahmoo Secondary School
Parks, Recreation & Culture:	No concerns. The applicant is required to pay the community amenity fees in keeping with the North Grandview Heights NCP and to dedicate the riparian area to the City as parkland.

Department of Fisheries & Oceans (DFO):

DFO has agreed to a reduced riparian setback on the east side of the Titman Class 'A' coded watercourse consisting of a setback ranging between 16 metres (52 ft.) and 38 metres (125 ft.) from the top-of-bank. The riparian setback on the west side of the Titman watercourse is required to be the full 30 metres (98 ft.) from the top-of-bank. The riparian area will be dedicated to the City as parkland.

Ministry of Transportation (MOT):

This application is within 800 metres of a future access to Highway 99 and comments from MOT have been requested on this basis.

Preliminary approval from 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 treed site with a watercourse on the western side of the property, as well as a BC Hydro Corridor.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	City of Surrey storm water management facility.	Suburban/Multiple Residential	RA
East (Across 156 Street):	Existing cemetery.	Suburban/Cemetery	PC
South:	129 unit townhouse project (File No. 7906-0257-00) is currently under construction.	Multiple Residential/ Multiple Residential	RM-30
West:	BC Hydro right-of-way and farmland.	Suburban/Business Park	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Suburban and Industrial in the Official Community Plan (OCP). The eastern portion of the site is designated "Medium Density Residential 15 to 25 units per acre (upa)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) and the western portion of the site is designated "Business Park" in the Rosemary Heights Business Park Land Use Plan. In between the two land use designations is the Titman watercourse that is designated "Environmental" in both plans. An OCP amendment from Suburban and Industrial to Multiple

Residential is required (including the Titman watercourse) to accommodate this proposal including a reconciliation of the existing OCP designations with the proposed plan.

- The entire site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the eastern portion of the site (including the Titman watercourse) to "Multiple Residential 30 Zone" (RM-30) to allow 73 townhouse dwelling units. The proposed RM-30 Zone is consistent with the designations 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 designations and can be supported.
- The applicant is also proposing to rezone the western portion of the site to "Industrial Business Zone" (IB) in accordance with the designation in the Rosemary Heights Business Park Land Use Plan and the OCP. It is anticipated that this portion of the site will be consolidated with the adjacent industrial designated lands and developed in the near future for business park uses.

## DEVELOPMENT CONSIDERATIONS

### Proposed Townhouse Development

- The subject proposal consists of seventy-three (73), 3-bedroom dwelling units with at-grade double car enclosed parking. The units range in size from 122 sq.m. (1,308 sq.ft.) to 185 sq.m. (1,987 sq.ft.), with a total floor area of 10,865 sq.m. (116,958 sq.ft.).
- The proposed density of 23 dwelling upa is within the range of 15 to 25 upa that is permitted in the North Grandview Heights NCP.
- The development includes a total of 161 parking stalls (146 parking stalls for residents and 15 visitor parking stalls). This meets the parking requirements of the Surrey Zoning By-law.
- Both side-by-side and tandem parking is proposed. The tandem parking stall arrangement will be protected by a Section 219 Restrictive Covenant in order to prohibit the conversion of tandem parking stalls into habitable space.
- The total amount of indoor amenity space proposed is 93 sq.m. (1,000 sq.ft.) consisting of a multi-purpose meeting room including a kitchen and two handicapped accessible bathrooms. The RM-30 Zone requires that 219 sq.m. (2,357 sq.ft.) of indoor amenity space be provided (3 sq.m./32 sq.ft. per dwelling unit). There is a deficiency of 126 sq.m. (1,357 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 adjacent to a large outdoor amenity space. The building will be surrounded by a wood deck and play area.
- The development includes 259 sq.m. (2,791 sq.ft.) of outdoor amenity space, which consists of gardens, open space and a playground. This exceeds the requirement of the RM-30 Zone requiring 3 sq. m./32 sq. ft. of outdoor amenity space per dwelling unit.

### Vehicular Access

- The applicant is required to provide 1.442 metres (5 feet) of road dedication for 156 Street or alternatively to secure an off-site statutory right-of-way from the Cemetery property across 156 Street. The applicant has advised City Staff that his preference is to secure an off-site statutory right-of-way. In the event that this option is not feasible, the applicant is required to provide a 1.442 metre (5 feet) statutory right-of-way for the frontage of his site with this application to ensure that the land is secured for the road widening of 156 Street. Upon registration of an off-site statutory right-of-way from the Cemetery property, the statutory right-of-way on the subject site will be discharged.
- The subject site will obtain one full movement access from 156 Street. This access will be shared with the property to the north. A secondary emergency access is provided to the site to the north near the back of the lot in accordance with the Engineering Department's requirements. A shared access easement will be registered to secure this access for the property to the north.
- 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 Assessments for the subject property. In accordance with the requirements 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 discussions and consultation with City staff to ensure that maximum tree preservation is achieved on the subject site.
- The Arborist Assessment states that there are 197 total trees on the property. The following is a table providing the breakdown by tree species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Paper Birch	4	0	4
Cedar	2	2	0
Douglas Fir	1	1	0
Alder	165	66	99
Big Leaf Maple	22	14	8
Cottonwood	3	0	3
<b>Total</b>	<b>197</b>	<b>83</b>	<b>114</b>

- There are 197 protected trees on the site; however, as noted in the table above, 169 of all the trees on the subject site are not considered high value, retainable species (Alders and Cottonwoods).
- The arborist assessment identified a total of three (3) good quality trees on the subject site. These trees consist of one large, open grown Douglas Fir and two Cedar trees. All three of these trees are proposed to be retained.

- An additional 80 trees are proposed to be retained. Although these additional trees are not considered high value trees on their own, they play an important role as habitat protection within the riparian area as a group.
- The applicant has proposed to replant 183 trees on the subject site. This exceeds the City's requirement that the applicant replant 126 trees (based on a two to one replacement for coniferous trees and a replacement of one to one for deciduous trees). The new trees on the site will consist of a variety of trees including Fir, Maple, Birch, Katsura, Dogwood, Beech, Magnolia, Pine, Oak and Ivory Silk trees. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.

#### Protected Riparian Area

- The Titman Class "A" coded watercourse runs diagonally through the site separating the Industrial and Multiple Residential designated portions of the property. The Department of Fisheries and Oceans (DFO) has agreed to a riparian setback ranging between 16 metres (52 feet) and 38 metres (125 feet) from the top-of-bank on the eastern side of the Titman Creek and a full setback of 30 metres (98 feet) from the top-of-bank on the western side of the Titman Creek. The applicant is required to dedicate the entire riparian area to the City and to erect a fence at the boundaries of the riparian area to ensure that the riparian areas remain undisturbed.

#### Industrial Portion of the Site (Block "C")

- This portion of the site west of the Titman Creek is designed Industrial, and is expected to form part of a future business park uses fronting on Croydon Drive.
- Since the industrial portion of the subject site is currently land locked (by the Titman Creek) and not of a sufficient size to be viable given the BC Hydro corridor running through the site, the applicant explored the possibility of selling and/or consolidating the industrial portion of the subject site with the neighbouring industrial lands. The applicant was not successful because the neighbouring industrial land owners are not prepared to develop their sites at this time. In order to ensure the future viability of the industrial portion of the subject site, an agreement has been reached between the City of Surrey and the applicant to ensure the future viability of the industrial portion of the subject site.
- Under an agreement with the City, the applicant has agreed to convey this land (Block "C") to the City with the understanding that the City will hold it "in trust" to provide the current owner sufficient time to pursue and complete a larger land assembly with the property to the west. The current owner will be required to complete a larger land assembly within the next five (5) years by consolidating the industrial lot with adjacent industrial properties, otherwise the City will retain ownership of the subject lot with no compensation to the current owner, and may pursue the consolidation of this industrial lot with the adjacent industrial lands.
- This agreement between the City of Surrey and the current owner will be attached to the land via a Section 219 Restrictive Covenant registered on title stating the terms of the agreement. The Restrictive Covenant will also have a "no build" clause that will prevent development until the land is consolidated with an adjacent industrial parcel.



## PRE-NOTIFICATION

Pre-notification letters were sent on September 11, 2007 and staff received one comment. The caller had no concerns about the proposed development and requested information only.

## DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on March 27, 2008 (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 street-oriented with direct and individual entrances and walkways to the street. The entry doors will be painted red to create visual interest and each townhouse unit on 156 Street will have a porch facing the street. Overall, the streetscape will create a pedestrian friendly 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.
- Due to the significant natural slope on 156 Street and to be consistent with the appearance of the recently approved townhouse units on the adjacent site (File Number 7906-0257-00), between 6 and 13 stair risers are required within the front yard setback. In the absence of these stair risers, significant re-grading and retention walls would be required on 156 Street. ADP endorsed the addition of stair risers as opposed to a significant departure from the established architectural pattern established on 156 Street.
- Two colour schemes are proposed: Green/Red and Brown. Each colour scheme is proposed to contain a number of complementary colours including different shades of green, red and brown. 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.
- The buildings will be constructed using high profile asphalt shingles with ridge caps as the roofing material; wood board and batten siding with wood trim and wood posts. The proposed dwelling units facing 156 Street will be constructed using hardi-panel and the interior units will be constructed using vinyl.
- Pedestrian safety on the site will be enhanced by the careful placement of stamped concrete at the entrance to the development and throughout the drive aisle. The stamped concrete will break up the massing of the asphalt drive aisle and will act as a passive traffic calming measure by deterring speeding along the internal drive aisle. There will also be a sense of openness, a lot of visibility and various low level plants throughout 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.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).

Justification for Variance:

- The proposed reduced south side yard setback is required as a result of the significant slope of the site restricting the placement of the drive aisle to the currently proposed location. In order to minimize the re-grading of the site and to adequately service the site, the applicant's Engineer has confirmed that the location of the drive aisle is restricted to its current placement on the site.
- The proposed variance affects only two Buildings, Numbers 3 and 11 containing a total of 12 dwelling units and representing only 16% of the proposed dwelling units on the site.
- The applicant has confirmed the affected dwelling units will have functional and livable rear yards.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2 metres (7 ft.).

Justification for Variance:

- The applicant is required to dedicate the riparian area of the Titman Creek to the City as parkland as part of this application. As a result, a new property boundary, 2 metres (7 ft.) from the nearest dwelling unit will be created. The proposed variance will maintain the development potential of the subject site while at the same time allowing for the dedication of the riparian area to the City.
- The proposed setback variance is to the sides of the units and therefore will not impact the functional outdoor space for this unit.

(c) Requested Variance:

- To permit more than three (3) stair risers in the front yard setback.

**Justification for Variance:**

- Due to the significant natural slope on 156 Street and to be consistent with the appearance of the recently approved townhouse units on the adjacent site (File Number 7906-0257-00), between 6 and 13 stair risers are required within the front yard setback. As a result, the proposed variance will ensure that the streetscape is street oriented and consistent along 156 Street.

**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 Subdivision Layout, 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 Plans
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Zoning Block Plan
Appendix IX	Development Variance Permit No. 7907-0181-00

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:                      Harald Trepke, Lakewood Grandview Developments Ltd.  
                         Address:                      #201 - 7795 - 128 Street  
                                                              Surrey, BC  
                                                              V3W 4E6  
                         Tel:                                      604-590-8444
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      3009 - 156 Street
  
  - (b)      Civic Address:                      3009 - 156 Street  
                         Owner:                                      Lakewood Grandview Developments Ltd., Inc. No.  
                            BC0789610  
                         PID:    011-419-954  
                         Lot 5 Section 23 Township 1 New Westminster District Plan 9266
  
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)      Proceed with Public Notification for Development Variance Permit No. 7907-0181-00.
  
  - (d)      Application is under the jurisdiction of MOT.  
                         MOT File No. 1-6-24744.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		19,797 sq.m.
Road Widening area		n/a
Undevelopable area (Riparian Area and Industrial Lands)		6,818 sq.m.
Net Total		12,979 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	38%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	2 m (with DVP)	2 m
Side #1 (South)	5.5 m (with DVP)	5.5 m
Side #2 (North)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	11 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		n/a
One Bed		n/a
Two Bedroom		n/a
Three Bedroom +		73
Total		73
<b>FLOOR AREA: Residential</b>		10,866 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total	n/a	n/a
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>		10,866 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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.90	0.83
AMENITY SPACE (area in square metres)		
Indoor	219 sq.m.	93 sq.m.
Outdoor	219 sq.m.	287 sq.m.
PARKING (number of stalls)		
Commercial	n/a	n/a
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	146	146
Residential Visitors	15	15
Institutional	n/a	n/a
Total Number of Parking Spaces	161	161
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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