

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0230-00

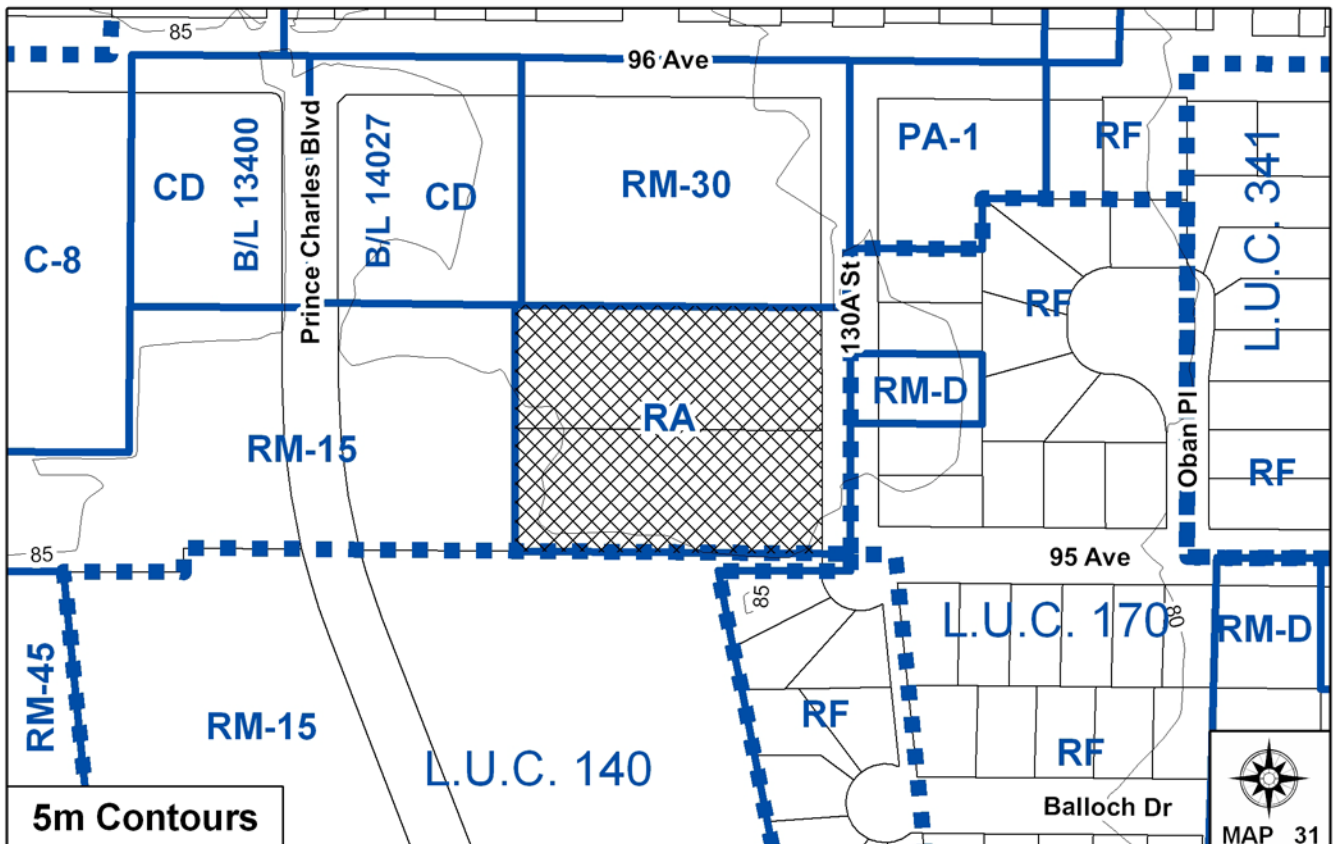
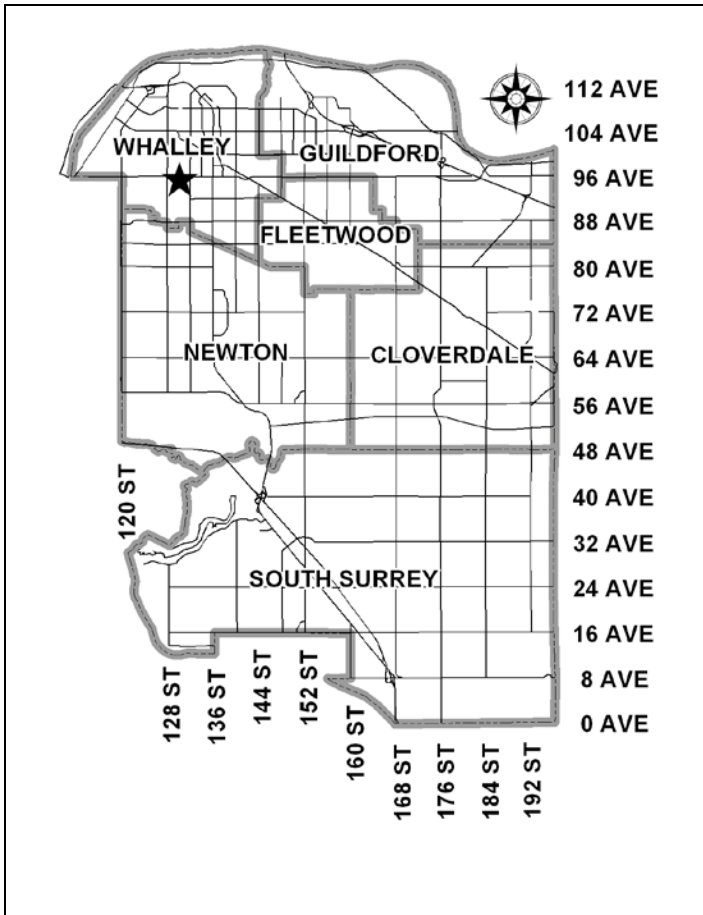
Planning Report Date: May 12, 2008

**PROPOSAL:**

- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit

in order to permit the development consisting of approximately 51 townhouse units.

**LOCATION:** 9521/53 - 130A Street  
**OWNERS:** Carl and Alice Anderson et al  
**ZONING:** RA  
**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced front yard building setback.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Aligns with the existing townhouses in the area.
- Proposed setbacks achieve a more urban, pedestrian streetscape.

## 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. 7907-0230-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0230-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).
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 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) 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; and
  - (g) address concerns of the Parks, Recreation and Culture Department about the pressure this project will place on existing facilities in the neighbourhood 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:**

8 Elementary students at Betty Huff Elementary School  
4 Secondary students at Queen Elizabeth 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:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Townhouse development.	Multiple Residential	RM-30
East (Across 130A Street):	Single family dwellings and a duplex.	Urban	Land Use Contract No. 170 (underlying RF) and RM-D
South:	Townhouse development and single family dwellings.	Multiple Residential and Urban	Land Use Contract No. 140 (underlying RM-15) and RF
West:	Townhouse development.	Multiple Residential	RM-15

**DEVELOPMENT CONSIDERATIONS**

- The subject site is located on the west side of 130A Street south of 96 Avenue and encompasses two (2) properties located at 9521 and 9553 - 130A Street.
- The 0.97-hectare (2.4-acre) subject site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned One-Acre Residential Zone (RA).
- The applicant proposes to rezone the site from RA to RM-30 in order to allow the construction of approximately 51 townhouse units, with a proposed unit density of 21.3 units per acre (upa) and a floor area ratio (FAR) of 0.74. The proposal conforms to the land use designation in the OCP. A companion Development Variance Permit application to vary building setbacks has also been submitted.

- The proposed density of 21.3 units per acre and floor area ratio (FAR) of 0.74 conform to the sliding scale of the RM-30 Zone, which permits 29.8 upa and 0.88 FAR on this 0.97-hectare (2.4-acre) site.
- The proposal consists of three (3) 2-bedroom units and forty-eight (48) 3-bedroom units, ranging in floor area from 126 square metres (1,361 sq.ft.) to 166 square metres (1,790 sq.ft.), with a total floor area of 7,164 square metres (77,118 sq.ft.).
- The amount of outdoor amenity space proposed is 196 square metres (2,110 sq.ft.), exceeding the minimum 153 square metres (1,647 sq.ft.) required under the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- The amount of indoor amenity space proposed is 171 square metres (1,841 sq.ft.), exceeding the minimum 153 square metres (1,647 sq.ft.) required under the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.

### Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Michael Mills, Certified Arborist of Michael J. Mills Consulting Arboriculture & Urban Forestry. The report has identified 61 mature trees. As the development proposal reflects a multiple residential development, practically all the trees within the development footprint will need to be removed. Seven (7) trees are proposed to be retained with four (4) along the north property line and three (3) incorporated into the outdoor amenity area. The following chart reflects the trees proposed for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Paper Birch	1	0	1
Cedar	15	2	13
Douglas Fir	11	5	6
Alder	18	0	18
Big Leaf Maple	12	0	12
Cottonwood	2	0	2
Spruce	1	0	1
Hemlock	1	0	1
<b>Total</b>	61	7	54

- The proposal indicates that 117 trees will be planted on site, which exceeds the 84 replacement trees required by the Tree Protection By-law.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 10, 2007 and staff did not receive any comments.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed townhouse project consists of 51, 2 and 3-bedroom units in 9 buildings, with an average floor area of 140 sq. m. (1,512 sq. ft.) per dwelling unit.
- The proposal indicates 3-storey buildings with garages at grade. The kitchen, dining and living rooms are located at the second floor, with the bedrooms at the third floor area.
- One primary vehicular entry to the site is proposed at 130A Street and will be defined by concrete unit pavers. A circular decorative paving detail consisting of concrete unit pavers with a reinforced concrete curb will also be included at each intersection of the internal road. An emergency vehicle access to 130A Street is located at the south end of the site.
- Private pedestrian access is provided to an existing public walkway to the south, via a 4-metre (13-ft.) wide pathway located between units 24 and 25. The public walkway runs east-west along the south property line of the subject site.
- Building Nine fronting 130A Street includes five (5) street-oriented units with direct access from a front yard patio to 130A Street. The side (east) elevation of units 1 and 36 include a porch that also provides direct access to 130A Street.
- The proposed building materials include asphalt shingles in charcoal blend colour for roofing. Cladding materials will be mainly hardi-plank siding with cedar shingle siding for the gable ends. There are two colour schemes proposed, cream and taupe and a muted blue and taupe. Light beige will provide an accent colour with front doors proposed to be in black.

### Indoor Amenity Space

- A proposed one-storey with basement amenity building is located adjacent to the centrally located outdoor amenity space. The main floor incorporates a meeting room, kitchen, washroom and storage area with a porch on the east and west side of the building. An additional meeting room and washroom are included in the basement level. The main floor of the amenity building is accessible by a ramp located on the east side of the building.

### Landscaping and Outdoor Amenity Space

- The 130A Street streetscape elevations include a black decorative metal fence with a brick faced concrete base and columns with landscaping planted behind. A private gate entrance defines each pedestrian entry with a brick column on either side.
- The decorative metal fence fronting 130A Street steps up to a 1.7-metre (5.6-ft.) wood rear yard privacy fence.
- An outdoor amenity area incorporating a children's creative play area, lawn, seating area with benches and an arbour planted with climbing deciduous and evergreen vines to provide shade is provided in the central portion of the site.

- A combination of trees, shrubs and lawns are to be planted around the perimeter of the site.

### Parking

- The proposed development includes a total of 112 parking spaces, consisting of 102 resident parking spaces and 10 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are centrally located, one of which is designated for persons with a disability.
- Resident parking spaces will be provided in double garages for eighteen (18) of the units and as tandem spaces within an enclosed garage in thirty-three (33) of the units. To ensure that the tandem garage parking spaces are not converted into livable space, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.

### ADVISORY DESIGN PANEL

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

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To reduce the minimum front yard (130A Street) setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).

#### Applicant's Reasons:

- The reduced setback reinforces the urban character and is in keeping with the character of the existing neighbourhood.
- The units are closer to the street and will present a friendly face to the street, promoting social interaction, as well as casual surveillance.

#### Staff Comments:

- The reduced setbacks along the east (130A Street) property line reinforce the urban character, create a strong street orientation and have direct pedestrian access from the street.
- Planning and Development Department staff can support the proposed variances based on the applicant's justification.

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. Development Variance Permit No. 7907-0230-00

Jean Lamontagne  
General Manager  
Planning and Development

JLM/kms

v:\wp-docs\planning\plncom08\05021152.jlm.doc  
KMS 5/2/08 12:31 PM



Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Eric Aderneck, Aplin & Martin Consultants Ltd.  
                         Address:               Suite 201, 12448 - 82 Avenue  
   Surrey, BC  
   V3W 3E9  
                         Tel:                        604-572-5402

2.      Properties involved in the Application

- (a)      Civic Addresses:      9521 and 9553 - 130A Street
- (b)      Civic Address:            9521 - 130A Street  
            Owners:                   Patricia Rose Matthews; Terry Lee Lemieux  
            PID:                        008-779-180  
            Lot 32 Section 32 Township 2 New Westminster District Plan 25486
- (c)      Civic Address:            9553 - 130A Street  
            Owners:                   Carl Allen Anderson and Alice Marion Anderson  
            PID:                        008-779-155  
            Lot 31 Section 32 Township 2 New Westminster District Plan 25486

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.
- (b)      Proceed with Public Notification for Development Variance Permit No. 7907-0230-00.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		9,670 m <sup>2</sup>
Road Widening area		-
Undevelopable area		-
Net Total		9,670 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	44.6%	33.5%
<b>SETBACKS</b> ( in metres)		
Front (East)	7.5 m	5.0 m**
Rear (West)	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 m
Accessory - Indoor Amenity	11 m	3.5 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		3
Three Bedroom +		48
Total		
<b>FLOOR AREA: Residential</b>		7,164 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	8,509 m <sup>2</sup>	7,164 m <sup>2</sup>

\* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

\*\* *Development Variance Permit requested.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	73 upha/30 upa	52.7 upha/21.3 upa
# of units/ha /# units/acre (net)	73 upha/30 upa	52.7 upha/21.3 upa
FAR (gross)		
FAR (net)	0.88	0.74
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	153 m <sup>2</sup>	171 m <sup>2</sup>
Outdoor	153 m	196 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	6	6
3-Bed	96	96
Residential Visitors	10	10
Institutional		
Total Number of Parking Spaces	112	112
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
---------------	----	---------------------------------	-----