

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7907-0243-00

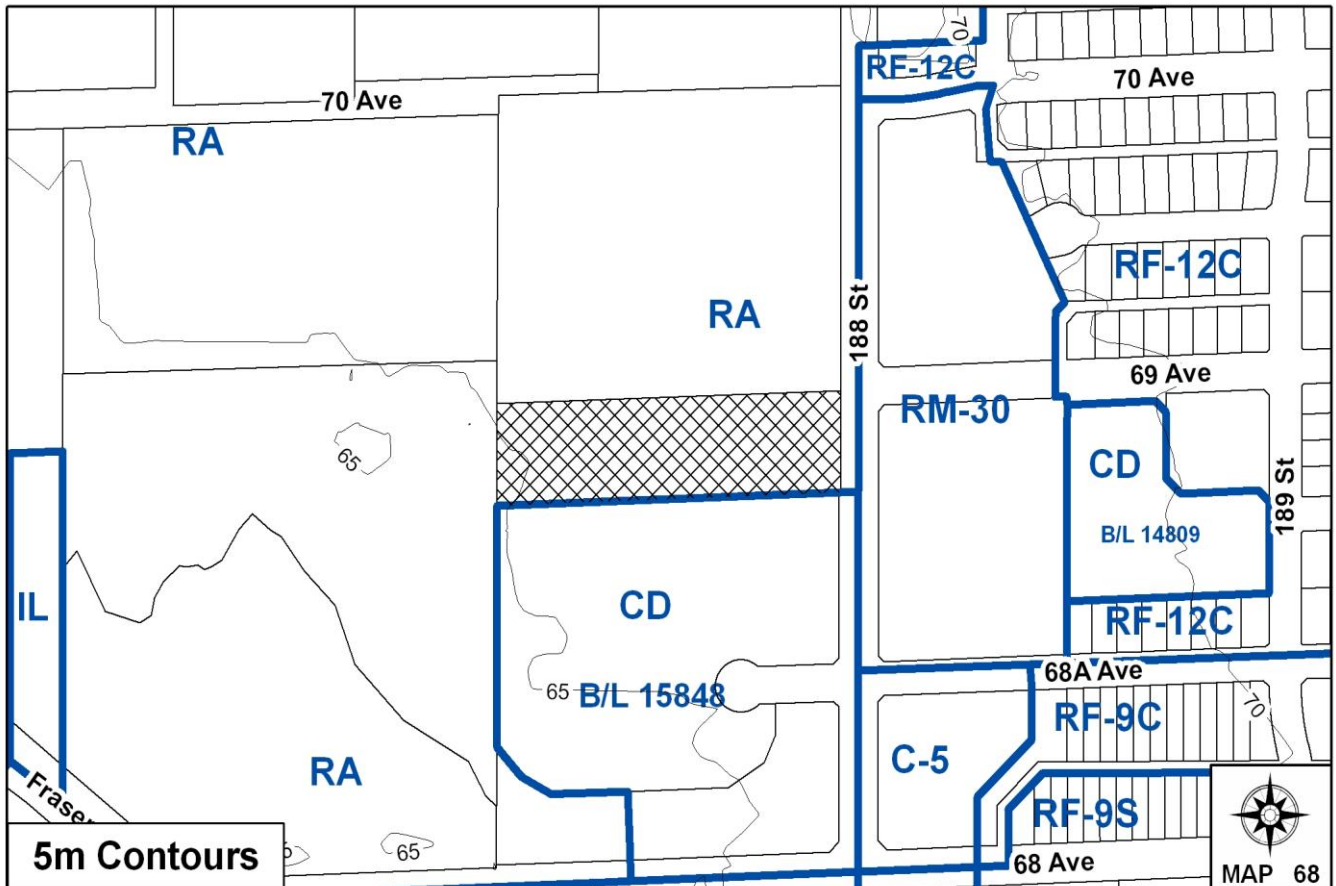
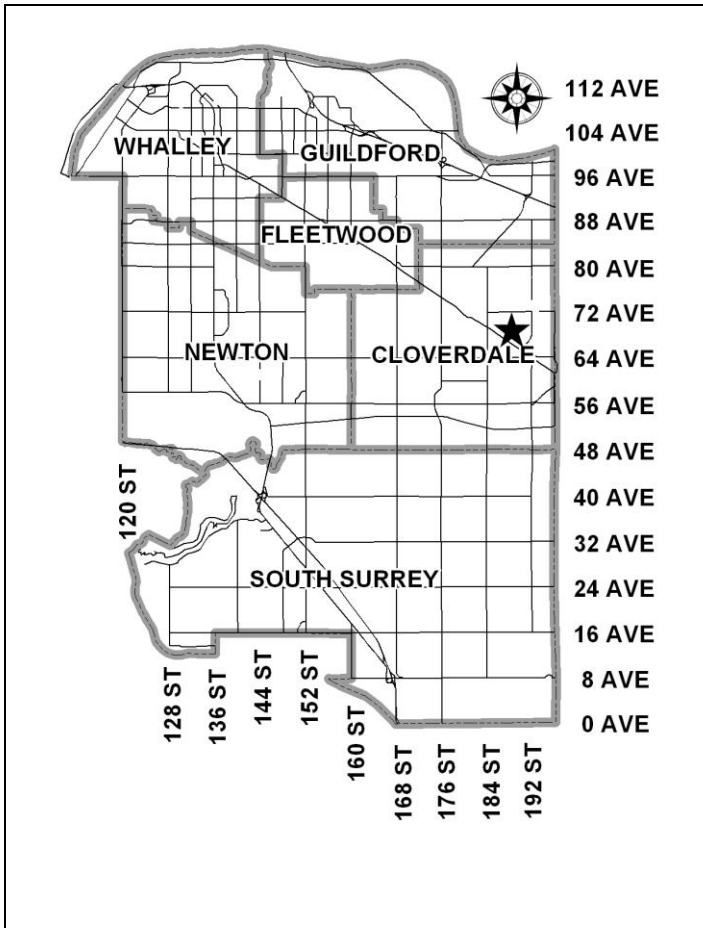
Planning Report Date: May 4, 2009

PROPOSAL:

- **OCP Amendment** from Suburban to Multiple Residential
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit a fifty-three-unit (53) townhouse project.

LOCATION: 6905 - 188 Street
OWNER: Tonino Testini and Nicola Testini
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: 22 - 45 upa (High Density)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space;
5. Council authorize staff to draft Development Permit No. 7907-0243-00 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 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) 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 no indoor amenity space;
 - (h) registration of a 2.4-metre (8 ft.) wide statutory right-of-way for public access along the north property line to accommodate a multi-use pathway;

- (i) registration of a 0.6-metre (2 ft.) wide statutory right-of-way for public access along the east property line to accommodate the multi-use pathway requirement on 188 Street;
- (j) completion of the City's acquisition of a 2.7-metre (9 ft.) wide portion along the north portion of the site; and
- (k) resolution of all urban design issues 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:**

8 Elementary students at combined Clayton and East Clayton Elementary Schools
4 Secondary students at Clayton Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: The applicant will be required to provide NCP Amenity contributions as per the East Clayton West Extension Neighbourhood Concept Plan (NCP).

The Parks, Recreation & Culture Department has agreed to acquire a 2.7-metre (9 ft.) wide portion of the greenway.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel with no existing structures.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Clayton Heights Secondary School.	Existing School in the East Clayton West Extension NCP.	RA
East (Across 188 Street):	Townhouse development.	High Density 25 to 45 upa in the East Clayton NCP.	RM-30

Direction	Existing Use	NCP Designation	Existing Zone
South:	Townhouse development.	22-45 upa (High Density) in the East Clayton West Extension NCP).	CD (By-law No. 15848)
West:	Stormwater detention pond.	Stormwater Pond (100 Year Flood Event) in the East Clayton West Extension NCP.	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated 22-45 upa (High Density) in the East Clayton West NCP.
- As described in Corporate Report No. C003, which was forwarded to Council on April 5, 2005, the necessary amendment to the OCP designation is to be completed as part of the development application process, on a site by site basis.
- The subject site is currently designated Suburban, limiting development to a maximum of 2 units per acre. The proposal involves the development of approximately 53 townhouse units, with an overall density of 24 units per acre. The proposed density and housing form (townhouse buildings) are consistent with the approved NCP. Therefore, staff support the proposed OCP amendment from Suburban to Multiple Residential.
- A similar redesignation to Multiple Residential was approved on July 24, 2006 (By-law No. 15847) for the lands to the south of the subject site.

DEVELOPMENT CONSIDERATIONS

- The subject site at 6905 – 188 Street is located on the west side of 188 Street south of 69 Avenue in the East Clayton West Extension NCP.
- The 0.883-hectare (2.18-acre) subject property is designated Suburban in the Official Community Plan (OCP), 22-45 upa (High Density) in the East Clayton West Extension NCP and is currently zoned One-Acre Residential Zone (RA).
- The proposal conforms to the NCP designation but requires redesignation in the OCP from Suburban to Multiple Residential.
- The applicant proposes to rezone the site from One-Acre Residential (RA) to Comprehensive Development (CD), based on the RM-30 Zone, in order to allow the construction of approximately 53 townhouse units, with a proposed unit density of 24 units per acre (upa) and a floor area ratio (FAR) of 0.85.
- The proposed FAR of 0.85 conforms to the maximum 0.90 FAR of the RM-30 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 0.883-hectare (2.18-acre) site (based on the RM-30 Zone

sliding scale calculation) is 0.83 FAR. As a result, the applicant is proposing a CD Zone to accommodate the proposed FAR of 0.85.

- The proposal consists of nineteen (19) 2-bedroom units and thirty-four (34) 3-bedroom units, ranging in floor area from 111 square metres (1,190 sq.ft.) to 172 square metres (1,855 sq.ft.), with a total floor area of 7,457 square metres (80,265 sq.ft.).

Proposed CD By-law

- The proposed CD By-law is based on the RM-30 Zone with modifications to the floor area ratio (FAR), lot coverage and building setbacks. All other aspects of the proposed CD By-law meet the requirements of the RM-30 Zone. The table below shows a comparison between the proposed CD Zone and the RM-30 Zone.

	RM-30 Zone based on 1-hectare Site	RM-30 Zone, Based on 0.88-hectare Site	Proposed CD By-law
FAR	0.90	0.83	0.85
Lot Coverage	45%	29%	40%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 5.4 m (18 ft.) to building face and 4.7 m (15 ft.) to columns east: 6.0 m (20 ft.) to building face and 5.0 m (16 ft.) to columns west: 6.0 metres (20 ft.) to building face and 3.0 m (10 ft.) to the deck south 6.0 metres (20 ft.) to building face
Building Height	13 metres (43 ft.)	13 metres (43 ft.)	13 metres (43 ft.)
Parking	117 parking spaces	117 parking spaces	119 parking spaces

- The reduced setback along the east (188 Street) property line achieves a pedestrian-friendly streetscape, one of the objectives identified in the NCP.
- The 5.4-metre (18 ft.) setback along the north property line provides a suitable interface with the proposed 4-metre (13 ft.) wide multi-use pathway within a 10-metre (33 ft.) wide corridor.
- The townhouse units front and have direct pedestrian access from both the multi-use pathway along the north property line as well as from 188 Street, promoting social interaction and casual surveillance.
- To address livability and privacy, the units adjacent to the multi-use pathway have six risers to the patio and unit with low walls with screen landscaping in front and behind each wall consisting of hydrangeas, rhododendrons and small emerald green cedars defining each private pedestrian entry.

- The proposed setbacks along the west and south property line are consistent with the approved setbacks for the townhouse project located to the south of the subject site.

Tree Preservation and Replacement

- The applicant submitted an arborist assessment prepared by Mike Fadum, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified 128 mature trees. The trees consist mainly of pioneer species consisting of maple, birch, indigenous cherry, red alder and black cottonwood. In addition to the pioneer species there are four (4) coniferous trees consisting of one (1) fir and three (3) Western Red Cedars. As this is a proposed multiple residential development, all of the trees within the development footprint will need to be removed.
- The arborist report is dated July 4, 2006 with an addendum of October 25, 2006. Since the report was completed over two years ago, the information has expired and will require the arborist to revisit the site and confirm the findings.
- The arborist has confirmed that he will revisit the site and confirm the information is accurate prior to consideration of Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on September 16, 2008 and staff received one phone call confirming the details of the proposal. No concerns were expressed.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the East Clayton West Extension NCP. Given that the proposal is in compliance with the NCP, no further consultation was necessary 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

Building Design

- The proposed townhouse project consists of 53, 2 and 3-bedroom units in 11 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. A similar townhouse form has been constructed to the south and east.

- One primary vehicular entry to the site is proposed at 188 Street and will be defined by concrete unit pavers. 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 through the development to the south is located at the southwest corner of the site. A reciprocal access easement for emergency vehicle access was registered as part of the development application to the south (File No. 7904-0317-00).
- A pedestrian entrance is located along the north side of the vehicular entrance from 188 Street.
- Building 1 which fronts 188 Street includes five (5) street-oriented units with direct access from front yard patios.
- Buildings 3, 5, 7 and 9 include twenty (20) units with private pedestrian access from a front yard patio to the public walkway along the north property line of the site.
- The proposed building materials include black asphalt shingles with grey and taupe specks for roofing. Cladding materials on the front elevation include cement shingles in muted light blue and brown, light grey textured acrylic stucco finish and light grey stone. Cladding materials on the rear elevation include horizontal vinyl siding in a taupe colour with cement shingles in muted light blue and brown on the gable windows. Dark brown will provide an accent colour for railings, and window and door frames.

Greenway

- The East Clayton West Extension NCP identifies a 10-metre (33 ft.) wide multi-use pathway along the north property line of the subject site.
- To satisfy this requirement the applicant will be providing a 2.4-metre (8 ft.) statutory right-of-way for public right of passage along the north property line of the subject site. The City has agreed to purchase a 2.7-metre (9 ft.) wide strip alongside the statutory right-of-way and the applicant will dedicate a 4.9-metre (16 ft.) wide strip north of the lands to be purchased (Appendix VIII).
- The Parks, Recreation & Culture Department will fund and construct the 4-metre (13 ft.) wide multi-use pathway along 188 Street.
- The applicant has agreed to register a 0.6-metre (2 ft.) wide statutory right-of-way along the east property line to accommodate the multi-use pathway requirement.

Indoor Amenity Space

- No indoor amenity space is being proposed. The applicant has indicated that due to the number of units proposed, the project does not have the economy-of-scale to warrant the additional maintenance costs for an indoor amenity space. The applicant has agreed to provide a monetary contribution of \$55,650 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in required indoor amenity space.

Landscaping and Outdoor Amenity Space

- The 188 Street streetscape elevation includes a decorative wall with a black coloured aluminum picket fence with landscaping in front, with each private pedestrian entry defined by two concrete columns and private gate entry perpendicular to the street.
- The north elevation, adjacent to the walkway corridor, includes low retaining walls with screen landscaping consisting of hydrangeas, rhododendrons and small emerald green cedars in front and behind each wall defining each private pedestrian entry.
- An outdoor amenity area incorporating a children's play structure on safety tile, seating area with a bench and bollard lighting is provided in the central portion of the site. The outdoor amenity area is lower than the internal road so a ramp has been included to ensure the play area is easily accessible.
- The outdoor amenity space measures 174 square metres (1,873 sq.ft.), exceeding the minimum 159 square metres (1,711 sq.ft.) required under the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- 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 119 parking spaces, consisting of 106 resident parking spaces and 13 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are centrally located, two of which meet the dimensional requirements for disabled parking spaces.
- Resident parking spaces will be provided in double garages for eighteen (18) of the units and within tandem garages in thirty-five (35) 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.

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.	OCP Redesignation Map

Appendix VII. Proposed CD By-law

Appendix VIII. Proposed Subdivision Plan to Show Greenway Dedication

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: Ian Kent, Interform Investment Inc.
 Address: 1834 W. First Avenue
 Vancouver, BC
 V6J 1G5
 Tel: 604-644-5308

2. Properties involved in the Application
 - (a) Civic Address: 6905 - 188 Street

 - (b) Civic Address: 6905 - 188 Street
 Owner: Tonino Testini and Nicola Testini
 PID: 000-755-222
 Lot 25 Section 16 Township 8 New Westminster District Plan 31941

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.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed under RM-30	Proposed
LOT AREA* (in square metres)		
Gross Total	10,300 m ²	10,300 m ²
Road Widening area	50.7 m ²	50.7 m ²
Undevelopable area (walkway)	1,444.5 m ²	1,444.5 m ²
Net Total	8,804.8 m ²	8,804.8 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39.47%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	6.0 m ² *to building face 5.0 m to columns
Rear	7.5 m	6.0 m ² * to building face + 3.0 m ² to deck
Side #1 (North)	7.5 m	5.4 m ² * to building face + 4.72 m ² to columns
Side #2 (South)	7.5 m	6.0 m ² * to building face
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m/3 storeys
Accessory	n/a	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		n/a
One Bed		n/a
Two Bedroom		19
Three Bedroom +		34
Total		53
FLOOR AREA: Residential		7,457 m ²
FLOOR AREA: Commercial		
Retail		n/a
Office		n/a
Total		n/a
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	7,308 m ²	7,457 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 under RM-30	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	69 upha/28 upa	52 uph/21 upa
# of units/ha /# units/acre (net)		60 uph/24 upa
FAR (gross)		0.72
FAR (net)	0.83	0.85
AMENITY SPACE (area in square metres)		
Indoor	159 m ²	0
Outdoor	159 m ²	174 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom		
2-Bed		44
3-Bed		62
Residential Visitors	12	13
Institutional		
		n/a
Total Number of Parking Spaces		119
Number of disabled stalls		2
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		35/66%
Size of Tandem Parking Spaces width/length		3.2 m/12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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