

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0281-00

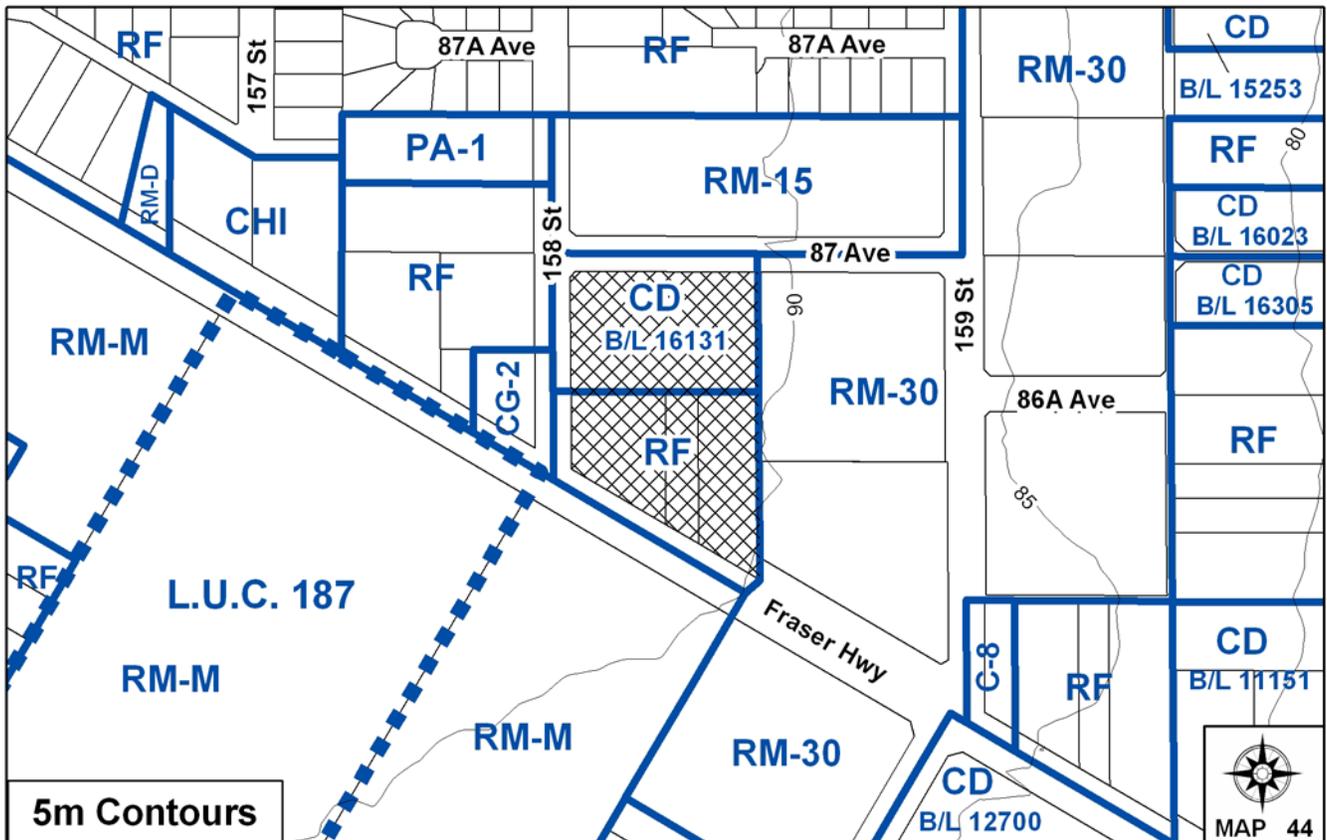
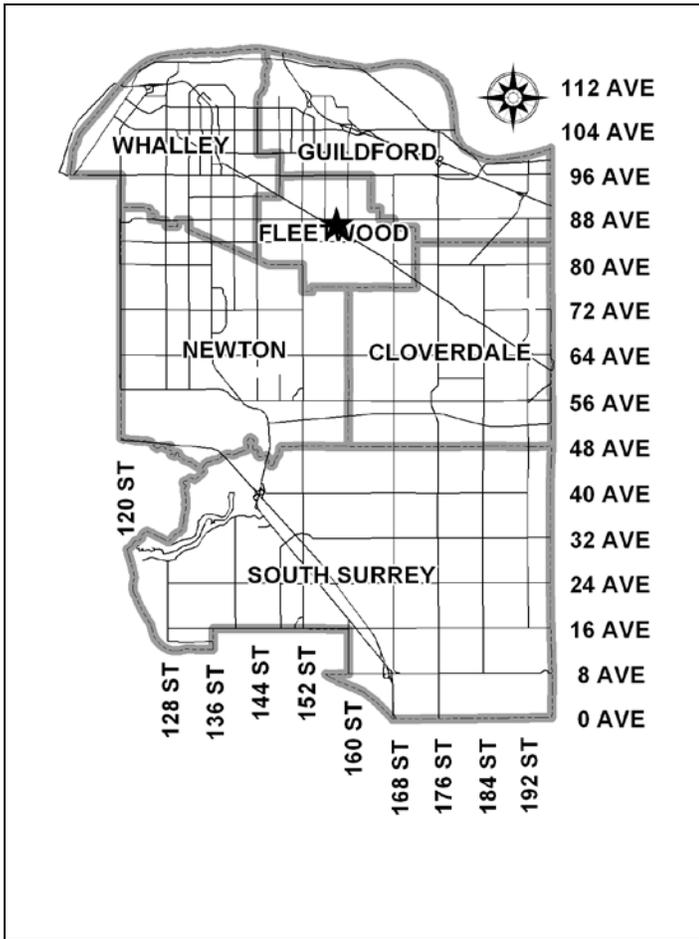
Planning Report Date: March 10, 2008

PROPOSAL:

- **Rezoning** from CD (By-law No. 16131) and RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to allow the construction of approximately 79 townhouse units in the Fleetwood Town Centre.

LOCATION: 8676 - 158 Street, 15809, 15825 and 15837 Fraser Highway
OWNERS: CMS-Link III Developments Ltd. et al
ZONING: CD (By-law No. 16131) and RF
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Apts. and/or High Density Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The building setbacks along the north, east and west yards do not comply with the minimum 7.5 metres (25 ft.) required under the RM-30 Zone and require a Development Variance Permit.

RATIONALE OF RECOMMENDATION

- Complies with OCP and NCP Designations.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- The proposed density and building form are appropriate for this part of the Fleetwood Town Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind the resolution giving final approval to Development Permit No. 7905-0255-00.
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16131) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
3. Council approve the applicant's request to eliminate indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7907-0281-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7907-0281-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.0 metres (10 ft.) to the column;
 - (b) to vary the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.) to the building face and 5.25 metres (17 ft.) to the column; and
 - (c) to vary the minimum west flanking street side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.0 ft.) to the building face and 3.0 metres (10 ft.) to the column.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; 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:**

6 Elementary students at Frost Road Elementary School
3 Secondary students at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks supports the proposed development application. Provide park amenity contributions on a per unit basis as per the Fleetwood Town Centre.

SITE CHARACTERISTICS

Existing Land Use: 8676 - 158 Street: Townhouse development under construction.
15809 Fraser Highway: Vacant
15825 Fraser Highway: Existing single family dwelling.
15837 Fraser Highway: Existing single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 87 Avenue):	Townhouse development.	Urban/Low Density Townhouses	RM-15
East:	Townhouse development.	Multiple Residential/ Multiple Residential	RM-30
South (Across Fraser Highway):	Manufactured home development.	Urban/Manufactured Homes	RM-M
West (Across 158 Street):	Vacant site and existing gas station with telecommunication tower.	Urban/Medium Density Townhouses	RF and CG-2

DEVELOPMENT CONSIDERATIONS

Background

- The northern subject property at 8676-158 Street was rezoned from RF to CD (By-law No. 16131) based on the RM-30 Zone on May 28, 2007 through Application No. 7905-0255-00, in order to allow the construction of approximately 41 townhouse units.
- The owners subsequently purchased the properties at 15809, 15825 and 15837 Fraser Highway and submitted the current application to proceed with Phase Two.
- In order to provide a comprehensive townhouse development, the applicant agreed to the City's request to include the northern property at 8676 -158 Street in the current application and rezone the entire subject site to RM-30.
- Phase One of the project is currently under construction.

Current Proposal

- The subject site is located at the northeast corner of Fraser Highway and 158 Street in Fleetwood, consisting of four (4) properties. The subject site represents the remaining undeveloped parcels within the block bounded by 158 Street to the west, 87 Avenue to the north, 159 Street to the east and Fraser Highway to the south.
- The 1.35-hectare (3.3 -acre) subject site is designated Multiple Residential in the Official Community Plan (OCP) and Apartments and/or High Density Townhouses in the Fleetwood Town Centre Plan. The proposal conforms to the land use designation for both the OCP and NCP.
- The applicant proposes to rezone the site from RF and CD (By-law 16131) to RM-30 in order to allow the construction of approximately 79 townhouse units. A companion Development Variance Permit application to vary building setbacks has also been submitted.
- The application proposes a unit density of 24 units per acre (upa) and a floor area ratio (FAR) of 0.86, both of which are within the maximum 30 units per acre and 0.90 FAR permitted in the RM-30 Zone.
- The proposal includes eleven (11) 2-bedroom units and sixty-eight (68) 3-bedroom units, ranging in size from 142 square metres (1,532 sq.ft.) to 176 square metres (1,899 sq.ft.).
- The amount of outdoor amenity space proposed is 494 square metres (5,320 sq.ft.), exceeding the minimum 237 square metres (2,551 sq.ft.) required under the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit. The proposed outdoor amenity 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 \$39,900 (based on \$1,050 per unit) in accordance with the City policy to address the shortfall in required indoor amenity space. The applicant will only be required to pay the shortfall on the 38-unit balance that remains. The shortfall of indoor amenity space for the 41

Phase One units was provided through Application No. 7905-0255-00.

- In accordance with the Fleetwood Town Centre Land Use Plan, a 10.7-metre (35-ft.) wide road dedication will be provided for a multi-use pathway. The multi-use will be constructed by the City, along the south property line adjacent Fraser Highway.
- In addition to the multi-use pathway dedication, the applicant is proposing a 12.0-metre (39-ft.) setback from the multi-use pathway to the building face in accordance with the Fleetwood Town Centre Land Use Plan.
- The proposed development includes a total of 174 parking spaces, consisting of 158 resident parking spaces and 16 spaces for visitors which complies with the Surrey Zoning By-law. Visitor parking spaces are centrally located, two of which are designated for persons with a disability.
- Resident parking spaces will be provided as follows:
 - Phase I has thirty-five (35) dwelling units and Phase II has thirty-eight (38) dwelling units that will have tandem parking, i.e., one parking space within a single enclosed garage, with the second provided behind, on the driveway;
 - Phase I has four (4) dwelling units with both tandem spaces within an enclosed garage; and
 - Phase I also has two (2) dwelling units that have side-by-side 2-car garages.
- To ensure that the four tandem parking spaces in Phase I are not converted into livable spaces, the applicants registered a Section 219 Restrictive Covenant as a condition of Application No. 7905-0255-00.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Max Rathburn, Certified Arborist for Arbortech Consulting Ltd. for the three most southerly properties. The report has identified 48 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 three trees at the southeast corner of the subject site to be retained. The report proposes that these 3 trees be retained and 45 trees be removed. 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	13	2	11
Lombardy Poplar	1	0	1
Norway Spruce	2	0	2
Scots Pine	3	0	3
Horse Chestnut	1	0	1
Western Red Cedar	15	1	14
Cherry	1	0	1
Birch	2	0	2
Red Alder	4	0	4
Black Locust	6	0	6
Total	48	3	45

- The proposal indicates that 138 trees will be planted on site, which exceeds the 86 replacement trees required by the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on September 28, 2007 and staff did not receive any comments.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 79, 2 and 3-bedroom units in 13 buildings, with an average floor area of 146 sq. m. (1,571 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 2nd floor, with the bedrooms at the 3rd floor area.
- The proposed building materials include laminated fiberglass shingles in dual black colour for roofing. Cladding materials will be mainly vinyl siding in khaki brown for the base of the buildings and warm beige for the upper portions, accented with white wood trims. Chestnut brown and muted green shakes for the gables will also provide colour accents. Front doors are proposed to be in a rich dark brown.
- One vehicular entry to the site is proposed via 158 Street. The proposed driveway will be defined by special paving (colored stamped concrete).
- The 158 Street and 87 Avenue streetscape elevations include white picket fencing interspersed with decorative arbors, which define pedestrian entries.
- A continuation of the existing public open area that was secured in conjunction with the newly-approved townhouse development to the east is proposed by creating a similar landscape treatment on the northeast corner of the subject site where an arbor with cultured stone column bases, and specimen trees (Red Cedar and Katsura) are proposed to be installed.

ADVISORY DESIGN PANEL

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

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum north (front) and west (flanking street) side yard (87 Avenue and 158 Street respectively) setbacks of the RM-30 Zone, from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.0 metres (10 ft.) to the column.

Applicant's Reason:

- The reduced setback reinforces the urban character and is in keeping with the design guidelines of the Fleetwood Town Centre Land Use Plan.
- The units are closer to the street and will present a friendly face to the street, promoting social interaction, as well as casual surveillance.
- Landscaping consisting of trees, shrubs and arbours along the north (87 Avenue) and west (158 Street) property lines assist in mitigating the impact of reduced setbacks and at the same time, project a strong urban character.

Staff Comments:

- The proposed north (front) and west (flanking street) setbacks are in keeping with the setbacks already approved under Application No. 7905-0255-00 under the existing CD Zone (By-law No. 16131).
- Planning and Development Department staff can support the proposed variances based on the applicant's justification.

(b) Requested Variance:

- To vary the minimum east side yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 5.25 metres (17 ft.) to the column.

Applicant's Reason:

- Landscaping consisting of trees and shrubs provide a reasonable interface with the recently approved townhouse development to the east.

Staff Comments:

- A larger setback of 12.0 metres (39 ft.) at the south side of the subject site, along Fraser Highway, has been provided which surpasses the minimum 7.5-metre (25 ft.) building setback required under the RM-30 Zone.
- The proposed east side yard setback is in keeping with the setback already approved under Application No. 7905-0255-00 under the existing CD Zone (By-law No. 16131).
- Planning and Development Department staff support the requested variance.

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. 7907-0281-00

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: Carson Nofle
 Address: 109 - 1528 McCallum Road
 Abbotsford, BC
 V3S 8A3
 Tel: 1-604-853-5222

2. Properties involved in the Application
 - (a) Civic Addresses: 8676 - 158 Street, 15809, 15825 and 15837 Fraser Highway

 - (b) Civic Address: 8676 - 158 Street
 Owner: CSM-LINK III Developments Ltd., Inc. No. BC0751902
 PID: 027-096-084
 Lot 1 Section 27 Township 2 New Westminster District Plan BCP30475

 - (c) Civic Address: 15809 Fraser Highway
 Owner: CSM-LINK IV Developments Ltd., Inc. No. 0751906
 PID: 010-764-704
 Lot 15 Section 26 Township 2 New Westminster District Plan 2824

 - (d) Civic Address: 15825 Fraser Highway
 Owner: Guravtar Singh Sandhu
 PID: 003-107-141
 Parcel "A" (Explanatory Plan 10370) Lot 16 Section 26 Township 2 New Westminster District Plan 2824

 - (e) Civic Address: 15837 Fraser Highway
 Owner: CSM-LINK III Developments Ltd., Inc. No. BC0751902
 PID: 003-107-311
 Lot 16 Except: Part on Explanatory Plan 10370; Section 26 Township 2 New Westminster District Plan 2824

3. Summary of Actions for City Clerk's Office
 - (a) Rescind Council Resolution approving Development Permit No. 7905-0255-00.

 - (b) Introduce a By-law to rezone the property.

 - (c) Proceed with Public Notification for Development Variance Permit No. 7907-0281-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3.918 ac.
Road Widening area		0.583 ac.
Undevelopable area		
Net Total		3.335 ac
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	37.24%
Paved & Hard Surfaced Areas		20.07%
Total Site Coverage		57.31%
SETBACKS (in metres)		
Front (North)	7.5 m	4.0 m to Bldg. Face 3.0 m to column**
Rear (South)	7.5 m	11.24 m
Side #1 (East)	7.5 m	6.0 m to Bldg. Face 5.25 to column**
Side #2 (West)	7.5 m	4.0 m to Bldg. Face 3.0 m to column**
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	10.81 m
Accessory	n/a	n/a
NUMBER OF RESIDENTIAL UNITS		
Two Bedroom		11
Three Bedroom +		68
Total	101	79
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	12,146.31 m ²	11,545.89 m ²

* *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
DENSITY		
# of units/ha /# units/acre (gross)	30 upa/75 upha	24 upa/59 upha
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.90	0.86
AMENITY SPACE (area in square metres)		
Indoor	237 m ²	0
Outdoor	237 m ²	494 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	22	22
3-Bed	136	136
Residential Visitors	16	16
Institutional		
Total Number of Parking Spaces	174	174
Number of disabled stalls	2	2
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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