

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0291-00

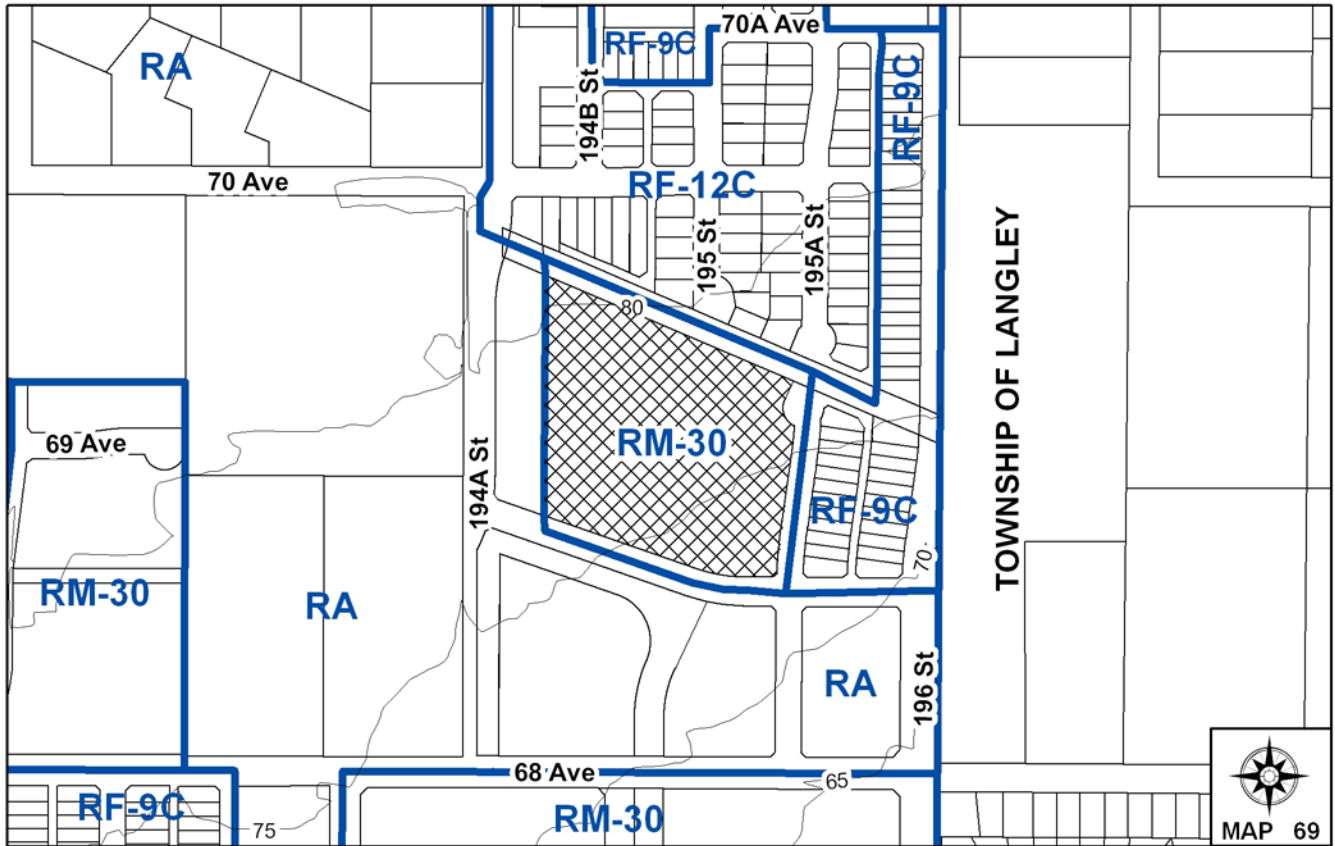
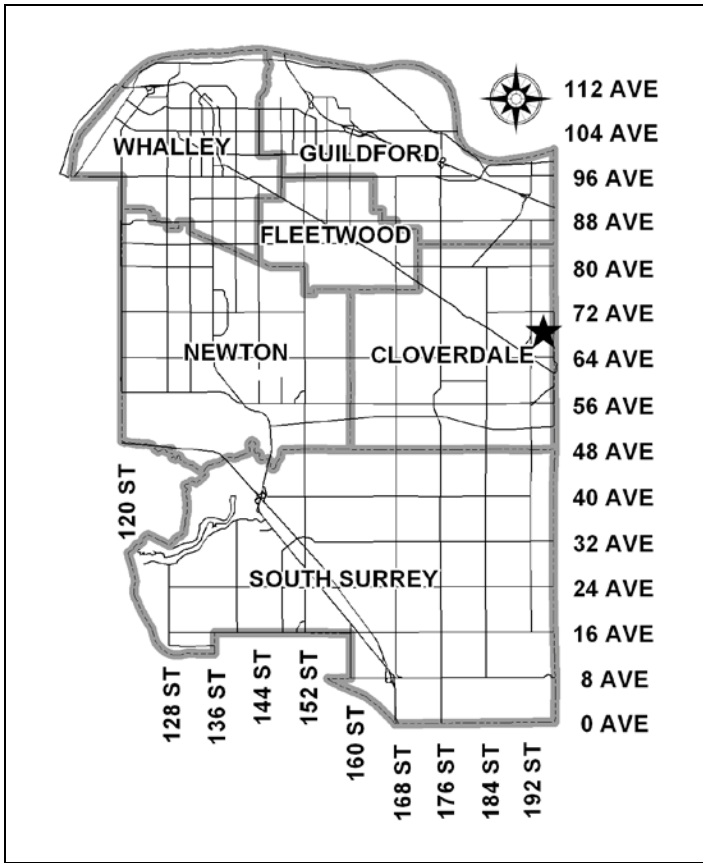
Planning Report Date: November 19, 2007

**PROPOSAL:**

- **Development Permit**

in order to permit the construction of 134 townhouse units in East Clayton, replacing the original Development Permit No. 7905-0020-00.

**LOCATION:** 19505 - 68A Avenue  
**OWNER:** BPRT Holdings Ltd.  
**ZONING:** RM-30  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** 15-25 upa (Medium-High Density)



### RECOMMENDATION SUMMARY

- Rescind Resolution No. R07-2467.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposal conforms with the RM-30 Zone.
- The proposed Development Permit offers 2 and 3-bedroom units, providing future buyers more options as opposed to the original Development Permit wherein only 3-bedroom units are indicated.
- Except for the introduction of 2-bedroom units and relocation of the proposed amenity building, the subject application conforms to the original Development Permit No. 7905-0020-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution No. R07-2467 approving Development Permit No. 7905-0020-00.
2. Council authorize staff to draft Development Permit No. 7907-0291-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (b) resolution of issues identified by the Parks, Recreation & Culture Department;
  - (c) registration of a Section 219 Restrictive Covenant to secure the modified tandem parking arrangement; and
  - (d) discharge of the registered Section 219 Restrictive Covenant BB576011.

REFERRALS

Engineering: The Engineering Department has no objection to the project. A Servicing Agreement will not be required (Appendix III).

Parks, Recreation & Culture: Applicant to address interface issues between the proposed units and the greenway north and west of the subject site.

Terasen Gas: Proposed re-grading is acceptable provided no road crossing will occur.

SITE CHARACTERISTICS

Existing Land Use: The site is vacant and is bordered along the west and north by City-owned linear open space lots (greenway). The northern greenway is encumbered by a Terasen Gas right-of-way.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	City-owned "greenway" and newly approved single family subdivision under File No. 7902-0363-00.	Public Open Space/Park and 6-10 upa (Low Density)	RF-12C

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
East (Across 195A Street):	Newly-approved single family subdivision under File No. 7902-0363-00.	10-15 upa (Medium Density)	RF-9C
South (Across 68A Avenue):	Newly-created acreage parcel and linear open space (greenway) under File No. 7902-0363-00.	15-25 upa (Medium-High Density) and Public Open Space/Park	RA
West:	Newly-created City-owned linear open space (greenway) under File No. 7902-0363-00.	Public Open Space/Park	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site forms part of the original 128-lot subdivision (formerly known as the Chia site) in East Clayton under File No. 7902-0363-00, which involved rezoning of the lands to the north and east from RA to RF-12C and RF-9C.
- On June 25, 2007, Council gave Final Adoption to By-law No. 15308, facilitating the 128-lot subdivision (Appendix IV), including the subject site, Lot 127, as shown below:

<b>Approved Land Use</b>	<b>No. of Approved Lots</b>	<b>Lot # on the Registered Subdivision Plans</b>
Small single family lots	118	Lots 1-118
Open Spaces/Greenway	6	Lots 119, 121-124 & 128
Community Detention Pond	1	Lot 120
Remainder Lots	3	Lots 125, 126 & 127 (the subject site)

- Land clearing on the entire site has occurred (except on the remainder RA lots), with construction of the roads and installation of the required services currently underway.
- On September 10, 2007, Council gave Final Adoption to Rezoning By-law No. 16064 on Lot 127, the subject site, allowing a rezoning from RA to RM-30. Council also gave final approval to the associated Development Permit No. 7905-0020-00 to facilitate the construction of 134 townhouse units and Development Variance Permit No. 7905-0020-00 at the same Council meeting.
- The approved Development Variance Permit allows reduced building setbacks from all property lines from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
- On September 13, 2007, the new owners met with City staff, outlining their intent of constructing the approved townhouse project based on a different unit mix than as approved under Development Permit No. 7905-0020-00, i.e., instead of building 3-bedroom units throughout the site, a mix of 2-and 3-bedroom units was requested.

- Staff raised no concerns with the proposed changes, subject to Council approval of a new Development Permit based on the current RM-30 Zone. The owners subsequently submitted the subject development permit application.

### Current Proposal

- The applicant is requesting a new Development Permit to allow the construction of 134 townhouse units on a 2.6-hectare (6.42-acre), RM-30 zoned site in East Clayton.
- The proposed changes to the approved Development Permit No. 7905-0020-00, which permitted 134 townhouse units, essentially consist of the following:
  - 2, 6-unit buildings along 195A Street are deleted and replaced with 4 duplex units;
  - an 8-unit building fronting 68A Avenue, west of the main entrance is deleted to accommodate the indoor amenity building and the associated outdoor amenity spaces;
  - an outdoor swimming pool is introduced as a component of the proposed outdoor amenity space;
  - 2, 4-unit buildings are indicated on the portion of the subject site formerly accommodating the indoor amenity building;
  - building footprints throughout the site are slightly altered to establish a mix of 2- and 3-bedroom units;
  - three types of parking arrangements for residents are introduced as follows:
    - side by side parking within the attached garage for 38 units;
    - 2 parking spaces are to be located within the attached garage in a tandem parking arrangement for 58 units; and
    - one parking space to be located within the attached garage, with the 2<sup>nd</sup> parking space to be located on the driveway for 38 units; and
  - construction will be pursued in 4 phases.
- A comparison between the current proposal and the original Development Permit No. 7905-0020-00 and how the proposals compare with the RM-30 Zone is shown below:

	<b>RM-30 Zone Requirements</b>	<b>7905-0020-00</b>	<b>7907-0291-00 (Subject Application)</b>
<b>Site Area</b>		2.6 hectares (6.4 acres)	2.6 hectares (6.4 acres)
<b>Number of Units</b>	192	134, 3-bedroom units	134: 84, 2-bedrooms; 50, 3-bedrooms
<b>Unit Density</b>	30 upa	21 upa	21 upa
<b>Floor Area Ratio</b>	0.90	0.78	0.80
<b>Lot Coverage</b>	45%	44.2%	44.2%
<b>Building Setbacks</b>	25 ft. from all lot lines	15 ft. from all lot lines	15 ft. from all lot lines
<b>Parking for Residents &amp; Visitors</b>	2.2 spaces per unit	268 resident and 27 visitor (295 total)	268 resident and 27 visitor (295 total)

- The approved Development Variance Permit (7905-0020-00) under the original application secures a reduced setback of 4.5 metres (15 ft.) from all lot lines. The applicant wishes to maintain the same setback under the current proposal. Maintaining the same reduced setback will bring the proposed units closer to public spaces (roads, greenway), than permitted in the standard RM-30 Zone, which helps in achieving a more urban character. Therefore, Development Variance Permit No. 7905-0020-00 will remain in effect and will apply to the proposed development.
- The applicant has agreed to dedicate an additional 2-metre (6.5-ft.) wide strip along the east property line to further widen 195A Street, which is currently under construction. The additional dedication will allow on-street parking on 195A Street, thus alleviating any potential parking shortage in this newly established neighbourhood. The submission of the required road dedication plan for the approval by the Approving Officer is a subject condition of the approval of the Development Permit.
- As well, a Section 219 Restrictive Covenant No. (BB576011) has been registered on title, securing the tandem parking arrangement that forms part of the approved Development Permit No. 7905-0020-00. In light of the amended parking arrangement noted above where 38 townhouse units will have the 2<sup>nd</sup> tandem parking space on the driveway (instead of accommodating both tandem parking spaces within the attached garage), the applicant is required to register a new Section 219 Restrictive Covenant to secure the amended parking arrangement. The previously registered Covenant will be discharged as soon as the revised document is registered at the Land Title Office. The registration of the modified covenant and the discharge of the previously registered document are a subject condition of the approval of the Development Permit.

### DESIGN PROPOSAL AND REVIEW

- The subject site is bounded by the greenway and Terasen Gas right-of-way (Lots 119 and 124 in the recently approved subdivision plans) to the north and west; and by 68A Avenue and 195A Street to the south and east, respectively. This section of the Terasen Gas right-of-way has been recently secured by the City to form part of the greenway network in East Clayton.
- The current proposal has maintained the same street and park orientation, allowing units to have direct and visual connections to the new roads and the surrounding open spaces, to provide "eyes on the park and the streets", which support the urban design guidelines for East Clayton.
- Significant open spaces (approximately 750 sq. m. or 8,072 sq. ft.) are indicated throughout the site, comprising the required outdoor amenity spaces. These spaces will accommodate an outdoor swimming pool and separate play areas for the benefit of the future residents.
- A separate 2-storey, 406-sq.m. (4,370-sq.ft.) amenity building is proposed fronting 68A Avenue. The original proposal indicates a more centrally located amenity building. However, the proposed new location is considered more desirable as the proposed building will serve as an attractive feature, which combined with the proposed landscaping on 68A Avenue, will further improve the streetscape.

- In keeping with the original application, the same type of building materials and colours will be utilized such as high profile asphalt shingles with ridge caps in gray; vinyl siding in beige; white wood trims; and stone/brick accents in red. Metal fencing in black will be installed around the perimeter of the site.
- The applicant has requested to raise the north rear yards abutting the Terasen Gas right-of-way by adding fill of less than one metre (less than 3 ft.), mainly to achieve a better transition with the designated greenway. This will also involve introducing fill of not more than 1.2 metres (4 ft.) on the Terasen right-of-way. This strategy will avoid the installation of retaining walls along the common property line. Terasen Gas has confirmed acceptance of the proposed re-grading, provided that no vehicle crossing will take place on the right-of-way.
- The current proposal also indicates pathway connections between the westerly units and the proposed north-south pathway that the City will construct on the newly acquired greenway to the west. This proposal meets the design guidelines in the East Clayton NCP.
- However, as the developer will build the pathway connections on the City-owned lands, approval by the Parks, Recreation and Culture Department is required.
- Parks, Recreation and Culture has advised that in order to achieve the desired interface, the applicant has to submit detailed pathway designs (location, width, type of materials, grading) for review and approval. The applicant has agreed to submit the details and secure the Department's approval prior to final approval of the Development Permit.
- The applicant has made some changes to the proposed landscaping consisting of, among other things, additional plant varieties. The City Landscape Architect has found the revised landscape plans and the corresponding cost estimates acceptable.
- The requirements related to tree survey and Arborist Report were dealt with in conjunction with the larger subdivision under File No. 7902-0363-00 to facilitate pre-servicing of the entire site.

#### ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff. The proposed architectural and landscape plans have been found acceptable.

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 Architectural and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Approved Subdivision Layout 7902-0363-00
- Appendix V. Excerpts from Approved Development Permit No. 7905-0020-00

Jean Lamontagne  
General Manager, Planning and Development

JDM/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:                Thomas Woo  
                         Address:            #120 - 13575 Commerce Parkway  
   Richmond, BC  
   V6V 2L1  
                         Tel:                 276-8823 (Ext. 207)
  
2.      Property involved in the Application
  - (a)      Civic Address:            19505 - 68A Avenue
  
  - (b)      Civic Address:            19505 - 68A Avenue  
                 Owner:                 BPRT Holdings Ltd.  
                 PID:                     027-133-745  
                 Lot 127 Section 15 Township 8 New Westminster District Plan BCP31093
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Remove Notice of Development Permit No. 7905-0020-00 from title.

## DEVELOPMENT DATA SHEET

**Existing Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		25,792 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		25,279 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	44.3%
<b>SETBACKS</b> ( in metres)		
Front (North)	7.5 m	4.5 m
Rear (South)	7.5 m	4.5 m
Side #1 (East)	7.5 m	4.5 m
Side #2 (West)	7.5 m	4.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	13 m
Accessory (Amenity)	11 m	11 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		84
Three Bedroom +		50
Total		134
<b>FLOOR AREA: Residential</b>	22,751 m <sup>2</sup>	20,500 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>	n/a	n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>	22,751 m <sup>2</sup>	20,500 m <sup>2</sup>

*\* 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)	75	52 uph
# of units/ha /# units/acre (net)	30	21 upa
FAR (gross)		
FAR (net)	.90	.80
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	402 m <sup>2</sup>	406 m <sup>2</sup>
Outdoor	402 m <sup>2</sup>	750 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial	n/a	n/a
Industrial	n/a	n/a
<b>Residential Bachelor + 1 Bedroom</b>		
2-Bed		
3-Bed	268	268
Residential Visitors	27	27
<b>Institutional</b>		
Total Number of Parking Spaces	295	295
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		96/33%
Size of Tandem Parking Spaces width/length		9'-9" to 10'-6" / 40'-0"

Heritage Site	NO	Tree Survey/Assessment Provided	NO *
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**\* Provided and Approved under File No. 7905-0020-00**