

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0296-00

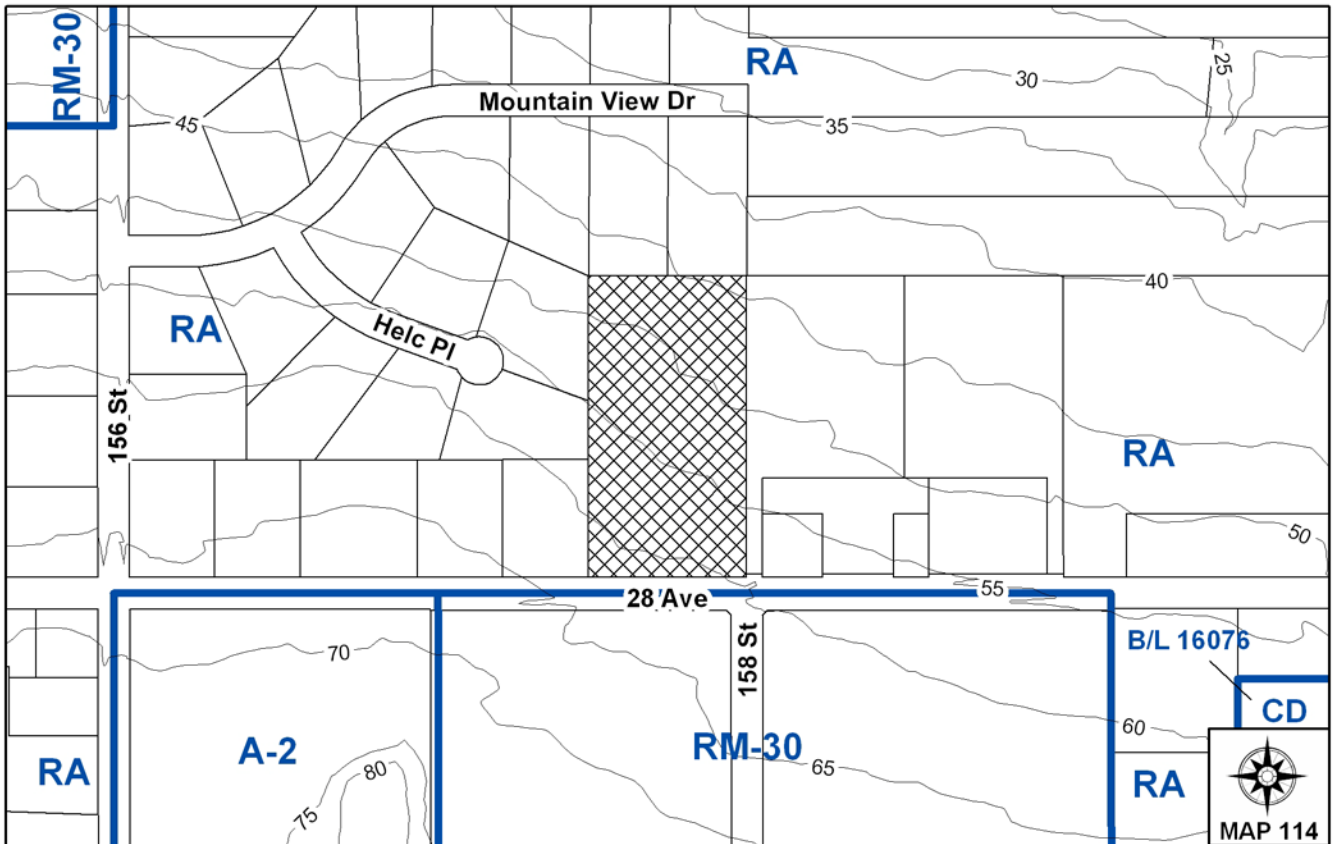
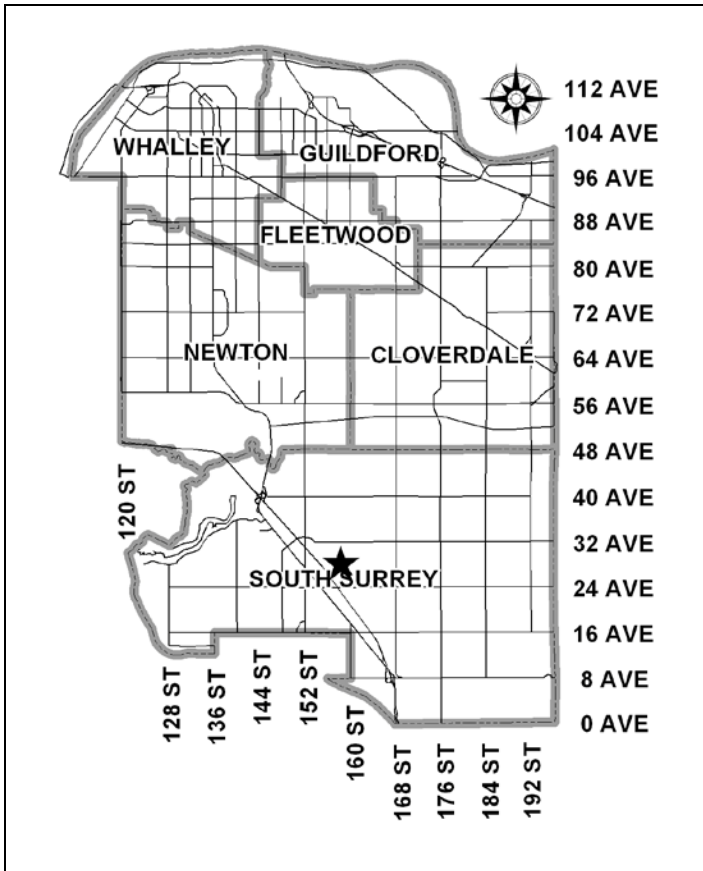
Planning Report Date: July 14, 2008

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of a 31-unit cluster housing development.

LOCATION: 15755 - 28 Avenue
OWNER: Trademark Link 678617 Homes Ltd.
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Cluster Housing 6-8 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with NCP Cluster Housing Designation, including achieving a minimum of 35% on-site open space.
- The proposed density and building form are appropriate for this part of North Grandview Heights.
- The proposed OCP amendment was anticipated as part of the normal approval process for applications in the NCP to achieve the approved land use designation and density.
- The proposed design meets the design guidelines of the Development Permit Area.
- The applicant has demonstrated adequate tree preservation by retaining 59% of all the good quality trees on the site.
- The applicant proposes to share an indoor amenity building with the adjacent properties (File No. 7907-0374-00) and, therefore, has requested to eliminate the on-site indoor amenity space for the subject site.

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 Urban 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 for Public Hearing be set.
4. Council approve the applicant's request to eliminate the required on-site indoor amenity space from 93 square metres (1,001 sq.ft.) to 0 square metre (0 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0296-00 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, including road dedication for 158 Street and 28 Avenue are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey, arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (d) registration of a shared access and maintenance agreement with the adjacent properties (File No. 7907-0374-00) for a shared indoor amenity building and that the applicant adequately address the impact of no on-site indoor amenity space;
 - (e) registration of a Section 219 Restrictive Covenant to ensure on-site protection of a minimum of 35% open space;
 - (f) registration of a right-of-way for public rights of passage and construction of a 15 metre (49 ft.) multi-use trail over top of the North Grandview Gravity Sewer Interceptor; and
 - (g) registration of a shared vehicular and pedestrian access with the adjacent properties (File No. 7907-0374-00).

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:**

11 Elementary students at Sunnyside Elementary School
3 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. The applicant is also required to construct the 15 metre (49 ft.) multi-use trail over top of the North Grandview Gravity Sewer Interceptor that traverses the site and to ensure public rights of passage without vehicles.

SITE CHARACTERISTICS

Existing Land Use: Single family home on a treed site with the North Grandview Gravity Sewer Interceptor traversing the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and East:	Single family homes on treed site.	Suburban/Cluster Housing 6-8 upa	RA
South (Across 28 Avenue):	Townhouse project under construction to permit 129 townhouses (File No. 7906-0289-00).	Multiple Residential/ Medium Density 10-15 upa and Medium-High Density 20-30 upa	RM-30
West:	Single family homes on treed sites. Currently at Third Reading to permit 58 cluster housing units (File No. 7907-0374-00).	Suburban/Cluster Housing 6-8 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Suburban in the Official Community Plan (OCP) and "Cluster Housing, 6 to 8 units per acre (upa)" in the North Grandview Heights Neighbourhood Concept Plan (NCP). An OCP Amendment from Suburban to Urban was anticipated to accommodate this proposal.

- The subject site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Comprehensive Development Zone" (CD), based on the RM-15 Zone to allow 31 cluster housing units. A CD Zone is required to accommodate the varied building form while providing for a minimum of 35% private open space.
- The proposed CD Zone is consistent with the designation 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 designation and can be supported.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- Council approved an amendment to the North Grandview Heights NCP on September 19, 2005. The amendment re-designated the subject properties for Cluster Housing, 6-8 upa.
- The purpose of the Cluster Housing designation is to preserve significant natural environmental features and open space by providing flexibility in land use and the location of buildings. The amended North Grandview Heights NCP includes several key Cluster Housing policies including the following:
 - Residential units within the land designated as Cluster Housing shall be grouped to minimize their impact on the existing landscape and to preserve as much open space as possible.
 - The targeted amount of natural open space recommended to be preserved, on privately owned property (excluding required public park space), is 35-40% of the gross site area. This natural open space is to be protected through a Restrictive Covenant or other comparable measures to ensure the natural features are preserved and maintained.
 - Cluster housing should include a mix of unit sizes and types to reflect the location of trees, site features and watercourses.
 - It is anticipated that Cluster Housing areas would be developed under a Comprehensive Development (CD) Zone with special regulations to reflect the purpose of the Cluster Housing concept.
 - All Cluster Housing developments require Development Permits to reinforce design and environmental objectives.
 - A minimum of 2 hectares (5 acres) is recommended under this designation, to encourage appropriate land assemblies in order to achieve the open space objectives.
- The proposed OCP Amendment, Rezoning and Development Permit are consistent with the Cluster Housing, 6-8 upa designation under the North Grandview Heights NCP.

Proposed Cluster Housing Units

- The subject proposal consists of thirty-one (31), 3-bedroom units in a single, duplex, triplex and fourplex house format with at-grade double-car covered parking. No tandem parking spaces are proposed. The units range in size from 224 square metres (2,411 square feet) to 253 square metres (2,723 square feet), with a total floor area of 7,346 square metres (79,076 square feet). The floor area includes garages.
- The proposed density of 7 dwelling upa is within the range of 6 to 8 upa that is permitted in the North Grandview Heights NCP.
- The subject lot conforms to the lot area, lot width and lot depth requirements of the RM-15 Zone.
- The development includes a total of 69 parking stalls (62 parking stalls for residents and 7 visitor parking stalls). This meets the parking requirements of the Zoning By-law.
- The RM-15 Zone requires that 93 square metres (1,001 square feet) of indoor amenity space be provided (3 square metres/32 square feet per dwelling unit). The applicant has proposed to share an indoor amenity building with the adjacent properties (Project File No. 7907-0374-00), and therefore, has requested to eliminate the on-site indoor amenity space on the subject site. The proposed amenity building is proposed to be 172 square metres (1,851 square feet). It is of a sufficient size to accommodate both projects and well placed at the boundary between the two projects (Appendix VIII). The applicant will be required to register an agreement for the joint amenity building stating that the amenity building will be located on the neighbouring site and both applicants will share the construction and maintenance costs. In addition, the applicant will need to provide cash-in-lieu of indoor amenity space in accordance with City Policy for the shortfall on the subject site relative to the Zoning By-law requirement.

Open Space

- The development proposes 6,444 square metres (69,365 square feet) of outdoor amenity space, which represents 35% of the site area in accordance with the Cluster Housing designation, and consists of large continuous open spaces. This well exceeds the requirement of the RM-15 Zone requiring 3 square metres/3 square feet of outdoor amenity space per dwelling unit. The outdoor amenity area has been designed to maximize tree preservation on the site. The outdoor amenity areas will be maintained by the strata and will be designated in the Development Permit and protected by a Section 219 Restrictive Covenant.

Comprehensive Development Zone

- The following is a table outlining the differences between the RM-15 Zone and the proposed CD Zone:

	RM-15 Zone	Proposed CD Zone
Permitted Uses	Ground-oriented multiple unit residential buildings	Single family dwellings, duplexes and ground-oriented multiple unit residential buildings
Minimum Parcel Size	2,000 square metres (0.5 acres)	18,000 square metres (4.4 acres)
Maximum Density (Number of Dwellings)	15 upa	8 upa
Maximum Floor Area Ratio (FAR)	0.60	0.41 (including garages)
Maximum Lot Coverage	45%	29%
Outdoor Amenity/ Open Space	93 square metres (0.02 acres)	4,500 square metres (1.1 acres)

- In comparison to the RM-15 Zone, the proposed CD Zone requires a larger minimum parcel size, and will reduce the number of permitted dwelling units, FAR and lot coverage to ensure that enough open space is provided. The proposed CD Zone will also permit variety in building form compared to the RM-15 Zone in order to maximize tree preservation. In all, the proposed CD Zone meets the intent of the cluster housing designation in the NCP by providing flexibility in housing form and achieving the minimum 35% private open space objectives.

Vehicular Access

- The applicant is required to dedicate 0.942 metres (3 feet) of land for the road widening of 28 Avenue and to dedicate the land required for the west portion of 158 Street.
- The subject site is accessed from 28 Avenue and from the new 158 Street. The access to 28 Avenue will be shared with the properties to the west (under File No. 7907-0374-00). A joint access easement will be registered on title with the subject application.
- The internal circulation of the subject site is planned to allow for maximum surveillance in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Tree Preservation and Landscaping

- Norman Hol of Arbortech Consulting Ltd. completed an Arborist Assessment for the subject property. In accordance with the requirement of Section 3.12 of the North Grandview Heights NCP, an arborist assessment was completed prior to the submission of a development application. The second arborist assessment was prepared after extensive discussions and consultation with City staff to ensure that maximum tree preservation is achieved on the subject site.

- The Arborist Report has indicated that there are 226 protected trees on the subject site. The applicant is proposing to retain 80 of these trees, representing 35% of all trees on the subject site. The following is a table providing the tree preservation breakdown by species:

Tree Species	Total Number of Trees	Total Trees Proposed for Retention	Total Trees Proposed for Removal
Douglas Fir	63	35	28
Cedar	39	20	19
Maple	23	9	14
Hemlock	15	8	7
Alder/ Cottonwood	86	8	78
Total	226	80	146

- The Arborist Report has indicated that there is a small possibility that 6 out of the 80 trees proposed to be retained may not survive the construction stage of this project. These trees will need to be assessed individually at the construction stage.
- The Arborist Report has identified a total of 75 good quality trees on the subject site. These trees mostly consist of Cedar and Douglas Fir trees. The applicant has worked with staff to protect and retain 44 of the good quality trees, representing 59% of all good quality trees on the subject site. The remaining good quality trees that are proposed to be removed were assessed individually and it was found that they could not be retained because of their proximity to underground services and significant re-grading of the site.
- The applicant is required to replant 217 trees on the subject site (based on a 2 to 1 replacement for coniferous trees and a replacement of 1 to 1 for deciduous trees). The new trees on the site will consist of a variety of trees including Maple, Birch, Dogwood, Ginkgo, Hazelnut, Pine, Aspen, Cherry, Ash, Western Red Cedar and Douglas Fir trees. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.

PRE-NOTIFICATION

Pre-notification letters were sent on October 12, 2007 and staff received two comments. The callers had no concerns about the proposed development and requested information only.

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.

DESIGN PROPOSAL AND REVIEW

- This application was not referred to the Advisory Design Panel (ADP), but was reviewed by the City Staff and found to be satisfactory.
- The proposed dwellings units are designed with high quality and design features envisioned for the area. The units adjacent to 28 Avenue and 158 Street are designed to be street oriented with individual and direct entrances to 28 Avenue and 158 Street. By providing eyes on the street, the orientation of these dwelling units allows for natural surveillance of the neighbourhood in accordance with CPTED principles.
- Two colour schemes are proposed: Green/Beige and Red/Beige. Peaked roofs, large windows and wrap around patios tie the development together. These colour schemes will provide distinction to the unit blocks and will also act as a way finding aid for visitors and residents.
- All of the buildings will be constructed using high quality materials including Pabco Premium 30 year laminated shingles as the roofing material, and a combination of hardi-plank, cultured stone, and wood trim as the primary cladding material. Vinyl is not a proposed exterior material.

Open Space and Pedestrian Connectivity

- Each unit will have individual private open space as well as being connected to the larger common open spaces. A unique feature of this development is that the proposed open spaces are large and continuous and will be linked with each other.
- A 15 metre (49 feet) wide multi-use trail traverses the site over top of the North Grandview Sewer Interceptor. The applicant will be required to construct and maintain a 4 metre (13 feet) asphalt trail within the multi-use corridor. The multi-use trail will be owned and maintained by the strata corporation of the proposed development and rights of passage without vehicles will be obtained to ensure public access to the trail.
- From the 28th Avenue vehicular access to the multi-use trail within the North Grandview Gravity Sewer Interceptor, a north-south pedestrian connection has been secured with this application.
- Overall, the proposed tree preservation, provisions for open space and pedestrian connectivity proposed satisfactorily meets the requirements of the NCP.

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, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation

- Appendix V. NCP Plan
- Appendix VI. OCP Redesignation Map
- Appendix VII. Proposed CD By-law
- Appendix VIII. Shared Indoor Amenity Building with Project File No. 7907-0374-00

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: Eric Aderneck, Aplin & Martin Consultants Ltd.
 Address: #201 - 12448 - 82 Avenue
 Surrey, BC
 V3W 3E9
 Tel: 604-597-9058

2. Properties involved in the Application
 - (a) Civic Address: 15755 - 28 Avenue

 - (b) Civic Address: 15755 - 28 Avenue
 Owner: Trademark Link 678617 Homes Ltd., BC0678617
 PID: 008-043-876
 East Quarter of the South Half Legal Subdivision 10 Section 23 Township 1
 Except: South 33 Feet New Westminster District

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-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,260 sq.m.
Road Widening area		
Undevelopable area		
Net Total		18,287 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	27%
SETBACKS (in metres)		
Front (28 Avenue)	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (East) (Proposed 158 Street)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		31
Total		31
FLOOR AREA: Residential	n/a	7,346 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total	n/a	n/a
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		7,346 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)	8 upa	7 upa
FAR (gross)		
FAR (net)	.60	0.40
AMENITY SPACE (area in square metres)		
Indoor	93 sq.m.	0
Outdoor	93 sq.m.	6,444 sq.m.
PARKING (number of stalls)	n/a	n/a
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	62	62
Residential Visitors	6	7
Institutional	n/a	n/a
Total Number of Parking Spaces	68	69
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
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