

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0363-00

Planning Report Date: May 12, 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 37-unit cluster housing development.

**LOCATION:**

2960/82 - 156 Street and  
 15625/51 Mountain View Drive

**OWNER:**

T.M. Crest Homes (2007) Ltd.

**ZONING:**

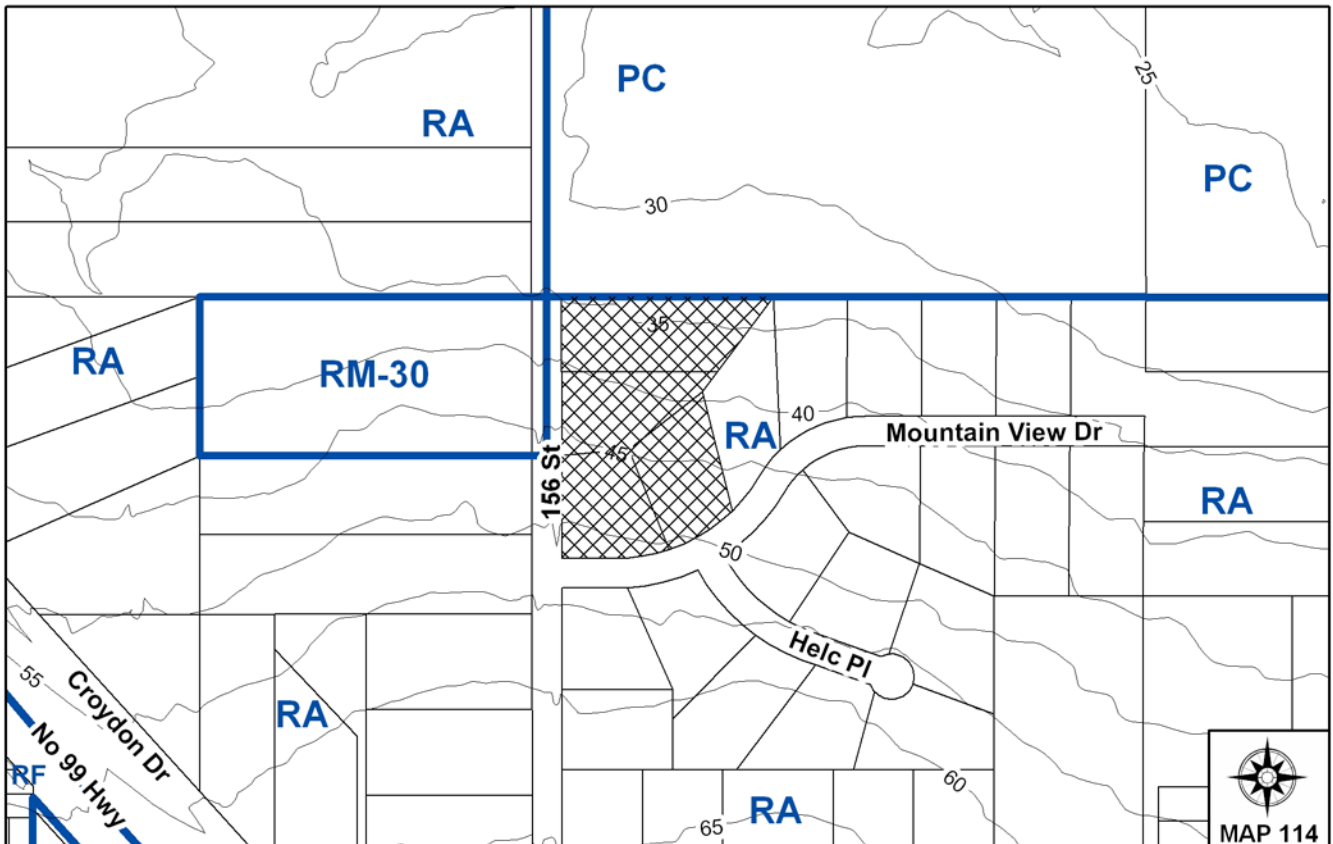
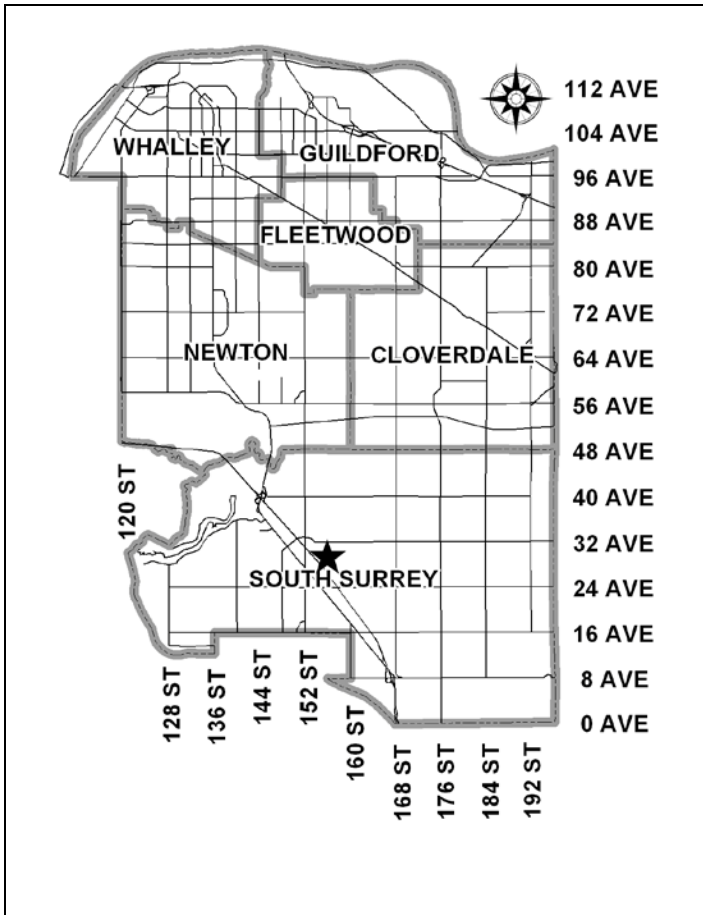
RA

**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 reduce 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 81% of all good quality trees on the 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 be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 111 square metres (1,195 sq.ft.) to 70 square metres (753 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0363-00 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 (lot consolidation) to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the impact of reduced indoor amenity space;
  - (f) registration of a Section 219 Restrictive Covenant to ensure on-site protection of a minimum of 35% open space; and
  - (g) registration of a public rights of passage and construction of the 15 metre (49 ft.) multi-use trail over top of the North Grandview Gravity Sewer Interceptor.

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:**

13 Elementary students at Sunnyside Elementary School  
4 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 homes on treed sites. The site is traversed by the North Grandview Gravity Sewer Interceptor.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Cemetery.	Suburban/Cemetery	PC
East and South (Across Mountain View Drive):	Single family homes on treed sites.	Suburban/Cluster Housing 6-8 upa	RA
West (Across 156 Street):	Approved 129 unit townhouse development under File No. 7906-0257-00. Project is currently under construction.	Multiple Residential/ Multiple Residential 15-25 upa	RM-30

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 37 cluster housing units. A CD Zone is required to accommodate the varied

building form while providing for a minimum of 35% private open space in accordance with this NCP designation.

- 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 encouraged 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-seven (37), 3-bedroom units in a single and duplex house format with at-grade double-car enclosed parking. No tandem parking spaces are proposed. The units range in size from 222 square metres (2,390 square feet) to 332 square metres (3,572 square feet), with a total floor area of 9,548 square metres (102,769 square feet).

- The proposed density of 8 dwelling upa is within the range of 6 to 8 upa that is permitted in the North Grandview Heights NCP.
- The subject site upon consolidation will conform to the lot area, lot width and lot depth requirements of the CD Zone based on the RM-15 Zone.
- The development includes a total of 81 parking stalls (74 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 111 square metres (1,195 square feet) of indoor amenity space be provided (3 square metres/32 square feet per dwelling unit). An indoor amenity building is proposed with a size of 70 square metres (753 square feet) and will be well placed, allowing easy access for residents of the development. There is a deficiency of 41 square metres (441 sq.ft.) and the applicant will provide cash-in-lieu for the deficiency in accordance with City Policy.

### Open Space

- The development proposes approximately 6,486 square metres (69,820 square feet) of outdoor amenity space, which represents about 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:

	<b>RM-15 Zone</b>	<b>Proposed CD Zone</b>
<b>Permitted Uses</b>	Ground-oriented multiple unit residential buildings	Single family dwellings, duplexes and ground-oriented multiple unit residential buildings
<b>Minimum Parcel Size</b>	2,000 square metres (0.5 acres)	18,000 square metres (4.4 acres)
<b>Maximum Density (Number of Dwellings)</b>	15 upa	8 upa (37 dwelling units)
<b>Maximum Floor Area Ratio (FAR)</b>	0.60	0.51 (including garages)
<b>Maximum Lot Coverage</b>	45%	28%
<b>Outdoor Amenity/ Open Space</b>	174 square metres (0.04 acres)	4,500 square metres (1.1 acres)
<b>Minimum Front and Side Yard Setbacks</b>	7.5 metres (25 feet)	6.0 metres (20 feet) for the porches and verandas of single units only along 156 Street and Mountain View Drive

- 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.

- The proposed setback relaxations to the front and side yards are required to allow for maximum tree preservation on the site, and are permitted only for single free-standing units. Duplex units are setback to the minimum 7.5 metres (25 feet) setback in all cases. The setback relaxations for the front yard and the west side yard (flanking 156 Street) are for non-habitable spaces (porches and verandas) only. The buildings (habitable space) will be setback 7.5 metres (25 feet) from the property lines. The setback relaxation to the east side yard is to the sides of two units only. The proposed setback relaxations will not reduce the size of the backyards of any units in this development.

### Vehicular Access

- No road dedication is required for this application.
- The subject site will obtain one full movement access from 156 Street. This access is aligned with the approved access across the street (2979- 156 Street) in accordance with the Engineering Department's requirements.
- A secondary emergency access is proposed for Mountain View Drive.
- 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

- Randy Greenizan of C. Kavolinas & Associates Inc. 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 58 protected trees on the subject site. The applicant is proposing to retain 22 of these trees, representing 38% 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
Alder	21	0	21
Balsam Fir	1	0	1
Birch	7	0	7
Cedar	4	3	1
Cottonwood	1	0	1
Cypress	1	0	1
Douglas Fir	14	13	1
Maple	3	0	3
Gledistsial	1	1	0

Mountain Ash	1	1	0
Spruce	4	4	0
<b>Total</b>	<b>58</b>	<b>22</b>	<b>36</b>

- The Arborist Report has identified a total of 27 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 22 of the good quality trees, representing 81% of all good quality trees on the subject site. The remaining 5 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 has proposed to replant 63 trees on the subject site. This exceeds the City's requirement that the applicant replant 53 trees (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 Fir, Maple, Birch, Katsura, Dogwood, Ash, Spruce, Pine, Cherry 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 January 8, 2008 and staff received one comment. The caller 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 156 Street and Mountain View Drive are designed to be street oriented with individual and direct entrances to the street. Each unit will also have a large porch or veranda facing the 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.
- Five colour schemes are proposed: Red/Gold, Brown/Taupe, Brown/Beige, Yellow/Beige, Blue/Beige and Green/Beige. Peaked roofs, large patios and verandas 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 hardi-plank, cultured stone, and wood trim as the primary cladding 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.
- Overall, the proposed tree preservation, provisions for open space and pedestrian connectivity proposed meet 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 and Survey Plan
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

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:                    Mark Lesack, Ankenman Associates Architects Inc.  
                         Address:                 Suite 200, 12321 Beecher Street  
   Surrey, BC V4A 3A7  
   Tel:                         604-536-1600
  
2.        Properties involved in the Application
  - (a)      Civic Addresses:    2982 and 2960 - 156 Street; 15625 and 15651 Mountain View Drive
  
  - (b)      Civic Address:        2982 - 156 Street  
                 Owner:                  T.M. Crest Homes (2007) Ltd., Inc. No. BC0799881  
                 PID:                        007-419-503  
                 Lot 32 Section 23 Township 1 New Westminster District Plan 36924
  
  - (c)      Civic Address:        2960 - 156 Street  
                 Owner:                  T.M. Crest Homes (2007) Ltd., Inc. No. BC0799881  
                 PID:                        007-419-481  
                 Lot 31 Section 23 Township 1 New Westminster District Plan 36924
  
  - (d)      Civic Address:        15625 Mountain View Drive  
                 Owner:                  T.M. Crest Homes (2007) Ltd., Inc. No. BC0799881  
                 PID:                        007-419-449  
                 Lot 30 Section 23 Township 1 New Westminster District Plan 36924
  
  - (e)      Civic Address:        15651 Mountain View Drive  
                 Owner:                  T.M. Crest Homes (2007) Ltd., Inc. No. BC0799881  
                 PID:                        007-419-414  
                 Lot 29 Section 23 Township 1 New Westminster District Plan 36924
  
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
<b>LOT AREA*</b> (in square metres)		
Gross Total		18,872 sq.m.
Road Widening area		n/a
Undevelopable area		n/a
Net Total		18,872 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)	45%	27%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (Mountain View Drive)	6.0 m	6.0 m
Rear	7.5 m	7.5 m
Side #1 (West) (156 Street)	6.0 m	6.0 m
Side #2 (East)	6.0 m	6.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	11 m
Accessory (Indoor Amenity Building)	11 m	5 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		0
One Bed		0
Two Bedroom		0
Three Bedroom +		37
Total		37
<b>FLOOR AREA: Residential</b>		9,548 sq.m.
<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>		9,548 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	8 upa	8 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.60	0.51
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	111 sq.m.	70 sq.m.
Outdoor	111 sq.m.	6,476 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial	n/a	n/a
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	74	74
Residential Visitors	7	7
Institutional	n/a	n/a
Total Number of Parking Spaces	81	81
Number of disabled stalls		
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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