

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0381-00

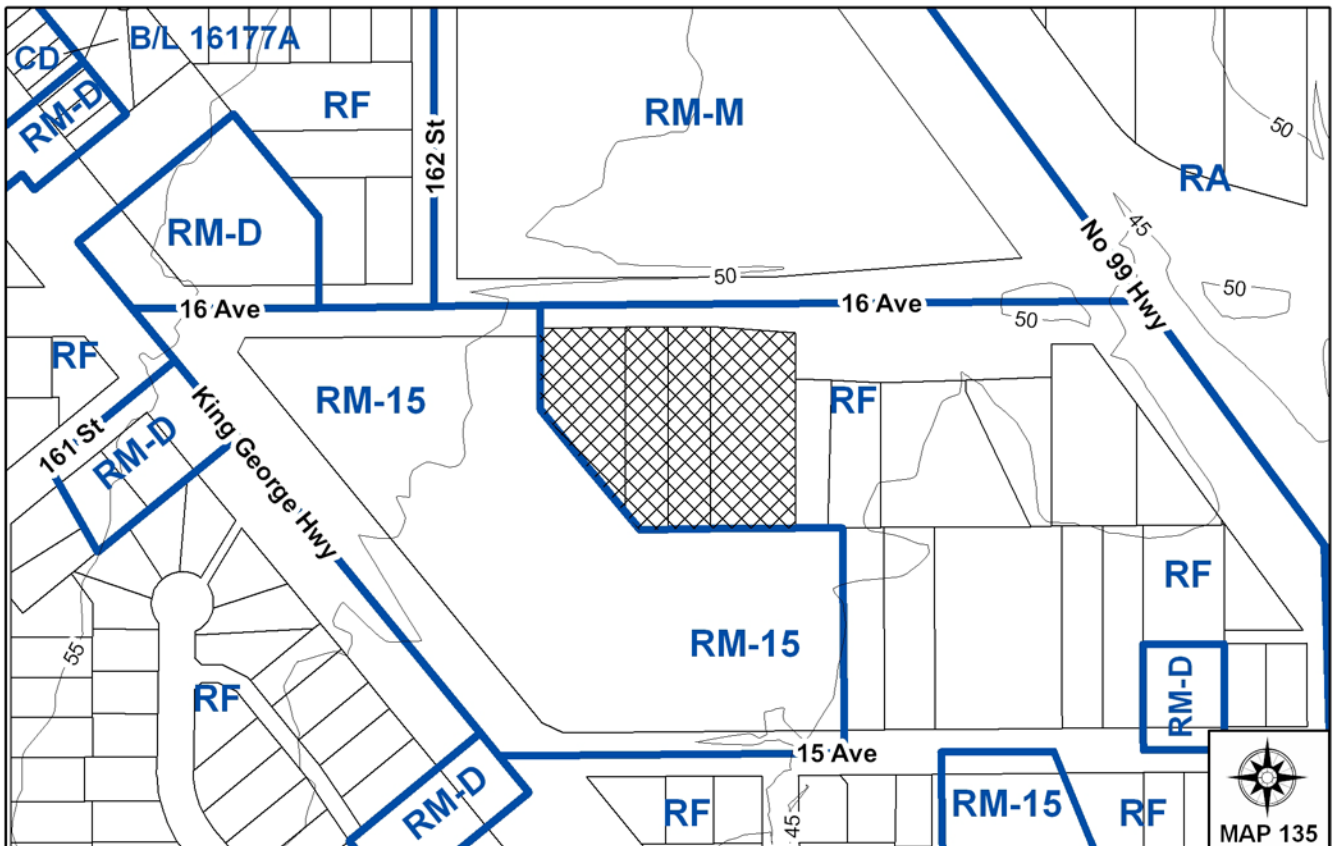
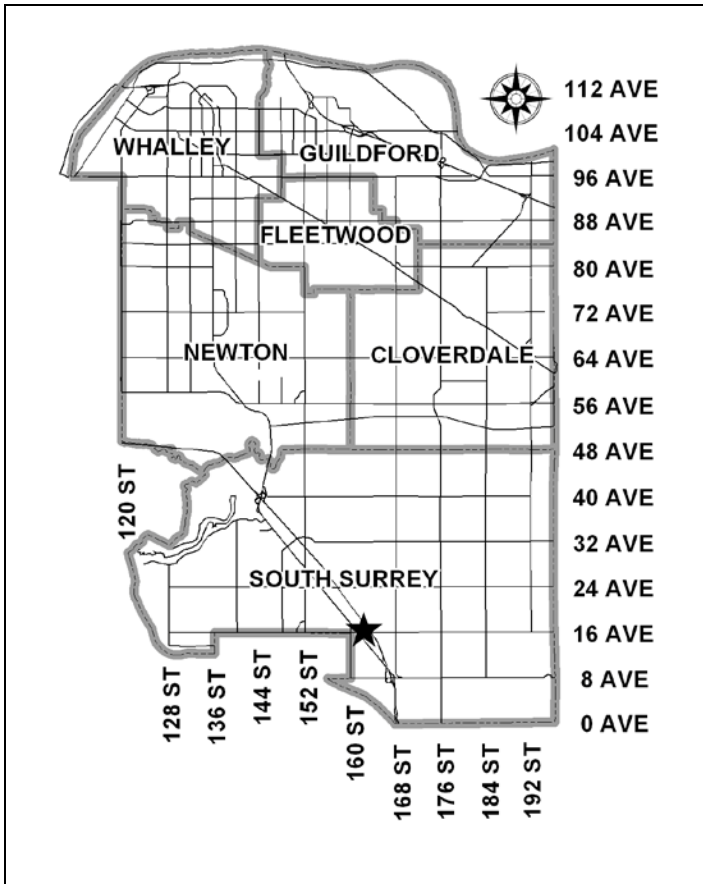
Planning Report Date: September 29, 2008

PROPOSAL:

- Rezoning from RF to RM-15
- Development Permit

in order to permit the development of a 33-unit townhouse project.

LOCATION: 16230/40/50/70 - 16 Avenue
OWNERS: TDM Projects Inc. et al
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Townhouses (15 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the King George Highway Corridor Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of the King George Highway Corridor.
- The proposed design and massing is sensitive to the surrounding context and provides an appropriate interface.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0381-00 in accordance with the attached drawings (Appendix II).
3. 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
 - (g) registration of a Reciprocal Access Agreement to ensure join access with the properties to the east and southeast to the satisfaction of the Engineering Department; and
 - (h) the applicant adequately address the shortfall on tree replacement.

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:**
 5 Elementary students at South Meridian Elementary School
 3 Secondary students at Earl Marriot Senior Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks, Recreation & Culture supports the proposal but have concerns about the pressure this proposal will place on existing PR& C facilities in the area. The applicant has been requested to address these concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 16 Avenue):	Mobile home park.	Urban/Undesignated	RM-M
East:	Single family residential.	Urban/Townhouses (15 upa)	RF
South and West:	Townhouse complex.	Urban/Townhouse (15 upa)	RM-15

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site consists of four parcels located at 16230/40/50/70 – 16 Avenue and is 0.92 hectares (2.27 acres) in gross area. The four parcels are zoned "Single Family Residential Zone (RF)" and are designated "Urban" in the Official Community Plan (OCP) and "Townhouses (15 upa)" in the King George Highway Corridor Local Area Plan (LAP).
- The subject site is bordered to the west and south by a townhouse development that is zoned "Multiple Residential 15 Zone (RM-15)". A manufactured home park lies to the north, across 16 Avenue. Large RF-zoned properties, designated "Townhouses (15 upa)" in the LAP, lie to the east and it is expected that these RF-zoned properties to the east will be redeveloped for townhouses in the future, in accordance with the LAP.
- The applicant is proposing a rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential 15 Zone" (RM-15) and a Development Permit to allow for development of a 33-unit townhouse complex.

- The proposed unit density is 35.9 units per hectare (uph) [14.5 units per acre (upa)] and the proposed floor area ratio (FAR) is 0.57. The proposed unit density and FAR conforms to the density regulations of the RM-15 Zone (36 uph/15 upa and 0.57 FAR), and the existing plan designations.

Riparian Requirements

- There is a red-coded watercourse (ditch) that lies approximately 15 metres (49 feet) to the northeast of the subject site. This ditch drains into the nearby Carlson Creek, and is separated from the subject site by a paved City frontage road that provides access to several properties on the south side of 16 Avenue. The proposed development would place a small portion of proposed Building 4 within the typical 30 metre (98 feet) riparian setback area. This issue was discussed at the January 16, 2008 Environmental Review Committee meeting and no objections to the proposed development were raised. No compensation was deemed necessary.

PRE-NOTIFICATION

Pre-notification letters were sent on March 14, 2008 and staff received 2 letters from area residents.

- The 2 letter writers expressed opposition the proposed development, citing concerns about the scope of the development and increased traffic congestion in the area.

(The proposed development is in keeping with the density permitted by the OCP and the King George Highway Corridor Plan, and the applicant has adhered to the density provisions of the RM-15 Zone.)

DESIGN PROPOSAL AND REVIEW

- The development consists of 5 three-storey buildings containing 21 units and 5 two-storey buildings containing 12 units, for a total of 33 units. Four (4) of the three-storey buildings are proposed along 16 Avenue, and modifications are proposed to the site grading to allow for a two-storey appearance from 16 Avenue. The use of fill and landscaping will have the effect of reducing the massing along 16 Avenue. The fifth three-storey building is proposed in the centre of the site, opposite the three-storey buildings that face 16 Avenue.
- Two-storey buildings are proposed for the rest of the site and this provides a good interface with the existing two-storey townhouse development to the south and west. The two-storey units have double-car garages while the three-storey buildings include tandem parking.
- The exterior design provides for street orientation for the buildings facing 16 Avenue. This includes front doors facing the street, a walkway connecting each residence to the sidewalk, and windows that provide casual surveillance of the street.
- The roof lines are enhanced by a number of gable features and chimneys. The side elevation of the buildings incorporates a number of gable features and various windows.

- The exterior materials include vinyl siding, cement shingles, cultured stone and wood trim. Asphalt shingles are proposed for the roof.

16 Avenue Frontage

- The applicant is dedicating an approximately 7 metre (23 feet)-wide strip of land (area is approximately 740 sq.m./8,000 sq.ft.) as part of the required road widening for 16 Avenue. 16 Avenue is a major arterial and it is anticipated that additional travel lanes will be required on 16 Avenue in the future as the population of South Surrey increases.
- The City will landscape this road dedication area with sod. As part of the Engineering requirements the applicant is to construct asphalt walkways to connect to the existing sidewalk and also construct an interim asphalt driveway at 16 Avenue and provide cash-in-lieu for the future ultimate driveway letdown.

Access and Parking

- As part of the Engineering requirements the applicant is to register a restrictive covenant for right-in/right-out only access at 16 Avenue, and also a reciprocal access easement with the properties to the east and southeast. These neighbouring RF-zoned properties are designated "Townhouses (15 upa)" in the King George Highway Corridor LAP, and upon redevelopment, these properties will likely not be granted access to 16 Avenue, but will have their primary access from 15 Avenue.
- However, to allow these neighbouring properties access to 16 Avenue, a reciprocal access easement is to be registered on the subject site. In addition, when these neighbouring parcels redevelop in the future, this reciprocal access easement will allow residents of the subject site to have access to 15 Avenue, which will allow for westbound trips out of the subject site.
- The southerly drive aisle is proposed to act as the reciprocal access easement area through the subject site. Only 10 of the proposed 33 units access the southerly drive aisle as the rest of the units have their access via the northerly drive aisle.
- A total of 73 parking spaces are required; 66 spaces for resident's use and 7 spaces for visitor parking. The development proposal meets the City's requirements for parking. Twenty-one (21) of the 33 units are proposing tandem parking. A Restrictive Covenant will be required to be registered on the site to restrict the conversion of the garage to habitable space for these units.

Amenity Space

- The Zoning By-law requires that 99 sq.m. (1,065 sq. ft.) of indoor amenity area and 99 sq.m. (1,065 sq. ft.) outdoor amenity area be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant has provided 100 sq.m. (1,076 sq.ft.) of indoor amenity space near the main pedestrian entryway onto the site. The indoor amenity building is proposed to be located centrally in the development and will be visible from the 16 Avenue entrance. As such, a decorative porch element and gable feature has been included on the north and west elevations

that are visible from 16 Avenue. The indoor amenity building will contain a kitchen and is located immediately adjacent to the proposed outdoor amenity area.

- The applicant has provided 100 sq.m. (1,076 sq.ft.) of outdoor amenity space, centrally located adjacent to the indoor amenity building. The applicant is proposing to provide a swimming pool as part of the outdoor amenity space. Access between the indoor amenity building and the swimming area is proposed through a series of French doors.

Trees and Landscaping

- The applicant has provided an arborist assessment from Clark Kavolinas and Associates. There are a total of 38 trees on the subject site and 31 trees are proposed for removal and 7 trees are proposed to be retained. The trees proposed for removal are either within the proposed building envelopes or roadway, are in poor condition, or are a species not suitable for retention (i.e. cottonwood).
- The applicant is proposing to plant 55 trees on the site; 58 replacement trees are required. A contribution of \$900 to the City's Green Fund is proposed as cash-in-lieu for the shortfall in replacement trees.

Tree Species	Total No. of Protected Trees	Proposed for Retention	Proposed for Removal
Lawson cypress	4	2	2
Deodar	8	1	7
Spruce	3	1	2
W. red cedar	1	1	0
Thuja occidentalis	9	2	7
Maple	1	0	1
Alder	1	0	1
Atlas cedar	1	0	1
Douglas fir	3	0	3
Cottonwood	3	0	3
Cherry	1	0	1
English oak	1	0	1
Italian cypress	2	0	2
Total	38	7	31

- Landscaping plans have been received and are generally acceptable. The landscaping includes heavy landscaping with a mix of trees, shrubs, ground cover and open lawn areas.
- No fencing is proposed along 16 Avenue; instead each pathway to the units will be identified by two small cultured stone pillars with a little gate. The 16 Avenue interface will feature landscaping sloping to the street, reducing the massing of the proposed buildings. The road dedication area along 16 Avenue is proposed to be landscaped with sod by the City, until such time as traffic lanes are added.
- Special paving (stamped concrete), is proposed for the 16 Avenue entrance area and also at the terminus of the southerly drive aisle. The garbage enclosure is proposed to be constructed of split-faced concrete block, with wood gates, and will be screened by landscaping.

- The applicant is proposing to place a passive open space along the southwesterly property line that may be used as a community garden if desired by the strata council. This location allows for sun exposure. The applicant has identified gardening as an activity that appeals to the demographic group targeted by this development.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and 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 and Survey Plan
Appendix II.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Envirowest dated January 3, 2008.

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: Joe Minten, JM Architecture
 Address: #204, 10190 - 152A Street
 Surrey, BC
 V3R 1J7
 Tel: 604-583-2003

2. Properties involved in the Application
 - (a) Civic Addresses: 16230, 16240, 16250 and 16270 - 16 Avenue

 - (b) Civic Address: 16230 - 16 Avenue
 Owner: Corey Saran and Anke Saran
 PID: 009-313-125
 Lot 54 Section 12 Township 1 New Westminster District Plan 10384

 - (c) Civic Address: 16240 - 16 Avenue
 Owner: TDM Projects Inc., Inc. No. 668969
 PID: 009-313-141
 Lot 55 Except: The East 62.85 Feet; Section 12 Township 1 New Westminster District Plan 10384

 - (d) Civic Address: 16250 - 16 Avenue
 Owner: Wam B.C. Investment Corp., Inc. No. 0806889
 PID: 007-446-764
 East 62.85 Feet Lot 55 Section 12 Township 1 New Westminster District Plan 10384

 - (e) Civic Address: 16270 - 16 Avenue
 Owner: Wam B.C. Investment Corp., Inc. No. 0806889
 PID: 007-446-888
 Lot 56 Except: Part Shown a Highway on Plan 25810; Section 12 Township 1 New Westminster District Plan 10384

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,191 sq.m.
Road Widening area		727 sq.m.
Undevelopable area		
Net Total		8,464 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	38%	31%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (16 Avenue)	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	9.9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		21
Three Bedroom +		12
Total		33
FLOOR AREA: Residential		4,802 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,802 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)	36 uph/15 upa	35.9 uph/14.5 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.57	0.57
AMENITY SPACE (area in square metres)		
Indoor	99 sq.m.	100 sq.m.
Outdoor	99 sq.m.	100 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential 2 or 3 Bedroom	66	66
Residential Visitors	7	7
Institutional		
Total Number of Parking Spaces	73	73
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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