

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0006-00

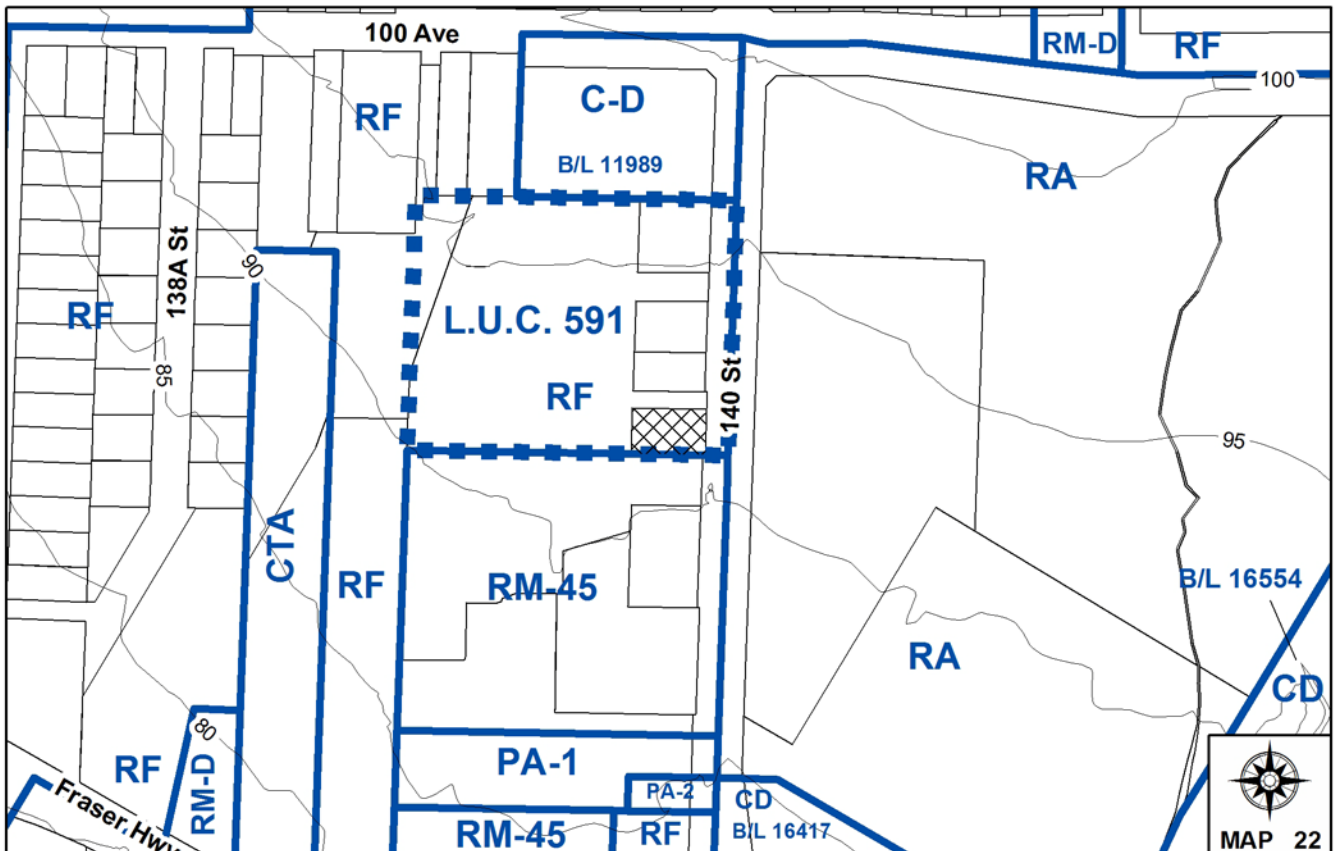
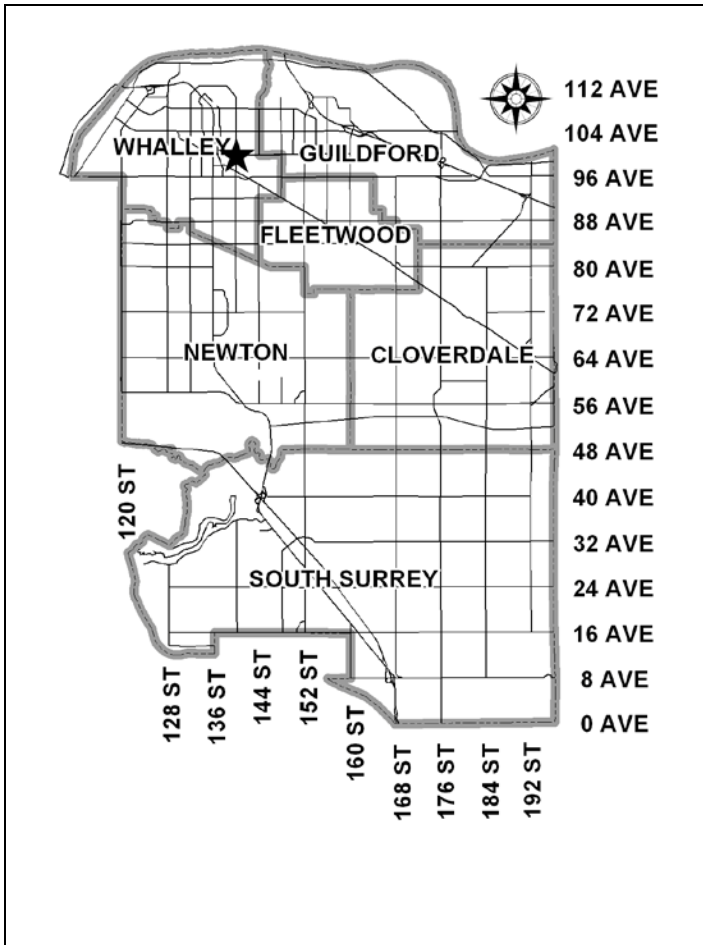
Planning Report Date: November 24, 2008

PROPOSAL:

- Partial **Land Use Contract** discharge
- **Rezoning** from RF to CD (based on RM-30)
- **Development Permit**

in order to permit the development of a 4-unit townhouse project.

LOCATION: 9891 - 140 Street
OWNERS: Jaswant S. and Kashmir K. Sanghera et al
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Partial Land Use Contract Discharge; and
 - Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to eliminate outdoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 591 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)"(By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to eliminate the required indoor and outdoor amenity spaces.
4. Council authorize staff to draft Development Permit No. 7908-0006-00 in accordance with the attached drawings (Appendix II).
5. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant adequately address the impact of no indoor amenity space; and
 - (h) the applicant adequately address the impact of no outdoor 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:**

1 Elementary student at Lena Shaw Elementary School
0 Secondary students at Guildford Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: Support. As insufficient outdoor and indoor amenity space is provided, the applicant may provide cash in-lieu. Parks has some concerns regarding the pressure this development will place on existing Parks, Recreation and Culture amenities in the area. The applicant should work with staff to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling to be demolished

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Private access to Townhouse site. Single family dwellings.	Multiple Residential	LUC No. 591 (underlying RF)
East (Across 140 Street):	Green Timbers Urban Forest Park.	Conservation	RA
South:	Townhouses and apartments.	Multiple Residential	RM-45
West:	Townhouses.	Multiple Residential	LUC No. 591 (underlying RF)

DEVELOPMENT CONSIDERATIONS

- The 956-square metre (10,291 sq.ft.) subject site is located on the west side of 140 Street in the City Centre, across from Green Timbers Urban Forest Park. The site is designated Multiple Residential in the Official Community Plan (OCP).
- The subject site is currently regulated under Land Use Contract (LUC) No. 591 with an underlying "Single Family Residential Zone" (RF). The applicant is proposing to partially discharge LUC No. 591 and to rezone the site to "Comprehensive Development Zone" (CD) based on RM-30 to allow the development of four residential units. The proposed CD Zone is consistent with the Multiple Residential designation in the Official Community Plan (OCP).

- The applicant is required to dedicate 1.5 metres (5 ft.) for the widening of 140 Street.
- Due to site constraints, no outdoor amenity space is proposed for this townhouse development. The proposed CD Zone, like the RM-30 Zone which was used as a base, requires that 12 square metres (129 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The developer has agreed to address the impact of the proposed elimination of the outdoor amenity requirement in accordance with Council's policy.
- Due to only 4 units being proposed, no indoor amenity space is proposed for this townhouse development. The proposed CD Zone (based on the RM-30 Zone) requires that 12 square metres (129 sq.ft.) of indoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The developer has agreed to address the impact of the proposed elimination of the indoor amenity requirement of the CD Zone in accordance with Council's policy.
- A total of 8 parking spaces will be available for residents based on 2 spaces per unit, exceeding the minimum parking requirements for Surrey City Centre in Surrey Zoning By-law No. 12000. In addition, 1 visitor parking space will be available based on 0.2 space per unit, meeting the minimum visitor parking requirement.
- The proposed development will front onto and gain access from 140 Street.
- Under the sliding density scale of the RM-30 Zone for sites less than 1.0 hectare (2.47 acres) in size, the maximum density permitted would be 11.9 upa (29.5 uph) or 3 units, with a maximum floor area ratio (FAR) of 0.40. With 4 units proposed, the density of this townhouse project is 18 upa (44.5 uph) with a floor area ratio (FAR) of 0.72. As a result, the applicant has requested a Comprehensive Development Zone (CD).

Proposed CD Zone

- The CD Zone is based upon the "Multiple Residential 30 Zone" (RM-30) with modifications to density, lot coverage and setbacks.
- The applicant is proposing reduced building setbacks along all property lines. Under the RM-30 Zone, the minimum setback along all property lines is 7.5 metres (25 ft.). The applicant is proposing setbacks ranging from 1.25 metres (4 ft.) to 4.25 metres (14 ft.).
- The proposed setback variances are acceptable as this is a small site difficult to develop. A reduction in the front yard setback to 4.25 metres (14 ft.) will create a much more urban feel along 140 Street. The proposed side yard setbacks of 1.25 metres (4 ft.) along the north and 1.5 metres (5 ft.) along the south are acceptable, as the site is adjacent to a driveway to the north and a private parking lot to the south, which will be screened from the proposed residences by a 1.8-metre (6 ft.) high fence. The rear yard is proposed to be reduced to 3.0 metres (10 ft.).
- The proposed CD Zone also provides for a minor increase in lot coverage from 34% to 37%.

- The table below shows a comparison between the proposed CD Zone and the RM-30 Zone:

	RM-30 Zone based on 1-ha site	RM-30 Zone based on 0.096-ha site	Proposed CD Zone
Units Per Acre	30 upa	12 upa	18 upa
FAR	0.90	0.40	0.72
Lot Coverage	45%	34.3%	37%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	east (front): 4.25 m. (14 ft.) to building face. west (rear): 3.0 m. (10 ft.) to building face. north (side): 1.25 m. (4 ft.) to building face. south (side): 1.5 m. (5 ft.) to building face.
Building Height	13 metres (43 ft.)	13 metres (43 ft.)	9.6 metres (31.5 ft.)

Tree Preservation

- Mike Fadum and Associates Ltd. prepared the Arborist Report and Trees Preservation/Replacement Plan (Appendix V). The Arborist Report has not, at this time, been accepted by the City's Landscape Architect.
- Pending acceptance by the City's Landscape Architect, the Arborist Report indicates there are two (2) mature trees on the subject site. The report proposes the removal of two (2) trees because they are located within the building envelopes. The Report proposes no on-site trees be retained. Sixteen (16) replacement trees will be planted, as per the landscape plan prepared by David van Stolk Landscape Architect.
- In addition, there are off-site trees that will not be impacted.
- The following chart provides a summary of the on-site trees proposed for retention and removal by species. No off-site trees are proposed to be removed:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Cedar	1	0	1
Falsecypress	1	0	1
Total	2	0	2

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As two (2) protected trees are to be removed, a total of four (4) replacement trees would be required for this application. The applicant proposes sixteen (16) replacement trees, as per the approved landscape plan.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 15, 2008 and staff received no responses.

DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the proposed development.
- The development proposes four semi-detached, 3-bedroom, 2-storey units with in-ground basements, and rooftop patios. There are two types of units, Unit Type A and Unit Type B, and there are two of each type. Unit Type A has a floor area of 214.7 sq. metres (2,311.5 sq.ft.), while Unit Type B has a floor area of 198.4 sq. metres (2,136 sq.ft.).
- The main floor of each unit will accommodate dining, living and kitchen areas. Three bedrooms will be located on the upper floor. A multi-purpose room is located in the basement.
- As the site itself is relatively constrained, the proposed units will feature a roof-top patio, accessed by an internal stairway that will add a third level to the development. The rooftop patio will provide approximately 13.7 square metres (147 sq.ft.) of private outdoor space for Unit Type A and approximately 17.4 square metres (187 sq.ft.) of private outdoor space for Unit Type B. Each unit will also have a small covered veranda at the front door.
- The proposed roofing will be low-slope asphalt shingles (dark warm grey). The exterior of each unit will be clad in Hardie-plank and Hardie-panel, but each unit will be a distinct colour. Unit 1 will be clad in "Harris Cream" siding, Unit 2 will be clad in "Evening Blue" siding, Unit 3 will be clad in "Countrylane Red" siding, and Unit 4 will be clad in "Frosted Green" siding. To provide an accent for the development and to create a modernist feel that is consistent with the emerging character of the neighbourhood, the exterior of the stairway is clad in galvanized rib metal siding. The units will be finished with white trellis, fascia, bands and trims.
- Each unit will have two parking spaces. One will be located within an attached garage, while the second will be located in an adjacent carport. One visitor parking space will be provided.

Landscaping

- Proposed landscaping for the site will consist of a combination of small trees, shrubs, vines and ground covers. Along the 140 Street frontage, this landscaping includes the deciduous "serviceberry", the low-growing evergreen "dwarf escallonia" and grasses. Hydrangea will be planted along the side yards of the site, while serviceberry and bamboo will be planted along the rear yard. Winter creeper, kiwi vine and hydrangea will be interspersed throughout the site.
- The vehicle and pedestrian access to the site is identified with decorative stamped concrete pavers to act as a visual clue for vehicles. These pavers will continue throughout the site at the edge of the drive aisle. Decorative pavers will also indicate pedestrian pathways around the perimeter of the site. Small wood benches will be interspersed adjacent to units throughout the site.
- The drive aisle will consist of "Old Country Stone" pre-cast concrete pavers.
- Fencing consists of a 1.8-metre (6 ft.) high cedar fence along the rear and side property lines, except within the front yard setback, where the fence is reduced in height to 1.2 metres (4 ft.).

- A vine-covered pergola will be provided over the carport for the second vehicle for each unit.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but 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
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	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: Brian G. Hart
 Address: 4375 - West River Road
 Delta, B.C. V4K 1R9
 Tel: 604-946-8302

2. Properties involved in the Application
 - (a) Civic Address: 9891 - 140 Street

 - (b) Civic Address: 9891 - 140 Street
 Owners: Jaswant Singh Sanghera, Kashmir Kaur Sanghera,
 Hardev Sanghera and Jasvir Sanghera
 PID: 000-927-236
 Lot 134 Section 35 Block 5 North Range 2 West New Westminster District
 Plan 58009 Except: Part Road on Plan BCP35228

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to partially discharge Land Use Contract No. 591.

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (RM-30)

Required Development Data	Minimum Required / Maximum Allowed (Under RM-30)	Proposed
LOT AREA* (in square metres)		
Gross Total		956.93 m ² (0.236 ac, 0.1 ha)
Road Widening area		36.38 m ²
Undevelopable area		
Net Total		920.55 m ² (0.227 ac, 0.09 ha)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	34.3%	37%
Paved & Hard Surfaced Areas		32%
Total Site Coverage		69%
SETBACKS (in metres)		
Front	7.5 m	4.25 m
Rear	7.5 m	3.0 m
Side #1 (N)	7.5 m	1.25 m
Side #2 (S)	7.5 m	1.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		4
Total		4
FLOOR AREA: Residential	368 m ²	655 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	368 m ²	655 m ²

** 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 (Under RM-30)	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	30 uph/12.1 upa	40 uph/16.9 upa
# of units/ha /# units/acre (net)	29.5 uph/11.9 upa	44.4 uph/17.6 upa
FAR (gross)	0.41	0.68
FAR (net)	0.40	0.72
AMENITY SPACE (area in square metres)		
Indoor	12	0
Outdoor	12	0
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed+	7	8
Residential Visitors	1	1
Institutional		
Total Number of Parking Spaces	8	9
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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