

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0011-00

Planning Report Date: July 28, 2008

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RA and RF to CD (based on RM-30)
- **Development Permit**

in order to permit the development of approximately 62 townhouse units.

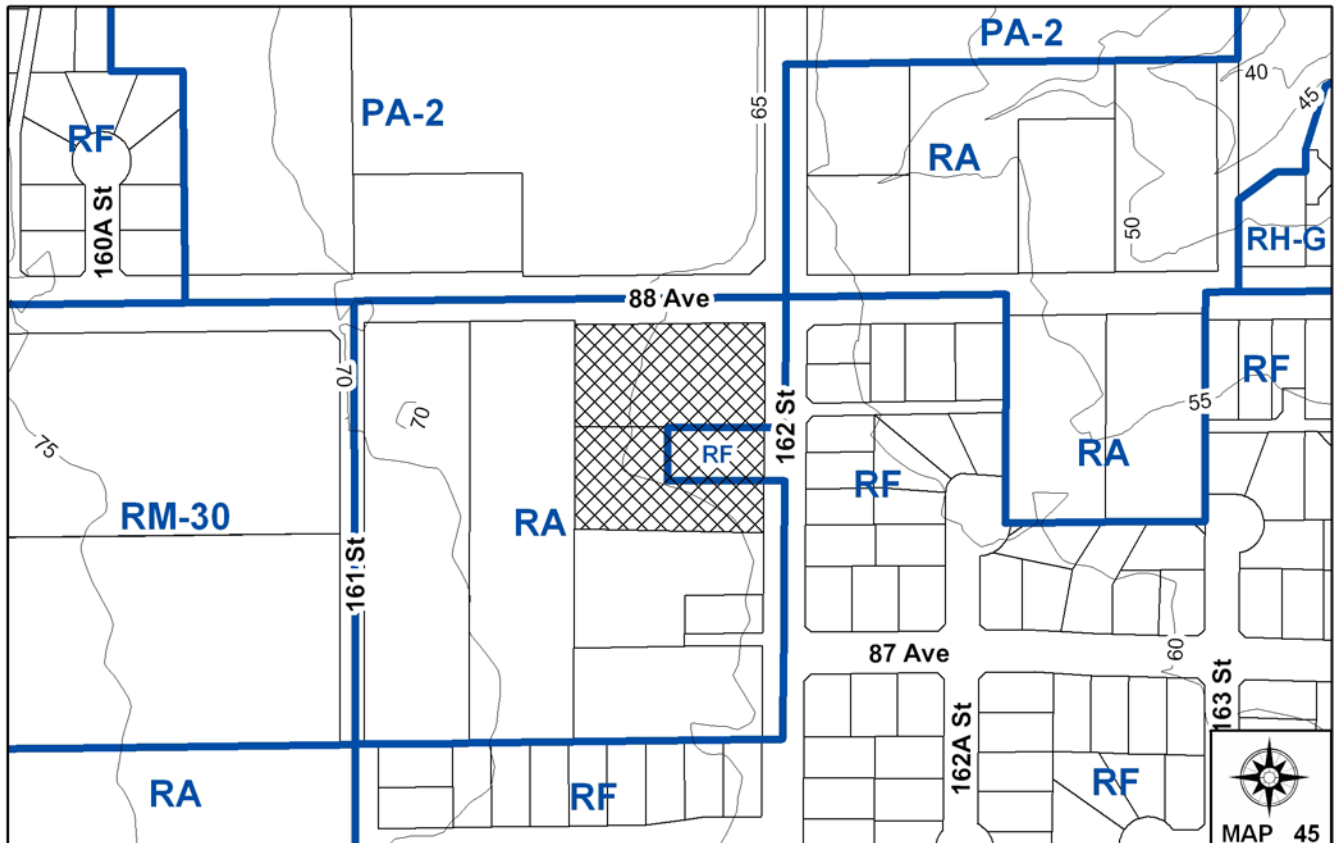
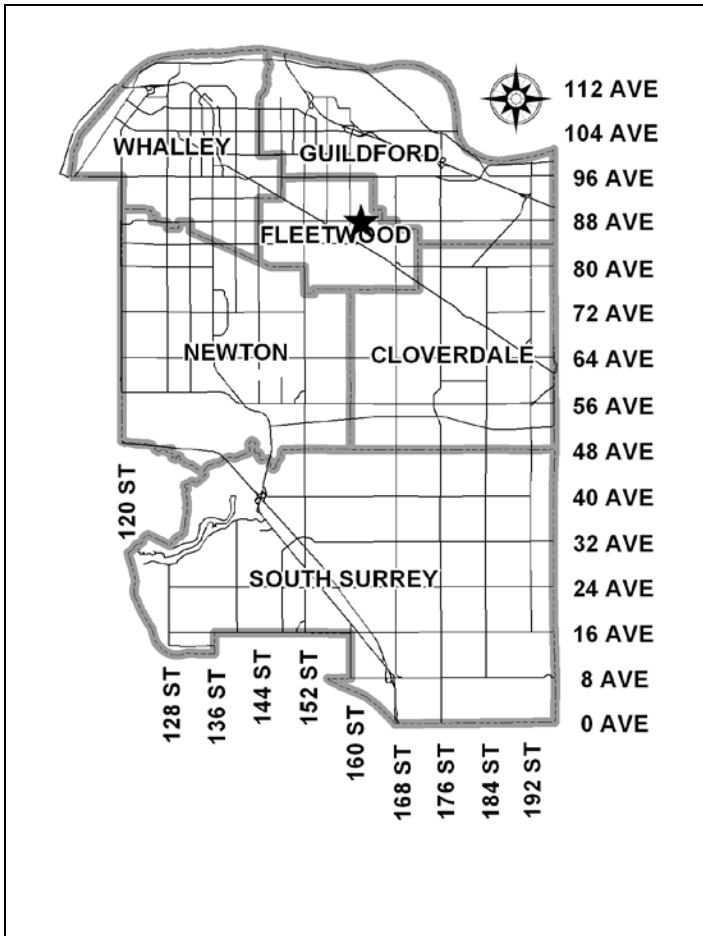
LOCATION: 16166 - 88 Avenue; 8755 & 8769 - 162 Street

OWNER: 2538 88th Avenue Holdings Ltd.

ZONING: RA and RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced size of parking spaces and inclusion of outside tandem parking spaces.
- Reduced building setbacks.

RATIONALE OF RECOMMENDATION

- Complies with Fleetwood Town Centre Plan.
- The proposed density and building form are appropriate for this part of Fleetwood Town Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and "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 eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7908-0011-00 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 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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) registration of Section 219 Restrictive Covenant to prohibit conversion of tandem parking spaces into livable 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:**

11 Elementary students at Frost Road Elementary School
6 Secondary students at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture: The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council. The applicant should provide cash-in-lieu of indoor amenity space.

SITE CHARACTERISTICS

Existing Land Use: Two acreage residential properties and one single family property with single family homes and accessory buildings which will be demolished as part of the application.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 88 Avenue):	Independent secondary school.	Urban in OCP	PA-2
East (Across 162 Street):	Established single family residential neighbourhood.	Single Family in NCP	RF
South:	Acreage residential.	Medium Density Townhouses in NCP	RA
West:	Acreage residential.	Medium Density Townhouses in NCP	RA

DEVELOPMENT CONSIDERATIONS

- The subject properties are located on the south side of 88 Avenue, west of 162 Street.
- The applicant is proposing to rezone the site from Single Family Residential (RF) and One Acre Residential (RA) to Comprehensive Development Zone (CD) in order to develop a 62-unit townhouse project.
- The lands are designated Medium Density Townhouses in the Fleetwood Town Centre Plan and Urban in the Official Community Plan (OCP).

- The applicant is proposing to redesignate the site from Urban to Multiple Residential to permit the proposed townhouse project with a proposed floor area ratio of 0.83 and proposed unit density of approximately 71 units per hectare (29 upa). The proposed OCP amendment from Urban to Multiple Residential is consistent with the Fleetwood Town Centre Plan and is appropriate.
- The subject site is less than 1 hectare (2.47 acres) in size and is thus subject to the sliding density scale of the RM-30 Zone. Based on the net site size of 0.87 hectare (2.16 ac.), a maximum density of 69 units per hectare (28 upa) and a maximum floor area ratio (FAR) of 0.83 are permitted. While the proposed FAR of 0.83 complies with the RM-30 Zone, based on the sliding scale, the number of units slightly exceeds the number permitted under the sliding scale. Therefore a CD Zone is proposed.
- The properties to the west and to the south are also designated Medium Density Townhouses in the Fleetwood Town Centre Plan. The applicant provided a conceptual layout for how the surrounding properties can develop based on this designation in the Fleetwood Town Centre Plan.
- The proposal includes sixty-two (62) units, which includes 24, two-bedroom units and 38, two-bedroom and den units. The units range in size from 138 square metres (1,480 sq. ft.) to 166 square metres (1,790 sq. ft.)
- The project is accessed from two separate driveway entrances on 162 Street.
- As part of the application the applicant is required to provide additional dedication on 88 Avenue to provide a 27-metre (88 ft.) wide road right-of-way.
- The project includes 124 residential parking spaces, based on 2 spaces per unit as per the Zoning By-law. The proposed spaces are provided as follows:
 - All 62 of the units have tandem parking; and
 - For 38 or 61% of the units, one tandem parking space is located in the garage, with the second space on the driveway.
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.
- The proposed development also includes 12 visitor parking spaces, based on 0.2 parking space per unit, which complies with the Zoning By-law.
- The amount of outdoor amenity space proposed is 202 square metres (2,175 sq. ft.), slightly exceeding the minimum 186 square metres (2,000 sq. ft.) required under the RM-30 Zone based on the 3 square metres (32 sq. ft.) per dwelling unit. The proposed outdoor amenity space incorporates a children's play area, lawn and seating areas with benches.
- No indoor amenity space is being proposed. The applicant has agreed to provide a monetary contribution of \$65,100 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in required indoor amenity space.

- Arbortech Consulting Ltd. was retained by the applicant to prepare an Arborist Report and Tree Retention/Replacement Plan. 25 mature trees were identified on the site, of these only two trees are in good condition. The applicant is proposing to retain these two trees, Japanese maples, one in the existing location and one relocated elsewhere on the site.

Proposed CD By-law

- The proposed CD By-law is based on the RM-30 Zone with modifications to density, building setbacks and parking, as illustrated below:

	RM-30 Zone (Based on sliding scale for 0.38 Ha site)	Proposed CD By-law
Density (FAR) Density (U.P.Ha./u.pa.)	0.83 69 U.P.Ha (28 u.p.a)	0.83 71 U.P.Ha (29 u.p.a.)
Setbacks	7.5 m. (25 ft.) from all lot lines	North - 3.9 m. (13 ft.) to building face 3.3 m. (11 ft.) to porch columns South - 6.0 m. (20 ft.) to building face 4.4 m. (14 ft.) to balcony columns East - 6.0 m. (20 ft.) West - 4.5 m. (15 ft.) to building face 4.1 m. (13 ft.) to balcony columns
Parking	<ul style="list-style-type: none"> • Tandem parking spaces must be enclosed. • Minimum length of exterior tandem parking stalls is 6.0 m. (19.7 ft.) 	<ul style="list-style-type: none"> • A minimum of 69% of all parking spaces must be enclosed • Minimum length of exterior tandem parking spaces range from 4.9 m. (16 ft.) to 5.7 m. (19 ft.) for 35 spaces

- Under the sliding density scale of the RM-30 Zone, the maximum floor area ratio (FAR) that can be achieved on the site is 0.83, which is what the applicant has proposed. However, the proposed unit density of 71 units per hectare (29 upa), slightly exceeds the unit density of 69 units per hectare (28 upa) permitted under the sliding scale.
- In the RM-30 Zone all buildings and structures are required to be set back a minimum of 7.5 metres (25 ft.) from all lot lines. The proposed CD By-law has reduced setbacks on all four property lines.
- The eastern side yard setback, facing 162 Street, is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face. There are four end units along this east elevation and they have been designed to have a strong street presence. Each unit has doors opening out onto 162 Street and significant detailing including dormers and window boxes. The reduced setbacks and the building design provides a strong urban pedestrian-oriented character.
- The southern rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.). In addition, the columns that support the balconies for the units encroach up to 1.6 metres (5 ft.) further into the setback. The applicant is proposing dense landscaping along this elevation, which includes trees for each unit and shrubs to provide a visual separation and privacy between this development and the property to the south, which is also designated for medium density townhouses in the Fleetwood Town Centre Plan.

- The western side yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face. Only the north and south end units are setback 4.5 metres (15 ft.) from the property line as measured to the side of the units. The remaining units along this elevation have their rear wall facing the west property line and are set back approximately 5.5 metres (18 ft.) to the building face. The columns that support the balconies for the rear facing units encroach up to 0.4 metre (1.5 ft.) further into the proposed 4.5-metre (15-ft.) setback. The applicant is also proposing dense landscaping along this elevation to provide privacy and visually separate this development from the property to the west. The land to the west is also designated for Medium Density Townhouses in the Fleetwood Town Centre Plan.
- The northern front yard setback is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.). In addition, the entry canopies and supporting columns for the units encroach up to 0.6 metre (2 ft.) further into the setback. The proposed buildings fronting 88 Avenue have well-articulated entrances. While this brings the building closer to the property line, it provides an appealing streetscape. This reduced setback is similar to the RM-30 townhouse project on the west side of 161 Street, where the setback along 88 Avenue was reduced from to 5.0 metres (16 ft.).
- The proposed parking deviates from the Zoning By-law in three areas. The proposed variations in the CD By-law are due primarily to the provision of exterior tandem parking as part of the project.
- In the RM-30 Zone of the Zoning By-law all tandem parking spaces must be enclosed and attached to ground-oriented units. The applicant is proposing that one tandem parking space be located on the driveway for 38 of the proposed 62 units.
- The proposed number of exterior parking spaces is 28% of the 136 parking spaces proposed for the project. In the RM-30 Zone, up to 50% of all required resident parking is permitted outside. Therefore, if these were not tandem parking spaces they would be permitted. Due to the narrow design of the units, tandem parking is the only option available.
- The applicant is also proposing to reduce the length of the proposed parking stalls from 6.0 metres (19.7 ft.) to a minimum of 4.9 metres (16 ft.) for 35 of the exterior tandem parking spaces or 26% of the total required parking spaces. In the Part 5 of the Zoning By-law, up to 25% of the required parking spaces can be reduced to a minimum of 4.9 metres (16 ft.), which is only marginally less than the 26% proposed for the project.
- Of these 35 spaces, approximately 14 spaces are the minimum 4.9 metres (16 ft.). The remaining 21 spaces range in length from 5.2 to 5.7 metres (17 – 18.7 ft.), which is slightly less than the required length of 6 metres (19.7 ft.).

PRE-NOTIFICATION

Pre-notification letters were sent on April 21, 2008 and staff received phone calls from three different residents and one e-mail.

- Two of the respondents wanted more details on the project.

(Staff expanded what was being proposed and the properties involved in the application.)

- Two respondents were concerned with the impact of the proposed development on a property in close proximity to the subject site.

(Staff explained that the proposed development complies with the Fleetwood Town Centre Plan and that as part of the review process the applicant was required to provide a conceptual layout demonstrating how the surrounding properties could develop in the future, based on the Fleetwood Town Centre Plan. Furthermore, staff indicated that when future applications are made on the surrounding properties, the impact on surrounding properties would be further reviewed to ensure that proposed developments do not have an adverse impact on any property's development potential.)

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.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff. Except for the need to resolve some landscaping issues, which are described below, the design issues that were identified by staff have been addressed. The applicant has agreed to address the following issues before final approval:
 - *Final review and acceptance by the City Landscape Architect of the landscape plans and cost estimate.*
 - *Provide detailed lighting plan.*
 - *Provide details on signage and location of mailbox.*
 - *Provide material sample board.*

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.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Stuart Howard Architects Inc. and DMG Landscape Architects, respectively, dated June 25, 2008 and June 23, 2008.

Jean Lamontagne
General Manager
Planning and Development

AP/kms

v:\wp-docs\planning\plncom08\07160847.ap.doc
KMS 7/16/08 10:44 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Andrew Sims, Mosaic Avenue Developments Ltd.
Address: 500 - 2609 Granville Street
Vancouver, BC
V6H 3H3
Tel: 604-685-3888

2. Properties involved in the Application

- (a) Civic Addresses: 16166 - 88 Avenue; 8755 and 8769 - 162 Street
- (b) Civic Address: 16166 - 88 Avenue
Owner: 2538 88th Avenue Holdings Ltd., Inc. No. 824560
PID: 000-670-197
Lot 1 Section 25 Township 2 New Westminster District Plan 68262
- (c) Civic Address: 8755 - 162 Street
Owner: 2538 88th Avenue Holdings Ltd., Inc. No. 824560
PID: 017-079-616
Lot 1 Section 25 Township 2 New Westminster District Plan NWP88086
- (d) Civic Address: 8769 - 162 Street
Owner: 2538 88th Avenue Holdings Ltd., Inc. No. 824560
PID: 017-079-632
Lot 2 Section 25 Township 2 New Westminster District Plan NWP88086

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-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total		0.89 ha	
Road Widening area		0.16 ha	
Undevelopable area			
Net Total		0.870.874 ha	
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	45%	44%	
Paved & Hard Surfaced Areas			
Total Site Coverage		44%	
SETBACKS (in metres)		To Building Face	To Balcony/ Porches
Front		3.9 m	3.3 m
Rear		6.0 m	4.4 m
Side #1 (West)		4.5 m	4.10 m
Side #2 (East)		6.0 m	
BUILDING HEIGHT (in metres/storeys)			
Principal	13 m	12 m	
Accessory			
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom		24	
Two Bedroom + Den		38	
Total		62	
FLOOR AREA: Residential		7,253 m ²	
FLOOR AREA: Commercial			
Retail			
Office			
Total		-	
FLOOR AREA: Industrial		-	
FLOOR AREA: Institutional		-	
TOTAL BUILDING FLOOR AREA		7,253 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	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		70 upha/28 upa
# of units/ha /# units/acre (net)		71 upha/29 upa
FAR (gross)		0.82
FAR (net)		0.83
AMENITY SPACE (area in square metres)		
Indoor	186 sq.m.	0 sq.m.
Outdoor	186 sq.m.	202 sq.m.
PARKING (number of stalls)		
Commercial	-	-
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	124	124
3-Bed		
Residential Visitors	12	12
Institutional		
Total Number of Parking Spaces	136	136
Number of disabled stalls		1
Number of small cars		35
Tandem Parking Spaces: Number / % of Total Number of Units		62/100%
Size of Tandem Parking Spaces width/length		3.2 m x (4.9-5.7 m)-35 3.2 m x 6.1 m-101

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----