

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0080-00

Planning Report Date: October 20, 2008

**PROPOSAL:**

- **OCP Amendment** from Suburban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 65-unit townhouse project.

**LOCATION:**

2939 - 156 Street

**OWNER:**

Hayer Homes Morgan Heights  
 Townhomes Inc., Inc. No.  
 BC0826749

**ZONING:**

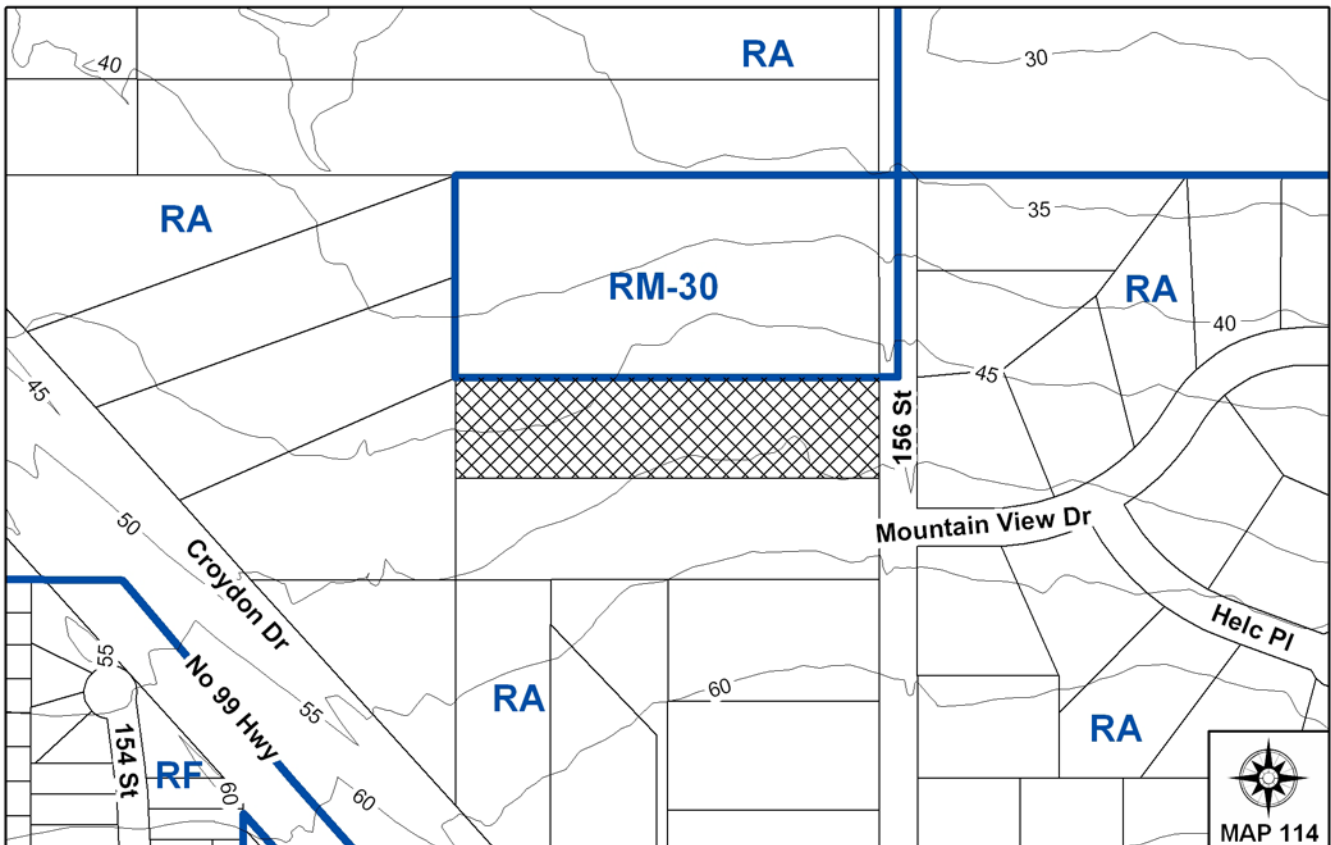
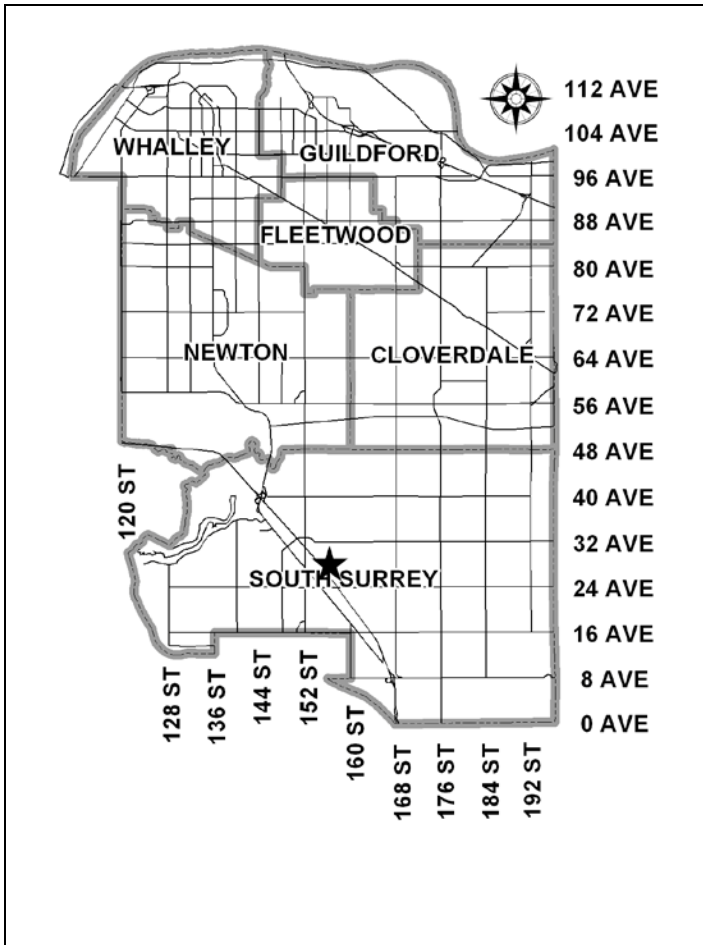
RA

**OCP DESIGNATION:**

Suburban

**NCP DESIGNATION:**

Multiple Residential (15-25 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.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Relax the RM-30 Zone to allow the minimum front yard setback to be reduced from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the indoor amenity building only.

### RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- 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.
- A total of 105 trees are located on the subject property. The majority of these trees are not retainable species consisting of Alder, Birch and Maple trees. There are only sixteen (16) good quality trees on the subject site and the applicant has been able to retain twelve (12) of them, representing 75% of all good quality trees on the subject site.
- The proposed front yard setback variance to the indoor amenity building is appropriate in order to accommodate tree preservation on the subject site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating the subject site from "Suburban" 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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (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 195 square metres (2,099 sq.ft.) to 70 square metres (757 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7908-0080-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7908-0080-00, (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the indoor amenity building only.
7. 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 arbourist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (c) the applicant provide a statutory right-of-way to provide public access to the trail system within the BC Hydro Corridor and through a portion of the site to the satisfaction of the Planning & Development Department;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and

- (f) the applicant adequately address the impact of reduced indoor 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:**

5 Elementary students at Sunnyside Elementary School  
4 Secondary students at Semiahmoo Secondary School

**Parks, Recreation & Culture:** No concerns. The Parks, Recreation & Culture Department supports the proposed public trail within the BC Hydro Corridor linking to the future multi-use trail system overtop of the North Grandview Gravity Sewer Interceptor. The applicant is required to pay the community amenity fee in keeping with the North Grandview Heights NCP.

### SITE CHARACTERISTICS

**Existing Land Use:** Existing single family home on a treed site adjacent to a BC Hydro right-of-way.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Project under construction to build 129 townhouses (File No. 7906-0257-00).	Multiple Residential / Multiple Residential	RM-30
East (Across 156 Street):	Single family homes on treed sites. Currently under application (3 <sup>rd</sup> reading), File No. 7907-0363-00 to permit 37 unit cluster housing development.	Suburban / Cluster Housing (6-8 upa)	RA
South:	Single family homes on treed sites. Currently under application (3 <sup>rd</sup> reading), File No. 7907-0113-00 to permit 62 townhouses.	Suburban / Multiple Residential	RA
West:	BC Hydro right-of-way.	Suburban / Business Park	RA

## JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Suburban in the Official Community Plan (OCP) and "Medium Density Residential 15 to 25 units per acre (upa)" in the North Grandview Heights Neighbourhood Concept Plan (NCP). An OCP Amendment from Suburban to Multiple Residential is required to accommodate this proposal.
- The subject site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Multiple Residential 30 Zone" (RM-30) to allow 65 townhouse dwelling units. The proposed RM-30 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.

## DEVELOPMENT CONSIDERATIONS

### Proposed Townhouse Development

- The subject proposal consists of sixty-five (65), 2 and 3-bedroom units in a row-house format with at-grade covered parking in a tandem arrangement. The units range in size from 113 sq.m. (1,211 sq.ft.) to 133 sq.m. (1,434 sq.ft.), with a total floor area of 7,911 sq.m. (85,156 sq.ft.).
- The proposed density of 22 dwelling upa is within the range of 15 to 25 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-30 Zone.
- The development includes a total of 143 parking stalls (130 parking stalls for residents and 13 visitor parking stalls). This meets the parking requirements of the Surrey Zoning By-law.
- The tandem parking stalls arrangement will be protected by restrictive covenants that will be registered on title to prohibit the conversion of tandem parking stalls into habitable space.
- The total amount of indoor amenity space proposed is 70 sq.m. (757 sq.ft.) consisting of a multi-purpose meeting room including a kitchen and an accessible bathroom. The RM-30 Zone requires that 195 sq.m. (2,099 sq.ft.) of indoor amenity space be provided (3 sq.m./32 sq.ft per dwelling unit). There is a deficiency of 125 sq.m. (1,346 sq.ft.) and the applicant will provide cash-in-lieu for the deficiency in accordance with City Policy. The indoor amenity building has been located fronting 156 Street and will be surrounded by a wood deck and existing mature trees that are proposed to be retained.
- The development proposes 836 sq.m. (9,000 sq.ft.) of outdoor amenity space, which consists of gardens, a children's playground and meandering trails. This substantially exceeds the requirement of the RM-30 Zone requiring 3 sq. m./32 sq. ft. of outdoor amenity space per dwelling unit. The outdoor amenity area has been designed to take advantage of the tree preservation on the site.

### Vehicular Access

- No road dedication is required along 156 Street.
- The subject site will obtain one access from 156 Street.
- The internal circulation of the subject site is planned to allow for maximum surveillance in accordance with Crime Prevention Through Environmental Design (CPTED) principles while acknowledging the long and narrow shape of the subject lot.

### Tree Preservation and Landscaping

- Norm Hol of Arbortech Consulting Ltd., prepared two (2) Arborist Assessments for the subject property. In accordance with the requirements of Section 3.12 of the North Grandview Heights NCP, the first arborist assessment was completed prior to the submission of a development application. The second arborist assessment was prepared after discussions and consultation with City staff to ensure that maximum tree preservation is achieved on the subject site.
- The Arborist Assessment states that there are a total of 105 trees on the property. The following is a table providing the breakdown by tree species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	42	0	42
Paper Birch	14	1	13
Big Leaf Maple	17	1	16
Cherry	1	0	1
Douglas Fir	2	1	1
Walnut	1	0	1
European Birch	2	0	2
Hemlock	5	0	5
Vine Maple	7	2	5
Western Red Cedar	13	7	6
Hedge Maple	1	0	1
<b>Total</b>	<b>105</b>	<b>12</b>	<b>93</b>

- A total of sixty-five (65) trees, representing 62% of all the trees on the subject site are non-retainable species consisting of Alder, Birch and Maple Trees. The remaining forty (40) trees were assessed individually and it was determined that only sixteen (16) of these trees are good quality and worthy of retention. These good quality trees mostly consist of large open grown Douglas Firs and Cedar trees. Twelve (12) of these trees, representing 75% of all good quality trees on the subject site are proposed to be retained. The remaining good quality trees that are proposed to be removed were assessed 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 148 trees on the subject site. This meets the City's requirements for tree replacement (based on a two to one replacement for coniferous trees and a replacement of one to one for deciduous trees). The new trees on the site will consist of a variety of trees including Maple, Katsura, Dogwood, Beech, Plum, Cherry, Douglas Fir and Cedar 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 April 9, 2008 and staff received one comment. The caller was not opposed to the proposal, however the caller expressed concern about the pace of development in this area and the current construction disruptions being experienced in this neighbourhood.

*(Staff responded by indicating that the proposed development is in keeping with the existing Neighbourhood Concept Plan (NCP) that was approved in 2005. City staff also advised the caller that the Engineering and Planning and Development Departments are continuing to review construction disruptions that have been occurring in this neighbourhood due to the high development activity. Monitoring by City staff is on-going with respect to these issues.)*

### 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 discussed in this report.

### DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on August 14, 2008. All ADP comments have been satisfactorily addressed by the applicant (Appendix V).
- The proposed townhouse units are designed with high quality and design features envisioned for the area. The townhouses adjacent to 156 Street are street-oriented with direct and individual entrances and walkways to the street. The entry doors are designed to create visual interest and each townhouse unit on 156 Street will have a porch facing the street. Overall, the streetscape will create a pedestrian friendly and visually pleasant environment in accordance with CPTED principles. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood.

### Building Design

- The units are designed to be consistent in appearance with recent townhouse developments (File Numbers 7906-0257-00 and 7907-0113-00) in the area.
- Two colour schemes are proposed: Brown/Beige and Green/Beige. Each colour scheme is proposed to contain a number of complementary colours including different shades of green, beige and brown. These colour schemes and variety of colours will provide distinction to each respective townhouse unit block and will also act as a wayfinding aid for visitors and residents.
- All of the buildings will be constructed using high quality materials including premium asphalt shingles as the roofing material, and a combination of hardi-plank, cultured stone and wood trim as the primary cladding material.

### Pedestrian Connectivity

- Pedestrian safety on the site will be enhanced by the careful placement of stamped concrete at the entrance to the development and throughout the drive aisle. The stamped concrete will break up the massing of the asphalt drive aisle and will act as a passive traffic calming measure by deterring speeding along the internal drive aisle. There will also be a sense of openness, a lot of visibility and various low level plants throughout the site.
- In addition to the pedestrian system established within the internal driveway, a second trail system within the BC Hydro right-of-way (ROW) corridor is being extended by the developer and looped with this application (Appendix IX). With application File No. 7907-0113-00, a pedestrian system, with the support of the Parks, Recreation and Culture Department was established south of the subject site within the BC Hydro right-of-way (ROW). This pathway is extensive, currently extending to 28 Avenue in the south and eventually extending to the North Grandview Gravity Sewer Interceptor to the north. The north extension of the proposed walkway system will greatly add to the walkability of the area and will provide a direct off-street route from the North Grandview Gravity Sewer Interceptor multi-use trail to 28 Avenue. Beyond 28 Avenue, this pedestrian system will connect with the east-west multi-use trail along 28 Avenue including the pedestrian bridge over Highway No. 99. Overall, this walkway connection will help greatly improve the safety and quality of pedestrian movements within this area of the NCP.
- This pathway system will be located on private property and maintained by the strata. The City will secure public rights of passage without vehicles for this walkway system by requiring a statutory right-of-way as part of this application.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6 metres (20 feet) for the indoor amenity building only.



**Justification for Variance:**

- The proposed reduced front yard setback is required to accommodate tree preservation on the site. A significant cluster of trees is located near 156 Street, limiting the development potential of the front yard. The applicant is able to accommodate an indoor amenity building between 156 Street and the tree cluster, but requires a front yard setback relaxation of 1.5 metres (5 feet) in order to achieve this.
- The proposed variance is considered minor and only affects the indoor amenity building, which is only one (1) storey in height. Overall, the proposed variance can be supported in order to make efficient use of the subject site while at the same time allowing for tree preservation.

**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.	ADP Comments and Applicant's Response
Appendix VI.	NCP Plan
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7908-0080-00
Appendix IX.	Public Pathway Network

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		12,005 sq.m.
Road Widening area		
Undevelopable area (BC Hydro Corridor)		64 sq.m.
Net Total		11,941 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	33%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m/6.0 m*
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	10.6 m
Accessory	11 m	5.3 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		27
Three Bedroom +		38
Total		65
<b>FLOOR AREA: Residential</b>		7,911 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>		7,911 sq.m.

\* *Indoor amenity building only.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	30 upha	22 upha
FAR (gross)		
FAR (net)	0.90	0.66
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	195 sq.m.	70 sq.m.
Outdoor	195 sq.m.	836 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial	n/a	n/a
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	0	0
2-Bed	54	54
3-Bed	76	76
Residential Visitors	13	13
Institutional	n/a	n/a
Total Number of Parking Spaces	143	143
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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