

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0187-00

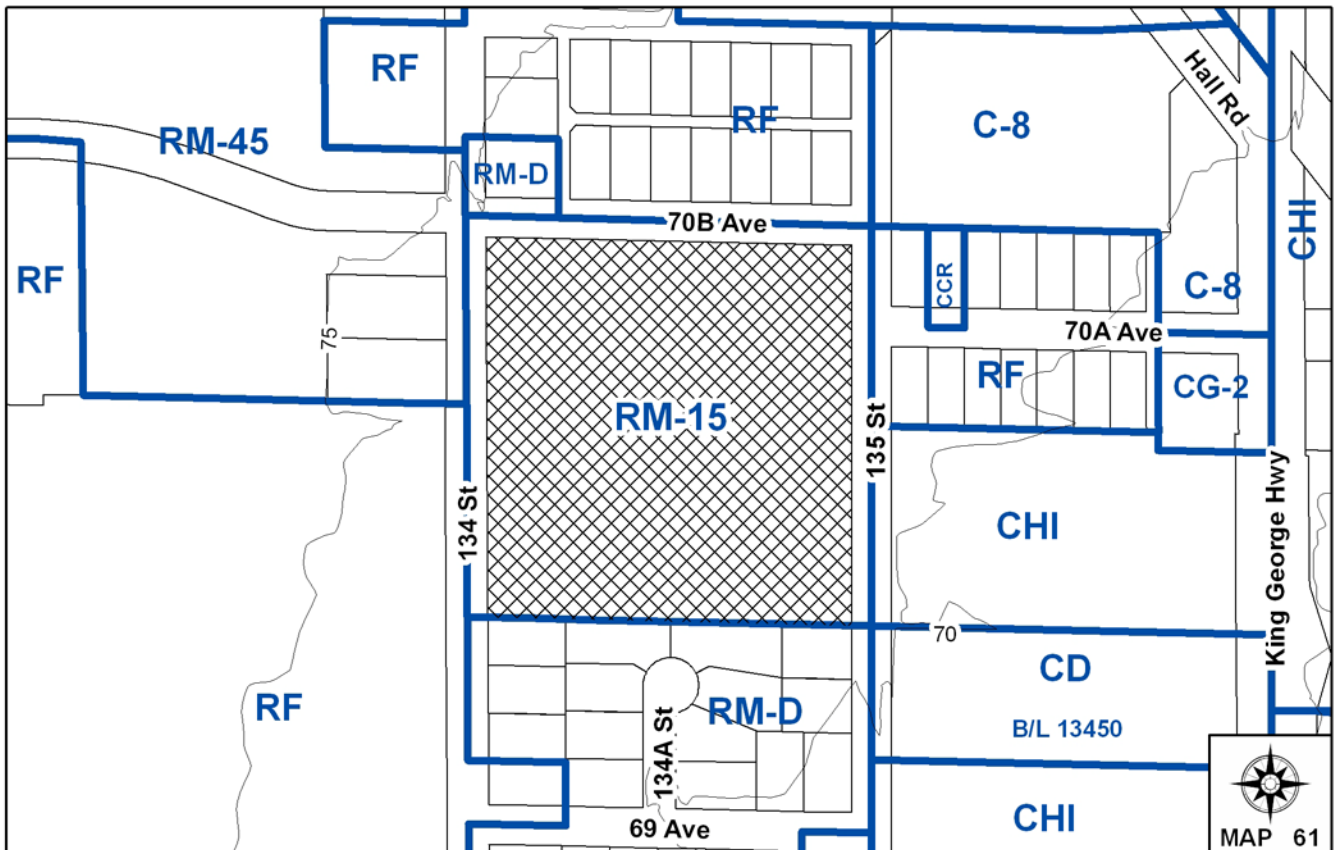
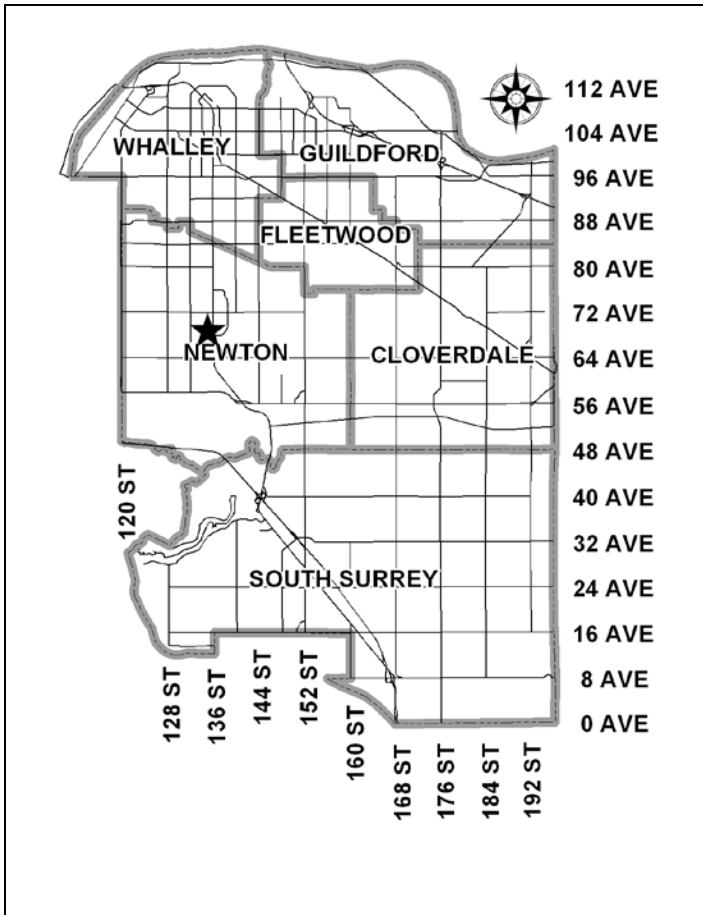
Planning Report Date: July 28, 2008

**PROPOSAL:**

- **Development Permit**

to allow substantial building renovations and landscaping improvements to an existing BC Housing development.

**LOCATION:** 7015 - 135 Street  
**OWNER:** Provincial Rental Housing Corporation  
**ZONING:** RM-15  
**OCP DESIGNATION:** Multiple Residential  
**LAP DESIGNATION:** Multiple Residential (Townhouse)



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- The proposed building and landscaping upgrades comply with the design guidelines in the OCP and will substantially improve the building quality and landscaping for this social housing project.
- As part of the upgrades, the applicant is proposing to make the site greenhouse gas neutral by including a number of green building features.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0187-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Greenbrook BC Housing Complex.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 70B Avenue):	single family residential and a duplex dwelling.	Multiple Residential/ Multiple Residential (Townhouses)	RF and RM-D
East (Across 135B Street):	Single family residential.  Rona building supplies store.	Commercial/Highway Commercial Commercial/Highway Commercial	RF  CHI
South:	Duplex dwellings.	Urban/Urban Residential	RM-D
West (Across 134 Street):	Multi-family residential.  Unwin Park.	Multiple Residential /Multiple Residential (Townhouse) Urban/Open Space	RM-45  RF

DEVELOPMENT CONSIDERATIONS

- The subject site is a 3.5 hectare (8.7 acre) parcel located at 7015 – 135 Street. The site is zoned "Multiple Residential 15 Zone" (RM-15) and is designated "Multiple Residential" in the Official Community Plan (OCP) and "Multiple Residential (Townhouse)" in the Newton Local Area Plan.
- The site owned by the Provincial Rental Housing Corporation, which is the landholding company of BC Housing. BC Housing operates the Greenbrook public housing development on the subject site. Greenbrook contains 128 townhouse units within 28 ground-oriented buildings. The site also contains a recreation centre, playgrounds and walking trails.

- Greenbrook was built in the mid-1970s and BC Housing is proposing to upgrade the site by introducing sustainability features in an effort to make the site greenhouse gas neutral, upgrading the drainage perimeter of the buildings, redoing the building exteriors, and improving the landscaping and streetscape. The applicant is required to obtain a Development Permit to allow for these upgrades.

### Building Exterior Upgrades

- The existing townhouse units are proposed to be re clad with hardiplank (the units are currently clad with vinyl siding). New asphalt shingle roofing, new doors and windows and repainting are also proposed.
- A new colour scheme is proposed for the site that involves colouring each of the 7 groupings of units with a unique colour. This proposed grouping of residences is intended to be a community building aspect for residents.
- To improve the streetscape and soften the 2-storey massing, a new roof projection above the first floor is proposed for units whose rear yards face the street.

### Landscaping and Streetscape

- The applicant is proposing a substantial upgrade to the streetscape landscaping. A new 1.5 metre (5 feet) cedar fence is proposed for the rear yards that will allow visibility to enhance safety. This fence will also include new entry gates and trellises for rear yards that are street-facing. For buildings with street-facing side yards a trellis feature along the building is proposed to provide additional visual interest. In addition, a low 0.6 metre (2 feet) fence consisting of galvanized steel and timber posts is proposed along the perimeter property line. These fences are designed to allow for surveillance while also defining private space.
- New garbage enclosures are proposed and are oriented away from the street (the existing garbage enclosures face the street). The new enclosures will have a timber roof trellis and will be screened by planting. New entry gate light posts are also proposed at both vehicle and pedestrian entrances to the site.
- The interior landscaping will be renewed throughout the site.
- The site contains 136 trees, of which 96 are proposed to be retained. Twenty-five (25) trees have been removed to date (Tree Cutting Permit 08-011610-0-0 was issued in April 2008, before the Development Permit application was made) and a further 3 trees are proposed to be removed to accommodate the drainage perimeter and recladding upgrades (these trees are located in very close proximity to the townhouse units). A further 12 trees are proposed to be removed for site design purposes. The applicant is proposing to plant 107 replacement trees.

Total trees	Total retained	Removed under previous Tree Cutting Permit	Proposed for future removal	Total removed	Proposed replacement trees
136	96	25	15	40	107

### Sustainability Initiatives

- The Greenbrook site was selected by the provincial government to be a pilot project to achieve greenhouse gas neutrality, including the removal of any use of natural gas on the site. Heating needs will be met using new air source heat pumps. Solar panels will be installed on selected roofs to provide approximately 10% of the energy needs on site. If the amount of solar energy produced exceeds the site demand (i.e. during daylight hours), this power will be fed back into the power grid.
- Conservation features will be introduced to reduce energy and water consumption on the site. These include:
  - - more efficient electric hot water tanks;
    - low flush toilets, low flow taps and shower heads;
    - additional insulation; and
    - replacement of incandescent lighting with compact-fluorescent lighting.

### 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. Development Permit No. 7908-0187-00

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:                    Charles Maddison, Boni-Maddison Architects  
                         Address:                    3732 West Broadway  
   Vancouver, BC  
   V6R 2C1  
                         Tel:                            604-688 - 5894
  
2.      Properties involved in the Application
  - (a)      Civic Address:            7015 - 135 Street
  
  - (b)      Civic Address:            7015 - 135 Street  
            Owner:                    Provincial Rental Housing Corporation, Inc. No. 52129  
            PID:                        001-677-799  
            Lot 42 Section 17 Township 2 New Westminster District Plan 44392
  
3.      Summary of Actions for City Clerk's Office