

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0288-00

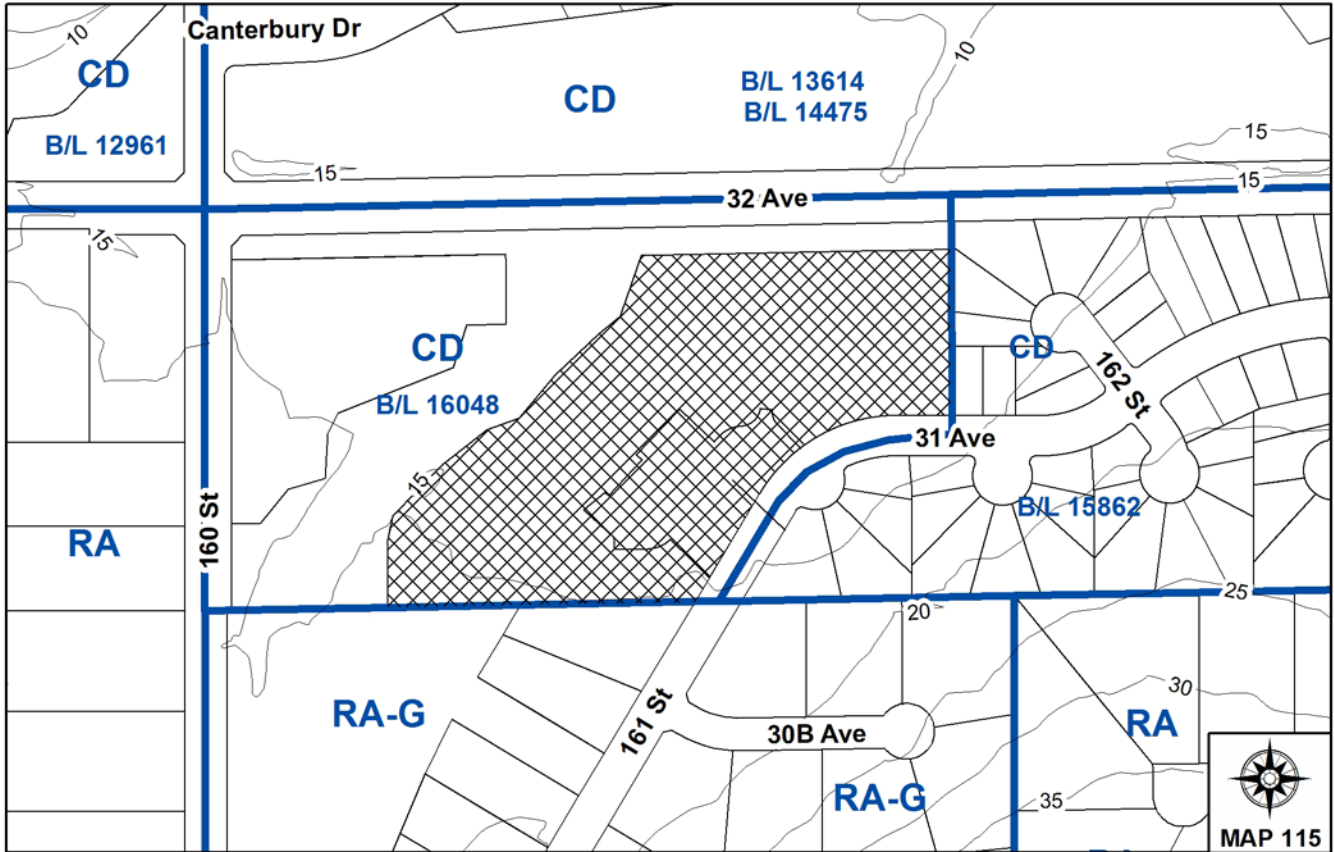
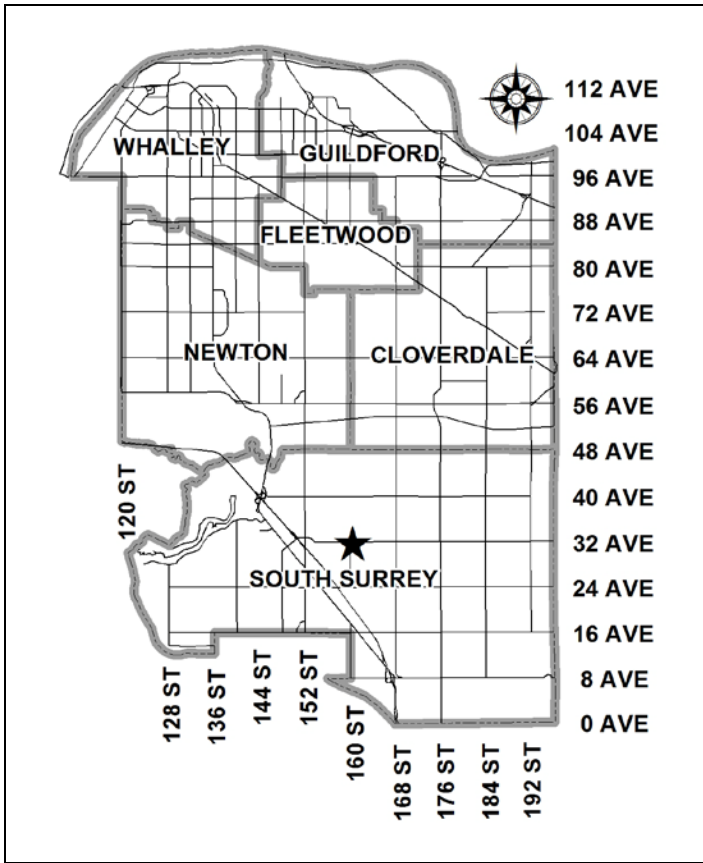
Planning Report Date: December 15, 2008

PROPOSAL:

- **Development Permit**

in order to permit the addition of one townhouse unit and modifications to the site plan and landscaping plan for the townhouse complex previously approved by Council .

LOCATION: 3109 - 161 Street
OWNER: 662347 B.C. Ltd., Inc. No. 662347
ZONING: CD (By-law No. 16048)
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Housing (6-8 upa)



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed Development Permit Amendment is a substitution and addition of already approved unit types and as such, there is no change to the architectural design and quality. The proposed townhouse project still complies with the CD Zone as well as the "Cluster Housing" designation under the North Grandview Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0288-00 (Appendix V), 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: Townhouse under construction.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 32 Avenue):	Morgan Creek Golf Course	Suburban	CD
East:	Single family dwellings.	Urban/Single Detached 4-6 upa	CD
South:	Single family dwellings.	Suburban/One-Acre Residential	RA-G
West (Across Wills Brook):	Townhouses under construction.	Urban/Cluster Housing (6-8 upa)	CD

DEVELOPMENT CONSIDERATIONSBackground

- The subject proposal involves the Wills Creek townhouse project which is partially under construction and located on the southeast corner of 32 Avenue and 160 Street in North Grandview Heights. The 98-unit townhouse site consists of two properties divided in the middle by an environmental protection area for Wills Creek, which is dedicated parkland.
- The Wills Creek townhouse project was approved by Council on May 14, 2007. The development application (No. 7905-0349-00) included an OCP amendment from Suburban to Urban, a rezoning from RA to CD (By-law No. 16048), and a Development Permit.

- The site is designated "Cluster Housing (6-8 upa) in the North Grandview Heights NCP. The purpose of the Cluster Housing designation is to preserve significant natural environmental features and open space by providing flexibility in land use and the siting of buildings. Cluster Housing Residential Policies include the following:
 - Residential units within land designated as Cluster Housing shall be grouped to minimize their impact on the existing landscape and to preserve as much open space as possible.
 - The targeted amount of natural open space recommended to be preserved, on privately owned property (excluding required public park space), is 35-40% of the gross site area. This natural open space is to be protected through a Restrictive Covenant or other comparable measures to ensure the natural features are preserved and maintained.
 - Cluster Housing should include a mix of unit sizes and types, including single units, duplex units, triplex units, and quad-plex units. The variety of units should reflect the location of trees, site features, and environmental watercourses.
 - It is anticipated that Cluster Housing Residential areas could be developed under a comprehensive development (CD) zone with special regulations to reflect the purpose of the Cluster Housing concept.
 - All Cluster Housing developments will require Development Permits to reinforce design and environmental objectives.
- The Wills Creek townhouse project meets all of these Cluster Housing Residential Policies.
- Approximately 40% of the total site area has been preserved as open space as part of the project. This includes private outdoor amenities areas and part of the park dedication area but excludes undevelopable areas (5 metres – 16 ft. inland from the top of bank of the watercourse).
- The townhouse units are oriented around the open spaces in 3 identifiable clusters/groups and these open spaces were selected based on the location of the most valuable trees on the site. The majority of the units are duplex style but there are also 3 single units, 2 triplex units, and 1 quad-plex unit, to add variety and mix in housing forms. The overall density of the project is 7 units per acre and the overall proposed floor area ratio is 0.39. The proposed overall lot coverage is 25%. This density and lot coverage is well below that of a typical RM-15 townhouse project.
- The townhouse units are designed to comply with the General Residential Guidelines specified in the North Grandview Heights NCP.
- The proposed units fronting 31 Avenue/ 161 Street resemble the homes in Morgan Creek in terms of massing and scale. They are focused on the street with individual gates and pathway entrances to the street. Each of these units has individualized architectural character to reflect a single-family architectural nature.
- All of the units in the project are a maximum of two (2) stories in height as per the expressed desire of the Morgan Creek Residents' Association and as reflected in the NCP.
- All of the building will be constructed using high quality natural materials including cedar shingles as the roofing material, and a combination of wood siding, cedar shakes, and cultured stone as the primary cladding materials.

- The site will be heavily landscaped with a combination of trees, shrubs, ground covers, and vines. The landscaping plans include a variety of highlight features including a pond feature, gazebo, children's play areas, and a rock feature dry creek bed. A community entrance feature is also proposed at the corner of 32 Avenue and 160 Street with sign, metal sculpture, and rock feature. The entrance to each townhouse site will be marked with a decorative entry feature.
- The project includes a 2-storey indoor amenity building.
- The townhouse project includes a variety of sustainable design features including geothermal heating and cooling, ecologically friendly building materials, storm water management systems, and energy efficient windows, appliances, and fixtures.

Proposed Development Permit Amendment

- During the sales and marketing of the Wills Creek townhouse project, the owner has discovered that the smaller 230 square metre (2,500 sq.ft.) units are more desirable and marketable than the larger 375 square metre (4,000 sq.ft.) units. As such, the owner is requesting to replace some of the larger unit types with the smaller unit types. With the additional space that is created, the owner intends to add 11 new units thereby increasing the total unit count from 98 to 109. The addition of units will require a rezoning process.
- The applicant has been advised of the rezoning requirement and intends on initiating this process in the near future. However; in order to facilitate completion of the initial phases, which are currently under construction, as quickly as possible, the applicant is proposing a preliminary Development Permit amendment. This preliminary Development Permit amendment will permit the proposed conversion of some of the existing larger unit types to smaller unit types, will allow one additional unit to be added on the site, which can be accommodated under the existing CD Zone, and will permit the necessary adjustments to the site plan and landscaping plan to accommodate the future additional 10 units.
- All of the proposed and contemplated changes are on the east property on 161 Street. The west property will be developed in accordance with the approved Development Permit.
- The area of the site which is intended for the future 10 additional units is shown as outdoor amenity space on the proposed plans and has been landscaped accordingly. The applicant has been made aware that should Council not support the future rezoning application, this area would become permanent outdoor amenity space. The applicant is willing to accept this risk.
- The Wills Creek townhouse project remains unchanged with respect to architectural design and character. The units will still be constructed with the same high quality natural building materials, and the site will feature the same sustainable design techniques. The landscaping plan has been updated to reflect the revised site plan but maintains the same natural aesthetic. The proposal is simply a substitution and addition of already approved unit types. The proposal still meets the cluster housing objectives and policies with units clustered around large open spaces. No mature trees are impacted by the amendment

- The indoor amenity building is proposed to be increased by 33 square metres (355 sq.ft.) to accommodate the by-law requirement for the intended ultimate addition of 11 new townhouse units but the design is the same. Two (2) additional visitor parking stalls are also proposed to be added to the site to accommodate the future unit increase.
- When the Wills Creek townhouse project was originally approved by Council it was anticipated that the project would consist of 2 separate strata corporations. The first strata, located west of the dedicated park, would consist of 30 units and would have vehicular access from 160 Street. The second strata, located east of the dedicated park, would consist of 68 units and would have vehicular access from 161 Street. This has now changed and the entire complex will be under one strata. As such, there is a need to provide residents on the west side of the park, more convenient access to the amenity building on the east side of the park. To accommodate this access requirement, the applicant is proposing a pedestrian foot bridge across the park (and creek). The proposed alignment of this bridge crossing is illustrated on the amended plans. The applicant has obtained preliminary approval from the Department of Fisheries and Oceans (DFO) and the City's Parks, Recreation and Culture Department and final approvals will be obtained prior to bridge construction. The design of the bridge is still being negotiated among the parties and the legal mechanism to accommodate the private access across the park is being confirmed by the City's Realty Services Division. The bridge will be maintained by the strata corporation.

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.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	NCP Plan
Appendix IV.	Previously Approved Site Plan for Subject Site
Appendix V.	Development Permit No. 7908-0288-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by CEI Architecture Planning Interiors and Maruyama Associates Landscape Architect, respectively, dated December 9, 2008 and December 2, 2008.

Jean Lamontagne
General Manager
Planning and Development

RG/kms

v:\wp-docs\planning\plncom08\12080944.rg.doc
KMS 12/8/08 12:12 PM

Information for City Clerk

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

1. (a) Agent: Name: Ross Yamaguchi, Emaar Development Ltd.
 Address: Suite 1420, 1055 West Hastings Street
 Vancouver, BC
 V6E 2E9
 Tel: 604-630-2008

2. Properties involved in the Application

(a) Civic Address: 3109 - 161 Street

(b) Civic Address: 3109 - 161 Street
 Owner: 662347 B.C. Ltd., Inc. No. 662347
 Director Information:
 Robert Booth
 Maurice Ouellete

Officer Information: (as at January 20, 2008)
Robert Booth (President)
Maurice Ouellette (Secretary)

PID: 027-207-749
Lot C Section 24 Township 1 New Westminster District Plan BCP32344

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16048)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		30,891 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	36%	29%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	5.0 m	5.0 m
Rear	5.0 m	5.0 m
Side #1 (East)	5.0 m	5.0 m
Side #2 (West)	5.0 m	5.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 m	9.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	69	69
FLOOR AREA: Residential	16,496 m ²	14,827 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	16,496 m ²	14,827 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)		
# of units/ha /# units/acre (net)	22 uph/9 upa	22 uph/9 upa
FAR (gross)		
FAR (net)	0.53	0.48
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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
---------------	----	---------------------------------	-----