

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0023-00

Planning Report Date: January 25, 2010

PROPOSAL:

- Amend CD By-law No. 16048
- Development Permit

in order to permit the development of 9 additional townhouse units and modifications to the site plan, building elevations and landscaping for an approved townhouse complex under construction.

LOCATION:

3109 - 161 Street

OWNER:

662347 B.C. Ltd., Inc. No. BC0846390 and Strata Lot Owners

ZONING:

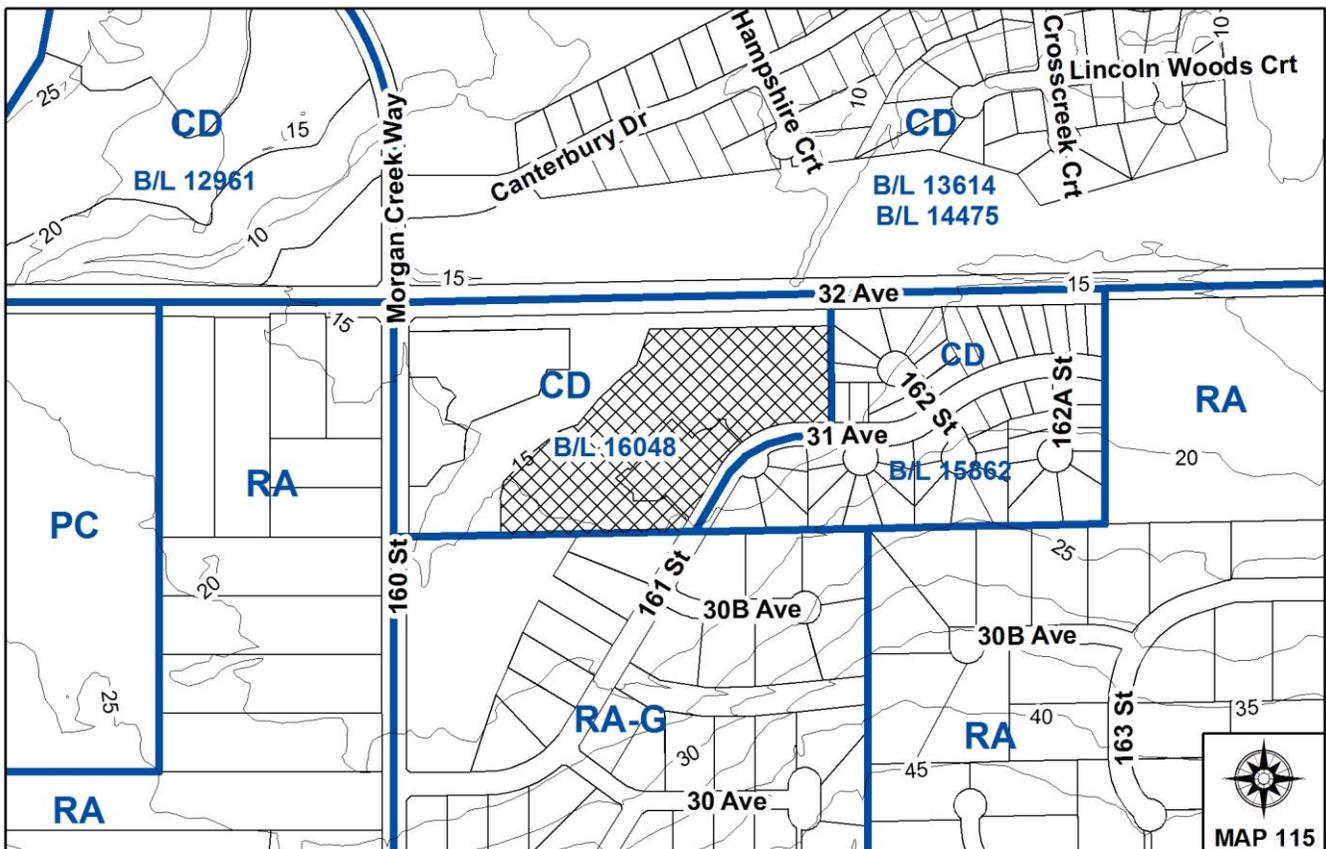
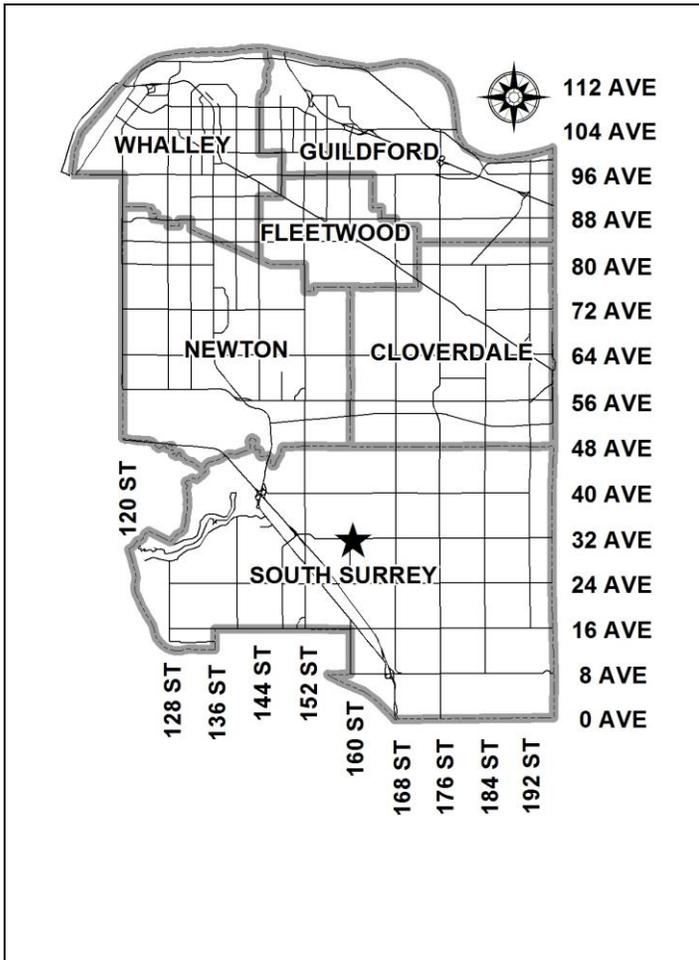
CD (By-law No. 16048)

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Cluster Housing (6 - 8 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 16048.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed nine (9) additional townhouse units results in an increased unit density and floor area ratio that is still in compliance with the site's Cluster Housing (6-8 up) designation in the North Grandview Heights NCP.
- The new units have been achieved by reducing unit sizes and fitting additional units within established building blocks, therefore the proposal does not result in increased lot coverage or reduced open space.
- The updated site plan, building elevations, and landscaping plan retain the same design character and quality as the original Development Permit.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 16048 and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 324 square metres (3,488 sq.ft.) to 237 square metres (2,551 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7909-0023-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (b) the applicant adequately address the impact of reduced indoor amenity space.

REFERRALS

Engineering: The Engineering Department has no objection to the project. Engineering requirements were addressed under the original rezoning application (File No. 7905-0349-00).

School District: **Projected number of students from this development:**
 1 Elementary student at Morgan Elementary School
 1 Secondary student at Earl Marriott Secondary School
 (Appendix III)

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Townhouses 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

Direction	Existing Use	OCP/NCP Designation	Existing Zone
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 CONSIDERATIONS

Background

- The subject proposal involves the Wills Creek townhouse project, which is currently under construction, and located on the southeast corner of 32 Avenue and 160 Street in North Grandview Heights. This project consists of two (2) properties divided in the middle by an environmental protection area for Wills Creek, which is dedicated parkland. The subject proposal involves the southerly lot.
- 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 and 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 was originally approved by Council on May 14, 2007. The development application (File 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, to permit development of 98 townhouse units. The Wills Creek townhouse project met all of the above-mentioned Cluster Housing Residential Policies.
- In 2008, the owner of the subject site approached staff requesting some changes to the Wills Creek townhouse project. During the sales and marketing of the project, the owner discovered that the smaller 230 square metre (2,500 sq.ft.) units were more desirable and marketable than the larger 375 square metre (4,000 sq.ft.) units. As such, the owner sought to replace some of the larger unit types with the smaller unit types. With the additional space that would be created, the

owner also sought to add 10 new units thereby increasing the total unit count from 98 to 108.

- Staff advised the applicant that the maximum unit density and floor area ratio (FAR) prescribed under the site's CD Zoning (By-law No. 16048) could only accommodate one (1) additional townhouse unit on the site and as such, the proposal to add 10 additional units would require a CD by-law amendment. The owner acknowledged this requirement and advised staff that he would initiate the by-law amendment process in the near future, however; in order to facilitate completion of the initial phases, which were already under construction, the applicant proposed a preliminary Development Permit amendment. This preliminary Development Permit amendment would permit the proposed conversion of some of the existing larger unit types to smaller unit types, would allow one additional unit to be added on the site, as permitted under the existing zoning, and would permit the necessary adjustments to the site plan and landscaping plan to accommodate the future 9 additional units in anticipation of the future CD by-law amendment application.
- The area of the site intended for the future 9 additional units would be shown as outdoor amenity space on the proposed plans and landscaped accordingly. The applicant was made aware that should Council not support the future CD by-law amendment application, this area would become permanent outdoor amenity space. The applicant was willing to accept this risk.
- The applicant submitted the preliminary Development Permit amendment application (No. 7908-0288-00) on November 14, 2008 and it was approved and issued by Council on December 15, 2008.

Proposed CD By-law and Development Permit Amendments

- The subject application includes the necessary CD by-law and development permit amendments to permit the development of the 9 additional townhouse units on the subject site. The proposal only involves the property on the east side of Wills Creek (3109 – 161 Street, which is identified as Block C in the CD By-law. The property on the west side of Wills Creek (3122 – 160 Street), which is identified as Block A in the CD By-law, is being developed in accordance with the existing zoning parameters and the original approved Development Permit.
- The proposed amendment to the CD By-law (No. 16048) includes the following:
 - An increase to the maximum unit density permitted in Block C from 22 dwelling units per hectare (9 upa) to 25 units per hectare (10 upa); and
 - An increase to the maximum floor area ratio permitted in Block C from 0.53 to 0.54.
- The proposed increased unit density still complies with the site's "Cluster Housing (6-8 upa) designation in the North Grandview Heights NCP. The gross density calculated over the original development site area is approximately 7.4 units per acre. In addition, the proposed net unit density of 10 units per acre (25 units per hectare) and 0.54 floor area ratio (FAR) are still well below the 15 unit per acre (37 units per hectare) unit density and 0.60 FAR permitted under a standard RM-15 townhouse project.

- Since the proposed 9 additional townhouse units occupy space created by reducing the size and footprint of previously approved townhouse units, there is no increase in lot coverage or reduction in outdoor amenity space as a result of this proposal. It is noted that approximately 40% of the original development site area has been preserved as open space as part of the Wills Creek townhouse project. This includes private outdoor amenity 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 site plan has been adjusted slightly to accommodate the proposed nine additional townhouse units but the units are still oriented around open spaces in three identifiable clusters/groups and no trees are proposed to be removed as part of this proposal. The project still features a mix of unit types and sizes.
- The nine (9) additional townhouse units are similar to the smaller unit types approved under the original Development Permit (No. 7905-0349-00) and as such feature the same architectural design character and quality. Materials including cedar shingles as the roofing material, and a combination of wood siding, Hardiboard siding, cedar shakes, and cultured stone as the primary cladding materials.
- The additional townhouse units will include the same combination of sustainable design features as the originally approved units including geothermal heating and cooling, ecologically friendly building materials, storm water management systems, and energy efficient windows, appliances, and fixtures.
- The landscaping plan for the townhouse project has been revised to reflect the updated site plan but still features a generous combination of trees, shrubs, ground covers, and vines to complement the existing natural features being preserved on the site. The landscaping plan includes a variety of highlight features including a waterfall, unique fencing designs, gazebo, outdoor swimming pool with hot tub, children's play area, and a rock feature/dry creek bed. The entry to the site is marked with decorative paving and an entry trellis feature.
- Additional visitor parking stalls have been added on the site to accommodate the additional townhouse units.
- The proposed indoor amenity building has been increased in size from the originally proposed 144 square metres (1,550 sq.ft.) to 237 square metres (2,551 sq.ft.), however, it still does not meet the 324 square metres (3,488 sq.ft.) required under the Zoning By-law based on the total number of units on both sides of Wills Creek (108). The applicant will provide a cash-in-lieu contribution to the City to offset the deficiency.

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.	School District Comments
Appendix IV.	NCP Plan
Appendix V	Proposed CD By-law Amendment

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by CEI Architecture Planning Interiors and Maruyama Associates Landscape Architects, respectively, dated November 9, 2009 and December 13, 2009.

Jean Lamontagne
General Manager
Planning and Development

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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		30,900 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	36%	34%
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 (North)	5.0 m	5.0 m
Side #2 (South)	5.0 m	5.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 m	9.5 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	69	78
FLOOR AREA: Residential	16,377 m ²	16,686 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	16,377 m ²	16,686 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	26 uph/10 upa
FAR (gross)		
FAR (net)	0.53	0.54
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors	16	16
Institutional		
Total Number of Parking Spaces	172	172
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	NO
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