

**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**File: 7909-0061-00**

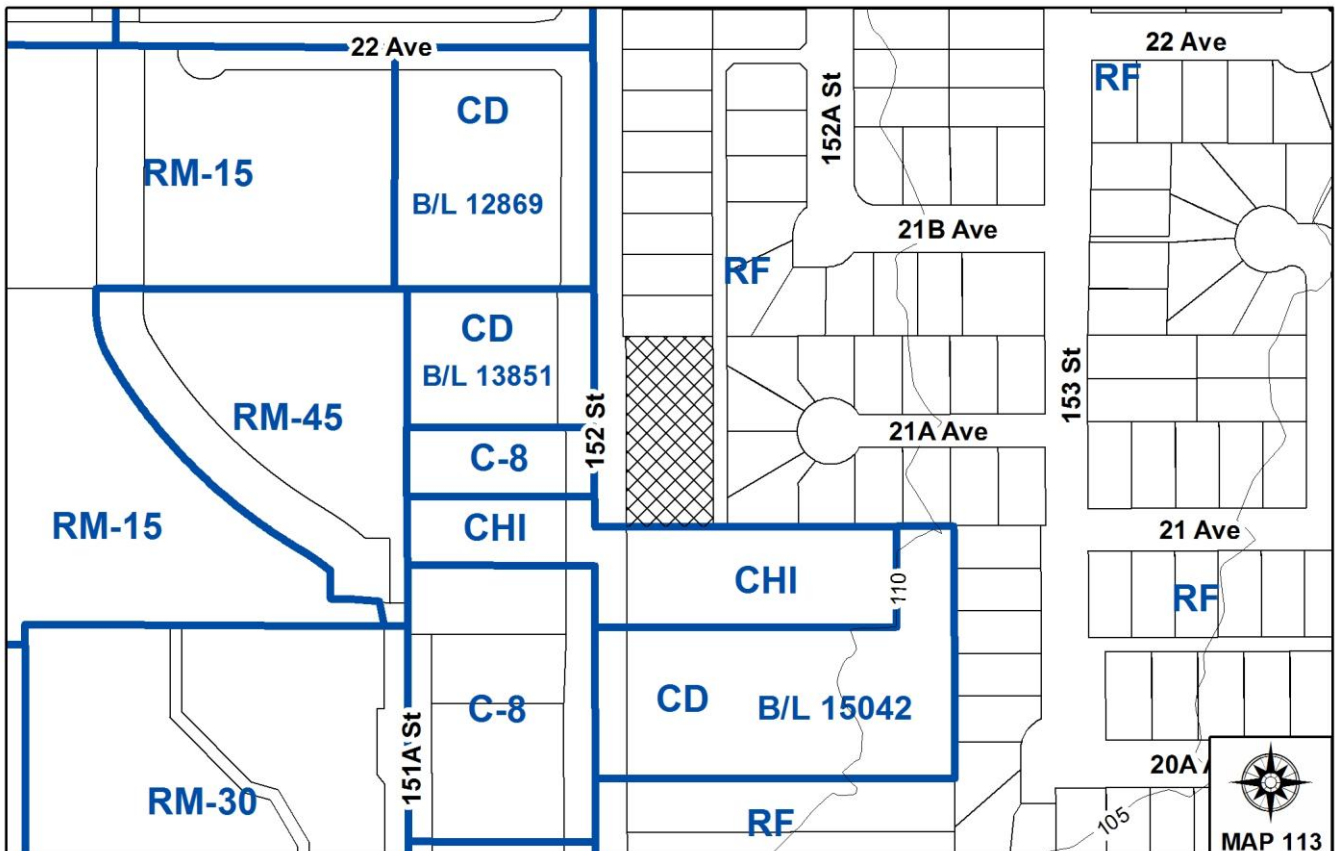
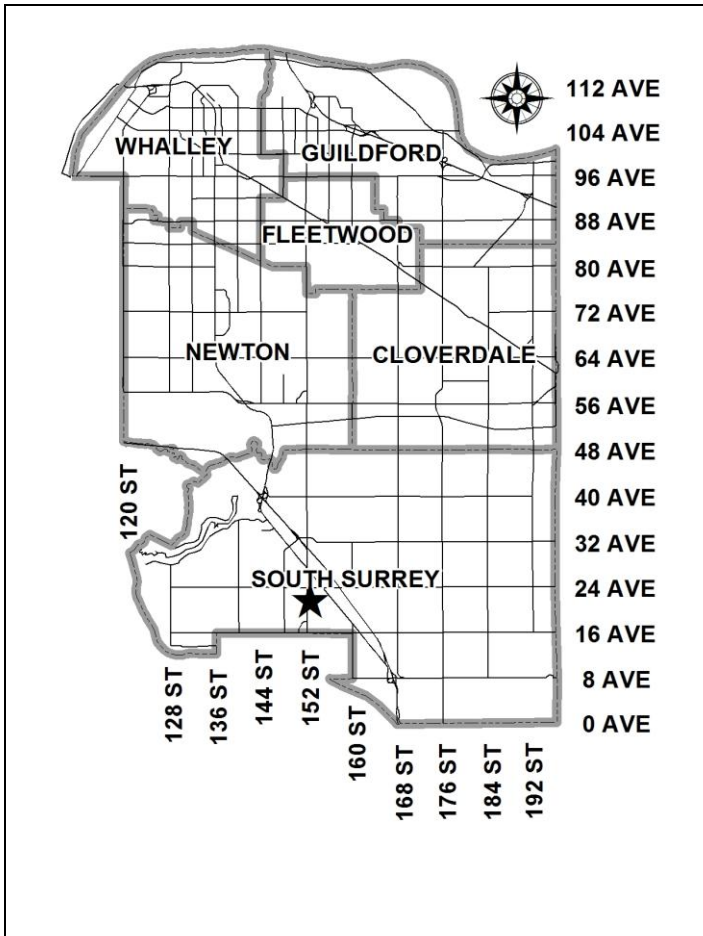
Planning Report Date: September 14, 2009

**PROPOSAL:**

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

in order to permit a 31-unit, multi-family residential development.

**LOCATION:** 2128 - 152 Street  
**OWNER:** Pacific New Technologies Corporation  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Townhouses (15 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.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with OCP Designation. Needs amendment from Urban to Multiple Residential.
- Does not comply with Semiahmoo Town Centre LAP Designation. Needs amendment from Townhouses to Multiple Residential.

### RATIONALE OF RECOMMENDATION

- The proposed unit density (46 upa) and floor area ratio (1.10) are considered appropriate for the subject site as it is a transition site at the gateway to the Semiahmoo Town Centre. The site is also on a major arterial road and transit route.
- The site is immediately adjacent to future 4-storey multiple residential buildings and commercial uses to the south and west.
- The proposed built form consisting of 2 and 3-storey buildings adequately addresses the interface with, and transition to, existing single family dwellings and future townhouses to the north and east.
- The project features underground parking which allows for greater outdoor amenity space throughout the site.
- The project is a unique residential development consisting of conventional townhouses and carriage houses. The project features high quality building design including a variety of sustainable features.

## 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) 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 reduce the amount of required indoor amenity space from 93 square metres (1,001 sq.ft.) to 26 square metres (280 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7909-0061-00 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 road dedication plan for widening on 152 Street 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 finalized 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (g) the applicant adequately address the impact of reduced amenity space.
7. Council pass a resolution to amend the Semiahmoo Town Centre Plan to redesignate the land from "Townhouses" to "Multiple Residential" when the project is considered for final adoption.

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:**

2 Elementary students at Jessie Lee Elementary School  
1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood. The applicant is required to meet with Parks staff and resolve these concerns prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North and East:	Single family dwellings.	Urban/Townhouses and Single Family Dwellings	RF
South:	Automobile dealership.	Urban/Residential Commercial	CHI
West (Across 152 Street):	Commercial buildings.	Urban and Commercial /Multiple Residential	CD and C-8

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the east side of 152 Street just north of 20 Avenue. The site is designated "Urban" in the Official Community Plan (OCP) and "Townhouses with a maximum density of 15 units per acre (37 units per hectare)" in the Semiahmoo Town Centre Local Area Plan (LAP) which was approved by Council in 1992 and in the process of being updated.
- An OCP Amendment is proposed to redesignate the site from "Urban" to "Multiple Residential" and an LAP Amendment is proposed to redesignate the site from "Townhouses" to "Multiple Residential".

- The subject site is a transition site at the gateway to the Semiahmoo Town Centre. The neighbouring properties to the south and west of the subject site are designated for a combination of commercial, residential, and culture uses with a maximum floor area ratio (FAR) of 1.50 and a maximum building height of 4 storeys. The neighbouring properties to the north and east of the subject site are designated for townhouses (15 upa max) and single family dwellings.
- The proposed OCP and LAP amendments are to accommodate a 31-unit multifamily development consisting of 2 and 3 storey buildings in a townhouse form. The proposed built form achieves a desirable transition between higher and lower density land uses, while at the same time the proposed unit density is appropriate for a site that is adjacent to a major town centre (Semiahmoo) and on a major transit route (152 Street).
- The applicant has held two (2) Public Information Meetings and overall, has demonstrated support for the development.

### DEVELOPMENT CONSIDERATIONS

- In addition to the proposed OCP and LAP Amendments, the applicant also proposes to rezone the site from "Single Family Residential Zone (CD)" to "Comprehensive Development Zone (CD)" to accommodate the proposed 31 unit multifamily project.

### Proposed CD Zone

- The following table illustrates how the proposed CD Zone compares to the City's conventional multifamily zones:

	<b>RM-15</b>	<b>RM-30</b>	<b>RM-45</b>	<b>Proposed CD</b>
Use	Ground oriented multiple unit residential buildings	Ground oriented and non-ground oriented multiple unit residential buildings	Medium rise multiple unit residential buildings	Ground oriented and non-ground oriented multiple unit residential buildings
Density (FAR)	0.60	0.90	1.30	1.10
Density (UPA)	15 upa	30 upa	45 upa	46 upa
Lot Coverage	45%	45%	45%	45%
Building Height	11 metres	13 metres	15 metres	11 metres
Setbacks	7.5 metres from all lot line	7.5 metres from all lot line	7.5 metres from all lot line	2.0 metres – 7.5 metres

- The proposed 31 unit multifamily development consists of 9 conventional townhouses and 11 "carriage houses". The "carriage houses" are similar to stacked townhouses in form, and consist of ground floor apartment units with two-level townhouse units above them.
- The proposed unit density of 46 upa and floor area ratio (FAR) of 1.10 are comparable to typical medium rise multiple unit residential buildings. This proposed density is supportable at this location for the following reasons:
  - The site is located on a major arterial road and transit route (152 Street);

- The site is immediately adjacent to future 4-storey multiple residential buildings (1.50 FAR) to the south and west as designated in the current Semiahmoo Town Centre LAP and in the updated Semiahmoo Town Centre Plan currently in progress.
  - The proposed built form consisting of 2 and 3 storey buildings adequately addresses the interface with existing single family residential homes to the north and east; and
  - The proposed development features underground parking which allows for greater outdoor amenity space throughout the site.
- The proposed Lot Coverage of 45% is the same as all conventional multifamily zones.
  - The proposed principal building height of 11 metres (36 ft.) is the same as ground oriented multiple unit residential buildings permitted under the RM-15 Zone and is only slightly higher than the 9 metre (30 ft.) building height permitted for single family homes under the RF Zone.
  - The proposed front, rear, and north side yard setbacks are all less than the 7.5 metre (25 ft.) setback required from all property lines under the conventional multifamily zones. The front yard setback has been reduced to 2.0 metres (7 ft.) to create a more urban, pedestrian streetscape along 152 Street. The units fronting 152 Street will have individual entrances and patios to further enhance the pedestrian environment. The rear yard setback has been reduced to 3.0 metres (10 ft.), however the impact of this reduction is negligible as this yard interfaces with a rear lane. The rear yards are heavily landscaped and the rear units have been designed without balconies to further address privacy and overlook. The north side yard setback has been reduced to 4.2 metres (14 ft.), however this is a side yard condition and as such the impact is also minimal. The proposed south side yard setback of 8.2 metres (27 ft.) exceeds the standard 7.5 metre (25 ft.) setback requirement. One of the key design concepts for this proposed multifamily development is the creation of an internal courtyard and large outdoor amenity area where residents can interact and develop a sense of community.

## PRE-NOTIFICATION

Pre-notification letters were sent on June 8, 2009 and staff the following responses:

- Staff received one phone call from a neighbouring resident who was concerned about tree retention on the site.

*(The applicant retained a certified arborist to conduct a site inspection and prepare an arborist report. The report identifies 11 trees on the site and concludes that only 2 will need to be removed. The 2 trees to be removed are considered to be unsuitable for retention regardless of the proposed development of the site).*

- Staff received one phone call from a neighbouring resident who was concerned about the interface of the proposed development with the single family homes to the east.

*(The townhouse buildings on the eastern portion of the site are 2 storeys in height. In addition, due to the existence of the 6.0 metre wide rear lane, the proposed townhouses will also be 9.0 metres from the rear lot line of the adjacent single family dwellings).*

The applicant held a public information meeting on June 24, 2009. Invitations to the meeting were sent to all property owners within 100 metres (330 ft.) of the site. The meeting was attended by 20 people all of which were in favour of the proposal

### 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.

### DESIGN PROPOSAL AND REVIEW

- The proposed multifamily development is a unique residential development consisting of two (2) rows of buildings oriented around a central courtyard. The two front blocks facing 152 Street are 3 storey buildings consisting of two storey three bedroom townhouses on top of one bedroom apartments. The two rear blocks facing the rear lane and adjacent single family dwellings are 2 storey buildings consisting of conventional 3-bedroom townhouse units.
- Residents park in an underground parkade and then come up into the central courtyard via a staircase or elevator. They can then proceed through the courtyard to the front door of their units. The upper level townhouse units have access to the ground level via an outdoor staircase.
- All of the buildings feature gently sloping shed roofs which slope down towards the back of the site. The raised roof along 152 Street creates a more dramatic appearance while the lowered roof at the back of the site ensures a sensitive interface with the existing single family dwellings to the east.
- The exterior building materials consist of tan smooth textured brick, charcoal cement board siding, navy lapped siding, and metal siding, complemented by wood accents.
- A small amenity building is proposed in the centre of the site adjacent an outdoor amenity area. The proposed 26 square metres (280 sq.ft.) of indoor amenity space is considered sufficient for this size of the project but does not meet the 93 square metres (1,001 sq.ft.) required under the Zoning By-law. The applicant will provide a cash-in-lieu contribution to offset the difference.
- The project has been designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles. The underground parkade is gated securely beyond the 6 visitor parking stalls and is painted white for higher visibility.

### Parking and Access

- All of the required resident and visitor parking is provided in an underground parkade. Fifty-four (54) resident parking stalls will be provided along with six (6) visitor parking stalls. The City's Transportation Engineer has confirmed that this amount of parking is sufficient for the number and type of units proposed (31).

- Access to the underground parkade will be from 152 Street via an entry driveway along the southern edge of the site. This driveway will be restricted to right-in/right-out. No access will be provided to/from the rear lane in response to comments from neighbouring residents who do not want to see additional traffic on the lane. The rear lane will not daylight onto 152 Street through the subject site at the request of the neighbourhood.

### Sustainability Features

- The project is being designed to Built Green Gold or Platinum standards and will achieve an Energuide 82 rating. This is equivalent to a LEED Silver Rating. Project features include rainwater retention (for irrigation), daylighting, durable and recycled materials, low maintenance, low VOC finishes, 'instant on' hot water systems, high efficiency furnaces, Energuide appliances, high quality argon filled windows, and low flow appliances and dual flush toilets.

### Tree Preservation and Landscaping

- The applicant retained Mike Fadum (Mike Fadum and Associated Ltd.) to conduct a site inspection and prepare an arborist report for the site. The arborist report identifies 11 mature trees on the site and concludes that 2 will need to be removed. The 2 trees to be removed are considered unsuitable for retention regardless of the proposed development of the site. The 9 trees proposed to be retained consist of a variety of species located around the property edges.
- The chart below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	9	7	2
Pear	1	1	0
Flowering Pear	1	1	0
<b>TOTAL</b>	<b>11</b>	<b>9</b>	<b>2</b>

- To compliment the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a generous combination of trees and shrubs in a variety of species.
- The main pedestrian entry to the site off of 152 Street will be marked by a decorative entry trellis structure and gate.
- The proposed outdoor amenity space of 390 square metres (4,200 sq.ft.) exceeds the 93 square metres (1,001 sq.ft.) required under the Zoning By-law. The outdoor amenity area features a lawn area, play area for children, water feature, benches and picnic tables.
- The garbage and recycling containers for the complex will be screened by a decorative enclosure and landscaping

### ADVISORY DESIGN PANEL

This application was not referred to the ADP abut was reviewed by staff and found to be satisfactory.



### 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.	Semiahmoo Town Centre Local Area Plan
Appendix VIII.	Proposed CD By-law

### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Peter J. Dandyk Architect Inc. and Landscape Design Inc., respectively, dated August 25, 2009 and August 31, 2009.

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		2,959.75
Road Widening area		201.25
Undevelopable area		2,758.50
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	42%
Paved & Hard Surfaced Areas		24%
Total Site Coverage		66%
<b>SETBACKS</b> ( in metres)		
Front	2.0 m	2.0 m
Rear	3.0 m	3.0 m
Side #1 (South)	7.5 m	8.2 m
Side #2 (North)	4.2 m	4.2 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	10.4 m
Accessory	4.5 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		11
Two Bedroom		
Three Bedroom +		20
Total		31
<b>FLOOR AREA: Residential</b>	3,048 m <sup>2</sup>	3,046 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	3,048 m <sup>2</sup>	3,046 m <sup>2</sup>

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	105 uph/42 upa	105 uph/42 upa
# of units/ha /# units/acre (net)	112 uph/46 upa	112 uph/46 upa
FAR (gross)	1.03	1.03
FAR (net)	1.10	1.10
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	93 m <sup>2</sup>	26 m <sup>2</sup>
Outdoor	93 m <sup>2</sup>	390 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom 2-Bed	14	14
3-Bed	40	40
Residential Visitors	6	6
Institutional		
Total Number of Parking Spaces	60	60
Number of disabled stalls	1	1
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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