

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0103-00

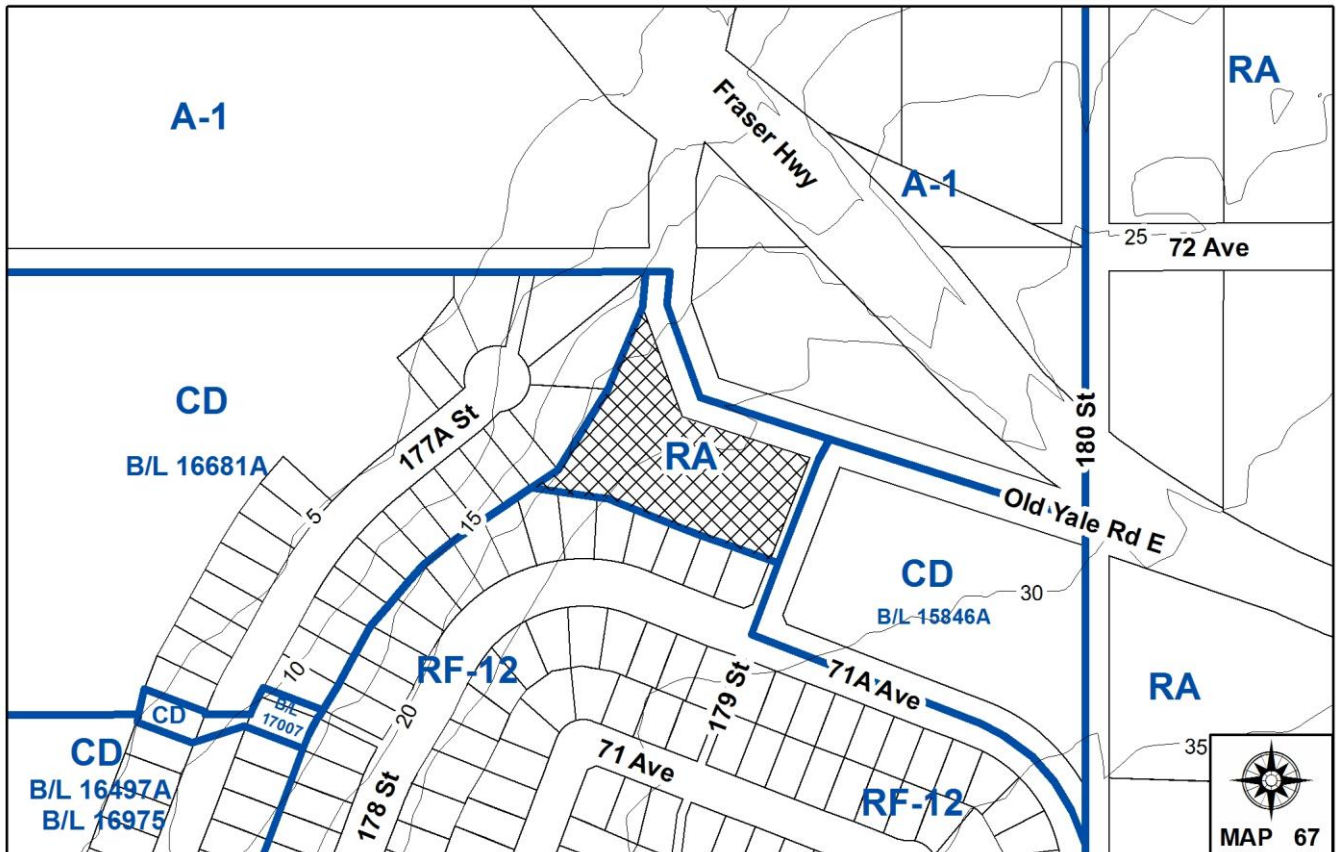
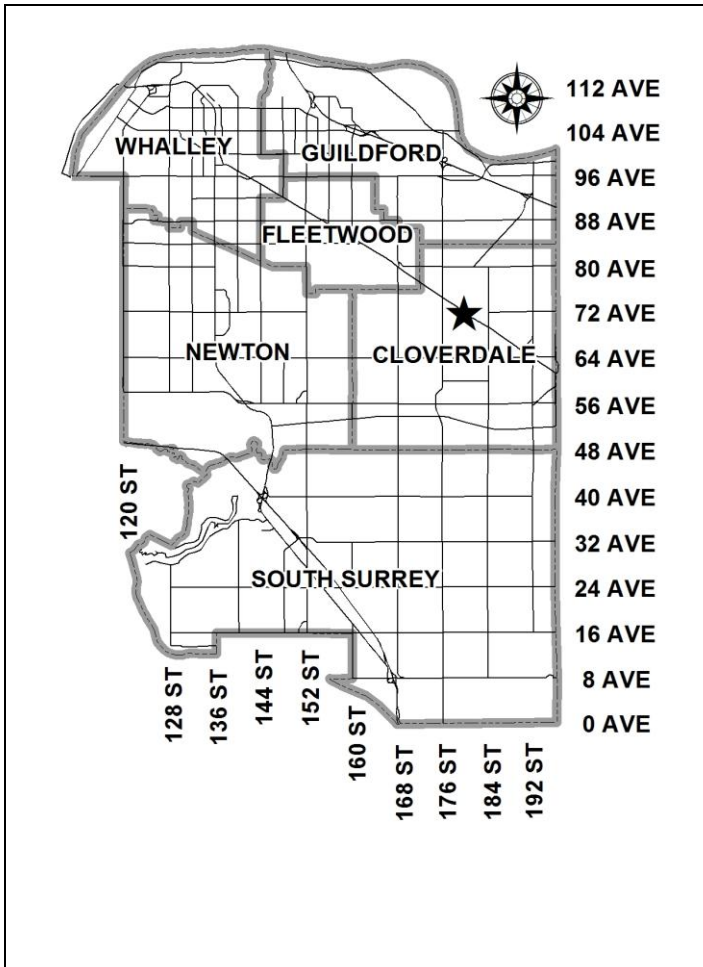
Planning Report Date: March 22, 2010

PROPOSAL:

- **OCP Amendment** of a portion from Suburban to Urban
- **NCP Amendment** from Open Space/Linear Park/Buffer and Townhouse Cluster (10-12 upa) to Townhouse (15 upa)
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of 18 townhouse units.

LOCATION: 7177 - 179 Street
OWNER: Enver Creek Homes Ltd.
ZONING: RA
OCP DESIGNATION: Suburban and Urban
NCP DESIGNATION: Open Space/Linear Park/Buffer and Townhouse Cluster (10-12 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP Amendment from Suburban to Urban for a portion of the site.
- The Open Space/Linear Park/Buffer and Townhouse Cluster (10-12 upa) designations in the NCP are proposed to be amended to Townhouse (15 upa).

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment on a portion is consistent with the pattern of development established by application no. 7907-0159-00 to comply with NCP designations.
- The proposed NCP Amendment from Townhouse Cluster (10-12 upa) to Townhouse (15 upa) mirrors what has been previously approved to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7909-0103-00 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) approval from the Ministry of Transportation & Infrastructure;
 - (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 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 adequately address the impact of no indoor amenity space; and
 - (g) the provision of \$5,000 cash-in-lieu to the Heritage Advisory Commission for the design and construction of a storyboard.
7. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the land from "Open Space/Linear Park/Buffer and Townhouse Cluster (10-12 upa)" to "Townhouse (15 upa)" 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:**

3 Elementary students at Don Christian Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix III)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department support the proposal.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval has been received for the rezoning.

Heritage Advisory Commission (HAC): The project is scheduled to proceed to the March 24, 2010 HAC meeting to advise the HAC that the proposed development, located at the former site of the Fred J. Ebben House (17936 Old Yale Road East), will provide cash-in-lieu for interpretive signage at the corner of Old Yale Road and 179 Street and for historical reference, will use the Ebben name in the name of the townhouse development

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Old Yale Road):	Single family dwelling on acreage parcel.	Townhouse Cluster (10-12 upa)	A-1
East (Across 179 Street):	Townhouses	Townhouse (15 upa)	CD (By-law No. 15846A)
South:	Recently approved single family small lots.	Small Lots	RF-12
West:	Recently approved single family lots.	Half Acre Cluster (2 upa)	CD (By-law No. 16681A)

JUSTIFICATION FOR PLAN AMENDMENTS

Proposed OCP Amendment

- The subject site is split-designated Suburban and Urban in the Official Community Plan.
- The proposed amendment from Suburban to Urban is proposed for a portion of the subject site measuring approximately 1,230 sq. m. (0.30 acre) (Appendix VI).
- Under the previous application, File No. 7907-0159-00, the Suburban designation to the south was amended to Urban to accommodate single family small lots.
- The proposed amendment is considered minor and will continue the anticipated development pattern of townhouses as proposed under File No. 7907-0159-00. Therefore, staff do not have any concerns with respect to the proposed OCP amendment.

Proposed NCP Amendments

- The subject site is currently designated Townhouse Cluster (10 to 12 upa) and Open Space/Linear Park/Buffer in the North Cloverdale West Neighbourhood Concept Plan (NCP).
- The applicant is proposing an NCP amendment from Townhouse Cluster (10 to 12 upa) and Open Space/Linear Park/Buffer to Townhouse (15 upa)(Appendix VI).
- The proposed townhouse development has a unit density of 15 units per acre, exceeding the maximum 10 to 12 units per acre anticipated in the NCP.
- The proposed townhouse form and density is consistent with the Townhouse (15 upa) NCP designation approved for the development to the east across 179 Street.
- Under the previous application, File No. 7907-0159-00, the Open Space/Linear Park/Buffer designation to the south was amended to small lots. Under the current application, the remaining northern portion of the Open Space/Linear Park/Buffer is proposed to be amended to Townhouse (15 upa).
- The proposed amendments are consistent with recently approved developments in the NCP.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site was rezoned to One-Acre Residential Zone (RA) in July 2009 under File No. 7907-0159-00, which created 62 single family lots, one lot dedicated as parkland and the subject site as a remainder lot to be developed in the future.
- The Fred J. Ebben heritage house was previously located on the above-noted development site.

- At the January 21, 2009 Heritage Advisory Commission (HAC) meeting, the Commission endorsed a process for the protection of the historic elements of the Fred J. Ebben house whereby staff would work with the developer of this property to provide interpretive signage at the corner of Old Yale Road and 179 Street and for historical reference, retain the Ebben name in the name of the townhouse development proposed on the site of the house.
- As a result, the current proposal includes a historical component to address the items raised by the HAC (see Heritage Component section later in this report).

Current Proposal

- The subject site at 7177 – 179 Street is located on the west side of 179 Street south of Old Yale Road in the North Cloverdale West NCP.
- The 0.49-hectare (1.21-acres) subject property is split designated Suburban/Urban in the Official Community Plan (OCP), designated Townhouse Cluster (10 to 12 upa) and Open Space/Linear Park/Buffer in the North Cloverdale West NCP and is currently zoned One-Acre Residential Zone (RA).
- As described above, the proposal requires an OCP amendment on a portion and an NCP amendment on the entire subject site.
- The applicant is proposing to rezone the subject site from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD), based on RM-15, in order to allow the development of 18 townhouse units with a proposed unit density of 15 units per acre (upa) and a floor area ratio (FAR) of 0.68.
- The proposed floor area ratio (FAR) of 0.68 and 15 upa exceed the maximum permitted density under the RM-15 Zone for sites less than one hectare in size. The maximum density permissible on this 0.49-hectare (1.21-acre) site (based on the RM-15 Zone sliding scale) is 0.50 FAR and 12 upa. As a result, the applicant is proposing a CD Zone to accommodate the proposed density.
- The proposal consists of eighteen (18) 3-bedroom units, ranging in floor area from 148 square metres (1,589 sq.ft.) to 223 square metres (2,405 sq.ft.), with a total floor area of 3,339 square metres (35,947 sq.ft.).

Proposed CD By-law

- The proposed CD By-law is based on the RM-15 Zone with modifications to the floor area ratio (FAR) and building setbacks. All other aspects of the proposed CD By-law meet the requirements of the RM-15 Zone. The table below shows a comparison between the proposed CD Zone and the RM-15 Zone.

	RM-15 Zone based on 1-hectare Site	RM-15 Zone, Based on 0.49-hectare Site	Proposed CD By-law
FAR	0.60	0.50	0.68
Lot Coverage	45%	39%	37%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 4.5 m (15 ft.) to building face and 2.5 m (8.2 ft.) to porch column south 2.6 m (8.5 ft.) east: 2.8 m (9.2 ft.) to building face and 1.5 m (4.9 ft.) to porch columns west: 7.5 metres (25 ft.) to building face and 6.0 m (20 ft.) to the balcony

- The reduced setbacks along the north (Old Yale Road) and east (179 Street) property lines achieves a pedestrian-friendly streetscape, one of the objectives identified in the NCP.
- Since Old Yale Road will be closed in the future and become integrated into a linear park space and pedestrian network for the area, the reduced setback along the north property line provides for better visual monitoring of the park space (CPTED principles) and therefore increasing safety through natural surveillance of the linear open space and pedestrian path.
- The townhouse units fronting Old Yale Road and 179 Street have direct pedestrian access from both, promoting social interaction and casual surveillance.
- The reduced setback along the west and south are to accommodate a balcony or patio at the rear of the units, with one exception. The unit located at the south-west corner of the lot (Unit 13) is sited 2.6 metres (8.5 ft.) from the south property line, measured to the side wall of the building.
- Along the west and south edges there is a cedar hedge proposed to increase privacy for the adjoining single family lots. Additional landscaping has been proposed adjacent to Unit 13 located at the south-west corner, to further screen and buffer the side of the unit from the future single family homes to the south.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd. The report has identified 6 mature trees with four trees located within a proposed building footprint, one within the proposed internal road and one not recommended for long-term retention. As a result, all of the trees are proposed to be removed. The following chart reflects the trees proposed for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Cottonwood	1	0	1
Douglas-Fir	1	0	1
Shore Pine	2	0	2
Bigleaf Maple	1	0	1
Western Red Cedar	1	0	1
TOTAL	6	0	6

- The proposal indicates that 42 trees will be planted on site, which exceeds the 11 replacement trees required by the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on April 21, 2009 and March 8, 2010 and staff did not receive any comments.

DESIGN PROPOSAL AND REVIEW

Building Design, Access and Circulation

- The proposed townhouse project consists of 18, 3-bedroom units in 9 buildings, with an average floor area of 184 square metres (1,997 sq.ft.) per dwelling unit.
- The proposal consists of 9 buildings with two units in each building. Each unit has a double-car garage.
- The proposal indicates 6, 3-storey buildings with garages at grade and 3, 2-storey buildings with walk-out basements.
- For the 3-storey units, the kitchen, dining and living rooms are located at the second floor, with the bedrooms at the third floor area.
- For the 2-storey units, due to the natural topography of the site, sloping down to the west, the garages are located on the main floor.
- One primary vehicular entry to the site is proposed at 179 Street and will be defined by stamped concrete. A decorative paving circle detail consisting of stamped concrete will also be included at the intersection of the internal drive aisles.
- A pedestrian entrance is located on the north side of the site from Old Yale Road. The North Cloverdale West NCP identifies this portion of Old Yale Road to be closed and form part of a linear open space. The Old Yale Road right-of-way will partially be used as a pedestrian and cycle path with the intent to retain the existing pavement in its current condition.
- Buildings 1 and 2 front 179 Street and consist of one (1) street-oriented unit from each building with direct street access from front yard patios.
- Buildings 3, 4, and 5 consist of a total of six (6) units with private pedestrian access from a front yard patio to Old Yale Road along the north property line of the site.
- The proposed building materials include black fibreglass shingles with grey and taupe specks for roofing. Cladding materials include vinyl siding in grey, hardi shingle on the gable windows in grey and beige accent trim. White will provide an accent colour for window and door frames. Picket railings on patios, downpipes and gutters will be black. Exterior entrance doors will be chocolate brown.

Heritage Component: Fred J. Ebben House

- The proposed townhouse development is located on the former site of the Fred J. Ebben House.
- Under the previous rezoning and subdivision (File No. 7907-0159-00), the Ebben house was demolished with the understanding that a heritage component would be included in the future development of the remainder parcel (the subject site).
- The applicant has agreed to provide cash-in-lieu to the Heritage Advisory Commission in the amount of \$5,000 for the design and construction of a storyboard.
- The storyboard is to be located within the Old Yale Road right-of-way near the corner of 179 Street.
- In addition to the storyboard, for historical reference, the applicant is proposing to name the development "Ebben's Crossing".
- An entrance feature wall is proposed to be located on the subject site fronting 179 Street. The proposed wall materials include cultured stone with a concrete cap and black metal letters featuring the development's name.

Indoor Amenity Space

- No indoor amenity space is being proposed. The applicant has indicated that due to the number of units proposed, the project does not have the economy-of-scale to warrant the additional maintenance costs for an amenity building. The applicant has agreed to provide a monetary contribution of \$18,900 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Landscaping and Outdoor Amenity Space

- The Old Yale Road streetscape elevation, includes a wall with a black-coloured metal picket fence on top, with each private pedestrian entry defined by two cultured stone columns and private metal gate entry perpendicular to the street.
- The 179 Street elevation, includes a black-coloured metal picket fence with landscaping consisting of Mexican Feather Grass, Hick's Yew and Pyramidal European Hornbeam on either side of each patio entrance defining each private pedestrian entry.
- The vehicular entrance to the site is framed by landscaping consisting of Rhododendrons, Mexican Feather Grass, Pink Heather and an Akebono Cherry tree as well as the feature entrance wall.
- An outdoor amenity area incorporating a children's play table in sand, a seating area with benches and landscaping is provided in the central portion of the site.

- The outdoor amenity space measures 77 square metres (830 sq.ft.), exceeding the minimum 54 square metres (581 sq.ft.) required under the RM-15 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- A combination of trees and shrubs are to be planted around the perimeter of the site.

Parking

- The proposed development includes a total of 42 parking spaces, consisting of 36 resident parking spaces and 6 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are centrally located, one of which meets the dimensional requirements for disabled parking spaces.
- Resident parking spaces will be provided in double garages for all of the units.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

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.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
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.	NCP Redesignation Map
Appendix VIII.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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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: David Love, Ionic Architecture Inc.
 Address: Unit 201, 5500 – 152 Street
 Surrey, BC
 V3S 5J9
 Tel: 778-571-0618

2. Properties involved in the Application
 - (a) Civic Address: 7177 – 179 Street

 - (b) Civic Address: 7177 – 179 Street
 Owner: Enver Creek Homes Ltd., Inc. No. 0542164
 PID: 028-017-889
 Lot 63 Section 17 Township 8 New Westminster District Plan BCP42064

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property.

 - (b) Introduce a By-law to rezone the property.

 - (c) Application is under the jurisdiction of MOTI.
 MOTI File No. 2009-05002

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,130 m ²
Road Widening area		188 m ²
Undevelopable area		4,942 m ²
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	39%	37%
Paved & Hard Surfaced Areas		23%
Total Site Coverage		60%
SETBACKS (in metres)		
Front (North)		4.5 m to bldg./ 2.5 m to porch column
Rear (South)		2.6 m to bldg.
Side #1 (East)		2.8 m to bldg/ 1.5 m to porch column
Side #2 (West)		7.5 m to bldg/ 6.0 m to balcony
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		18
Total		18
FLOOR AREA: Residential		3,339 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,339 m ²	3,339 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)	30 upha/12 upa	37 upa/15 upa
FAR (gross)		
FAR (net)	0.50	0.68
AMENITY SPACE (area in square metres)		
Indoor	54 m ²	0
Outdoor	54 m ²	77 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	36	36
Residential Visitors	4	6
Institutional		
Total Number of Parking Spaces	40	42
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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