

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0131-00

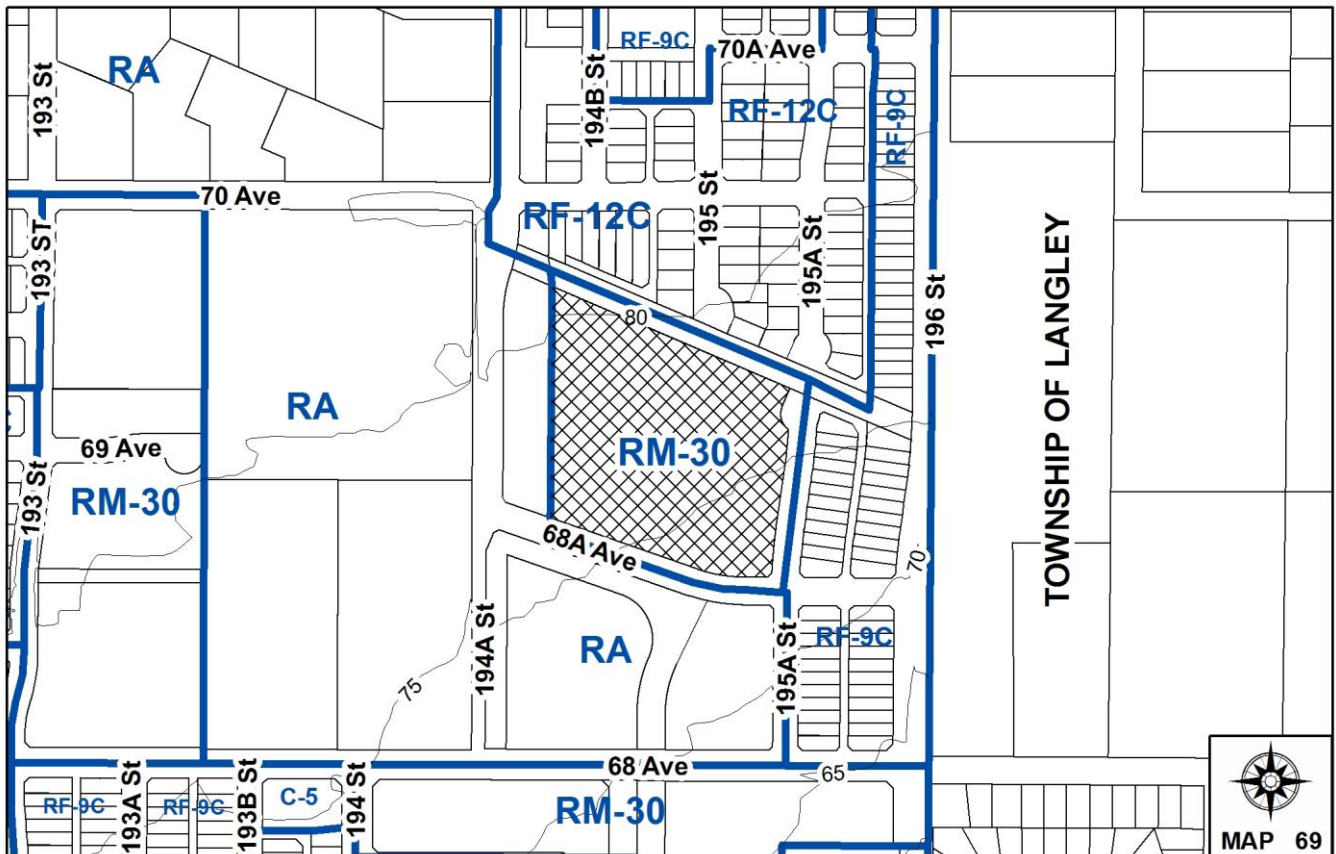
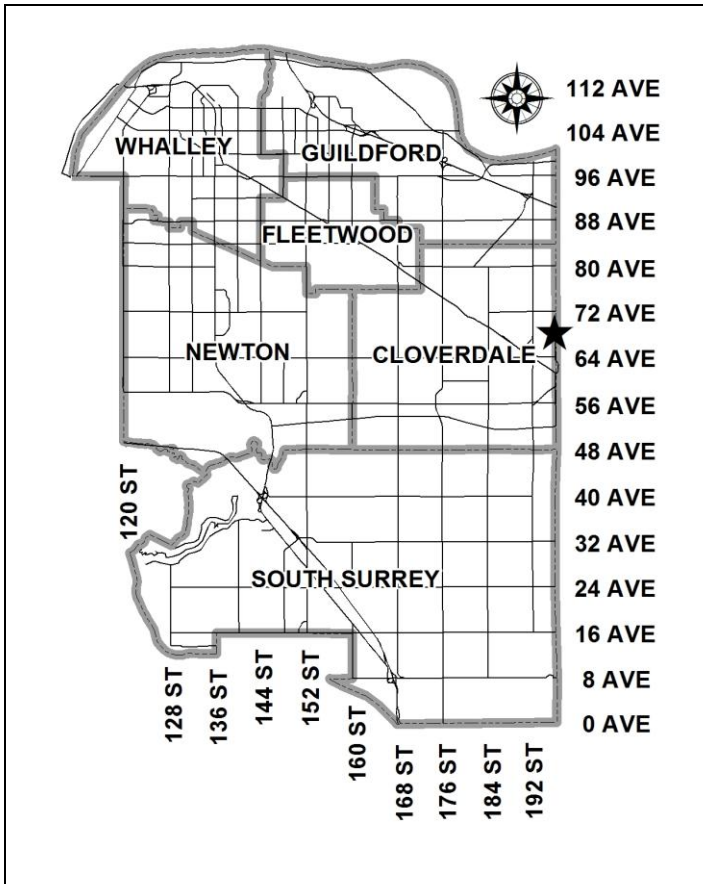
Planning Report Date: September 14, 2009

PROPOSAL:

- **Development Permit**

in order to permit the development of 9 additional townhouse units to an already approved 134-unit townhouse development in East Clayton, for a total of 143 townhouse units.

LOCATION: 19505 - 68A Avenue
OWNER: BPRT Holdings Ltd.
ZONING: RM-30
OCP DESIGNATION: Urban
NCP DESIGNATION: 15-25 upa (Medium-High Density)



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP designation.
- Complies with NCP designation.
- The proposal conforms with the RM-30 Zone.
- The proposed development offers a range of 2-bedroom, 3-bedroom and 3-bedroom and den or basement units, offering future buyers more affordable and varied options, than the development approved under Application No. 7907-0291-00.
- Except for the change in numbers of smaller units and some modifications to the design of the end units most visible to the public realm, the new Development Permit conforms with the original Development Permit approved under Application No. 7907-0291-00, in terms of design character, site orientation, vehicular access and provision of common amenities.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7909-0131-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the enclosed parking spaces into livable space; and
 - (c) input from Terasen Gas.

REFERRALS

Engineering:	The Engineering Department has no objection to the project. However, prior to the issuance of the Building Permit, which includes the additional 9 units, Development Cost Charges for sewer and drainage are to be paid as 100% cash per DCC Front-Ending Agreements 8207-0055-00-1 and 8307-0056-00-1.
Parks, Recreation & Culture:	The Parks, Recreation & Culture Department has no concerns.
Terasen Gas:	To date, comments have not been received. However, the applicant has previously addressed Terasen Gas' concerns.

SITE CHARACTERISTICS

Existing Land Use: Phase 1 currently under construction.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Terasen Gas right-of-way):	Existing single family small lot residential with coach houses or legal secondary suites.	6-10 upa (Low Density)	RF-12C

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 195A Street):	Existing single family small lots with coach houses or legal secondary suites.	10-15 upa (Medium Density)	RF-9C
South (Across 68A Avenue):	Vacant treed site with detention pond.	15-25 upa (Medium-High Density), Public Open Space/Park with Multi-use Pathway on Public Land or on Private Property with Public Use ROW and Storm Water Pond 100 Year Flood Event	RA
West:	Proposed greenway.	Public Open Space/Park, with Multi-use Pathway on Public Land or on Private Property with Public Use ROW	RA
Further West (Across 194A Street)	Vacant, treed site.	School and Park	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 19505-68A Avenue in East Clayton.
- The subject property is 2.57 hectares (6.37 acres) in size and zoned Multiple Residential 30 Zone (RM-30). The subject property is designated 15-25 upa (Medium High Density) in the East Clayton Neighbourhood Concept Plan (NCP) and Urban in the Official Community Plan (OCP).
- The subject site is part of an original 118-lot subdivision in East Clayton under Application No. 7902-0363-00, which involved rezoning of the lands to the north and east from One-Acre Residential Zone (RA) to Single Family Residential Coach House Zone (RF-12C) and Single Family Residential (9) Coach House Zone (RF-9C). On June 25, 2007, Council gave Final Adoption to By-law No. 15308, facilitating the 118-lot subdivision, including the subject site.
- On September 10, 2007, Council gave Final Adoption to Rezoning By-law No. 16064, which rezoned the subject site from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30). Council also gave final approval to an associated Development Permit No. 7905-0020-00 for 134 townhouse units, along with an associated Development Variance Permit No. 7905-0020-00 to allow for a reduction in all building setbacks from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

- Subsequently, a new Development Permit application (Application No. 7907-0291-00) was submitted to provide more of a variety of townhouse types by incorporating two-bedroom units to exclusively three-bedroom units approved under Application No. 7905-0020-00. Development Permit No. 7907-0291-00 received approval on December 17, 2007 for 134 townhouse units, consisting of 84 two-bedroom units, 16 and 50 three-bedroom units, and 34 three-bedroom and den or basement units.
- Construction of Phase 1 of the proposed development has already begun at the south-east portion of the site and includes a 430 m² (4,628 sq.ft.) indoor amenity building.

Current Proposal

- The applicant is requesting a new Development Permit to allow for construction of 9 additional townhouse units, for a total of 143 townhouse units. In total, the townhouse units will consist of 83 2-bedroom units, 54 3-bedroom units and 6 3-bedroom and den or basement units.
- The proposed changes to the previously approved Development Permit No. 7907-0291-00 include:
 - The phasing is increasing from 5 phases to 10 phases (Phase 1 has proceeded as previously approved);
 - One D unit (2-bedroom) has been eliminated;
 - The E units (3-bedroom) are to be increased from 6 to 10;
 - The F units (3-bedroom) are to be increased from 6 to 20;
 - The G units (3-bedroom and den) are to be decreased from 11 to 1;
 - The H units (3-bedroom and basement) have decreased from 19 to 1;
 - For market affordability, the applicant has introduced three new unit types, all which are 3-bedroom or larger units. These three-unit types have been incorporated at the ends of the townhouse blocks:
 - Three (3) J units (3-bedroom) each approximately 116.9 square metres (1,258 sq.ft.) in size are proposed;
 - Three (3) K units (3-bedroom) each approximately 116.9 square metres (1,258 sq.ft.) in size are proposed; and
 - Fourteen (14) M units (3-bedroom and 3-bedroom and den) ranging in size from 116.6 square metres (1,255 sq.ft.) to 122.2 square metres (1,315 sq.ft.) are proposed.
 - The architectural design of the F unit, near the entrance of the site, has changed and will incorporate a deck and brick work.
- The main vehicular access will stay the same at 68A Avenue, with a secondary emergency access to the cul-de-sac at 195A Street.

- With the additional 9 units, the development site will yield a unit density of 55.4 units per hectare (22.4 units per acre) and a floor area ratio (FAR) of 0.62, which complies with the RM-30 Zone.
- A comparison between the current proposal and the original proposal under Development Permit No. 7907-0291-00 and how they compare with the RM-30 Zone is shown below:

	RM-30 Zone Requirements	7907-0291-00	7909-0131-00 (Current Application)
Site Area		25,792 square metres/6.37 acres	25,792 square metres/6.37 acres
Number of Units	191	134, 84 2-bedroom units, 16 3-bedroom units and 34 3-bedroom and den or basement units	143, 83 2-bedroom units, 54 3-bedroom units and 6 3-bedroom & den or basement units
Residential Floor Area		15,973.9 sq.m. (171,942 sq.ft.)	16,016.2 sq.m. (172,397 sq.ft.)
Indoor Amenity Space	3.0 sq.m. per unit/ 32 sq.ft.	<i>Required:</i> 402 sq.m./4,327 sq.ft. <i>Provided:</i> 430 sq.m./4,628 sq.ft.	<i>Required:</i> 429 sq.m./ 4,618 sq.ft. <i>Provided:</i> 430 sq.m./ 4,628 sq.ft.
Outdoor Amenity Space	3.0 sq.m. per unit/32 sq.ft.	<i>Required:</i> 402 sq.m./4,327 sq.ft. <i>Provided:</i> 750 sq.m./8,073 sq.ft.	<i>Required:</i> 429 sq.m./ 4,618 sq.ft. <i>Provided:</i> 600 sq.m./ 6,458 sq.ft.
Unit Density	75 uph/30 upa	52 uph/21 upa	55.4 uph/22.4 upa
Floor Area Ratio	0.90	0.62	0.62
Lot Coverage	45%	37.2%	38.1%
Building Setbacks	7.5 metres (25 ft.) from all property lines	4.5 metres (15 ft.)* from all property lines	4.5 metres (15 ft.)* from all property lines
Parking Residential Visitor TOTAL	2 stalls per unit 0.2 stall per unit	268 27 <hr/> 295	286 29 <hr/> 315

**Approved under Development Variance Permit No. 7905-0020-00.*

- Although 9 additional townhouse units are proposed, the overall floor area ratio has not changed, as the floor areas of the new smaller units only add up to 42.3 square metres (455 sq.ft.) more than the previous approved residential floor area.
- The previous units approved under Application No. 7907-291-00 ranged in size from 95.2 square metres (1,025 sq.ft.) to 160.9 square metres (1,732 sq.ft.) The units under the current application range in size from 95.7 square metres (1,030 sq.ft.) to 161.8 square metres (1,742 sq.ft.). Although there is not much difference in the range in the floor area of the units, the main change is that the larger units, ranging from 139.7 square metres (1,504 sq.ft.) for the 3-bedroom and den units to 160.9 square metres (1,732 sq.ft.) for the 3-bedroom and basement units have been reduced in size to 116.9 square metres (1,258 sq.ft.) and 122.2 square metres (1,315 sq.ft.) as 3-bedroom only units.

- The proposed development is required to provide 429 square metres (4,618 sq.ft.) of indoor amenity space and 429 square metres (4,618 sq.ft.) of outdoor amenity space, based upon the requirement of 3.0 square metres (32.0 sq.ft.) per unit. The townhouse development is proposing to provide 430 square metres (4,628 sq.ft.) of indoor amenity space and 600 square metres (6,458 sq.ft.) of outdoor amenity space.
- A separate 1-storey amenity building, with basement is proposed fronting 68A Avenue. The building will offer 430 square metres (4,628 sq.ft.) of floor area. The amenity building includes a club room, party room, mailboxes and washrooms on the main level, with a movie room, fitness centre, some storage rooms, an office and washrooms in the basement. An outdoor swimming pool is to be located to the southeast of the building. However, the location remains the same as under Development Permit No. 7907-0291-00.
- The proposed 143 townhouse unit development requires 315 parking stalls, including 286 residential stalls and 29 visitor stalls. The development proposal will provide the 315 parking stalls, which complies with Zoning By-law requirements.
- As a standard requirement for townhouse projects, a Section 219 Restrictive Covenant is required to be registered on title to prevent the conversion of the enclosed garages to habitable space. A Section 219 Restrictive Covenant was previously registered for the 132 unit townhouse development, which was approved under Application No. 7907-291-00. Staff will ensure that the applicant discharges the previous covenant and a new restrictive covenant be registered to encompass the larger 143 unit townhouse development.

PRE-NOTIFICATION

As this application is a Development Permit application only, pre-notification for the application was not required.

DESIGN PROPOSAL AND REVIEW

- The form and character of this project is in keeping with Development Permit No. 7907-0291-00. The development will incorporate 3-storey townhouse units, which due to the grading to the site, will appear to be 2 storeys for the units fronting the greenways along the north and west. The townhouses will incorporate a mix of double and tandem garage types.
- There are two colour schemes proposed. For the first colour scheme, the building materials and colours utilized will be high profile asphalt roofing shingles in dark gray, vinyl siding in cream, beige and brick. Wood trim will be in white and brick accents in red. Entry doors will be painted in brown and aluminum balcony railings will be in black. With the second colour scheme, the building materials and colours utilized will be high profile asphalt roofing shingles in dark gray, vinyl siding in tan, light beige and khaki. Wood trim will be in tan and brick accents in red. Entry doors will be painted in a dark green and aluminum balcony railings in black.

- The proposed fencing surrounding the parameter of the development site will include a wood picket fence with brick columns and gates along 68A Avenue and 195A Street and a wood picket fence with gates along the greenway edges.
- Under Application No. 7907-0291-00, the applicant worked with Parks Department staff to provide common connections, as opposed to individual connections, to the western greenway and northern Terasen Gas right-of-way greenway. The applicant is proposing to provide consolidated connectors to the western greenway, which includes an internal path inside the development to the connector path. A maximum 1.2-metre (4 ft.) high hedge is proposed along the west property line. Along the Terasen Gas right-of-way at the north, the applicant is proposing to provide grading onto the greenway which ensures a 4:1 slope along the east and west property lines. After the grading, the applicant will ensure that the greenway area is returned to its original state, by reseeding the area. Gates are proposed to access the greenway along the north. A swale is proposed to be located along the north property line within the City-owned property.
- The proposed landscaping has generally remained the same as approved under Application No. 7907-0291-00. A mixture of trees and shrubs have been incorporated along edge conditions to differentiate between private and common areas. Concrete unit pavers will be used to mark visitor parking stalls. Walkways have been incorporated within the site to allow for pedestrian circulation and connectivity.
- The most significant change to the landscaping is that the landscaping will be implemented in ten (10) phases, as opposed to the previously approved five (5).
- The requirements related to the arborist assessment and tree survey were completed and approved under Application No. 7902-0363-00.

ADVISORY DESIGN PANEL

Due to the size and scope of the application, the application was not required to proceed to the ADP for review. The application was reviewed by the Acting City Architect and City Landscape Architect. The design was found to be acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Proposed Site Plan, Building Elevations, Landscape Plans and Perspective |

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: Thomas Woo, BPRT Holdings Ltd./Townline Ventures
 Clayton Rise Ltd.
 Address: #120 - 13575 Commerce Parkway
 Richmond, BC
 V6V 2L1
 Tel: 604-276-8823

2. Properties involved in the Application

(a) Civic Address: 19505 - 68A Avenue

(b) Civic Address: 19505 - 68A Avenue
 Owner: BPRT Holdings Ltd., Inc. No. 773636
 PID: 027-615-260
 Parcel A Section 15 Township 8 New Westminster District Plan BCP37772

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		25,792 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	38.1%
SETBACKS (in metres)		
68A Avenue	7.5 m	4.5 m*
195A Street	7.5 m	4.5 m*
North	7.5 m	4.5 m*
West	7.5 m	4.5 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	13	13 m
Accessory		11 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
Two Bedroom		83
Three Bedroom		54
Three Bedroom + Den or Basement		6
Total		143
FLOOR AREA: Residential		16,016 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		16,016 m ²

** Development Variance Permit No. 7905-002-00 approved to allow for a reduced 4.5-metre setback.*

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)		
FAR (gross)		
FAR (net)	75 uph/30 upa	55.4 uph/22.4 upa
AMENITY SPACE (area in square metres)		
Indoor	429 m ²	430 m ²
Outdoor	429 m ²	600 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 2 Bedroom	178	178
3-Bed	98	98
3-Bed + Den	10	10
Residential Visitors	29	29
Institutional		n/a
Total Number of Parking Spaces	315	315
Number of disabled stalls	3	3
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		24/16.8%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided under No. 7902-0363-00	YES
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