

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0158-00

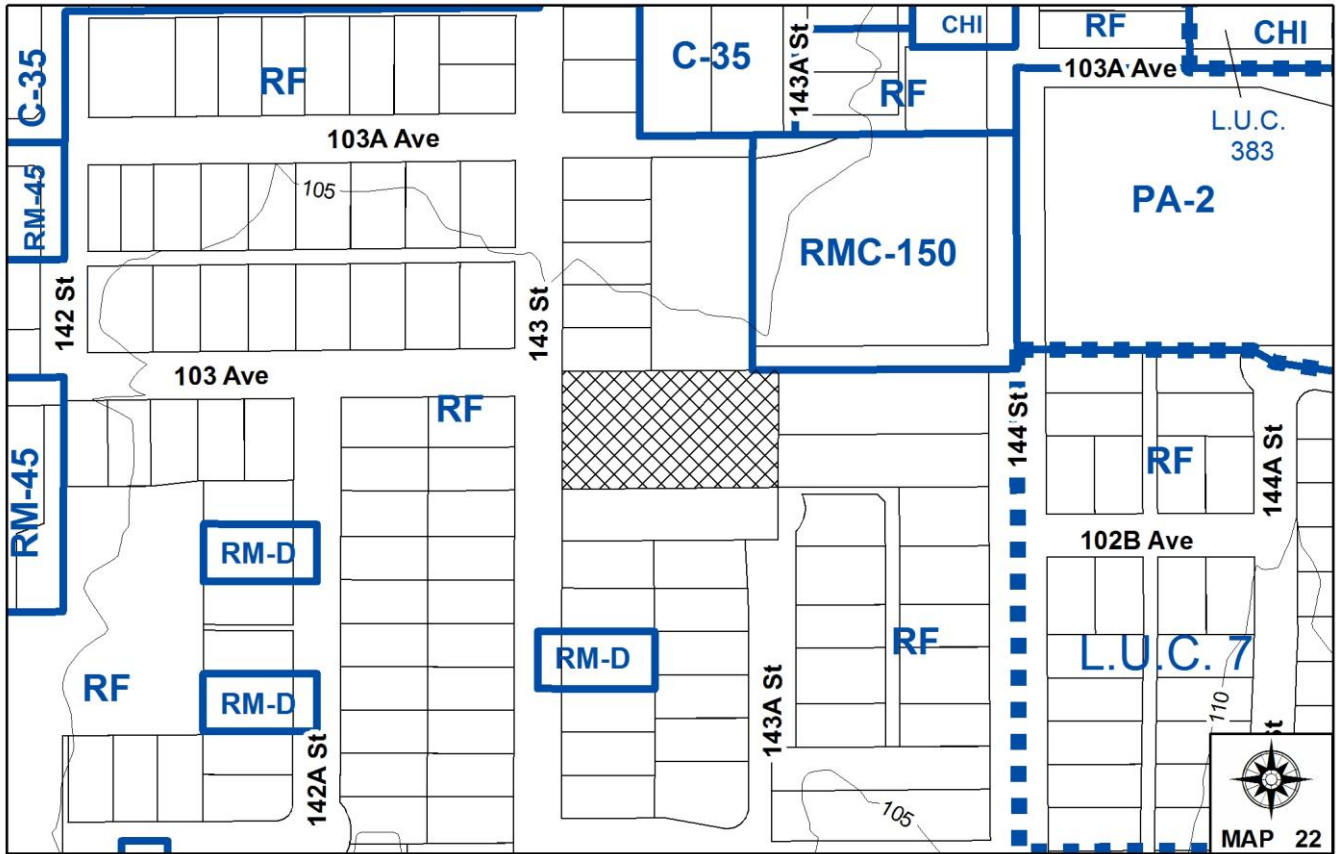
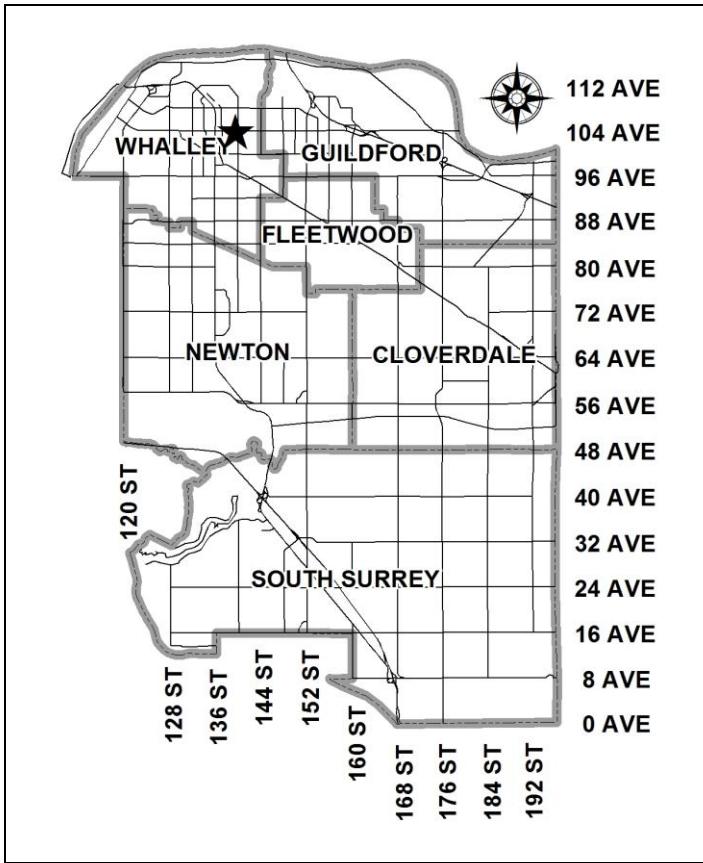
Planning Report Date: December 14, 2009

PROPOSAL:

- **Rezoning** from RF to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 19 townhouse units.

LOCATION: 10290 - 143 Street
OWNER: 0798440 B.C. Ltd.
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form are compatible with nearby single family dwellings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. 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.
2. Council approve the applicant's request to eliminate the required indoor amenity space from 57 square metres (614 sq.ft.) to 0 square metres (0 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7909-0158-00 in accordance with the attached drawings (Appendix II).
4. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) 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
 - (f) the applicant adequately address the impact of no indoor amenity space.

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 Lena Shaw Elementary School
2 Secondary students at Guildford Park 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 should meet with staff representatives to find a way to work together to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings and vacant lot under application (No. 7908-0067-00) to permit a 4-storey apartment building consisting of 70 units (By-law is at Third Reading).	Multiple Residential	RF
East:	Single family dwellings.	Multiple Residential	RF
South:	Vacant residential lot.	Multiple Residential	RF
West (Across 143 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject 0.46-hectare (1.13-acre) site is located at the southeast corner of the 143rd Street and 103rd Avenue intersection at 10290 143 Street. It is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned Single Family Residential (RF).
- An apartment building was previously proposed on the subject site under application no. 7908-0055-00. This previous application proposed rezoning from Single Family Residential (RF) to Comprehensive Development Zone (CD) in order to permit the development of a 4-storey apartment building containing 69 dwelling units.
- Third Reading of the rezoning by-law (No. 16822) for application no. 7908-0055-00 was given following the December 15, 2008 Public Hearing.
- In response to current market conditions, the applicant requested that the previous application be closed in order to facilitate the subject application. Accordingly, Council filed By-law No. 16822 on September 14, 2009.

Current Proposal

- The current application proposes rezoning from Single Family Residential (RF) to Comprehensive Development Zone (CD) in order to permit the development of a 19-unit townhouse development.
- A total of 0.12-hectares (0.29 ac) of land will be dedicated as road to facilitate the construction of 103 Avenue along the northern frontage and a cul-de-sac bulb at the north end of 143A Street (southeast corner of the site). The northern portion of 103 Avenue has not been dedicated and will be constructed to an 11.0-metre (36 ft.) interim standard. Access to the subject site is proposed from 103 Avenue.
- An additional 4.0-metre wide statutory right-of-way is proposed along the eastern boundary of the site that will facilitate the development of a multi-use pathway, a portion of which will be constructed as part of this application.
- The proposal indicates a total floor area of 3,497 square metres (37,640 sq. ft.), representing a net floor area ratio (FAR) of 1.02.
- The development proposes no indoor amenity space be provided due to the small scale nature of the development. It is the applicant's contention that with only 19 units being proposed, these would be insufficient to support a small amenity building. They believe that payment in lieu of a building would be much more beneficial to the larger community and help to support existing community amenities including libraries and recreational facilities etc.
- To offset this deficiency, the applicant will be required to pay cash-in-lieu for the indoor amenity space based on \$1,050.00 per unit.
- The outdoor amenity area, totalling approximately 57 square metres (614 sq. ft.) outside the setback area, meets the Zoning By-law requirement for outdoor amenity space of 57 square metres (614 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The application proposes 42 parking spaces, consisting of 38 resident and 4 visitor spaces, which meets the Zoning By-law requirement of 42 spaces.

Proposed CD By-law

- The proposed CD Zone is based on the Multiple Residential 30 Zone (RM-30) with modifications to the allowable density, lot coverage, parking standards, building height and setback requirements. The permitted uses will be ground-oriented multiple unit residential buildings and ancillary child care centre.
- With an FAR of 1.04, the proposed density is higher than that permitted under the RM-30 Zone for a site 1-hectare (2.47 ac) or smaller. Based on the sliding scale, the RM-30 Zone allows a maximum FAR of 0.54 for this 0.34-hectare (0.83 ac) site (net area less road dedications).
- The increase in density is supportable as the subject site is designated Multiple Residential in the OCP. The OCP permits a maximum FAR of 1.5 for sites designated Multiple Residential. The proposed development will help to support the expected transit expansion along this corridor in the future.

- The proposed lot coverage of 39% is higher than 38% permitted under the RM-30 Zone for this 0.34-hectare (0.83 ac) site (net area less road dedications). The slight increase in lot coverage is supported based on the amount of land that is being dedicated for road (approximately 26%) and will allow the applicant to achieve an acceptable number of units.
- The proposed CD By-law allows visitor parking within the required setback which is supportable to achieve the most efficient layout for the site and to maximize the number of units that can be achieved. The visitor parking area will be screened to minimize any impacts that result from this variance.
- Building height is reduced to a maximum of 9.75 metres (32 ft.) which is less than the 13.0 metres (43 ft.) allowed in the RM-30 Zone. The reduction is proposed to ensure that the proposed buildings remain contextual to their surroundings (i.e. single family community). The ability of the townhouses to respond to the existing context of the community was noted as a concern through the pre-notification process that is identified below.
- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD Zone provides for some modifications to these setbacks as shown below:

Zone	Front Yard	Rear Yard	Side Yard	Side Yard on a Flanking Street
Proposed CD By-law	4.8 metres (16 ft.)	4.8 metres (16 ft.)	4.6 metres (15 ft.)	4.3 metres (25. ft.)
RM-30	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)

- The front, rear and flanking side yard setbacks are proposed adjacent to either a City road or a multi-use pathway. The reduced setbacks will allow the buildings to engage well with the streets and pathway by bringing them closer to the public realm. The remaining side yard setback (4.6 metres (15 ft.)) will provide an acceptable interface with the property to the south which is designated Multiple Residential in the OCP. The applicant has illustrated how this property may be redeveloped in the future (Appendix II).
- All other aspects of the proposed CD By-law comply with Zoning By-law No. 12000 and the RM-30 Zone.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates Ltd. and dated November 30, 2009, identifies 20 mature trees on the developable portion of the site. All of the trees are proposed to be removed as a result of either poor condition or because they will conflict with the future development area or are within the road dedication area.
- 3 additional trees which are located on adjacent properties are also proposed to be removed. Letters of authorization from the adjacent owners allowing their removal will be required to be submitted prior to Final Approval of the Development Permit.
- The table below provides a summary of the proposed tree removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Scotts Pine	1	0	1
Sawara False Cypress	2	0	2
Western Red Cedar	8	0	8
Douglas Fir	3	0	3
Bitter Cherry	1	0	1
Sitka Spruce	1	0	1
Western Hemlock	1	0	1
Black Cottonwood	3	0	3
Total	20	0	20

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The application proposes 46 replacement trees to be provided, which is 9 trees more than the 37 required under the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letter were sent on October 20, 2009. In response, correspondence was received from 3 residents who identified the following concerns:

- All three residents noted that multiple residential uses are not appropriate in this location, with two further advising that such uses are more appropriate along 104th Avenue. As rationale for their opposition one resident further noted that there would likely be an increase in crime and traffic in the area in addition to the potential for their property values to decrease.

(The Official Community Plan designates the subject property for Multiple Residential uses.)

- Two residents also noted that townhouses would be out of context within a primarily single family residential neighbourhood. As part of this it was understood that the townhouses would be much larger than single family homes.

(The townhouses should integrate well with the existing community and enhance it by providing a range of housing choice and opportunity. It should also be noted that the Single Family Residential Zone (RF) allows a maximum house height of 9.0 metres (30 ft.), whereas the townhouses that are proposed have a maximum height of 9.75 metres (32 ft.) and this is reflected in the CD by-law.)

- One resident noted that the existing infrastructure (i.e. ditches and sidewalks) in the area is not suitable to accommodate additional development and should be upgraded by the City.

(The applicant will be required to upgrade the frontages of the subject site as part of this application. Additional upgrades within the larger community will be completed as part of future development applications that include rezoning or subdivision.)

DESIGN PROPOSAL AND REVIEW

Overall Design Considerations

- The proposed development contains 19, three-storey townhouses that are housed within four buildings. All of the units will have three bedrooms and a two car garage (i.e. side by side garage).
- The majority of the living areas are proposed on the upper floors, with the exception of a small recreation room that is proposed on the ground floor of each unit.
- Vehicular access to the site is proposed from 103 Avenue which is to be constructed along the northern property line.
- The following chart notes the number of units that are proposed within the individual buildings and the building's location on the site:

Building No.	No. of Units	Location
One	4 units	Adjacent the east property line and the proposed pathway
Two	5 units	Adjacent the north property line and 103 Avenue
Three	6 units	Adjacent the south property line
Four	4 units	Adjacent the west property line and 143 Street

- Units range in size from 152 square metres (1,636 sq.ft.) to 188 square metres (2,024 sq.ft.).
- Building materials include the extensive use of vinyl siding in four earth tone colours (spice, vermont maple, sand and mahogany) for all facades. The roof will be clad in fiberglass shingles (stonewood colour) and includes pitched roofs with gables to increase the roof line articulation.
- 42 parking spaces are provided, which is comprised of 38 resident and 4 visitor parking spaces.
- The applicant has demonstrated that the property to the south (10268 143 Street) can be developed independently of the subject site. The proposal would provide a seamless development pattern in the immediate area by providing 7 additional townhouse units.

Landscaping

- A 1.5-metre (5 ft.) wide multi-use pathway is proposed within a 4.0-metre (13 ft.) wide statutory right of way (SROW) along the east property line. The pathway will be framed by a 0.5 metre (1½ ft.) planting pocket along its eastern boundary. Both the planting and the pathway will be mirrored on the adjacent properties (10275 and 10293 144 Street) upon their redevelopment to form an 8.0-metre (26 ft.) wide right-of-way, with divided pathways.
- Units along the southern boundary will be buffered from future development on the adjacent property, through the planting of trees and a 1.2-metre (4.0 ft.) high fence.
- Each unit has access to both a patio and a balcony, thus providing private outdoor space for resident's use.
- Units that front onto the pathway and the public roads will have direct access to these amenities by way of a wood gate.

Outdoor Amenity Space

- The outdoor amenity space is proposed adjacent the development's entry and is separated from 103 Avenue through the provision of significant landscaping (both trees and shrubs). The amenity space incorporates play features such as a toddler maze and a funnel net, in addition to patio space and a bench.

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel but was reviewed by the Acting City Architect. The applicant has attempted to address some of the design concerns which are reflected on Building 2 to the satisfaction of staff, however, there remain some outstanding concerns pertaining to landscaping, facade treatment, windows, roof articulation and building materials. In addition to implementing the proposed changes on Buildings 1, 3 and 4, additional improvements will be required.

A detailed summary of the design concerns has been provided to the applicant, who has agreed to resolve all concerns prior to consideration of final approval.

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 Subdivision Layout, Site Plan, Buildings, Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

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: WG Architecture Inc. c/o Wojciech Grzybowicz
 Address: #1030 – 470 Granville Street
 Vancouver, BC
 Tel: 604-331-2378

2. Properties involved in the Application

(a) Civic Address: 10290 – 143 Street

(b) Civic Address: 10290 – 143 Street
 Owner: 0798440 B.C. Ltd., Inc. No. 0798440

Director Information:
Chamkaur Singh Brar
Baljit Singh Johal

No Officer Information Filed as at July 30, 2008

PID: 009-293-612
Lot 2 Section 25 Block 5 North Range 2 West New Westminster District Plan
10258

3. Summary of Actions for City Clerk's Office

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,559.75 sq.m.
Road Widening area		1,186.70 sq.m.
Undevelopable area		
Net Total		3,372.55 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40	39%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (West)	4.8 m	5.0 m
Rear (East)	4.8 m	5.0 m
Side #1 (North)	4.3 m	4.5 m
Side #2 (South)	4.6 m	4.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.75 m	9.75 m/3 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		19
Total		19
FLOOR AREA: Residential		3,496.85 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,496.85 sq.m.

** 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)		42 upha/17 upa
# of units/ha /# units/acre (net)		56 upha/23 upa
FAR (gross)		.77
FAR (net)	1.05	1.05
AMENITY SPACE (area in square metres)		
Indoor	57	0
Outdoor	57	57
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	38	38
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	42	42
Number of disabled stalls		
Number of small cars		1
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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