

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0237-00

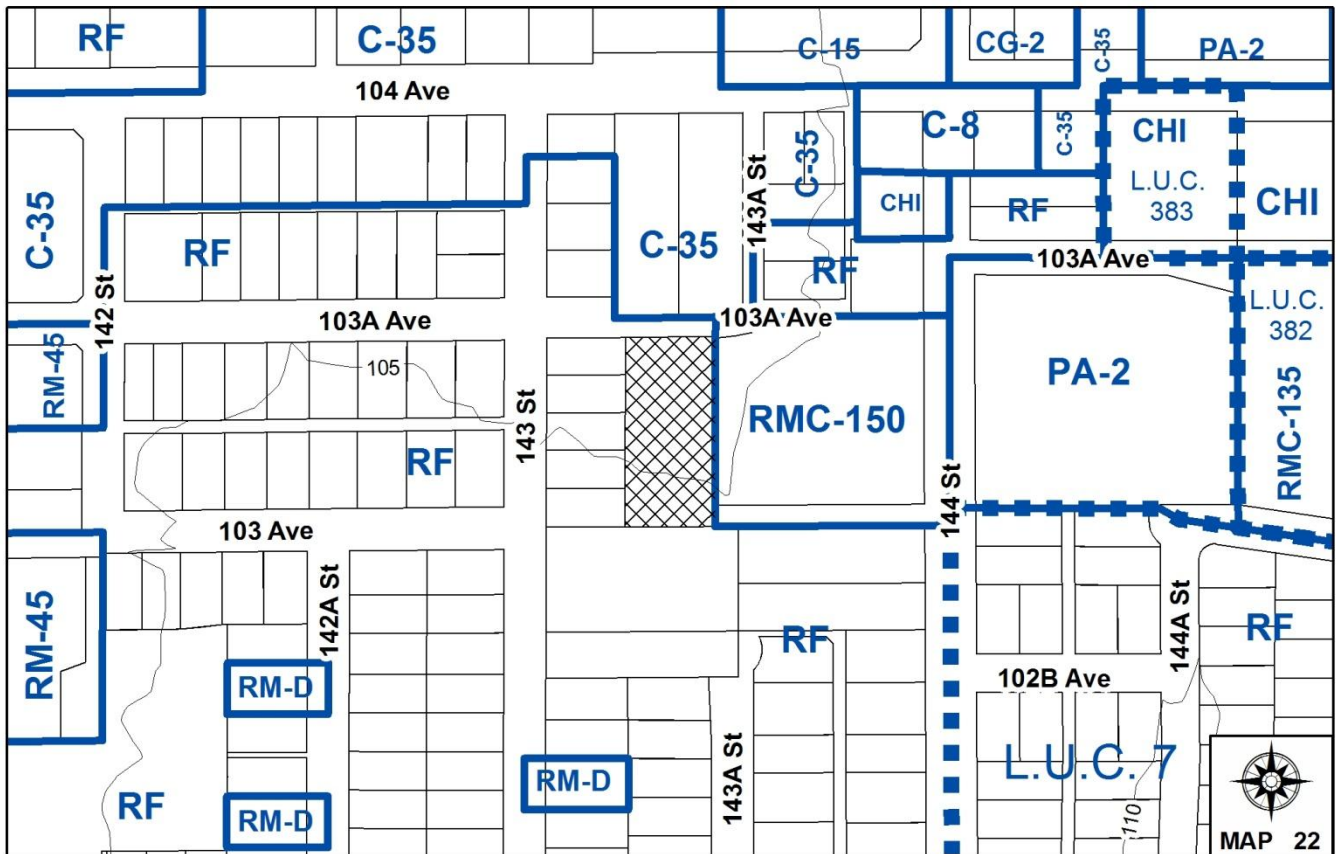
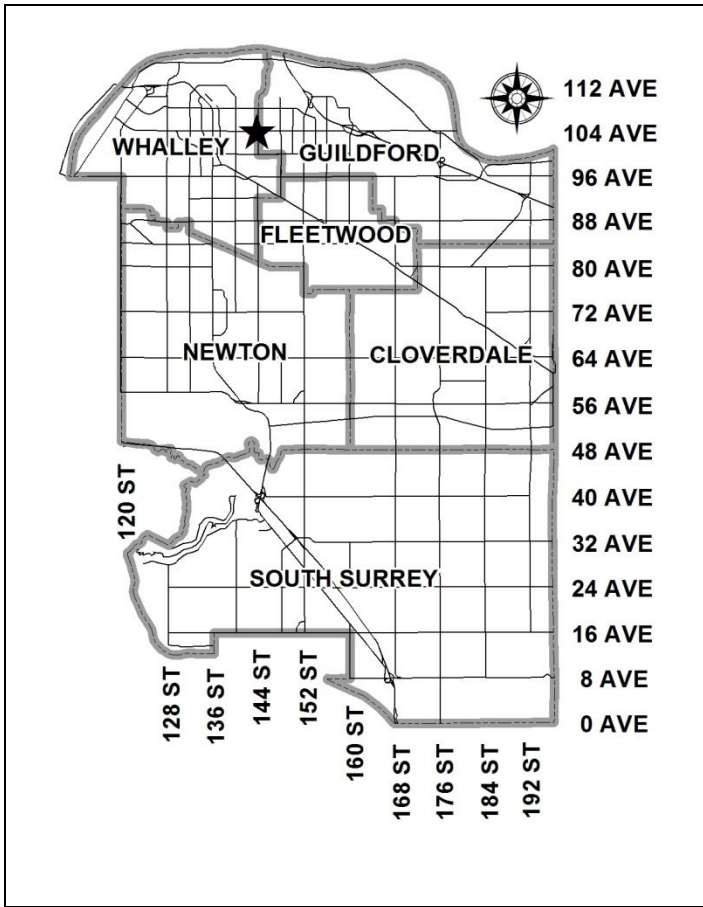
Planning Report Date: July 12, 2010

PROPOSAL:

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

in order to permit the development of 20 townhouse units.

LOCATION: 14320 - 103A Avenue
OWNER: 0809799 B.C. Ltd., Inc. No. 0809799
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

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.
3. Council authorize staff to draft Development Permit No. 7909-0237-00 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 road dedication plan 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 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;
 - (g) the applicant adequately address the impact of no indoor amenity space; and
 - (h) registration of a reciprocal access easement to provide future shared access to the properties located to the west at 10302, 10310, 10322 and 10330 – 143 Street and 14308 – 103A Avenue.

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:

1 Elementary student at Lena Shaw Elementary School
 1 Secondary student at Guildford Park Secondary School

Parks, Recreation & Culture:

The Parks, Recreation & Culture Department indicated concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103A Avenue):	Single family dwelling and vacant lot.	Multiple Residential and eastern portion Commercial	C-35
East:	Four-storey apartment development.	Multiple Residential	RMC-150
South:	Single family dwelling under application (No. 7909-0158-00) to permit 19 townhouse units (Third Reading).	Multiple Residential	RF
West:	Single family dwellings.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS**Background**

- The 0.39-hectare (0.96-acre) subject site is located at 14320 - 103A Avenue. It is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned Single Family Residential (RF).
- A 4-storey apartment building was previously proposed on the subject site under application no. 7908-0067-00. 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 70 units.
- Third Reading of the Rezoning By-law (No. 16731) for application no. 7908-0067-00 was granted on July 28, 2008.
- 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 Rezoning By-law No. 16731 on December 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 20-unit townhouse development (Appendix II).
- A total of 473 square metres (5,091 sq. ft.) will be dedicated as road to facilitate the construction of 103 Avenue along the southern frontage. The southern portion of 103 Avenue will be dedicated as a condition of final approval for application no. 7909-0158-00 (currently at Third Reading). Access to the subject site is proposed from 103A Avenue and will serve as shared access for the neighbouring properties to the west when they develop in the future (Appendix VI).
- The proposal indicates a total floor area of 3,290 square metres (34,413 sq. ft.), representing a net floor area ratio (FAR) of 0.97.
- The development proposes no indoor amenity space due to the small scale nature of the development. It is the applicant's contention that with only 20 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 the current policy of \$1,050.00 per unit for a total of \$21,000,
- The outdoor amenity area, totalling approximately 60 square metres (646 sq. ft.) which is located partially within the west side yard setback, meets the Zoning By-law requirement for outdoor amenity space based on the standard 3 square metres (32 sq. ft.) per dwelling unit.
- The concept plan for the future development of the adjacent properties to the west shows the outdoor amenity space being located adjacent to the outdoor amenity area of the subject site. Therefore, it is reasonable for a portion of the subject site's outdoor amenity area to be located within the west side yard setback.
- By extending a portion of the outdoor amenity area within the west side yard setback, it will provide for a compatible interface with the future development of the adjacent properties to the west, which shows for its outdoor amenity space to be located adjacent to the subject site's outdoor amenity space.
- The application proposes 44 parking spaces, consisting of 40 resident and 4 visitor spaces, which meets the Zoning By-law requirement of 44 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 stall standards, building height and setback requirements. The permitted use will be ground-oriented multiple unit residential buildings.

- With a net FAR of 0.97, 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 (0.84 ac.) site (net area less road dedication).
- 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 support the expected transit expansion along this corridor in the future.
- The proposed lot coverage of 37% is lower than the 38% permitted under the RM-30 Zone for this 0.34-hectare (0.84 ac.) site.
- Building height is reduced to a maximum of 11.0 metres (36 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 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	East Side Yard	West Side Yard
Proposed CD By-law	4.5 metres (14.8 ft.)	4.5 metres (14.8 ft.)	2.4 metres (7.8 ft.) for Buildings A and C. 5.2 metres (17.0 ft.) for Building D.	3.5 metres (11.5 ft.) for Buildings A and C. 6.1 metres (20.0 ft.) for Building B.
RM-30	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)	7.5 metres (25 ft.)

- The front and rear yard setbacks are proposed adjacent to City roads. The reduced setbacks will allow buildings to engage well with the streets and pathway by bringing them closer to the public realm.
- The 2.4-metre (7.8 ft.) east side yard setback applies to the units fronting 103 and 103A Avenue (Buildings A and C). The five units whose rear yards front the east property line (Building D) will have a 5.2 metre (17.0 ft.) east side yard setback to provide sufficient private rear yard space.
- The 3.5-metre (11.7 ft.) west side yard setback applies to the units fronting 103 and 103A Avenue (Buildings A and C). The four units whose rear yards front the west property line (Building B) will have a 6.1 metre (20.0 ft.) east side yard setback to provide sufficient private rear yard space.
- Visitor parking is permitted within the setbacks.
- The applicant has illustrated how the five residential properties to the immediate west may redevelop in the future (Appendix VI).
- 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 Peter Mennel of Mike Fadum and Associates Ltd., and dated June 22, 2010 identifies 2 mature trees (excluding Black Alder and Red Cottonwood) on the developable portion of the site. Both trees are proposed to be removed as they will conflict with construction.
- 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
Douglas Fir	2	0	2
Black Cottonwood / Red Alder	17	0	17

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood which are to be replaced at a 1:1 ratio. The application proposes 27 replacement trees to be provided, which is 6 trees more than the 21 required under the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on June 16, 2010. In response, correspondence was received from one resident who requested clarification on the pre-notification letter.

(The proposed development will consist of 20, three-storey townhouse units, with access from 103A Avenue)

DESIGN PROPOSAL AND REVIEW

Overall Design Considerations

- The proposed development contains 20, 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 den that is proposed on the ground floor of each unit.
- Vehicular access to the site is proposed from 103A Avenue.
- The following chart notes the number of units that are proposed within the individual buildings and the building's location on site:

Building	No. of Units	Location
A	5 units	Adjacent the north property line and 103A Avenue
B	4 units	Adjacent the west property line
C	6 units	Adjacent the south property line and 103 Avenue
D	5 units	Adjacent the east property line

- All units are approximately the same size at 64 square metres (1,765 sq. ft.) excluding the garage. The approximate dimensions are 10.4 metres (34 ft.) deep x 6.0 metres (20 ft.) wide.
- Proposed building materials include the extensive use of vinyl siding in three earth tone colours (mocha, brick, and charcoal) for all facades. The roof will be clad in fibreglass shingles (stone wood colour) and includes pitched roofs with gables to increase roof line articulation.
- 44 parking spaces are provided, which is comprised of 40 resident and 4 visitor parking spaces.
- The applicant has demonstrated that the properties to the west can be developed independently of the subject site. The proposal would provide a seamless development pattern in the immediate area by providing 16 additional townhouse units.

Landscaping

- Units along the western boundary will be buffered from future development on the adjacent property, through the planting of trees and a 1.8-metre (6 ft.) high fence.
- Each unit has access to a patio and a balcony, thus providing outdoor space for residents use.
- Units that front onto a public road will have direct pedestrian access by way of a wood gate.

Outdoor Amenity Space

- The outdoor amenity space is proposed near the development's entrance, and can be seen when entering the development from 103A Avenue. The amenity space incorporates features such as a playhouse, patio space and a bench (Appendix II).

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel but was reviewed by staff. The applicant has addressed most of the design concerns to the satisfaction of staff, however, there remains some outstanding concerns pertaining to landscaping, facade treatment, windows, roof articulation and building materials. 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 Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation

- Appendix V. Proposed CD By-law
- Appendix VI. Potential Future Development Concept for Adjacent Properties
- Appendix VII. Current OCP Designation in Vicinity

Jean Lamontagne
General Manager
Planning and Development

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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		3,880 m ²
Road Widening area		433 m ²
Undevelopable area		
Net Total		3,447 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	37%
Paved & Hard Surfaced Areas		27%
Total Site Coverage		64%
SETBACKS (in metres)		
Front	4.5 m	4.5 m
Rear	4.5 m	4.5 m
Side #1 (West)	3.5 m	3.5 m
Side #2 (East)	2.4 m	2.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10.1 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		20
Total	20	20
FLOOR AREA: Residential	3,392 m ²	3,290 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,392 m ²	3,290 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)	43 upha/17.4 upa	51.54/ha
# of units/ha /# units/acre (net)		58.82/ha
FAR (gross)		0.85
FAR (net)	1.0	0.97
AMENITY SPACE (area in square metres)		
Indoor	60	0
Outdoor	60	60
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	40	40
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	44	44
Number of disabled stalls	1	1
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Assessment Provided	YES
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