

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0037-00

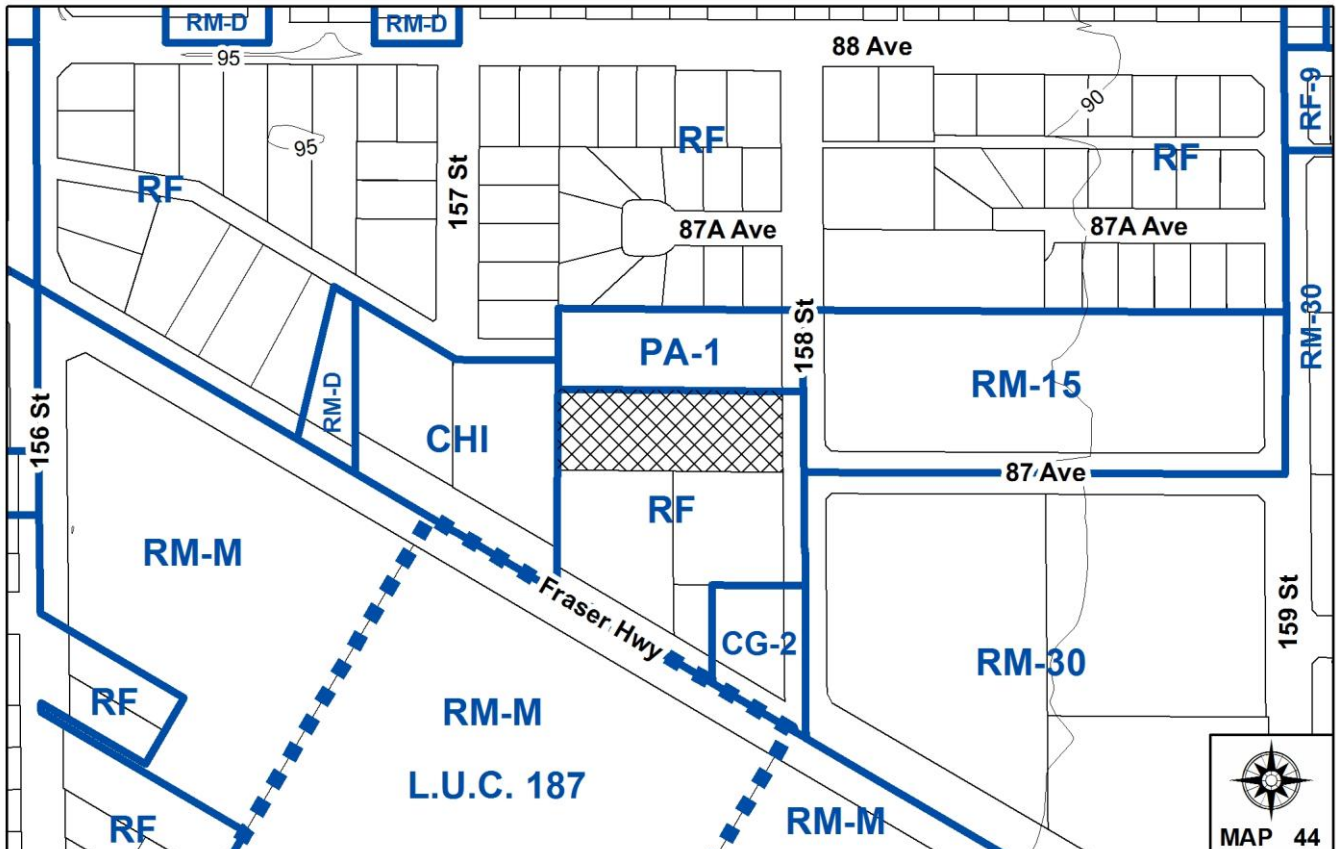
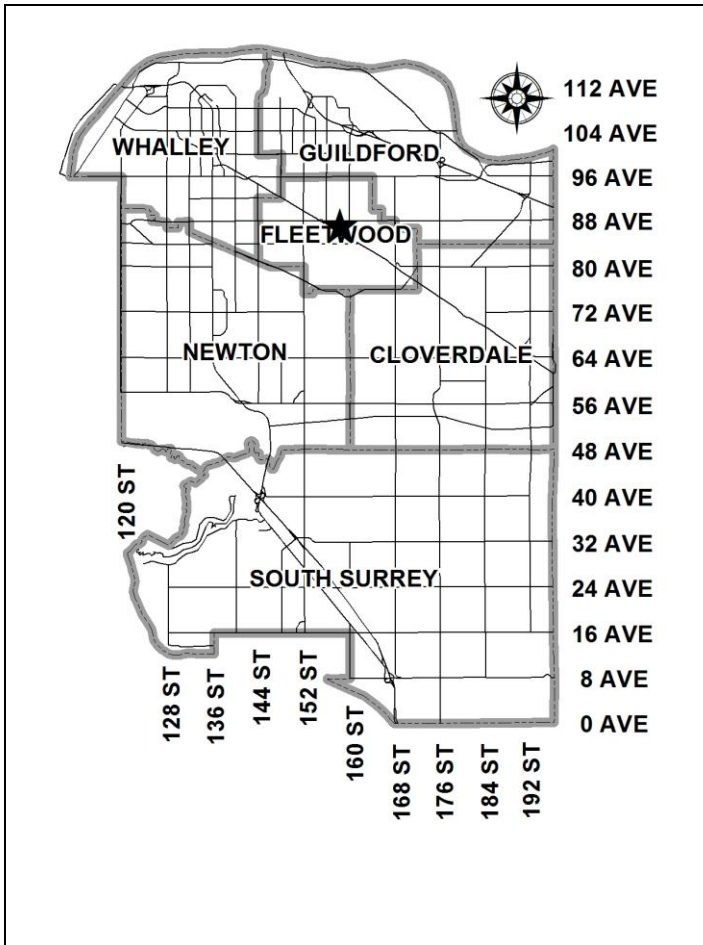
Planning Report Date: July 26, 2010

PROPOSAL:

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

in order to permit the development of 23 townhouse units.

LOCATION: 8713 – 158 Street
OWNER: Pete Klassen Millwork & Const. Ltd.
ZONING: RF
OCP DESIGNATION: Urban
NCP DESIGNATION: Medium Density Townhouses



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

- None.

RATIONALE OF RECOMMENDATION

- Requires an OCP Amendment to comply with the NCP designation.
- Complies with NCP Designation.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.

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 eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7910-0037-00 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 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) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (e) the applicant adequately address the impact of no indoor amenity space;
 - (f) registration of an 8.7-metre (29 ft.) wide statutory right-of-way for public rights of passage along the south property line of the subject site that includes a 1.2-metre (3.9 ft.) wide boulevard and 1.5-metre (4.9 ft.) wide sidewalk; and
 - (g) registration of a statutory-right-of-way for public rights of passage to allow for potential future circulation with the adjacent property to the north (8725 – 158 Street).

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:**

4 Elementary students at Frost Road Elementary School
2 Secondary students at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture: The applicant is required to provide NCP Amenity contributions on a per unit basis as per the Fleetwood Town Centre Plan area.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Fleetwood Gospel Hall.	Institutional	PA-1
East (Across 158 Street):	Townhouse development.	Low Density Townhouses	RM-15
South:	Vacant.	Medium-Density Townhouses	RF
West:	Vacant parcel under application (File No. 7910-0053-00) for a Temporary Use Permit for a portable office sales building (Pre-Council).	Medium-Density Townhouses	CHI

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated Medium Density Townhouses in the Fleetwood Town Centre Plan and Urban in the Official Community Plan (OCP).
- The applicant is proposing to redesignate the site from Urban to Multiple Residential to permit the proposed townhouse project with a proposed floor area ratio of 0.71 and proposed unit density of approximately 56 units per hectare (23 upa). The proposed OCP amendment from Urban to Multiple Residential is consistent with the Fleetwood Town Centre Plan and is appropriate.

DEVELOPMENT CONSIDERATIONS

- The subject site at 8713 - 158 Street is located on the west side of 158 Street south of 87A Avenue in the Fleetwood Town Centre Plan area.
- The applicant is proposing to rezone the site from Single Family Residential (RF) to Comprehensive Development Zone (CD) in order to allow the development of 23 townhouse units.
- The proposed floor area ratio (FAR) of 0.71 and 23 upa exceed the maximum permitted density under the RM-30 Zone for sites less than one hectare in size. The maximum density permissible on this 0.41-hectare (1.02-acre) site (based on the RM-30 Zone sliding scale) is 0.58 FAR and 18 upa. As a result, the applicant is proposing a CD Zone to accommodate the proposed density.
- The proposal consists of six (6) 2-bedroom units and seventeen (17) 3-bedroom units, ranging in floor area from 115 square metres (1,233 sq.ft.) to 138 square metres (1,490 sq.ft.), with a total floor area of 2,949 square metres (31,748 sq.ft.).

Proposed CD By-law

- The proposed CD By-law is based on the RM-30 Zone with modifications to the floor area ratio (FAR), building setbacks and parking space configuration. All other aspects of the proposed CD By-law meet the requirements of the RM-30 Zone. The table below shows a comparison between the proposed CD Zone and the RM-30 Zone.

	RM-30 Zone based on 1-hectare Site	RM-30 Zone, Based on 0.41-hectare Site	Proposed CD By-law
FAR	0.90	0.58	0.71
Lot Coverage	45%	39%	30%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 2.0 m (6.6 ft.) to side of unit south 10 m (33 ft.) east: 4.5 m (15 ft.) to building face west: 6.0 metres (20 ft.) to building face and 3.6 m (12 ft.) to the second floor deck
Parking	Tandem parking spaces must be enclosed.	Tandem parking spaces must be enclosed.	A minimum of 61% of all parking spaces must be enclosed.

- The reduced front yard setback along 158 Street achieves a pedestrian-friendly streetscape, one of the objectives identified in the NCP. The townhouse units fronting 158 Street have direct pedestrian access, promoting social interaction and casual surveillance.
- The reduced side yard setback to four end units along the north elevation will provide an acceptable transition and continuous streetscape if the adjacent property to the north is developed in the future, which is also designated for medium density townhouses in the Fleetwood Town Centre Plan.
- The applicant is proposing landscaping along the west elevation, which includes trees and shrubs to provide a visual separation and privacy between this development and the property to the west, which is also designated for medium density townhouses in the Fleetwood Town Centre Plan.

- The proposed parking variation is requested in order to accommodate 18 unenclosed tandem parking spaces.
- The RM-30 Zone requires all tandem parking spaces to be enclosed and attached to ground-oriented units. The applicant is proposing that one tandem parking space be located on the driveway for 18 of the proposed 23 units.
- The proposed change to the parking configuration provides for more marketable units as an additional room can be accommodated on the ground level which provides an opportunity for natural surveillance of the outdoor amenity area and front yards.

Tree Preservation and Replacement

- There are no trees located on the subject site. The proposal indicates that 52 trees will be planted on site as well as a variety of shrubs, grasses, perennials and ground cover.

PRE-NOTIFICATION

Pre-notification letters were sent on June 10, 2010 and staff received one (1) letter from a property owner within the pre-notification area requesting information regarding the proposal.

(Staff explained the proposal and forwarded a set of proposed architectural drawings for information.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the Fleetwood Town Centre Plan (TCP). Given that the proposal is in compliance with the TCP, 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

Building Design, Access and Circulation

- The proposed townhouse project consists of 6, 2-bedroom units and 17, 3-bedroom units in 4 buildings, with an average floor area of 128 square metres (1,380 sq.ft.) per dwelling unit.
- The proposal includes 4 buildings. Building 1, 2 and 3 consist of six units that include tandem parking with one enclosed parking space in a garage and one located on the parking apron.
- Building 4 consists of 5 units with fully enclosed tandem garages.

- The proposal indicates 3-storey buildings with garages at grade. The kitchen, dining and living rooms are located at the second floor, with the bedrooms at the third floor area.
- One vehicular entry to the site is proposed at 158 Street and will be achieved through a 6.0-metre wide statutory right-of-way along the southern edge of the site to accommodate a road that will allow for future potential access for the properties to the west and south. A boulevard and sidewalk will be provided along the north edge of the access road.
- A statutory-right-of-way for public access will be registered over the east-west vehicular and pedestrian connections through the site.
- A statutory-right-of-way for public access will also be registered to allow for potential future circulation with the adjacent property to the north (8725 – 158 Street).
- Building 1 fronts 158 Street and consists of six (6) street-oriented units with direct street access from the front yard.
- Buildings 2 and 3 consist of a total of twelve (12) units with private pedestrian access from the front yard to the outdoor amenity area located centrally within the site.
- The proposed building materials include black roof shingles with grey and taupe specks. Cladding materials include horizontal vinyl siding in beige and grey, cedar shake siding in grey and heritage blue and brick on the first storey of all end units. White will provide an accent colour for window trim, fascias, gutters, wood trim, louvers, flower boxes and garage doors. Front doors and shutters will be heritage blue and a deep red. All deck railings will be black.

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 \$24,150 (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 158 Street streetscape elevation includes a 1.1-metre (3.5 ft.) high wood rail fence with landscaping in front and each private pedestrian entry defined by two brick columns and a private gate.
- The boulevard along the internal road right-of-way is lined with columnar red maple trees in structural soil.
- Between the north edge of the sidewalk and the end of units the landscaping consist of eliljah blue grass, pink spirea, emerald green cedars and bamboo.
- An outdoor amenity area is provided in the central portion of the site. This area includes a children's playground structure on fibre play material, a large lawn area and benches.
- A sidewalk surrounds the outdoor amenity area and provides direct access to the park-oriented units.

- The outdoor amenity space measures 183 square metres (1,966 sq.ft.), exceeding the minimum 69 square metres (742 sq.ft.) required under the RM-30 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 51 parking spaces, consisting of 46 resident parking spaces and 5 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 a tandem garage for five (5) of the units and one parking space to be located inside the garage, with the second space behind on the driveway for eighteen (18) of the units.
- To ensure that the tandem garage parking spaces are not converted into livable space, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found 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 and Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	OCP Redesignation Map
Appendix VI.	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: Sam Hooge, Abbott Kinney Lands Ltd.
 Address: #308 – 3335 Rosemary Heights Drive
 Surrey, BC
 V3S 2H5
 Tel: 604-626-5040

2. Properties involved in the Application

- (a) Civic Address: 8713 – 158 Street
- (b) Civic Address: 8713 – 158 Street
 Owner: Pete Klassen Millwork & Const. Ltd.
 PID: 010-764-585
 Lot 3 Section 26 Township 2 New Westminster District Plan 2824

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) 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 in RM-30 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,128 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	34%
Paved & Hard Surfaced Areas		8%
Total Site Coverage		42%
SETBACKS (in metres)		
Front (158 Street)	7.5 m	4.5 m
Rear	7.5 m	6.0 m
Side #1 (South)	7.5 m	10 m
Side #2 (North)	7.5 m	2.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m/3 storeys	12 m/3 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	19	23
FLOOR AREA: Residential	2,382 m ²	2,949 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,382 m ²	2,949 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)	46 upha	57 upha
# of units/ha /# units/acre (net)	19 upa	23 upa
FAR (gross)	0.58	0.71
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	81.0 m ²	0
Outdoor	81.0 m ²	183 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	12	12
3-Bed	34	34
Residential Visitors	5.4	5
Institutional		
Total Number of Parking Spaces	51	51
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		100%/23 units
Size of Tandem Parking Spaces width/length	3.2/12.2	3.2/12.2

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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