

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0041-00

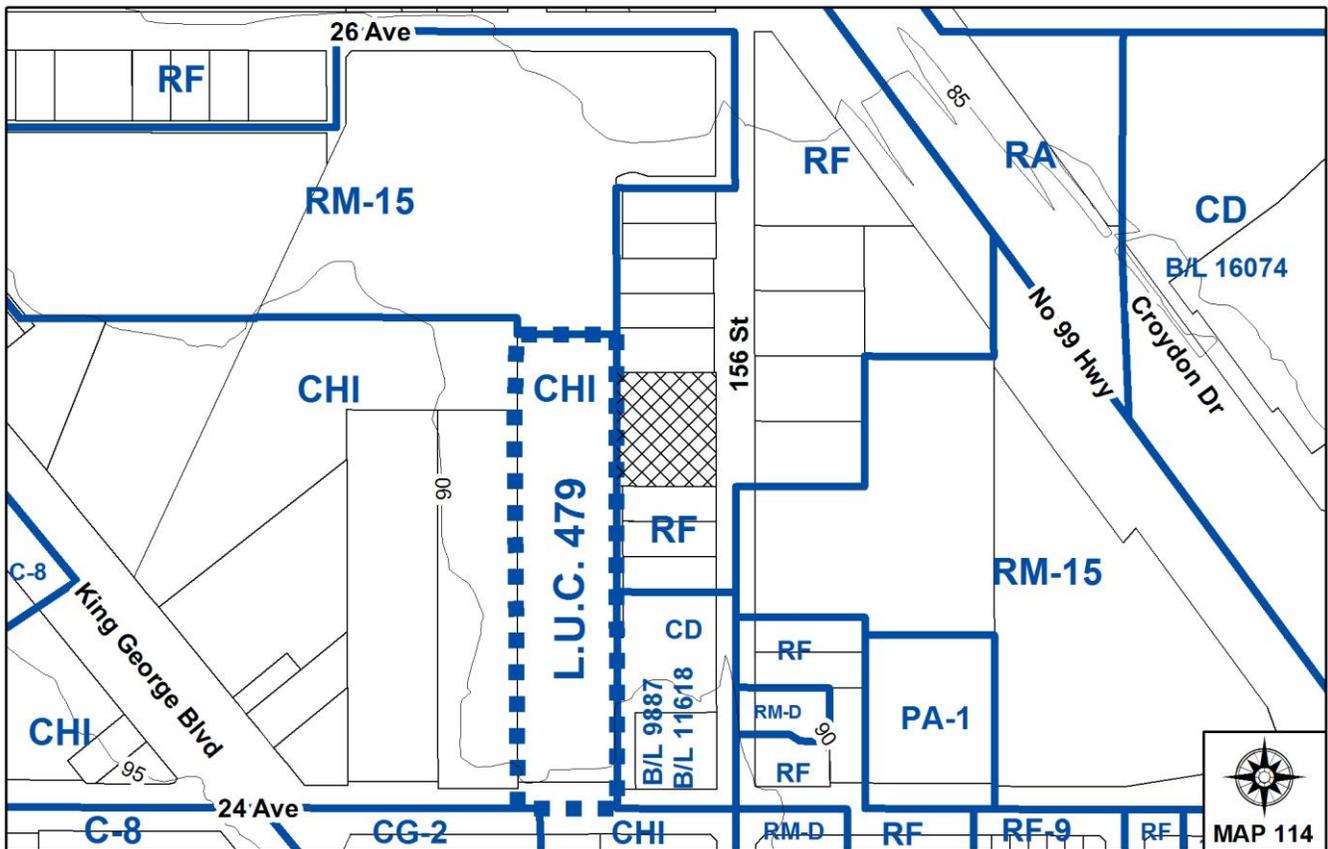
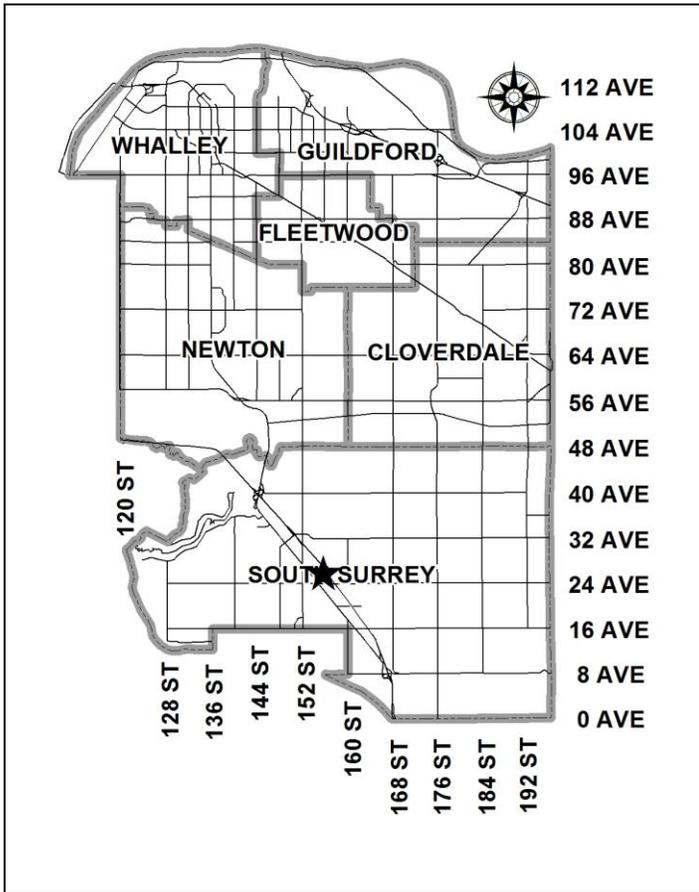
Planning Report Date: June 21, 2010

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 a 20-unit townhouse development.

LOCATION: 2497 - 156 Street
OWNER: Estate of Mary Santo
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Townhouses (15 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

- The applicant is seeking to amend the Official Community Plan from Urban to Multiple Residential.
- An amendment to the King George Highway Corridor Local Area Plan is required to increase the allowable density from 15 units per acre to 27 units per acre.
- The applicant seeks to eliminate the indoor amenity space normally required for a multiple residential development.

RATIONALE OF RECOMMENDATION

- The proposed increase in density from 15 units per acre to 27 units per acre is appropriate for this location given the location of the site next to industrial/commercial development and the expected target market for this location.
- The design will have high quality design and distinct streetscape elements and will use high quality finishing materials.
- The proposal to eliminate the indoor amenity space can be supported by staff in this case because of the small size of the project, resulting in a small amenity space, which is potentially less practical or economical for long term use by future residents.

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 Multi-Family 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 from 60 square metres (645 sq.ft.) to 0 square metres (0 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7910-0041-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) 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;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) 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;
 - (f) the applicant adequately address the impact of no indoor amenity space; and
 - (g) registration of a reciprocal access easement to provide access to future developments to the North and the South
7. Council pass a resolution to amend the King George Corridor Local Area Plan NCP/Local Area Plan to redesignate the land from Townhouse (15 upa) to Townhouse (27 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:**

2 Elementary students at Sunnyside Elementary School
 1 Secondary students at Semiahmoo Secondary School

(Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection subject to the following:

- Provide cash-in-lieu for indoor amenity space; and
- Require applicant to address the increased pressure on existing parks facilities.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and South:	Large lot single family residential.	Urban/Townhouse	RF
East (Across 156 Street):	Large lot single family residential	Urban/Townhouse	RF
West:	A mini-storage commercial development.	Commercial/Commercial	LUC No. 479

JUSTIFICATION FOR PLAN AMENDMENT

- The application required an amendment to the OCP and the LAP to permit townhouses at a density of 27 UPA.
- The subject site is located on the West side of 156th Street, north of 24 Avenue. The site is designated as Urban in the Official Community Plan, and Townhouse (15 UPA) in the King George Highway Corridor Plan. The subject site fronts onto 156th Street, and backs onto an existing Commercial development (Self-Storage) which is permitted under an existing Land Use Contract (LUC No. 479).

- The area continues to evolve since the original King George Highway Corridor Local Area Plan was approved in 1995. This includes significant development along 24th Avenue (on the East side of King George Highway in the Grandview Corners Development) and additional development of both a residential and commercial nature along the King George Boulevard.
- Both of these factors tend to support the development of higher-density ground-oriented, at a maximum density of 27 UPA, on the east side of 156 Street. The subject site represents the first of approximately three (3) or four future projects that may be considered on the west side of 156 Street. All of those projects would be required to address appropriate design and interface considerations, and joint access issues as a condition of any required plan amendments to the OCP or LAP.
- In light of the above, the proposed amendment to permit a townhouse development to a maximum of 27 UPA is supportable for the following reasons:
 - The subject site is located near an arterial road (24 Avenue), across the street from some existing RM-15 townhouses, and the rear of the site faces existing Commercial Development (self-storage).
 - The area is designated for townhouses, therefore the proposal maintains the ground-oriented development type envisaged in the King George Highway Local Area Plan.
 - This is a potentially developing area, and while this site is the first site in the area to develop, the high quality of design and site configuration permits future development in a similar high quality, street oriented pattern.
 - The applicants have worked with the city to address several interface issues with the neighbours. This includes the installation of new fencing on the north and south sides of the subject site, including a lattice type privacy screen along the north edge of the project. Additional landscaping, including vines and other screening vegetation will be planted to minimize intrusion and maximize privacy.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site is currently zoned "Single Family Residential Zone (RF)" and is designated "Townhouse (15 UPA)". The applicant is proposing to rezone the subject site to a "Comprehensive Development Zone" (CD) based on RM-30, to permit the development of a 20 Unit Townhouse Project with 27 UPA. In addition to the rezoning application, a Development Permit is also required.
- The subject site is 0.3 hectares (.75 acres) in size, on the west side of 156 Street, just north of 24 Avenue. It is presently surrounded by single family residential development on the north, south, and east, and bounded by an existing self-storage facility to the west. There is, however, an RM-15 townhouse development in close proximity and a commercial development further to the south.

Comprehensive Development Zone (CD)

- The proposed CD Zone has been drafted based on the RM-30 Zone with some minor exceptions as outlined in the table below:

	RM-30	Proposed CD Zone
Density (UPH/UPA)	40/12.2 - 75/30	66/26
Density (FAR)	0.52 - 0.90	0.79
Lot Coverage	37% - 45%	40%
Setbacks	7.5 metres(25 feet) (All Sides)	Front Yard: 3.7m Rear Yard: 8.6m Side Yard (North): 3.0 metres Side Yard (South): 7.5 metres
Principal Building Height	13 metres (43 feet)	13 metres (43 feet)

- It should be noted that while the site is small, and therefore the permitted densities under the RM-30 Zone are lower, the future concept for this area, as outlined by the developer's overall concept, would see the street develop with ground oriented and street facing, well landscaped, townhouse units over time.
- The proposed CD Zone has a higher FAR than the RM-30 Zone for lots under 1 hectare in size, however, the applicant has demonstrated that the proposed density can be accommodated in a reasonable way while addressing site constraints and conditions, including tree preservation, interface issues, and coordinated access for adjacent properties and potential future projects.
- Several reductions in the setbacks are also proposed.
 - The Front Yard setback is proposed to be reduced from 7.5 metres (25 feet) to 3.69 metres. This is supported by an enlarged Rear Yard setback (from 7.5 metres (25 feet) to 8.6 metres (28 feet)) which works to preserve two (2) important and valuable trees. Moreover, the reduced Front Yard setback encourages a friendlier and welcoming street-frontage.
 - A reduced Side Yard setback on the North side of the subject site, from 7.5 metres (25 feet) to 3.0 metres (10 feet) is requested to accommodate the development, and to facilitate future development of a similar nature (though it should be noted that at this time there are no pending applications for such development).
 - The application shows two (2) visitor parking spaces in the North setback area due to the relocation of these two (2) stalls from the outdoor amenity space area to preserve two (2) significant trees in that location.

Access

- A vehicular access point from 156 Street is proposed to access the townhouse site, and will also provide a reciprocal access agreement to future projects to the North and South.

PRE-NOTIFICATION

- A Development Sign and Pre-Notification Letters outlining the proposed project and required OCP Amendment was installed on the property in April 2010.
- Subsequent to the public notification, staff have received three (3) telephone calls from neighbouring properties, including two (2) calls from the properties to both the North and the South of the subject site expressing concern. Staff have also received one (1) phone call from the opposite side of 156 Street in support of the application.
- The concerns expressed by the neighbour to the south (at 2479 156 Street) included the following:
 - Increased traffic;
 - Privacy concerns;
 - Concerns about the changing character of the neighbourhood; and
 - A desire to only have three (3) houses built on the subject site.

In response to the concerns, staff has asked the developer to install a 6 foot high solid cedar fence alongside the property line to ensure continued privacy and minimize the impact of the development on the neighbouring property. It should also be noted that in addition to preserving two (2) substantial trees along the south property line, the buildings are setback to accommodate both the access driveway and the outdoor amenity area (including garden plots).

It should be noted that during the most recent communication with this property owner, he remained unsupportive of the application.

- The concerns expressed by the neighbour to the north (at 2527 156 Street) included the following:
 - Building height and lack of privacy; and
 - Increased on-street parking and challenges to local resident parking with increase in density;

Staff advised the caller about additional design features of the development designed to minimize 'overlook' and the developer has committed to the installation of a 5 foot high cedar fence with an additional 2 foot high 'trellis' which would be planted with climbing vines. Additionally, the north eastern most unit's patio will include a privacy screen on the porch and revised window elevations to minimize any intrusion on the neighbouring property. The caller was also advised that the applicant was providing all required parking on-site including 4 visitor parking stalls as per the RM-30 By-law.

A communication between the City and the property owner has been received stating their support for the plan with the changes as noted above.

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.

DESIGN PROPOSAL AND REVIEW

- The proposed 20 Unit townhouse project consists of two (2) and three (3) bedroom units in five unique floor plan arrangements. Ten of the units (those fronting 156 Street) feature single vehicle garages with room for an additional vehicle on an external parking pad. The other ten units (at the rear of the site), feature two (2)-car garages in a tandem parking arrangement.
- Building cladding materials consist of high quality finishing, including cedar and vinyl shingles, , hard-panel bays, wood trip, shutters and asphalt roof shingles. The buildings will have additional design details including balconies, patios, bay windows, flower boxes, and window shutters. The units will also feature uniquely designed entry gates, lighting detail, and a multitude of landscaping to create a pleasant street frontage and high quality urban design.

Indoor and Outdoor Amenity Space

- The required indoor amenity space requirement is proposed to be eliminated as part of this specific project due to the small size of the development (20 townhouse units). Any indoor amenity space developed to meet the by-law requirements (3 sq.m per unit) would be of limited benefit due to the small size of the space.
- The outdoor amenity space will be developed in accordance with the by-law requirements. The applicant is proposing to set aside a significant area on the southwest portion of the site of approximately 200 sq. m/2200 sq.ft of outdoor amenity space (well above the required 60 square metres the by-law required), for use as garden plots. This is in addition to the required landscaping and tree preservation.

Tree Preservation and Landscaping

- The applicant retained ACL Arbortech Consulting Limited to conduct a site inspection and prepare an arborist report for the site.
- The report identifies a total of 27 protected trees affected by this development and an additional four City trees have been identified. There are no off-site trees involved. The study concludes that there are a total of four (4) quality trees that can and will be retained as part of the development. The remaining trees, all deemed non-viable, will be removed, with the required replacement trees planted through a combination of landscaping and .
- The four (4) trees being protected on site include two (2) douglas fir trees located at the rear of the site and are being protected by a larger than required rear yard setback to ensure sufficient protection room for the trees. An additional two (2) trees, a Red Cedar and a Douglas Fir, will be protected and preserved as part of the outdoor amenity space in the Southwest Corner of the development. The applicant has been forced to move two (2) parking stalled to the north side yard in order to retain these trees.

Tree Preservation and Replacement Summary

Tree Retention	Onsite	Offsite	City	Total
Trees to be Retained	4	0	0	4
Trees to be Removed	23	0	4	27
Total Trees Considered	27	0	4	31

Tree Replacement	Onsite	Offsite	City	Total
Replacement Trees at a 1:1 Ratio	7	0	n/a	7
Replacement Trees at a 2:1 Ratio	16	0	n/1	16
Total Replacement Trees Required	39	0	n/a	39

- DMG Landscape Architecture was retained to undertake a landscape plan for the site. The proposal includes a combination of mature trees, a mixture of shrubs and plantings in a variety of relevant species.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP and was reviewed by City Staff. Staff feel that the design and intent of the project was a high quality ground-oriented townhouse development that supports a walkable neighbourhood, creating a unique streetscape, utilizing high quality building materials, with extensive landscaping and the retention of all viable trees on site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
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.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

GM/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: Ted Dawson, Abbot Kinney Lands Ltd.
 Address: #308 Rosemary Heights Drive
 Surrey, BC
 V3S 2H5
 Tel: 604-626-5401

2. Properties involved in the Application
 - (a) Civic Address: 2497 – 156 Street

 - (b) Civic Address: 2497 – 156 Street
 Owner: Estate of Mary Santo
 PID: 011-380-501
 South Half Lot 2 Section 23 Township 1 New Westminster District Plan 9115

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	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,037 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		36%
Paved & Hard Surfaced Areas		7%
Total Site Coverage		45%
SETBACKS (in metres)		
Front (156 Street)	7.5 m	3.7 m
Rear	7.5 m	7.5 m
Side #2 (North)	7.5 m	3.05 m
Side #3 (N, S, E or W)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m/3 sq.ft.	13 m/3 sq.ft.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two (2) Bedroom		
Three (3) Bedroom +		
Total		20.0
FLOOR AREA: Residential		
FLOOR AREA: Commercial		2,395 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,395 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)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	63 m ²	0
Outdoor	63 m ²	204 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length	3.2/12.2	3.2/12.2

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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