

City of Surrey
PLANNING & DEVELOPMENT REPORT

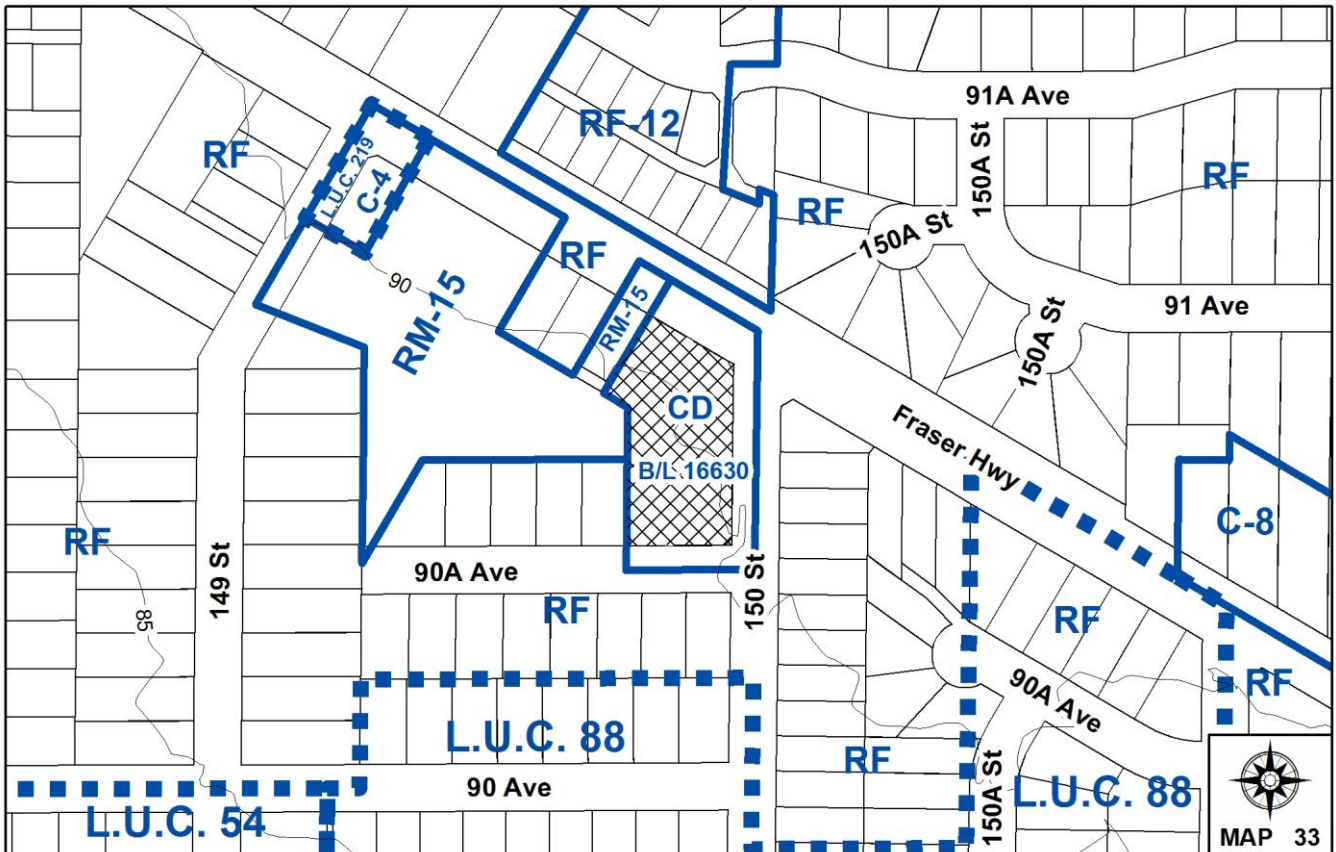
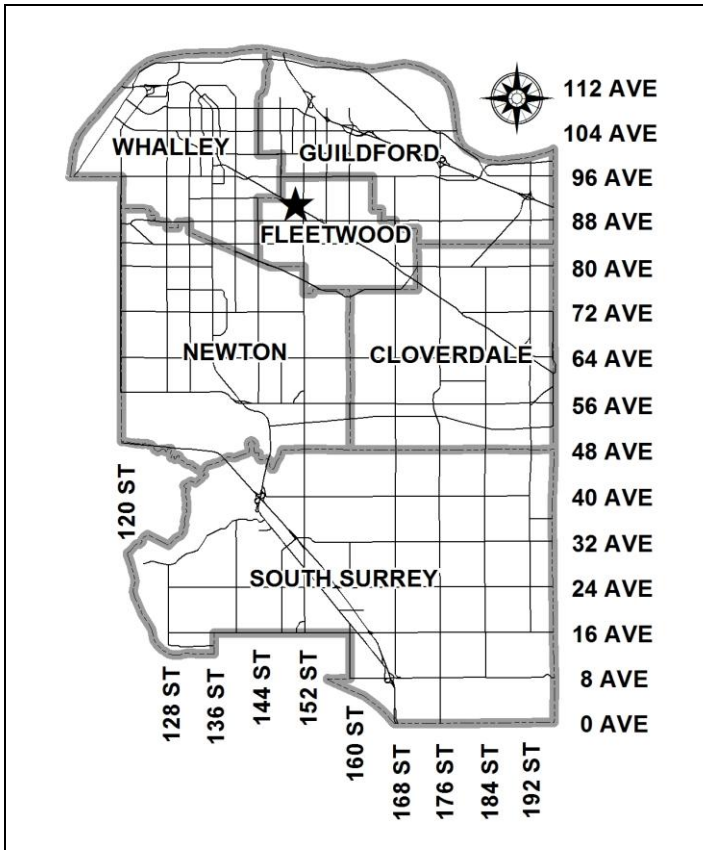
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Planning Report Date: September 13, 2010

PROPOSAL:

- Amend CD By-law No. 16630 in order to reduce setbacks for a 15-unit townhouse project.

LOCATION: 9077 - 150 Street
OWNER: Parkgreen Homes Ltd.
ZONING: CD (By-law No. 16630)
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction for amending CD By-law No. 16630.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP designation.
- A minor survey error resulted in setbacks not complying with recently approved CD By-law No. 16630.
- Proposed reduction in setbacks is minimal.
- Enables the processing of the building permit for a townhouse project with a valid Development Permit.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 16630 (Appendix II).

REFERRALS

Engineering: The Engineering Department has no objection to the proposed CD By-law amendment.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot recently approved for 15 townhouse units.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Single family dwelling.	Urban	RF-12 and RF
East (Across 150 Street):	Single family dwelling.	Urban	RF
South (Across 90A Avenue):	Single family dwelling.	Urban	RF
West:	Townhouse development and single family dwellings.	Urban	RM-15 and RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southwest corner of Fraser Highway and 150 Street.
- The 0.4-hectare (1.0-acre) subject site is designated Urban in the Official Community Plan (OCP) and is zoned Comprehensive Development Zone (By-law No. 16630).
- The rezoning of the subject site from RF to Comprehensive Development Zone (By-law No. 16630) received final adoption on July 29, 2010.
- The CD Zone (By-law No. 16630) was based on the RM-15 Zone, to allow the construction of 15 townhouse units, with a proposed unit density of 15 units per acre (upa) and a floor area ratio (FAR) of 0.54. Development Permit No. 7907-0138-00 was approved on July 29, 2010.

- The approved Development Permit consists of fifteen (15) 2-bedroom units, ranging in size from 178 square metres (1,928 sq. ft.) to 190 square metres (2,047 sq.ft.).
- At building permit stage it was determined that the proposed buildings had minor intrusions into the setbacks due to surveyor errors at the rezoning/Development Permit stage. The applicant is proposing to amend the existing CD Bylaw No. 16630 to reduce setbacks from 7.5 metres (25 ft.) to 6.6 metres (22 ft.).
- There are six setback encroachments ranging from 0.86 metre (3 ft.) to 0.28 metre (1 ft.). Five of the setback encroachments are for architectural projections and the sixth encroachment is to satisfy the length requirement for a parking space.
- The proposed projections help to animate the streetscape by articulating the building massing and result in a better project and streetscape.
- Rather than seeking a Development Variance Permit, the proposed amendment involves modifying the Yards and Setbacks section of the CD Zone (By-law No. 16630). As neither Permitted Use nor Density is not being amended, a Public Hearing is not required.
- The proposed amendment will not affect the overall floor area, layout, and design of the townhouse development as previously approved under Development Permit No. 7907-0138-00.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 30, 2010 and staff received 1 phone call with the following comments:

- The caller had concerns about the construction of a sidewalk as part of the development. Concerns were also expressed about increased traffic on 150 Street. The caller proposed removing the median on Fraser Highway to allow traffic heading west to make left turns onto 149 Street.

(The applicant will construct sidewalks as part of the proposed development. Engineering has no plans to remove medians along Fraser Highway.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners
Appendix II.	Approved Site Plan and Building Elevations
Appendix III.	CD By-law No. 16630
Appendix IV.	Proposed Amendment to CD By-law No. 16630

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: Dave Boyal, Parkgreen Homes Ltd., Inc. No. 876885
Address: #335 - 7360 - 137 Street
Surrey, BC V3W 1A3
Tel: 604-715-1200

2. Properties involved in the Application

(a) Civic Address: 9077 - 150 Street

(b) Civic Address: 9077 - 150 Street
Owner: Parkgreen Homes Ltd., Inc. No. 876885
PID: 028-299-663
Lot 1 Section 34 Township 2 New Westminster District Plan BCP45739

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the existing CD By-law.