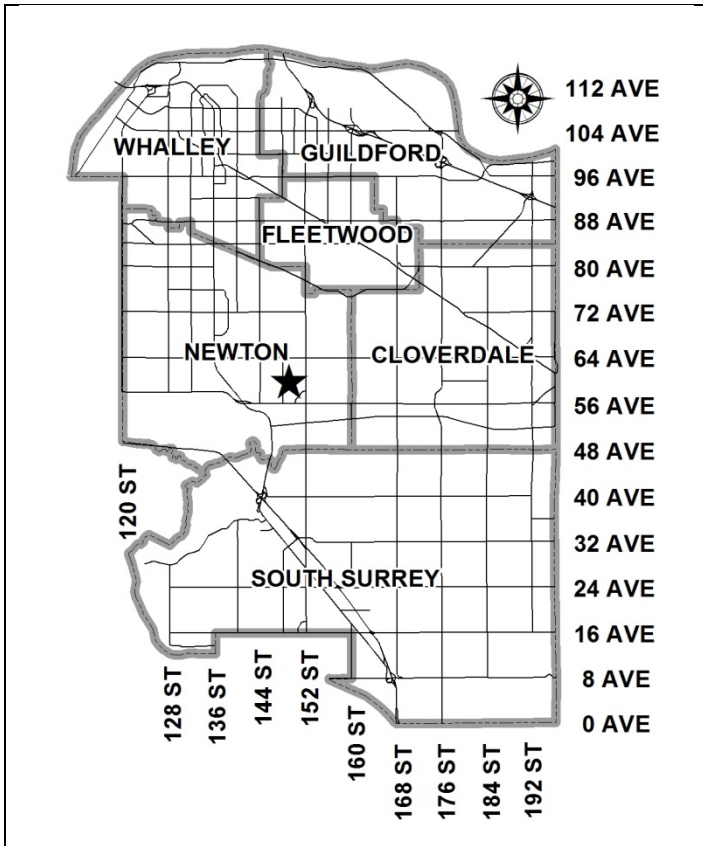


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0145-00

Planning Report Date: January 12, 2015

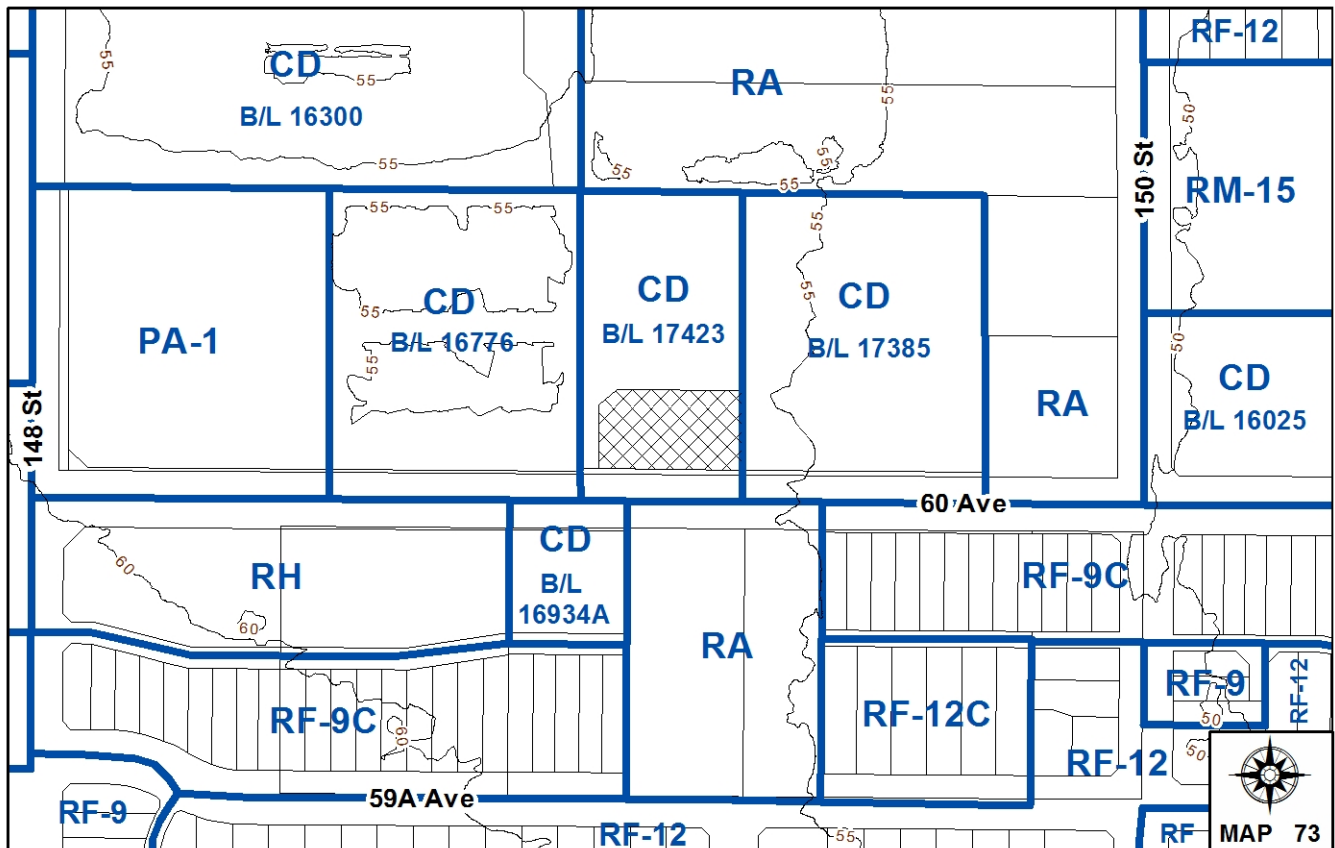


PROPOSAL:

- Amend CD By-law No.17423
- Development Permit

in order to permit the development of 6 townhouses with 6 small commercial units.

LOCATION: 14925 - 60 Avenue
OWNER: Grayrose (Cambridge Walk) Developments Ltd.
ZONING: CD (By-Law No. 17423)
OCP DESIGNATION: Urban
NCP DESIGNATION: Mixed Commercial / Residential (Townhouses)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 17423.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to eliminate the indoor amenity space, normally required for a multiple residential development.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with South Newton NCP Designation.
- Development Permit No. 7910-0219-00 approved by Council on January 23, 2012 consisted of a total of 10 units, with 7 live/work units, 3 apartments and 27 parking stalls. The application included one building, with 7 live/work units at the front, parking at the back, and 3 apartments above the garages, with access off the back. This new application is for 6 townhouse units, with 6 small commercial units on the ground floor.
- To accommodate the commercial units, this amendment proposes to separate the residential units and the commercial units, to give the owners more flexibility to market the project. Under the proposed amendment, the operator of the commercial unit no longer is required to be the owner of the residential unit above.
- The proposed density and building form are appropriate for this part of South Newton.

Direction	Existing Use	OCP / NCP Designation	Existing Zone
East:	Townhouses	Urban / Townhouses (25 upa max.)	CD (By-Law No. 17385)
South (Across 60 Avenue):	Vacant property and single family home on acreage lot.	Urban / Mixed Commercial/ Residential (Townhouses) and Single Family Small Lots	RA
West:	Mixed-use development, including townhouses, apartments and retail	Urban / Mixed Commercial/ Residential (Apartments)	CD (By-Law No. 16776)

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is 1535 m² (16,523 sq. ft.) located on the north side of 60 Avenue, one block east of 148 Street.
- The site is designated Urban in the OCP, and Mixed Commercial / Residential (Townhouses) in the South Newton NCP. The site is Zoned CD By-Law No. 17423.
- The site is bounded by townhouse developments to the north and east, a mixed-use development to the west, and single family lots to the south, across 60 Avenue.

Background

- The subject site was previously developed under Development Application No. 7910-0219-00 (approved by Council in January 2012), that included rezoning, NCP amendment, development permit and subdivision. The site was rezoned to CD (By-Law No. 17423) to allow the development of 26 townhouses at 14905 - 60 Avenue, and 10 units for a mixed-use development (7 live/work units and 3 bachelor units) at 14925 60 Avenue.
- Development Permit for mixed-use included 7 live/work units, 3 bachelor suites, and 27 parking spaces. Development Permit No. 7910-0219-00 was valid for 2 years, and expired in January 2014.

Current Proposal

- This application proposed to amend CD (By-Law No. 17423) for 6 townhouse units, and 6 small commercial units at ground floor at 14925 60 Avenue. There are 2 proposed buildings with 3 residential units and 3 commercial units each. The ground floor commercial units are independent of the residential units above. Pedestrian access is provided on 60 Avenue for both the commercial component, and the upstairs residential component of each unit.
- Access is shared with the development to the west, which also has a commercial component on the ground floor, and residential units above. This access is also shared with the townhouse site to the north of the proposed development.

- Visitor parking is to the west of the proposed buildings, and resident parking is at the back, with individual double garages for each unit. Each unit also has individual outdoor amenity space between the garages and the principal buildings. The visitor parking for the residential units is at the back, between the two buildings.
- The development is proposing the following areas:

	Per unit
Residential Component	1,089 m ² (11,722 sq. ft.)
Commercial Component	172.6 m ² (1,858 sq. ft.)
Garage	248 m ² (2,670 sq. ft.)
Storage	146.9 m ² (1,582 sq. ft.)
TOTAL	1,656.5 m² (17,832 sq. ft.)

PRE-NOTIFICATION

Pre-notification was sent on December 09, 2014, and a development proposal sign was installed on December 09, 2014. No comments were received by staff.

DESIGN PROPOSAL AND REVIEW

Access and Pedestrian Circulation

- There is one main vehicular access to the site from 60 Avenue at the west boundary. The access is shared with the development to the west, and with the townhouses to the north.
- The residential units have stair access, but all commercial units are accessible at ground level from the street.

Form & Character

- The development is divided into 2 buildings, with 3 residential units, and 3 commercial units each. All residential units have double garages with direct access into their back yard, and all residential units have an assigned outdoor space (back yard).
- The residential units and the commercial units have separate pedestrian entrances, side-by-side. The commercial units will be identified with signage, and will be accessible with no steps. The residential units will have a few steps up, and the front door will be recessed back from the commercial unit entrance, helping to separate the uses. The residential units will also have access through the back and the garage.
- Double individual garages are proposed for each unit. Above the garage, a storage space is provided, with approximately 24.4 m² (263 sq. ft.) or storage space. Access to the storage area is provided through a fold down stair.

CD BY-LAW AMENDMENT

- The proposed CD By-law Amendment (Appendix V) is an amendment to CD By-Law No. 17423, which is similar to the RM-30 Zone, as was created as part of Development Application No. 7910-0219-00.
- CD By-Law No. 17423 had added some commercial uses to the typical RM-30 Zone, as the units on Block B were intended to have a commercial component, as per the South Newton NCP.
- To accommodate the commercial units, this amendment proposes to separate the residential units and the commercial units, to give the owners more flexibility to market the project. Under the proposed amendment, the operator of the commercial unit no longer is required to be the occupant of the residential unit above.
- The original application had the garages in the principal building. However, in this new proposal, the garages are separate from the principal building, with an outdoor space between the garages and the principal building. With this configuration, the site coverage is significantly less than the previous proposal. There is a slight increase in FAR from 0.92 to 1.08 due to the way density is calculated in the two situations.
- Commercial units will be limited to 60 m² (646 sq. ft.) each, and will, in effect, be an accessory use in the development.
- With the rearrangement of individual secured double garage parking for individual units on the parking level of the ground floor, more depth is required for parking stalls. Accordingly, the rear wall of the buildings pushes back on the ground floor level. This provides for more secure parking garages for the individual townhouse style units. This resulted in a change to the rear yard setback from 3.9 m [13 ft.] to 3.1 m [10 ft.].
- One other minor change proposed is the building height, proposed from 11 m [36 ft.] to 11.3 m [37 ft.].

ADVISORY DESIGN PANEL

- The subject development proposal was not presented to the Advisory Design Panel (ADP) but was reviewed by staff and deemed to be acceptable.

TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	-	-	-
Cottonwood	-	-	-
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper birch	1	1	0
Coniferous Trees			
Douglas Fir	2	2	0
Western Hemlock	2	2	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		17	
Total Retained and Replacement Trees		17	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 6 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The same trees were proposed to be removed in the previous application as well.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 12 replacement trees on the site. Tree bonding security, replacement trees and contribution to the Green City Fund were taken into account as part of the previous Development Application No. 7910-0219-00. A new tree cutting permit is required, as the previous one has expired, but all other replacement trees and fees were collected before.
- The new trees on the site will consist of a variety of trees including Bowhall (*Acer rubrum*), Worplesdon (*Liquidambar styraciflua*) and Bracken's Brown Beauty (*Magnolia grandiflora*), as per landscape plan.
- In summary, a total of 6 trees are proposed to be removed from the site, and approximately 17 trees are proposed in the landscape plan, with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 10, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Site is located on a collector road, which is a bus route. • Site is in close proximity to Cambridge Elementary School and Cambridge Elementary School Park.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Urban development (39 uph/16 upa) with mixed residential and commercial (total 6 residential and 6 commercial units).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • n/a
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

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.	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

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and pmg Landscape Architects, respectively, dated December 01, 2014.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD By-Law No. 17423 (amendments proposed)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	1,400	1,535
Road Widening/Undevelopable area	-	-
Net Total	1,400	1,535
LOT COVERAGE (in % of net lot area)	73%	51.5%
SETBACKS (in metres)		
Front	0.6 m	2.6 m
Rear	3.9 m / 3.1 m proposed	3.14 m
Side #1 (E)	2.3 m	2.3 m
Side #2 (W)	2.3 m	8.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m / 11.3 m proposed	11.3 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom	10	6
Total	10	6
FLOOR AREA: Residential		1492.8 m ²
FLOOR AREA: Commercial		172.4 m ²
TOTAL BUILDING FLOOR AREA		1665.2 m ² (17832 sq. ft.)
DENSITY		
# of units/ha /# units/acre (gross and net)	68 uph (28 upa)	39 uph (16 upa)
FAR (gross and net)	0.92 / 1.08 proposed	1.08
AMENITY SPACE (area in square metres)		
Indoor	18 m ²	Cash-in-lieu
Outdoor (provided individually for each unit)	18 m ²	250 m ² (41.6 m ² / unit)
PARKING (number of stalls)		
Commercial	6	6
Residential 3-Bedrooms	12	12
Residential Visitors	1	1
Total Number of Parking Spaces	19	19

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REV#	DATE	BY#	CKD

Col-Link

DESIGN :	MED.	DRAWN :	
CLIENT :	GRATROSE (CAMBRIDGE WALK) DEVELOPMENTS LTD.		
PROJECT :	MIXED USE DEVELOPMENT 14625 80TH AVENUE, SURREY		
DATE :		SCALE :	

barnett dembek

UNIT 135,
7556 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
E-MAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
508	AC-33
PROJECT NO.	REV. NO.
12048	

SEAL:

1	14.OCT.1	UPDATES PER CITY COMMENTS	ELL
2	14.NOV.27	NEW SITE PLAN	SD
1	14.NOV.05	NEW SITE PLAN	MM
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

MIXED USE DEV.

**14925 60TH AVENUE
SURREY, BC**

SURREY FILE # 13-0145-00

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 14.SEP.23 DRAWING NUMBER:

SCALE: 1"=10'-0"

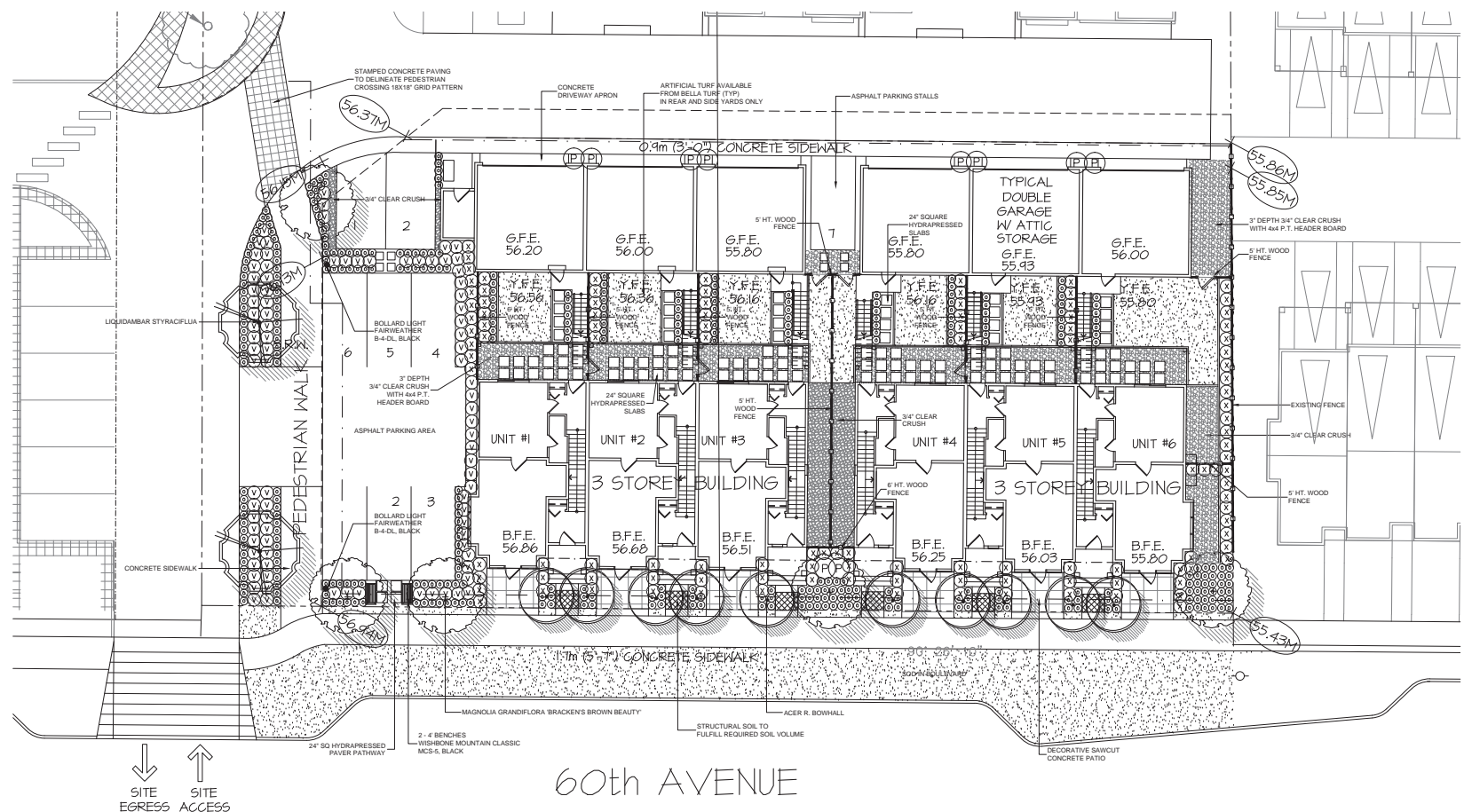
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CHKD: MCY

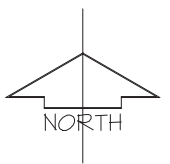
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OF 2



PLANT SCHEDULE				PMG PROJECT NUMBER: 14-127
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(10)	10	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	6CM CAL, 2M STD; B&B
(2)	2	LIQUIDAMBAR STYRACIFILIA 'WORPLESDON'	WORPLESDON SWEET GUM	8CM CAL, 2M STD; B&B
(5)	5	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY SOUTHERN MAGNOLIA	6CM CAL., 1.8M STD
SHRUB				
(355)	355	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM
(10)	10	PRUNUS LUSITANICA	PORTUGUESE LAUREL	1M B&B
(114)	114	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	#3 POT, 75CM
(90)	90	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 40CM
GRASS				
(6)	6	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY





INTER-OFFICE MEMO

TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department

FROM: Development Services Manager, Engineering Department

DATE: December 16, 2014 **PROJECT FILE:** 7813-0145-00

RE: Engineering Requirements (Commercial/Residential)
Location: 14925 60 Ave

REZONE AND DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Rezone and Development Permit. All Engineering requirements are to be completed under project 7810-0219-00.

Rémi Dubé, P.Eng.
Development Services Manager

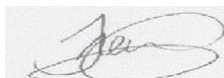
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Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	14905 & 14925 60 Ave, Surrey BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	6
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	12
- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	
Replacement Trees Proposed	
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:

Arborist



October 17,
2014

Date

CITY OF SURREYBY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17423"
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17423" is hereby amended as follows:

- (a) Delete legal description and civic addresses for the *Lands* in Paragraph 1. and replace with the following:

Lots 1 to 26 Section 10 Township 2 New Westminster District Strata Plan EPS1368
together with an interest in the common property in proportion to the unit
entitlement of the strata lot shown on Form V

Units 1 to 26, 14905 – 60 Avenue

Parcel Identifier: 028-791-495

Lot 2 Section 10 Township 2 New Westminster District Plan BCP50353

14925 – 60 Avenue

- (b) Delete Sub-Section 2.B.2.(b), and replace with the following:

- (b) The following uses are permitted on the ground floor of *ground-oriented multiple unit residential buildings*, provided that the *gross floor area* of each individual business does not exceed 60 square metres [646 sq.ft.]:

i. *Personal service uses* excluding *body rub parlors*;

ii. *Office uses* excluding the following:

- a. *Social escort services*; and
b. *Methadone clinics*;

iii. *General service use* excluding the following:

- a. *Funeral parlours*;
b. *Banks and drive-through banks*;
c. *Veterinary clinics*;
d. *Adult education institutions*;

iv. *Retail stores* excluding the following:

- a. *Adult entertainment stores*;

- b. *Secondhand stores and pawnshops*;
 - c. *Convenience stores*;
 - d. *Retail warehouses*; and
 - e. *Flea markets*; and
- v. *Eating establishments* excluding the following:
 - a. *Drive-through restaurants*; and
 - b. *Eating establishments* licensed by the Liquor Control and Licensing Act, R.S.B.C, 1996, chapter 267, as amended.

(c) Delete Sub-section 2.D.3.(a), and replace with the following:

- (a) The *floor area ratio* shall not exceed 1.08, provided that 248 square metres [2,670 sq. ft.] must be reserved for use only as a garage; and

(d) Delete Section 2.F.2. Block B, and replace with the following:

2. Block B

	<i>Setback</i>	<i>Front Yard*</i>	<i>Rear Yard</i>	<i>Side Yard*</i>
Use				
<i>Principal Building, Accessory Buildings and Structures</i>		0.6 m [2 ft]	3.1 m [10 ft]	2.3 m [7.5 ft]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-Law, 1993, No. 12000, as amended.

*Notwithstanding the definition of setback in Part 1 Definitions of Surrey Zoning By-Law, 1993, No. 12000, as amended, canopies may encroach within the front yard and side yard setbacks.

(e) Delete Section 2.G. Height of Buildings and replace with the following new Section 2.G.:

“G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-Law, 1993, No. 12000, as amended.

1. Block A

- a. Principal buildings: The *building height* shall not exceed 11 metres [36 ft.].
- b. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block B

- a. Principal buildings: The *building height* shall not exceed 11.3 metres [37 ft.].

b. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

(f) Delete Section 2.H.2. (b)

(g) Section 2.H. Off-street Parking is amended by inserting the following new Section 2.H.4.:

“4. Notwithstanding Table c.4 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-Law, 1993, No. 12000, as amended, the minimum parking requirement for the uses permitted under Sub-section 2.B.2.(b) of this Zone is 1 *parking space* per unit.

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17423, Amendment By-law, 2015, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK