

NO: R069

COUNCIL DATE: April 12, 2010

REGULAR COUNCIL

TO: Mayor & Council **DATE: April 7, 2010**

FROM: General Manager, Engineering Department **FILE: 7808-0019-00**

**SUBJECT: Proposed 128-Unit Townhouse Development at 15399 - Guildford Drive
(0748093 B.C. Ltd.) – Development Application No. 7908-0019-00**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report as information; and
2. Instruct the City Clerk to forward a copy of this report and the related Council resolution to the applicant and to the delegations that appeared before Council at the September 14, 2009 Public Hearing meeting related to the subject application.

INTENT

The purpose of this report is to provide Council with information regarding a proposed 128-unit townhouse development at 15399 - Guildford Drive (attached as Appendix I) in follow-up to issues raised by delegations that appeared before Council at Public Hearing related to the subject development that was held on September 14, 2009.

BACKGROUND

At the July 27, 2009 Regular Council – Land Use meeting, Council considered a Planning report related to the subject development application that includes Rezoning, Development Permit and Development Variance Permit applications related to the property at 15399 - Guildford Drive. The site is proposed for rezoning from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) to allow for the development of 128-unit townhouses. Council at that meeting gave first and second reading to the rezoning by-law and set the related Public Hearing for September 14, 2009.

At the Public Hearing Council heard a number of delegations related to this application. The speakers expressed concern with respect to the following:

- Relaxation to the stream riparian protection requirement from 30 metres to 20 metres, which will impact the wildlife and creek habitat;
- Resolution of City's previous requirement of a community detention facility in the area;
- Increased runoff into the Guildford Brook and its effects on the surrounding area;
- Request that a traffic study be completed in conjunction with the application;

- Concerns with traffic congestion along Guildford Drive/154 Street and related traffic safety concerns; and
- Sightlines for the proposed driveway for the site off Guildford Drive.

After the Public Hearing Council gave third reading to the related rezoning by-law and adopted the following resolution (Res. R09-1618):

“That Council request staff to provide a report on the Headwater and Stream Enhancement on the Serpentine River and a Traffic Report be provided to Council to address the issues raised during the Public Hearing process prior to final reading of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16994”.

DISCUSSION

Staff of the Engineering Department has been working with the applicant and the applicant's consultants to finalize design details related to the proposed development. As a result staff is now in a position to provide the following information related to the issues and concerns that were raised by the public during the Public Hearing.

Drainage/Environment

The conditions of approval for the proposed development include a dedication of approximately 1.297 hectares (3.2 acres) of land along the southern part of the subject property to the City for protection of Guildford Brook. Guildford Brook feeds into the Serpentine River. A relaxation of the riparian area along the stream from 30 metres to an average of 20 metres from the top of bank along the length of the watercourse has been approved by the Department of Fisheries and Oceans, on the condition that sufficient habitat enhancement and detention be provided and the applicant complies with the City's P-15 policy for habitat replacement on City land, which will require a 5-year maintenance agreement.

In 2001, a drainage study of the Upper Serpentine River watershed, which included the subject property, was completed. Conventional stormwater detention ponds (including one originally proposed in the vicinity of the subject site) and piped diversions were recommended to assist in mitigating peak flow and erosion impacts on the upper reaches of the Serpentine River.

In 2003, the North Surrey Auto Mall development (Application No. 7903-0176-00) to the west of the subject site was initiated. The auto mall proponent was informed of the 2001 study that called for a community detention pond and that an analysis would be required to demonstrate how the development could either proceed without the community detention pond or how the community detention pond could be accommodated on the subject site. The City was prepared to negotiate with the auto mall proponent and the Surrey School Board, who owned the subject site at the time, for the purchase of portions of the subject site to reserve land for the community detention pond. The auto mall proponent chose not to conduct detailed analysis of the area hydraulics to confirm the benefits of the community detention pond on the downstream system. Subsequently, the auto mall development moved forward by incorporating private on-site detention systems to mitigate off site drainage impacts from the auto mall development.

In 2006, a detailed analysis of this watershed was initiated to confirm the costs and benefits of the recommendations in the 2001 study. The 2006 study concluded that the large community detention pond originally proposed for the area was not necessary but that a certain amount of

detention was required to mitigate increased peak flows in the channel and enhance the infiltration opportunities on the site.

The proposed 128-unit townhouse development is providing private on-site detention in accordance with the findings of the 2006 watershed study. The development will also provide private on-site infiltration measures to mitigate the impacts to Guildford Brook of the development. The proposed development meets or exceeds the stormwater management requirements identified in the 2006 drainage study of the area, which is considered to be state of the art.

Transportation/Traffic Management

The proposed 128-unit townhouse development will generate approximately 46 trips in the afternoon peak hour in the northbound direction, which is approximately 10% of the existing traffic volume on Guildford Drive/154 Street. The sum of the new traffic from the subject development with the existing traffic volume is within the capacity of this arterial road.

The proposed driveway that will serve the subject development off Guildford Drive will be located at the north end of the subject property and restricted to right-in and right-out turning movements only. A raised median will be extended across the driveway in the centre of Guildford Drive that will act to eliminate left turn movements into and out of the driveway. The proposed driveway is located where it is most visible to northbound traffic on Guildford Drive. Motorists entering the subject site will have an exclusive right-turn lane on Guildford Drive and motorists exiting the subject site will have satisfactory sightlines in relation to being able to see oncoming northbound traffic on Guildford Drive.

Following the Public Hearing, the City installed additional over-sized warning signage and pavement markings on Guildford Drive / 154 Street to further improve the visibility, safety and traffic operation of this arterial corridor.

CONCLUSION

Based upon the above information, the Engineering Department recommends that Council:

1. Receive this report as information; and
2. Instruct the City Clerk to forward a copy of this report and the related Council resolution to the applicant and to the delegations that appeared before Council at the September 14, 2009 Public Hearing meeting related to the subject application.

Vincent Lalonde, P.Eng.
General Manager, Engineering

VL/SSL/brb

c.c. - General Manager, Planning & Development

Appendix I – Map of Subject Property

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: April 6, 2010, CS

Date of Aerial Photograph: April 2009



SUBJECT PROPERTY:
15399 Guildford Drive

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office.

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