

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7905-0331-00

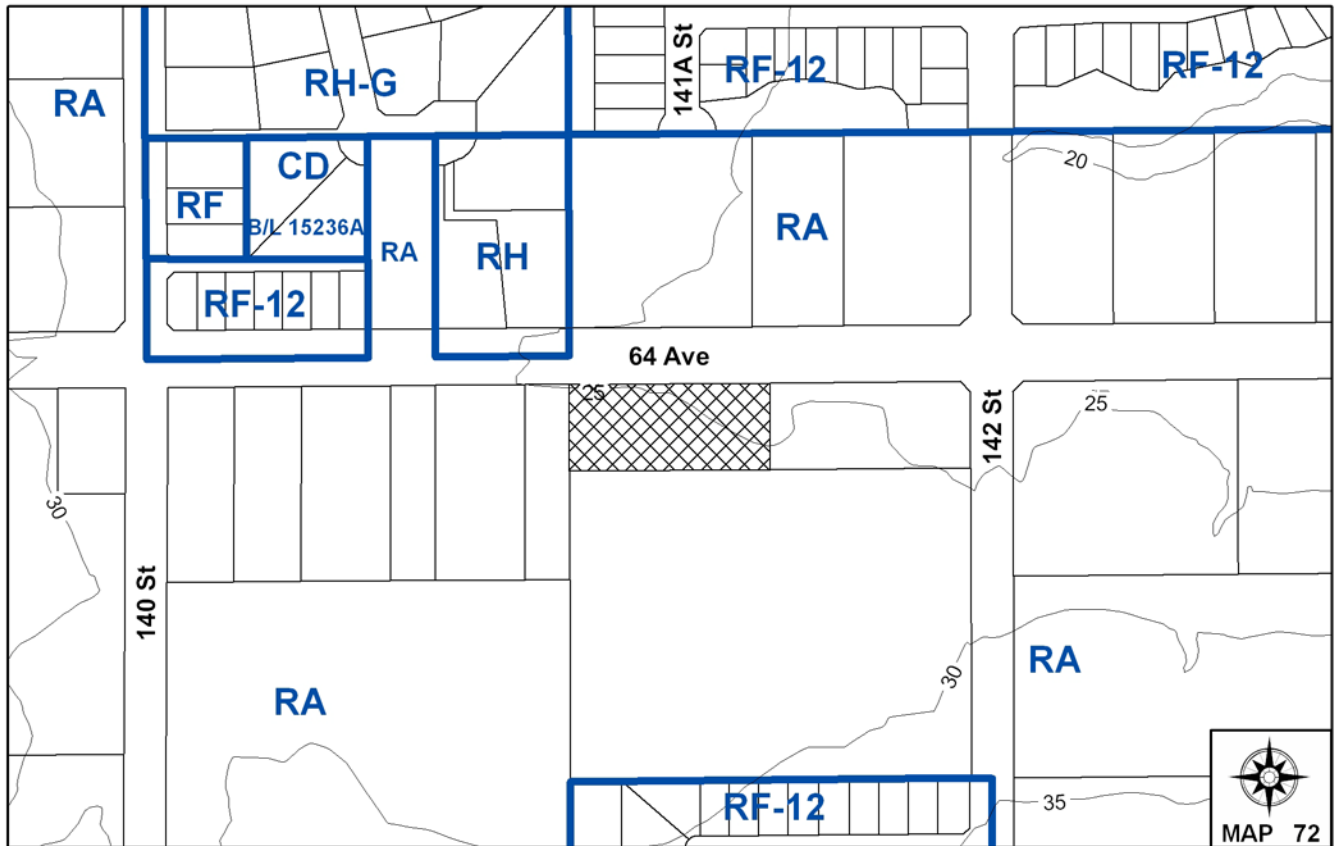
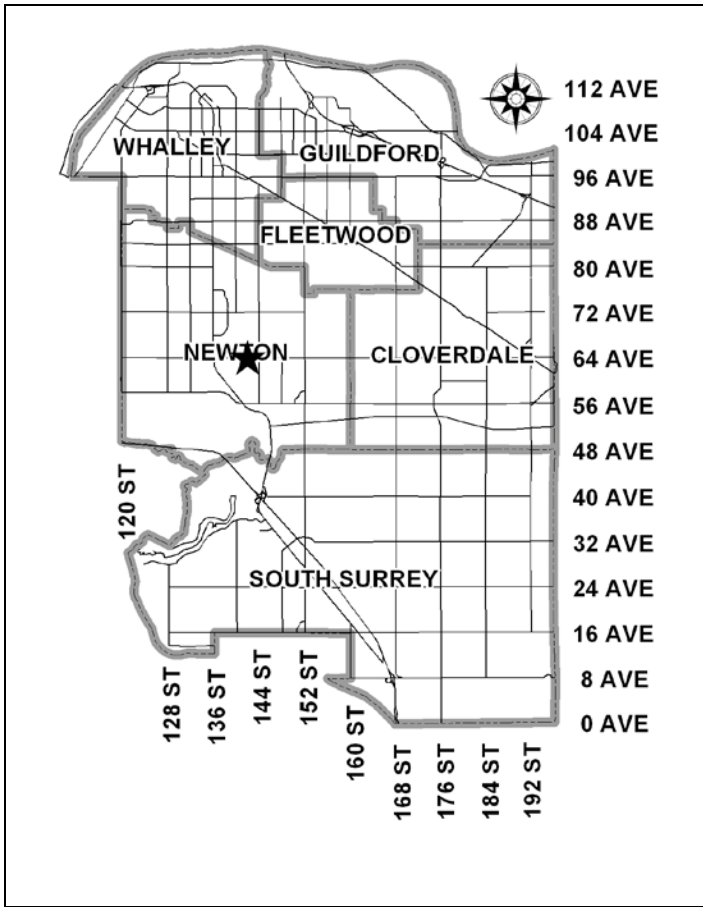
Planning Report Date: March 10, 2008

**PROPOSAL:**

- **NCP Amendment** from Townhouses 15 upa max to Townhouses 25 upa max
- **Rezoning** from RA to CD
- **Development Permit**

in order to permit the development of a 15-unit townhouse project.

**LOCATION:** 14126 - 64 Avenue  
**OWNER:** Satnam Singh Aujla  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouses 15 upa max



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with the South Newton Neighbourhood Concept Plan. Needs amendment from "Townhouses 15 upa max" to "Townhouses 25 upa max".

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The site is impacted by a hydro corridor which reduces the net site area for density calculations.
- The proposal is generally in keeping with the intent of the NCP which is for ground-oriented, low density townhouses.
- The site is on an arterial road next to an elementary school.
- Staff have received no public concerns on the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0331-00 in accordance with the attached drawings (Appendix II).
4. 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) the applicant adequately address the impact of no indoor amenity space;
  - (e) registration of shared access easements with the property to the west (14090 - 64 Avenue) and the property to the east (14174 - 64 Avenue); and
  - (f) registration of a 10 metre (33 ft.) wide statutory right-of-way for construction of a walkway for public access along the western edge of the site (Greenway), including a maintenance agreement.
5. Council pass a resolution to amend the South Newton NCP to redesignate the land from Townhouses 15 upa max to Townhouses 25 upa max 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:**  
5 Elementary students at McLeod Road Elementary School  
2 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Parks, Recreation & Culture supports the proposed development application. The applicant must provide for the South Newton Greenway as shown in the NCP through registration of a 10-metre (33 ft.) wide right-of-way for public access. The pathway must be a minimum of 4.0 metres (13 ft.) in width, as per City standard, and will be maintained by the future strata.

### SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North and West (Across 64 Avenue):	Single family dwellings.	Urban/Townhouses 15 upa max	RA
East:	Vacant land.	Urban/Townhouses 15 upa max	RA
South:	McLeod Road Elementary School	Urban/School	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the south side of 64 Avenue, west of 142 Street, and is approximately 3,944 square metres (42,454 sq.ft.) in total area. The site abuts McLeod Road elementary school to the south. Approximately 25% of the site (1,000 square metres/10,764 sq.ft.), on the westerly side, is encumbered by a BC Hydro right-of-way. The South Newton Neighbourhood Concept Plan (NCP) calls for a public Greenway within this hydro corridor.
- The subject site is designated "Townhouses 15 upa max" in the South Newton Neighborhood Concept Plan (NCP), approved by Council in 1999, as are the neighbouring properties to the north, east, and west.
- The applicant is proposing to develop a 15-unit townhouse project on the subject site. The proposed unit density is 15.4 units per acre including the undevelopable area under the hydro corridor, and 21 units per acre net of the undevelopable area under the hydro corridor. Since, under the Zoning By-law, unit density is calculated based on the net site area, an NCP amendment to redesignate the site from "Townhouses 15 upa max" to "Townhouses 25 upa max" is required.

- The proposed NCP amendment has merit at this location for the following reasons:
  - The gross density of the project, including the area under the hydro corridor, is approximately 15 units per acre, which complies with the NCP designation. The proposed townhouse project is still generally in keeping with intent of the NCP, which is for low density, ground oriented townhouses;
  - The subject site is located on an arterial road (64 Avenue), next to an elementary school;
  - The proposed townhouse project has a lot coverage of 36%, which is lower than the lot coverage of 45% that would be permitted under a typical RM-15 townhouse project. The lower lot coverage allows for a greater amount of open space on the subject site; and
  - Staff received no concerns regarding the proposed increased density through the pre-notification process or from the applicant's Public Information Meeting.

### DEVELOPMENT CONSIDERATIONS

- To accommodate the proposed 15-unit townhouse project the applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone" (CD). A Development Permit is also required.
- The proposed CD Zone is similar to the RM-15 Zone with exceptions as summarized in the table below:

	<b>RM-15 Zone</b>	<b>Proposed CD Zone</b>
Density (u.p.a.)	15 upa	21 upa
Density (FAR)	0.60	0.90
Lot Coverage	45%	36%
Setbacks	7.5 metres from all property lines	5.7 metres to 7.5 metres
Principal Building Height	11 metres	11 metres

- The proposed CD Zone has a higher unit per acre density (21 upa vs. 15 upa) and floor area ratio (0.90 vs. 0.60) than the RM-15 Zone. The proposed density is in keeping with the general intent of the NCP, which is for family oriented ground oriented multiple unit residential buildings, but is increased due to the undevelopable area on the site. The site is located on an arterial road next to an elementary school and as such the proposed increased density is not inappropriate.
- For comparison purposes, the proposed gross density (including the area under the hydro corridor) is 15 units per acre and 0.67 floor are ratio (FAR).
- The proposed CD Zone features a lower permitted lot coverage (36% vs. 45%) allowing for larger outdoor amenity areas on the site.

- The proposed setbacks along the north, east, and south property lines have been reduced from the minimum 7.5 metre (25 ft.) setback of the RM-15 Zone. The north and south yard setbacks have been reduced to 7.0 metres (23 ft.) and 6.7 metres (22 ft.) accordingly. These relaxations are necessary to accommodate two rows of townhouse units and a shared drive-aisle on this narrow site. The reduction from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) in the front yard is minimal; the reduction to 6.7 metres (22 ft.) at the rear will not generate impact, as this side abutts the school. Impacts of the reduced setbacks will also be mitigated by landscaping. The east yard setback has been reduced to 5.7 metres (19 ft.) but this is a side yard condition and therefore does not impact a functional rear yard.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 8, 2006 and on January 29, 2008, and staff received no comments.

The applicant also held a Public Information Meeting on February 21, 2008. Invitations to this meeting were sent to approximately 44 neighbouring property owners. None attended the meeting.

### DESIGN PROPOSAL AND REVIEW

- The proposed 15-unit townhouse project consists entirely of three-bedroom units, all of which feature an outdoor patio. All of the units have double side-by-side garages.
- Building cladding materials consist of horizontal and vertical hardi-plank siding with wood trim and cultured stone accents. The colour scheme consists of earthy tones (cobble stone, taupe, and beige) in 2 different combinations. Asphalt shingles are proposed as the roofing material.
- Vehicular access to the site is from 64 Avenue, and is located on the northwest corner of the site under the hydro corridor. This access will be right-in/right-out only. The applicant will be required to provide an easement to this 64 Avenue access to both the neighbouring property to the east (14174 – 64 Avenue) and to the west (14090 – 64 Avenue), both of which are designated for townhouses under the South Newton NCP, and both of which are also fronting 64 Avenue, an arterial road, and have access limitations. The property to the east will not be permitted access to 64 Avenue due to the close proximity of the 64 Avenue/142 Street intersection, and the property to the west (14090 – 64 Avenue) will not be able to achieve access to 64 Avenue due to the location of a protected watercourse. Registration of the required access easements will be required prior to final adoption of the Rezoning By-law.
- An indoor amenity building is not proposed, and is not considered warranted for this small townhouse project. The applicant will provide a cash-in-lieu contribution to offset the By-law deficiency as per Council policy.

Tree Preservation and Landscaping

- The applicant retained Mike Fadum (MGF Horticultural Inc.) to conduct a site inspection and prepare an arborist report for the site. The arborist report identifies 16 mature trees on the site and concludes that 14 will need to be removed. Of the 14 trees to be removed, 10 have structural defects, rot, or decay and are not considered good specimens for retention. The other 4 are within a building envelope.
- The below chart provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Cedar	2	1	1
Fir	10	0	10
Maple	1	1	0
Pine	3	2	3
<b>TOTAL</b>	<b>16</b>	<b>2</b>	<b>14</b>

- To compliment the retained trees on the site, the applicant proposes substantial landscaping. The preliminary landscaping plan includes a generous combination of trees (29 replacement trees) and shrubs in a variety of species. An outdoor play area for children is proposed in the middle of the site.
- There is an existing chain-link fence and cedar hedge along the south property line abutting the elementary school and along the west property line, which will be retained. A decorative metal picket fence is proposed along the north property line fronting 64 Avenue with gates and arbors at the entryways to the units.
- The South Newton Neighbourhood Concept Plan (NCP) calls for a public Greenway under the hydro corridor, which is being accommodated in this proposal. The public Greenway will be 10 metres (33 ft.) in width and will consist of a meandering concrete path with low growing landscaping, pedestrian scale lighting, trellises, and benches which the applicant will construct. The Greenway will be maintained by the future strata corporation and secured through registration of a right-of-way for public passage. The City's Parks, Recreation and Culture Department, and BC Hydro, have both reviewed the proposed landscaping plan for the Greenway area and have granted a preliminary approval.
- The proposed outdoor amenity space of 180 square metres (1,938 sq.ft.) exceeds the 45 square metres (484 sq. ft.) required under the Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting date: March 29, 2007 and November 29, 2007

- Some of the staff suggestions have been satisfactorily addressed except the following, which will be addressed before final approval:
  - minor architectural revisions; and
  - minor landscaping revisions.

### 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 Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	NCP Amendment Plan
Appendix VIII.	Proposed CD By-law

### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Anatoly Morgulis and Pacific Land Group, respectively, dated March 2008 and February 2008.

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:                    Anatoly Morgulis  
                         Address:                    1326 - 129 Street  
   Surrey, BC  
   V4A 3X8  
                         Tel:                            604-542-9970
  
2.      Properties involved in the Application
  - (a)      Civic Address:            14126 - 64 Avenue
  
  - (b)      Civic Address:            14126 - 64 Avenue  
            Owner:                    Satnam Singh Aujla  
            PID:                        002-328-445  
            Lot 33 Except Part in Plan BCP17789 Section 9 Township 2 New Westminster  
            District Plan 51196
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,944 m <sup>2</sup>
Road Widening area		
Undevelopable area		1,000 m <sup>2</sup>
Net Total		2,944 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	36%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
North	7.0 m	7.0 m
South	6.7 m	6.7 m
East	5.7 m	5.7 m
West	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	11 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	15	15
Total	15	15
<b>FLOOR AREA: Residential</b>	2,650 m <sup>2</sup>	2,650 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,650 m <sup>2</sup>	2,650 m <sup>2</sup>

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	38 uph/15.4 upa	38 uph/15.4 upa
# of units/ha /# units/acre (net)	51 uph/21.0 upa	51 uph/21.0 upa
FAR (gross)		
FAR (net)	0.90	0.90
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	45 m <sup>2</sup>	0
Outdoor	45 m <sup>2</sup>	180 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	30	30
Residential Visitors	3	3
Institutional		
Total Number of Parking Spaces	33	33
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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