

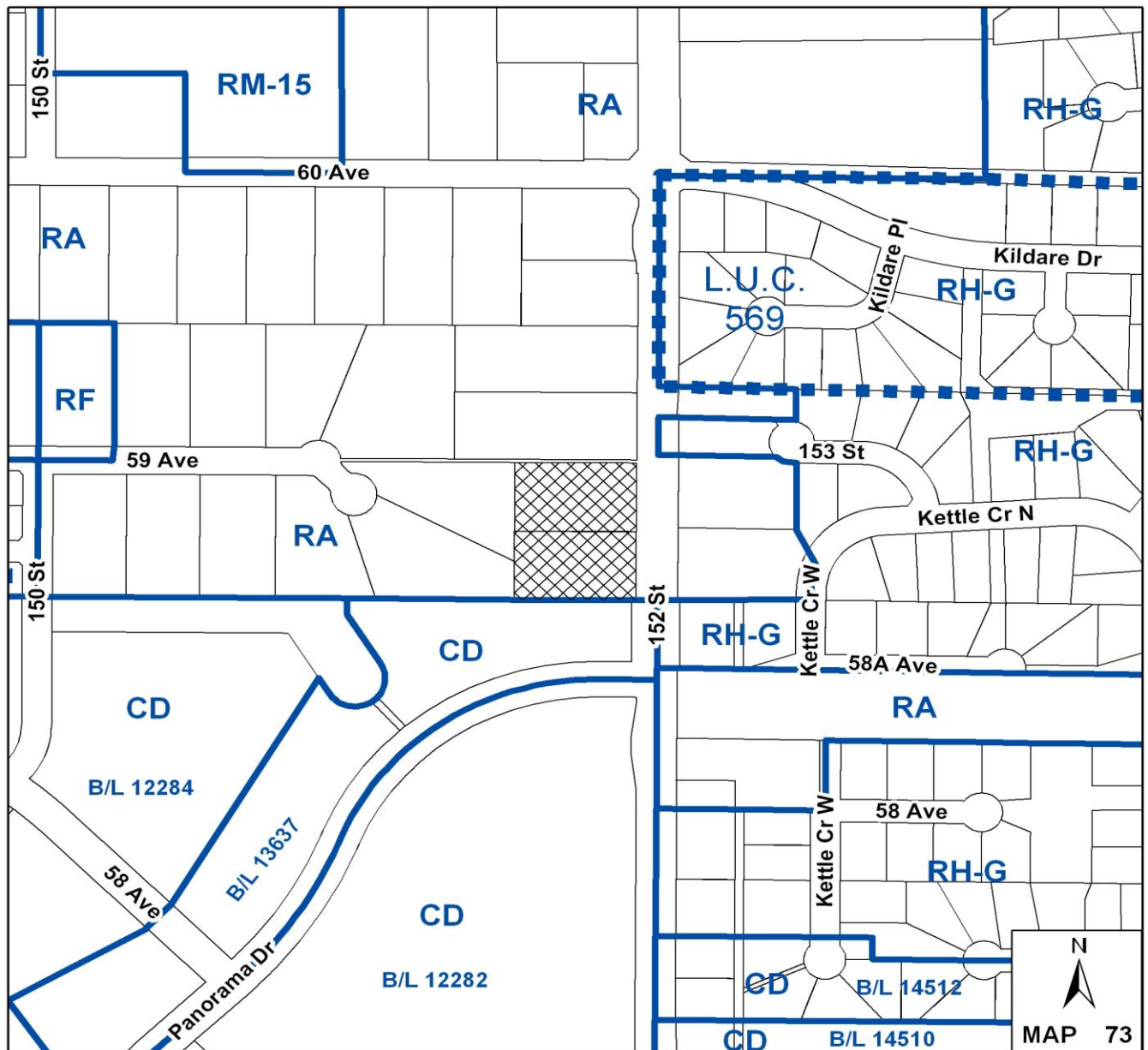
Proposal: NCP Amendment from Townhouse 15 upa max. to Townhouses 25 upa max. Rezone from RA to CD. Development Permit to allow the development of a 35-unit townhouse complex.

Recommendation: Approval to Proceed

Location: 5857 & 5885 - 152 Street **Zoning:** RA

OCP Designation: Multiple Residential

NCP Designation: Townhouses **Owner:** Phoenix Construction Systems Ltd.
 15 upa Max



PROJECT TIMELINE

Completed Application Submission Date: July 8, 2005
Application Revision & Re-submission Date: March 20, 2006
Planning Report Date: April 24, 2006

PROPOSAL

The applicant is proposing:

- an NCP amendment from "Townhouses 15 upa max" to "Townhouses 25 upa max";
- a rezoning from RA to CD; and
- a Development Permit;

in order to permit the development of a 35-unit townhouse complex.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property 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 reduce the amount of required indoor amenity space from 105 square metres (1,130.2 sq.ft.) to 58.1 square metres (625 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7905-0218-00 in accordance with the attached drawings (Appendix III).
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 lot consolidation (subdivision) layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (e) registration of a right-of-access easement with a Section 219 Restrictive Covenant on a portion of 5885 and 5857 - 152 Street to allow access with and without vehicles, including construction to the adjacent property (15108 and 15098 - 59 Avenue);
 - (f) the applicant adequately addresses the impact of indoor amenity space shortfall.
5. Council pass a resolution to amend 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 identified in the attached. A Servicing Agreement will be required (Appendix IV).
- Parks: No concerns (Appendix V).
- School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 7 students
 Secondary students = 3 students
 Total new students = 10 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 360 enrolled/215 capacity
 Sullivan Heights Secondary School = 1,091 enrolled/1,000 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 152 students
 Secondary students = 117 students
 Total new students = 269 students

Approved Capacity Projects and Future Space Considerations

The location of this development is within the catchment for the new Cambridge Area Elementary School, which will open in September 2006. When the new school opens there will be catchment boundary changes implemented that will reduce the

projected overcrowding at Sullivan Elementary. An enrollment move (French Immersion) from Sullivan Heights Secondary to the new Panorama Ridge Secondary School is projected for September 2006.

(Appendix VI)

Ministry of Transportation: No concerns (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings, which will be removed.
- **Significant Site Attributes** Some mature trees which will be preserved and incorporated into the landscaping.
- **East:** Across 152 Street are single family dwellings on lots, zoned RA, designated "Suburban" in the OCP.
- **South:** Townhouses on a lot, zoned CD, designated "Multiple Residential" in the OCP.
- **West:** Single family dwellings on lots, zoned RA, designated Multiple Residential in the OCP and Townhouses 15 upa in the South Newton NCP.
- **North:** Single family dwelling on lots, zoned RA, designated Urban in the OCP and Townhouses 15 upa in the South Newton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Does not comply. The South Newton NCP needs amendment to Townhouses 25 upa max.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the west side of 152 Street, between 60 Avenue and Panorama Drive. It is designated "Multiple Residential" in the OCP and "Townhouses 15 upa max" in the South Newton NCP.
- The proposal requires an amendment to the NCP designation of the site from "Townhouses 15 upa max" to "Townhouses 25 upa max" and to rezone the site from RA to CD to allow the development of a 35-unit townhouse complex.

- The proposed townhouse complex will be a conventional strata development, yielding a net unit density of 17.5 upa and a Floor Area Ratio (FAR) of 0.66.
- The density proposed is supportable because:
 - The proposal is only marginally above the 15 upa and the 0.6 FAR permitted on the site;
 - The site is designated "Multiple Residential" in the OCP;
 - The site is adjacent to the higher density development north and west of Panorama Village neighbourhood, including the commercial centre at 152 Street, and Highway #10. The proposed 17.5 upa and 0.66 FAR provides an appropriate transition from the 26 upa developed to the south, in the Panorama Village, and the 15 upa max being proposed to the north of the subject site; and
 - The proposal will contribute to the required housing mix in the area, and the density will support the Panorama Village commercial node to the south.
- Over the last few years, there were a number of "Townhouse" areas in South Newton NCP area to be redesignated to "Single Family Small lots". The slight increase in density at this location would compensate for the loss of units as a result of those redesignations.
- The proposal is within an area, which is generally being developed as ground oriented townhouses, except for the higher density north of Panorama Drive. The Planning & Development Department is processing a rezoning application to the immediate north for a 76-unit townhouse development (Project No. 7906-0037-00). To the west are portions of lots which are designated "Townhouses 15 upa max" in the South Newton NCP, and the applicant has provided a sketch of how these lands can be developed (Appendix IX)

DEVELOPMENT CONSIDERATIONS

Proposed CD By-law

- The proposed CD By-law (Appendix VIII) is based on the RM-15 Zone, with modification in the maximum allowed FAR of 0.66, and the built form to allow one single detached unit within the townhouse complex. All the other units are proposed in a semi-detached arrangement.
- The applicant is providing more than twice the amount of outdoor amenity that the By-law requires.
- Since the change in density is minor, and the land is designated "Multiple Residential" in the OCP, no public information meeting was necessary for the NCP amendment.

PRE-NOTIFICATION

Pre-notification letters were sent on December 6, 2005 and staff received the following comments:

- One call was received from a resident who lives on the east side of 152 Street, who expressed concerns about: tree retention; potential conflict of the access to the site with the temporary access from 152 Street east to Kettle Crescent; increased traffic on 152 Street; and potential for secondary suites.

(Staff advised the resident that the applicant has submitted an arborist report which recommended retention of some trees on the site, which are incorporated to the landscape plan. The Engineering Department confirmed that the access point to the site will not conflict with the temporary access to Kettle Crescent from 152 Street, and that the traffic generated has been accommodated as part of the NCP and 152 Street is a major arterial road. Regarding the issue of secondary suites, the proposed units do not have basements, therefore, there is a lower probability of any secondary suites. The Strata Council has an enforcement role in ensuring that no secondary suites will result.

DESIGN PROPOSAL AND REVIEW

- The project consists of 35, 3-storey townhouse units all in duplex form, except one unit. The units are arranged on an internal U shaped drive isle system, with one main entrance to 152 Street. The internal drive isles extends to the properties to the west (located at 15098 and 15108-59 Avenue) to allow future access to the rear of those lots to be from 152 Street. A cross access easement will be registered on the drive isle to provide future legal access to the rear portions of the lots to the west (which are designated "Townhouses 15 upa max") when they develop.
- At the convergence of the entry road into the site and the internal drive isle, there is a one storey amenity building and related outdoor amenity area. The units in the duplex buildings are offset by 4 feet to break up the overall massing and to increase the overall building articulation.
- All the units, except for the single unit, have a vaulted front entry porch towards the back of the buildings, and accessed via a sidewalk along the sides of the units. This sidewalk is entered through a brick and metal gateway that adjoins the arched brick facing around the garage door openings. The ground floor walls are finished with a vertical board and batten vinyl siding. The top two floors are finished with a horizontal vinyl siding.
- The overall architecture of the development has a colonial cottage "Neo Gothic" character, complete with steep pitched gabled bays, entry porches, window trims, and a small oriole window on the side elevation.
- Three units types are proposed (Types B, C, and C I) as shown in Appendix III. Type B is for the single detached unit and Types C and C I are the semidetached units. Each model predetermines the front and rear elevation of unit, and site plan shows where each of the three unit types will be located.

- Two double car garages on the first level characterize the front elevations of each unit. On the sides are one level entrance with a roof cover over the entrance. On the third level are bay windows from the bedrooms above. The rear elevations have glazing on the first level, a balcony at the second and bay windows on the third level. The gable roofs above the bay windows augments the hip roof lines.
- The landscape plan prepared by DMG Group Ltd, comprises of shrubbery, trees and ground cover. The main entrance to the site is treated, with decorative pavers. There are two outdoor amenity areas. The larger centrally located amenity area consists of two seating areas; one adjacent to the indoor amenity building and the other on the west side of the site, linked by a walkway made of patterned concrete pavers. The smaller amenity area is located at the northwest corner of the site.
- As condition of approval, the applicant will dedicate 1 metre (3 ft.) along the north property line to add to the existing walkway. Further dedication will be acquired from the proposal on the north side of the walkway for an ultimate 6-metre (20 ft.) walkway.
- The drive isle within the site will be dedicated as a common lot for the strata corporation, with a Restrictive Covenant registered against it in favour of the properties to the west, so that future access to the rear of those lots could be achieved via 152 Street.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory.

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.	Contour Map
Appendix III.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Ministry of Transportation Comments
Appendix VIII.	CD By-law
Appendix IX.	Context Plan
Appendix X.	South Newton NCP

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 29, 2005.
- Tree Survey Plan dated September 2005.
- Arborist Report dated September 2005.
- Soil Contamination Review Questionnaire prepared by Nirmal Takhar dated July 19, 2005.

How Yin Leung
Acting General Manager
Planning and Development

AGA/kms

<http://surrey.ihostez.com/content/uploaded/17cbaa80ea03466cb61a21dbb291b1ee-03310944.aga.doc>
SEH 7/14/10 10:30 AM

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,088.7 m ²
Road Widening area		0
Undevelopable area		0
Net Total		8,088.7 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	28%	27.1%
Paved & Hard Surfaced Areas	n/a	14%
Total Site Coverage	n/a	41.1%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	8.5 m
Side #2 (South)	7.5 m	8.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	9.4 m
Accessory	4.5 m	3.6 m
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		35
Total		35
FLOOR AREA: Residential	5,257.7 m ²	5,208.8 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,257.7 m ²	5,208.8 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)		0.66
AMENITY SPACE (area in square metres)		
Indoor	105 m ²	58.1 m ²
Outdoor	105 m ²	328 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	70 stalls	70 stalls
Residential Visitors	7 stalls	7 stalls
Institutional		
Total Number of Parking Spaces	77 stalls	77 stalls
Number of disabled stalls	1 stall	1 stall
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

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

CONTOUR MAP FOR SUBJECT SITE

