

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0324-00

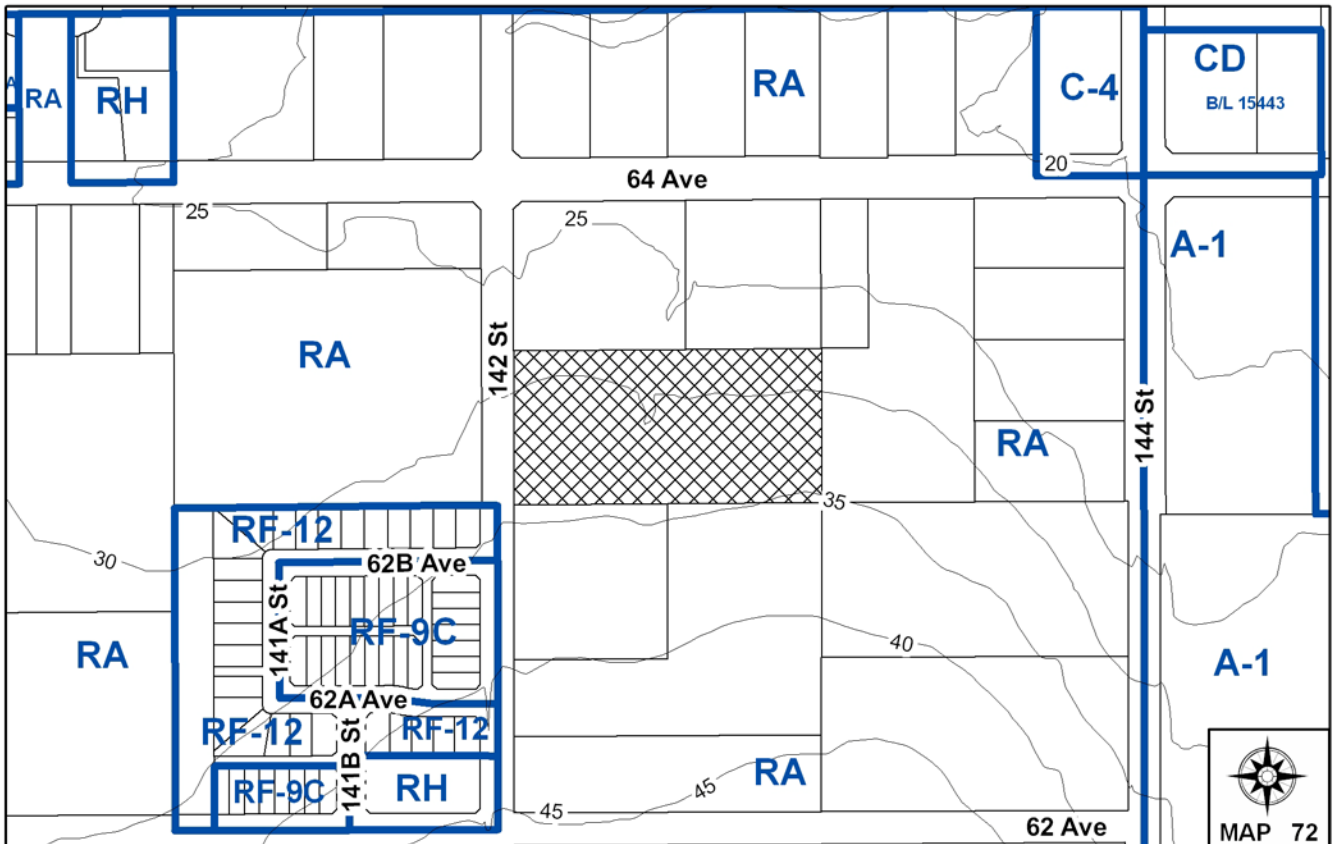
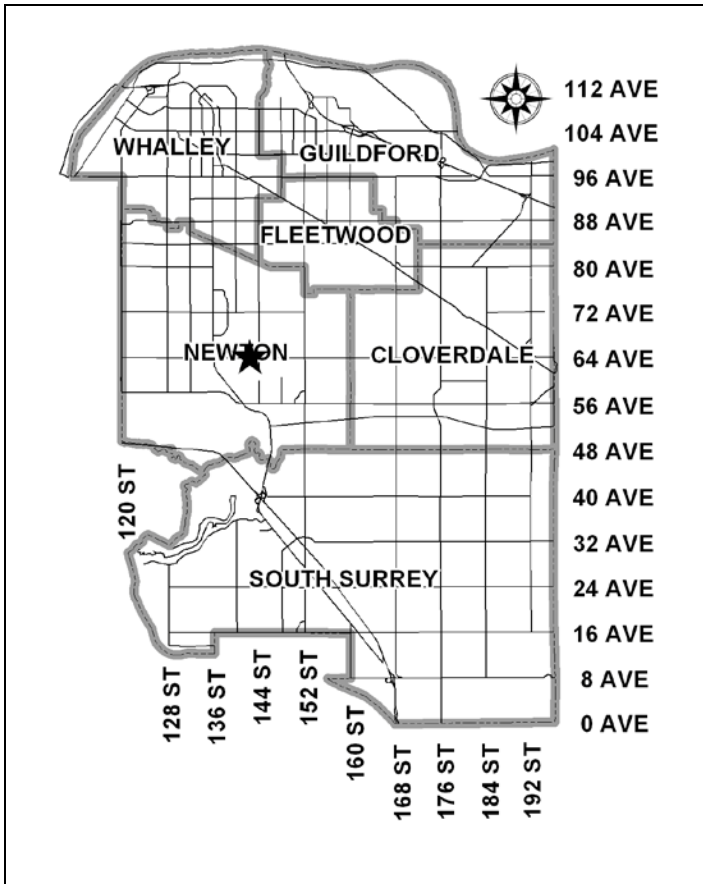
Planning Report Date: March 31, 2008

PROPOSAL:

- **NCP Amendment** from Townhouses 15 upa max to Townhouses 25 upa max
- **Rezoning** of a portion of the site from RA to CD
- **Development Permit**

in order to permit the development of 83 townhouse units and protection of riparian area as open space.

LOCATION: Portion of 6308 - 142 Street
OWNER: 063791 B.C. Ltd.
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 draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with South Newton NCP Designation. Needs amendment from Townhouses 15 upa max. to Townhouses 25 upa max.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP amendment from 15 to 25 upa density townhousing is supportable due to the location of the site on a busy collector road across from an elementary school and in close proximity to other townhouse projects of similar density, character and form.
- The applicant is dedicating 1,957 square metres (21,066 sq.ft.) of riparian area through the site, which reduces the site area and increases the site density calculation.
- The proposed townhouses are designed to complement the form and character of other new townhouse developments in the South Newton area and will enhance the streetscape along 142 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site defined as "Block A" on the survey plan attached in Appendix I 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 authorize staff to draft Development Permit No. 7906-0324-00 in accordance with the attached drawings (Appendix II).
3. 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) endorsement from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) registration of a reciprocal access agreements with 2 neighbouring properties to the north (6358 - 142 Street and 14280 - 64 Avenue); and
 - (i) registration of an easement or license agreement with the City to establish access for the project over the riparian land being conveyed/dedicated to the City.
4. 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:**

13 Elementary students at McLeod Road Elementary School
7 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks, Recreation and Culture supports the proposed development including the proposed conveyance or dedication of the riparian area to the City.

Department of Fisheries and Oceans: DFO has agreed to a 20-metre (66 ft.) wide riparian corridor to protect the yellow coded watercourse running north-south through the middle of the subject site with one (1) private driveway crossing. The riparian area will be dedicated to the City to ensure proper maintenance and protection.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling and vacant land.	Urban/Townhouses 15 upa max.	RA
East:	Development Application No. 7903-0454-00 (Third Reading) proposing a commercial plaza and 66 townhouse units.	Urban/Townhouses 15 upa max	RA
South:	Development Application Nos. 7905-0368-00 and 7906-0045-00 (Third Reading) proposing a total of 69 single family small lots.	Urban/Townhouses 15 upa max.	RA
West (Across 142 Street):	McLeod Road Elementary School.	Urban/School	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the east side of 142 Street south of 64 Avenue, directly across from McLeod Road Elementary School. The site is designated "Townhouses 15 upa max" in the South Newton Neighborhood Concept Plan (NCP).
- The neighbouring site to the north of the subject site is also designated "Townhouses 15 upa max" in the South Newton NCP. The neighbouring site to the south of the subject site is designated "Single Family Residential Flex 6 to 14.5" and "Single Family Small Lots" in the South Newton NCP.
- The neighbouring property to the east of the subject site is currently under development application #7903-0454-00 which is at 3rd Reading and proposes a partial NCP amendment from "Townhouses 15 upa max" to "Commercial", rezoning from RA to CD and RM-30, and a Development Permit to permit development of a commercial plaza and 66 unit townhouse project. The townhouse component of this neighbouring application is proposed to be zoned RM-30 and has a unit density of approximately 20 units per acre.
- The applicant is proposing a townhouse project with a unit density of 21 units per acre. Since this proposed unit density is higher than the 15 upa maximum permitted under the South Newton NCP, an NCP amendment to redesignate the site to "Townhouses 25 upa max" is necessary.
- The proposed NCP amendment from 15 to 25 upa is supportable at this location for the following reasons:
 - The proposal retains the ground-oriented townhouse use and the 21 units per acre density will create a greater efficiency of land, integrates well with the neighbouring mixed-use site to the east, and also recognizes the general intent of the NCP and the interface with the proposed single family dwellings to the south through specific design treatment;
 - The site is adjacent to another townhouse project (File No. 7906-0144-00) to the northeast, currently at Third Reading, proposing a similar density of 19 units per acre;
 - The subject site is located on a busy collector road (142 Street), across the street from an elementary school;
 - The required dedication of the riparian area requires exclusion of this land from the density calculation and results in an increase in the site density from 18 upa to 21 upa;
 - The proposed townhouse project has a lot coverage of 37%, which is significantly lower than the lot coverage of 45% that would be permitted under a typical RM-15 zoned townhouse project; 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

- The subject site, which is approximately 1.84 hectares (4.5 acres) in size, is encumbered by a yellow coded (Class B) watercourse, which runs though the centre of the site. The Department of Fisheries and Oceans (DFO) has agreed to a 20 metre (66 ft.) wide riparian corridor to protect this watercourse, which will be dedicated to the City. On the remainder of the site, the applicant proposes to develop an 83-unit townhouse project.
- The Department of Fisheries and Oceans (DFO) has agreed to the one proposed private driveway crossing over the riparian area.
- The site is currently zoned "One-Acre Residential Zone (RA)" so the applicant proposes a rezoning to a "Comprehensive Development Zone" (CD) to accommodate the proposal. A Development Permit is also required.
- The proposed CD Zone is compared to the RM-15 and RM-30 Zones in the table below:

	RM-15 Zone	RM-30 Zone	Proposed CD Zone
Density	15 units per acre 0.60 Floor Area Ratio (FAR)	30 units per acre 0.90 FAR	21 units per acre 0.85 FAR
Lot Coverage	45%	45%	37%
Building Setbacks	7.5 metres from all lot lines	7.5 metres from all lot lines	Small reduction for decks and porches, 7.5 metres from all lot lines.
Principal Building Height	11 metres	13 metres	11 metres

- The proposed CD Zone has a higher unit per acre density (21 upa vs. 15 upa) and floor area ratio (0.85 vs. 0.60) than the RM-15 Zone, but is lower than RM-30. The proposed density is in keeping with the general intent of the NCP, which is for family geared ground oriented residential housing, but also recognizes the locational attributes of the site on an busy collector road across from an elementary school, and next to a medium density mixed-use project. The townhouse component of the neighbouring mixed-use application is proposed to be zoned RM-30, which has a maximum unit density of 30 units per acre and maximum floor area ratio of 0.90.
- It is noted that if the riparian area were included in the density calculations, the overall unit per acre density would be 18 upa, and the overall floor area ratio would be 0.76.
- The proposed CD Zone features a lower permitted lot coverage (37% vs. 45%) than the RM-15 Zone.
- The proposed minimum setbacks for principal buildings on all sides are the same as the RM-15 Zone (7.5 metres/25 ft.). Porches on units fronting on 142 Street are permitted to encroach to 6.1 metres (20 ft.) to allow for a more urban architectural expression along 142 Street; a busy collector road. Decks can encroach into the north and east yard setbacks to 7.0 metres (23 ft.) which is a very small reduction that allows for greater design articulation in the buildings.

PRE-NOTIFICATION

Pre-notification letters were sent on September 11, 2007 and staff received no comments.

- The applicant also held a Public Information Meeting on February 17, 2008. Invitations to this meeting were sent to approximately 48 neighbouring property owners. Three (3) people attended the meeting and two (2) comment sheets were received over the course of the evening. Both comment sheets indicated support for the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed 83-unit townhouse project consists of a variety of unit types with a variety of floor plan arrangements. All of the units feature an outdoor patio or deck. Forty-six (46) of the units have double side-by-side garages and the remaining 37 units have tandem garages.
- The units located along the southern edge of the site are built into the natural grade of the site and will only be 2-storeys along the south elevation. This is an ideal interface with the neighbouring future single family lots to the south.
- Building cladding materials consist of horizontal hardi-plank siding, vertical board and batten vinyl siding, cedar shingle vinyl siding, and wood trim. The colour scheme consists of natural, earthy tones. Asphalt shingles are proposed as the roofing material.
- The main vehicular access to this townhouse site is located on the northwest corner of the site to 142 Street, and will eventually be shared with the neighbouring property to the northwest (6358 – 142 Street) and secured through registration of a shared access agreement. In addition, a separate shared access agreement is required to be registered with the property to the northeast (14280 – 64 Avenue), which will ultimately provide that property with access to 142 Street, and the subject site with a right-in/right-out access to 64 Avenue. Reciprocal access agreements, to facilitate this access arrangement, will be required to be registered prior to final adoption of the Rezoning By-law.
- A two-storey, 279-square metre (3,000 sq.ft.) amenity building is proposed, which will house a meeting room, lounge area with kitchen and washroom facilities, an exercise room, game room, and a small guest suite for use by the future residents of the project. The proposed indoor amenity space of 2749 square metres (3,000 sq.ft.) exceeds the 249 square metre (2,681 sq.ft.) indoor amenity space requirement for this site under the Zoning By-law.

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 22 mature trees on the site and concludes that all 22 will need to be removed. Of the 22 trees to be removed, 10 are Red Alders with little retentive value, 5 are in poor condition due to structural defects, rot or decay and 7 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
Maple	2	0	2
Alder	10	0	10
Fir	6	0	6
Apple	1	0	1
Pear	1	0	1
Willow	1	0	1
Horse Chestnut	1	0	1
TOTAL	22	0	22

- To compliment the retained trees on the site, the applicant proposes substantial landscaping. The preliminary landscaping plan includes a generous combination of trees (207 replacement trees) and shrubs in a variety of species. An outdoor play area for children is proposed behind the amenity building.
- The riparian area, which is currently largely devoid of vegetation, will be heavily planted with a combination of native trees and shrubs as per the Department of Fisheries and Oceans requirement and will be surrounded by a 1.2 metre (4 ft.) height wood fence to ensure no trespassing.
- Fencing around the perimeter of the site will consist of a 1.8 metre (6 ft.) height solid cedar privacy fence with the exception of the west property line fronting the street, which will consist of a 1.0 metre (3.5 ft.) high decorative wood fence with gates and stone pillars at the entrance to the units.
- The proposed outdoor amenity space of 408 square metres (4,388 sq.ft.) exceeds the outdoor amenity space requirement for this site under the Zoning By-law. The proposed outdoor amenity space excludes the riparian area.

ADVISORY DESIGN PANEL

ADP meeting date: February 18, 2008

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, Project Data Sheets and Survey Plan
Appendix II.	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 Plan
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Tera Planning Ltd. dated September 24, 2007.
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembeck Architects Inc. and DMG Landscape Architects, respectively, dated March 5, 2008 and March 6, 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: Maciej Dembek, Barnett Dembek Architects Inc.
 Address: Unit 202, 12448 - 82 Avenue
 Surrey, BC
 V3W 3E9
 Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Address: Portion of 6308 - 142 Street

 - (b) Civic Address: Portion of 6308 - 142 Street
 Owner: 0693971 BC Ltd., Inc. No. 0693791
 Director Information:
 Parm Garcha
 Dal Garcha
 Bhupinder Garcha

 No Officer Information Filed as at April 28, 2006

 Portion of PID: 011-361-000
 Lot 6 North East Quarter Section 9 Township 2 New Westminster District Plan
 2163

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone a portion of the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		18,378 m ²
Road Widening area		99 m. ²
Undevelopable area		1,957 m ²
Net Total		16,322 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	37%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m
Side #3 (South)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	83	83
Total	83	83
FLOOR AREA: Residential	13,874 m ²	13,842 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	13,874 m ²	13,842 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)		45 upha/18 upa
# of units/ha /# units/acre (net)	51 upha/21 upa	51 upha/21 upa
FAR (gross)		0.76
FAR (net)	0.85	0.85
AMENITY SPACE (area in square metres)		
Indoor	249 m ²	279 m ²
Outdoor	249 m ²	408 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	166	166
Residential Visitors	17	22
Institutional		
Total Number of Parking Spaces	183	188
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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