

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0319-00

Planning Report Date: October 5, 2009

PROPOSAL:

- **NCP Amendment** from Single Family Small Lots, Buffer and Townhouses (15 upa max.) to Townhouses (25 upa max.)
- **Rezoning** from RA to RM-30
- **Development Permit**

in order to permit the development of a 160-unit townhouse complex.

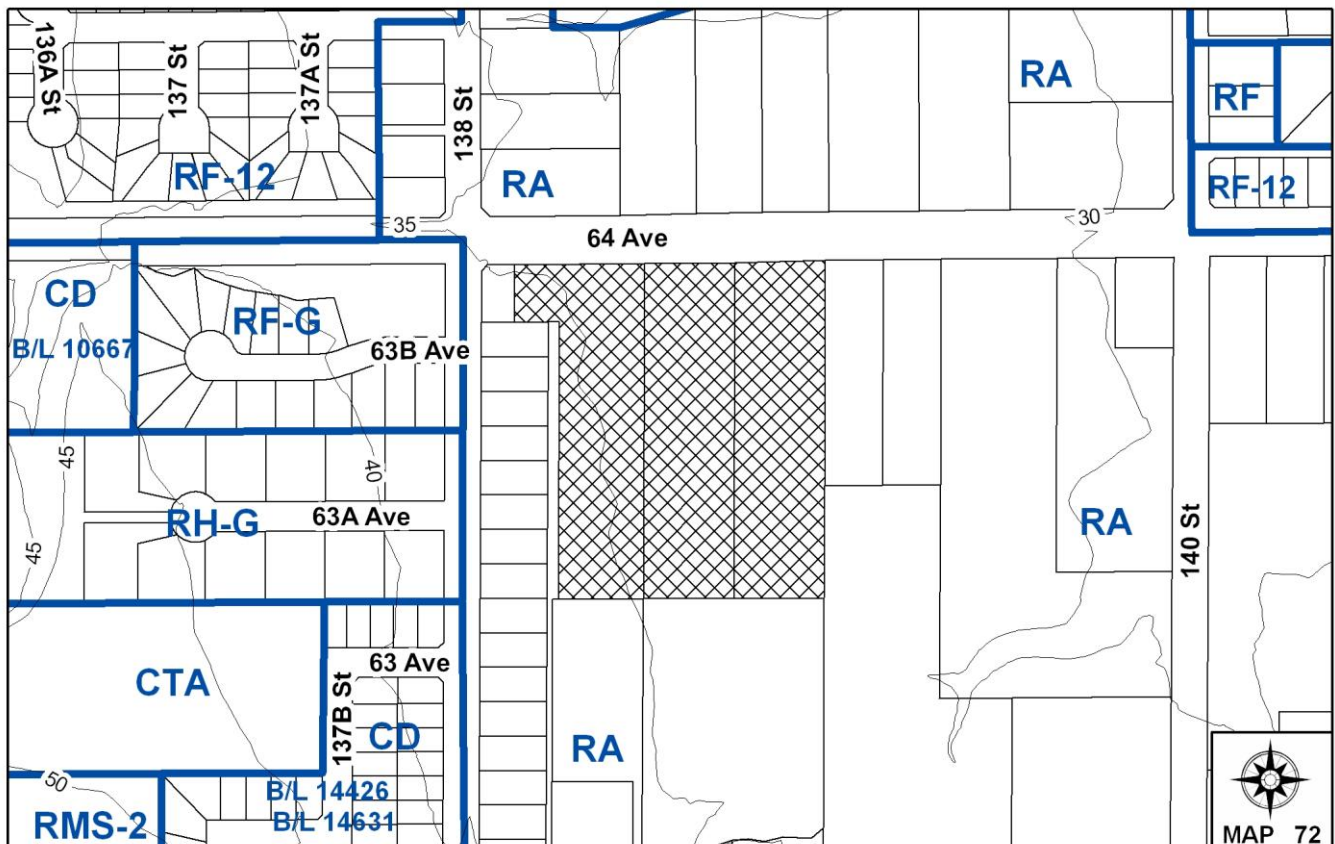
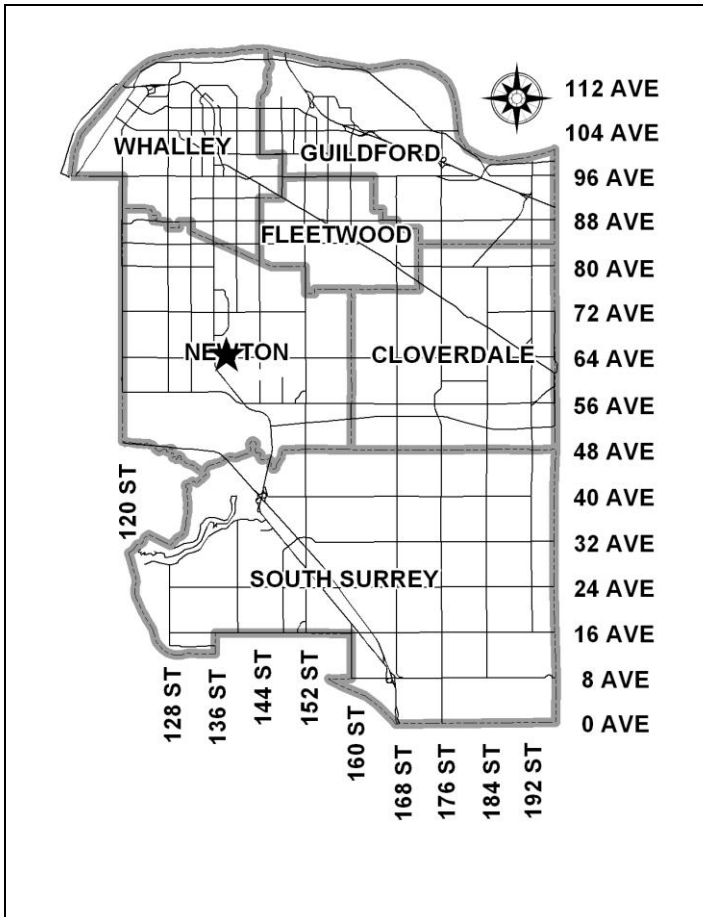
LOCATION: 13812/13856/13890 - 64 Avenue

OWNERS: o801212 BC Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Buffer and Townhouses (15 upa max)



RECOMMENDATION SUMMARY

- File Rezoning By-law No. 15832 and Development Variance Permit No. 7905-0131-00.
- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with South Newton NCP Designation. Needs amendment from "Single Family Small Lots", "Buffer" and "Townhouses (15 upa max.)" to "Townhouses (25 upa max.)".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP amendment from "Single Family Small Lots", "Buffer" and "Townhouses (15 upa max)" to "Townhouses (25 upa max)" is considered appropriate for the site based on the unit types proposed and site considerations. The proposal retains the ground-oriented housing form, and thus retains the housing diversity planned for this neighbourhood. The proposed density of 57 upHA (23 upa) is an efficient use of the land and the built form will integrate well with development in the area.
- The site is located on a busy arterial road in close proximity to an elementary school and park. Other townhouse projects of similar density, character and form, have been approved in this corner of the South Newton NCP area.
- The South Newton NCP was a subject of other amendment from "Townhouses (15 upa max)" to "Townhouses (20 upa max)" and "Townhouses (25 upa max)". This amendment proposal and others approved in the area, compensates the loss in density as a result of earlier amendments of numerous projects from townhouses to small lots.
- The subject application is proceeding in conjunction with Project No. 7907-0318-00, which is under the same ownership. Under that application, the applicant is dedicating 1.6 ha (4 Acres) of riparian setback area close to the subject site, and is considered a public benefit for both projects. Although the two companion projects are separate files, staff have processed both as a single unit. On this basis, the two applications together result in a gross unit density of 42 upHA (17 upa) and a net density of 57 upHA (23 upa) and a corresponding Floor Area Ratio (FAR) of 0.7 (gross) and 0.9 (net).

- The applicant is proposing a 270.4-square metre (2,911 sq.ft.) indoor amenity building instead of a 480 square metres (5,166.55 sq.ft.) required under the zone. The remainder will be provided as cash-in-lieu. The proposed amenity building is adequate for the intended function in a development of the proposed size.
- Staff received no concerns regarding the proposed increased density through the pre-notification process or from the Public Information Meeting for the NCP amendment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council File Rezoning By-law No. 15832.
2. Council Rescind Resolution No. RES.Ro5-2272 and File Development Variance Permit No. 7905-0131-00
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 480 square metres (5,166.6 sq.ft.) to 270 square metres (2,906sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0319-00 in accordance with the attached drawings (Appendix II).
6. 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 (lot consolidation plan) 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of reduced indoor amenity space;
 - (f) registration of an access easement with a Section 219 Restrictive Covenant to provide access to the properties to west and south; and
 - (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.
7. Council pass a resolution to amend South Newton NCP to redesignate the land from "Single Family Small Lots", "Buffer" and "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:**

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

(Appendix IV)

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant land, with the final leg of a tributary of Archibald Creek, just touching the southeast edge of the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Single family dwellings	Urban/Townhouses (15 upa max) and Creek and Riparian Setback	RA
East:	Single family dwellings	Urban/Townhouses (15 upa max.)	RA
South:	Single family dwellings and Detention Pond	Urban/Detention Pond, Creek and Riparian Setback Area and Townhouses (15 upa max)	RA
West:	Single family dwelling and a vacant lot	Urban/Townhouses (15 upa max.) and Single Family Small Lots	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site (the west site), located on the east side of 138 Street south of 64 Avenue, and the properties located at 13936/13974/13984 - 64 Avenue (the east site), are being developed by the same developer under two separate applications (7907-0319-00; the subject application and 7907-0318-00). Two applications are required for administrative reasons because the sites are not contiguous.
- The subject site is designated "Single Family Small Lots", "Buffer" and "Townhouses (15 upa max)" in the South Newton Neighborhood Concept Plan (NCP).

- The applicant is proposing a townhouse project with a unit density of 57 upHA (23 units per acre) and floor area ratio of 0.9. Since this proposed unit density is higher than the 37 upHA (15 upa) maximum permitted on the site in the South Newton NCP, an NCP amendment to redesignate the site to "Townhouses 25 upa max" is necessary.
- The proposed NCP amendment from 15upa max to 25 upa max is supportable at this location for the following reasons:
 - The proposal retains the ground-oriented townhouse use and the 23 upa density is an efficient use of the land. The built form will integrate well in the emerging development in the northwest corner of the South Newton NCP area, and recognizes the general intent of the NCP.
 - The South Newton NCP was a subject of other amendment from "Townhouses (15 upa max)" to "Townhouses (20 upa max)" and "Townhouses (25 upa max)". The increased density compensates for the loss of density in the NCP, as a result of earlier amendments from townhouses to small lots.
 - The increased density also contributes to a larger inventory of affordable units in the area provides a variety of housing types and increases the amenity contribution and residential tax base.
 - The applicant is dedicating 1.6 ha (4 Acres) of riparian setback area on the south side of the east site as part of the companion application (File No. 7907-0318-00). That has a significant impact on the development potential for that site, which was not anticipated earlier in the process. The increased density on the subject site allows for transfer of density from the east site to the subject site since they are developed by the same developer. The average gross density on the combined area of the two sites is 42 upHA (17 upa) and the FAR is 0.7.
 - The buffer along 64 Avenue is being eliminated, because the design calls for street oriented townhouses along 64 Avenue, which is a better streetscape presentation than a buffer. The residents will be able to interact with activity on the south side sidewalk along 64 Avenue.
 - The proposed townhouse project has a lot coverage of 40%, which is lower than the lot coverage of 45% 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 Public Information Meeting for the NCP amendment.

DEVELOPMENT CONSIDERATIONS

- The subject site, which is approximately 2.86 hectares (7.06 acres) in size, is currently zoned RA and designated Urban in the OCP. The applicant proposes a rezoning to RM-30, to accommodate the townhouse development. A Development Permit is also required.
- The proposed site plan and design meets all the requirements of the RM-30 Zone.
- The subject application replaces Project No. 7905-0131-00, therefore, the CD By-law No. 15832, introduced under Project No. 7905-0131-00 needs to be filled by Council and the resolution approving the DVP No. 7905-0131-00, be rescinded.

PRE-NOTIFICATION AND PUBLIC CONSULTATION FOR NCP AMENDMENT

- Pre-notification letters were sent on May 5, 2007 and on August 24, 2009, and staff received no comments.
- The applicants also held a Public Information Meeting on September 2, 2008, for the subject project, together with the companion project No. 7907-0318-00 (the east site), which they also own, and is being presented to Council under a separate report on this Council Agenda.
- Invitations to this meeting were sent to 45 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. The meeting was also attended by the applicant, the consultants for the project and a City staff member.

DESIGN PROPOSAL AND REVIEW

Context

- The proposed development's total gross area is 2.86 hectares (7.06 acres) including all road widening. It is part of a "Townhouse" designated area in the South Newton NCP, bounded by 64 Avenue to the north, single family dwellings to the west, pond and single family dwellings to the south and another single family dwelling to the east.

Vehicle and Pedestrian Circulation

- The development will be accessed via shared access with the east (located at 13906). Further east is the site (east site) being developed by the same group, and designed by the same architect as the subject site. Both site will be connected by an internal road system through the properties located at 13906 and 13928 - 64 Avenue. This arrangement allows an east-west vehicular movement on the south side of 64 Avenue, to avoid unnecessary access points onto 64 Avenue, which is a busy arterial road. On-site internal roads loop around and converge to the main entry point on 64 Avenue.

Form and Character

- The site is relatively flat and any topographic elevation variance has not posed any design challenges.
- The proposed 160-unit townhouse project consists of 24 blocks of units. Eight(8) eight-unit blocks, ten(10) six-unit blocks, four(4), seven-unit blocks, and two(2), four-unit blocks, with similar floor plan arrangements, in each block type. All the units feature outdoor decks on both ends of the second level.
- The siting of proposed buildings are linear, following a north-south and east-west oriented internal road system. The massing of the buildings is kept to modest scales - never more than 8 townhouse units per building. The residential form and character is largely expressed through both horizontal and vertical articulations. These include 6/12 roof slope for all buildings; abundant gables for building elevations to further maximize its residential character; and ample

skirt roofs to break down the building height to individual stories. The exterior finish material consist of a palette of four materials: horizontal siding; vertical siding; simulated shingles and cultured stone. This provides additional features to enforce the residential form and character of the buildings and keeps the scale down.

- In addition, street oriented entrances to 64 Avenue provide a friendly and neighbourly character to the street.
- A one-storey, 270.4-square metre (2,910.5 sq.ft.) amenity building is proposed, which will house an event room with a kitchen, a meeting room, a theatre and washroom facilities.

Trees and Landscaping

- 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
Alder, cottonwood and populus sp.	69	0	69
Douglas Fir	6	0	6
Red Cedar	5	0	5
TOTAL	80	0	80

- To compensate for the removed trees on the site, the applicant proposes substantial landscaping. The preliminary landscaping plan includes a generous combination of trees (305 replacement trees) and shrubs in a variety of species.
- Feature entry walls with signage and associated landscape clearly identify entry points. The internal roads are defined by strong columnar forms of deciduous trees and flowering streets. This continuous rhythm of trees and associated low shrubs give a sense of scale and cohesiveness to the project.
- Shrub beds define an approximately one(1) metre (3.3 ft.) high open rail fence, with stone pillars and gates that are setback at the road frontage yards along 64th Avenue and the cul-de-sac. These connect to the public sidewalk, creating a sense of neighbourhood while defining privacy boundaries. Each unit yard is also defined by a shrub bed and an open rail fence.
- Privacy interface with neighbouring properties is created by a 6 foot high solid fence, hedge and tree configuration along property lines.
- Internal rear yard lawns are defined by shrub beds fronting one(1) metre (3.3 ft.) high picket fence with access gate. Small to medium trees further enhance privacy and set a sense of scale.
- The amenity building is accessed by a system of internal sidewalks and associated landscape, and connected to the outdoor amenity area by paved patios and seating, that transition into a children's play area and lawns.
- The whole landscape is designed as a drought tolerant landscape through the use of selected drought tolerant plants, mulches and compost materials, requiring minimum irrigation after the establishment period.

- The applicant retained Mike Fadum (MGF Horticultural Inc.) to conduct a site inspection and prepare an arborist report for the site. The arborist report identified 80 mature trees within the site. 11 those are conifers and 69 are deciduous. The report concludes all 80 trees need to be removed, because they are either not in good health or located within building envelopes or road ways.

Crime Prevention Through Environment Design (CPTED)

- The following CPTED measures have been incorporated in the design of this townhouse development:
 - The development's security and territoriality would be clearly achieved by the two entry points;
 - Visibility to parking areas from the internal roads is created to allow cars and pedestrians a good level of surveillance from traffic;
 - Pathways will have low plantings at the edges to provide a secure, visible corridor with no unusual areas of concealment;
 - Lighting levels will be appropriate (balance between light pollution and security);
 - Natural surveillance will be maximized as internal road activities take place since most vehicular parking and building entries are mirrored along the internal roads; and
 - Hidden corners are avoided or minimized.

Sustainability

- The following sustainable design features have been considered in the development:
 - A considerable effort has gone into the development's design to identify and preserve existing environmentally sensitive areas (the creek riparian area);
 - The general site engineering is done to encourage storm water infiltration into natural water courses;
 - The landscape is designed as a drought tolerant landscape through the use of selected drought tolerant plants, mulches and compost materials, and that will require minimal irrigation after the establishment period;
 - The development will encourage sub-trades to use recycled materials, including recycled steel, concrete, window frames etc., wherever feasible;
 - A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc, & will be delivered to an appropriate transfer station for recycling; and
 - Lighting level will be appropriate to create no light pollution to surrounding areas.

- The project was not referred to the ADP for review, because the proposed unit density is less than 30 upa. However, it was reviewed by staff and found acceptable. Minor outstanding design and landscaping issues will be resolved prior to final adoption of the rezoning By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
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.	NCP Amendment Plan
Appendix VII	South Newton NCP

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Tera Planning Ltd. dated September 24, 2007.
- Complete Set of Architectural and Landscape Plans prepared by Matthew Cheng Architects Inc. and DMG Landscape Architects, respectively, dated September 10, 2009.

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: Matthew Cheng
 Address: #202 - 670 Evans Avenue
 Vancouver, BC
 V6A 2K9
 Tel: 604-731-3012

2. Properties involved in the Application
 - (a) Civic Addresses: 13812, 13856, and 13890 - 64 Avenue

 - (b) Civic Address: 13812 - 64 Avenue
 Owner: 0801212 B.C. Ltd., Inc. No. BCo81212
 Director Information:
 Harjit S. Atwal
 Parmjit Singh Randhawa

 Officer Information: (as at August 29, 2009)
 Harjit S. Atwal (President)
 Parmjit Singh Randhawa (Secretary)

 PID: 005-697-611
 Lot 1, Except Part Firstly: Part Plan19603, Secondly: Part Dedicated Road on Plan
 BCP15749 Section 9 Township 2 New Westminster District Plan 9114

 - (c) Civic Address: 13856 - 64 Avenue
 Owner: 0801212 B.C. Ltd., Inc. No. BCo81212
 Director Information:
 Harjit S. Atwal
 Parmjit Singh Randhawa

 Officer Information: (as at August 29, 2009)
 Harjit S. Atwal (President)
 Parmjit Singh Randhawa (Secretary)

 PID: 006-670-342
 West Half Lot 2 Except Part in Plan BCP 18036 Section 9 Township 2 New
 Westminster District Plan 9114

- (d) Civic Address: 13890 - 64 Avenue
Owners: 0801212 B.C. Ltd., Inc. No. BCo81212
Director Information:
Harjit S. Atwal
Parmjit Singh Randhawa

Officer Information: (as at August 29, 2009)
Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)

PID: 0011-380-446
East Half Lot 2 Except: Part dedicated Road on Plan BCP16516 Section 9
Township 2 New Westminster District Plan 91140t 2

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
LOT AREA* (in square metres)		
Gross Total		28,590.06 m ²
Road Widening area		216.29 m ²
Undevelopable area(dedicated area)		0 m ²
Net Total		28,373.77 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.65 m
Rear	7.5 m	7.7 m
Side #1 (East)	7.5 m	7.65 m
Side #2 (West)	7.5 m	7.62 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11.70m (3 storeys)
Amenity buildings	11 m	7.06 m
Other accessory buildings	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS	175 units	160 units
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	n/a	160 units
Total	175 units	160 units
FLOOR AREA: Residential	25,602m ²	25,602m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	25,602m ²	25,602m 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)	62 upha/25 upa	56.4 upha/23 upa
FAR (gross)		
FAR (net)	0.6	0.79
AMENITY SPACE (area in square metres)		
Indoor	480 m ²	270 m ²
Outdoor	480 m ²	528 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	320	320
Residential Visitors	32	32
Institutional		
Total Number of Parking Spaces	352	356
Number of disabled stalls	3	3
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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