

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0117-00

Planning Report Date: March 9, 2009

PROPOSAL:

- **NCP Amendment** from Townhouses 15 upa max to Townhouses 20 upa max
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of a 53-unit townhouse complex.

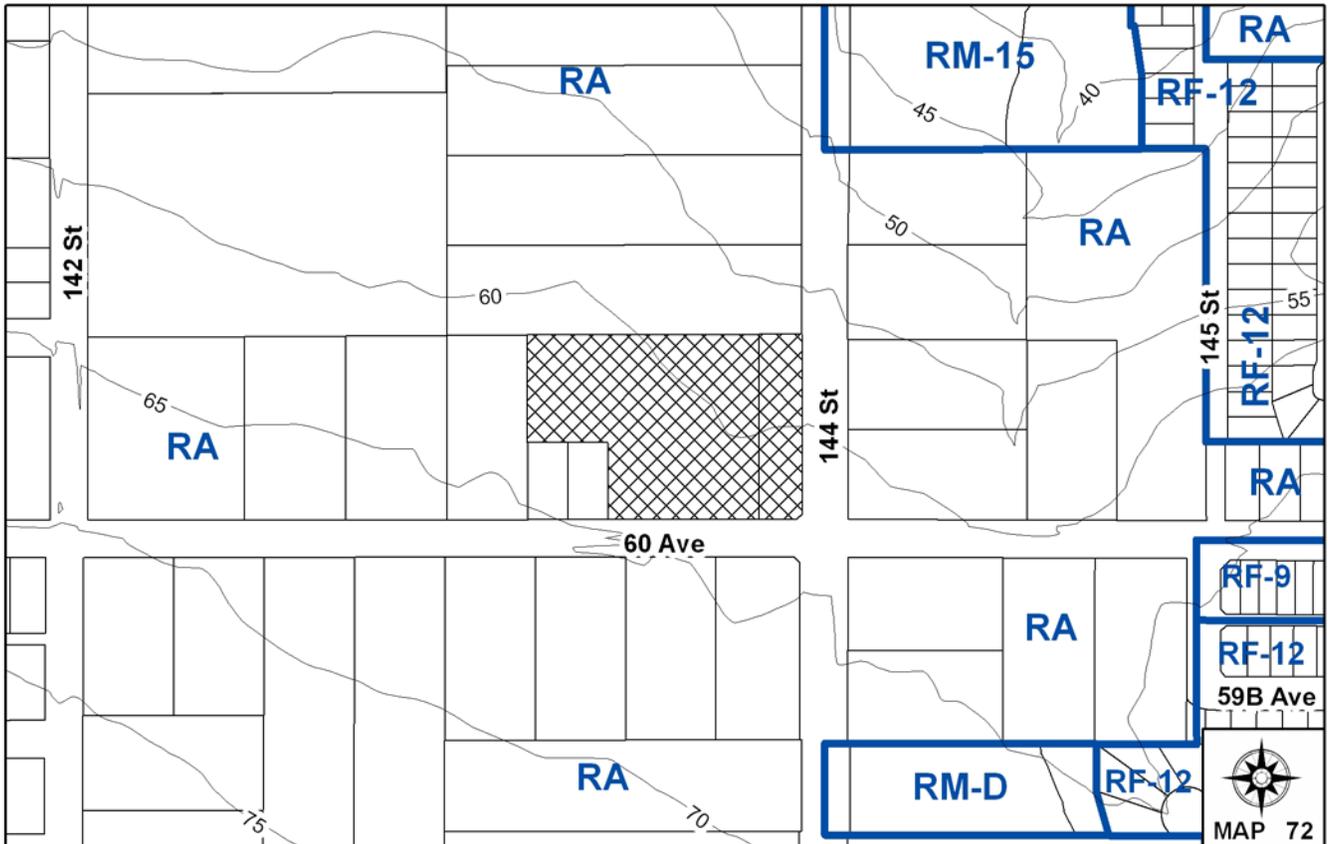
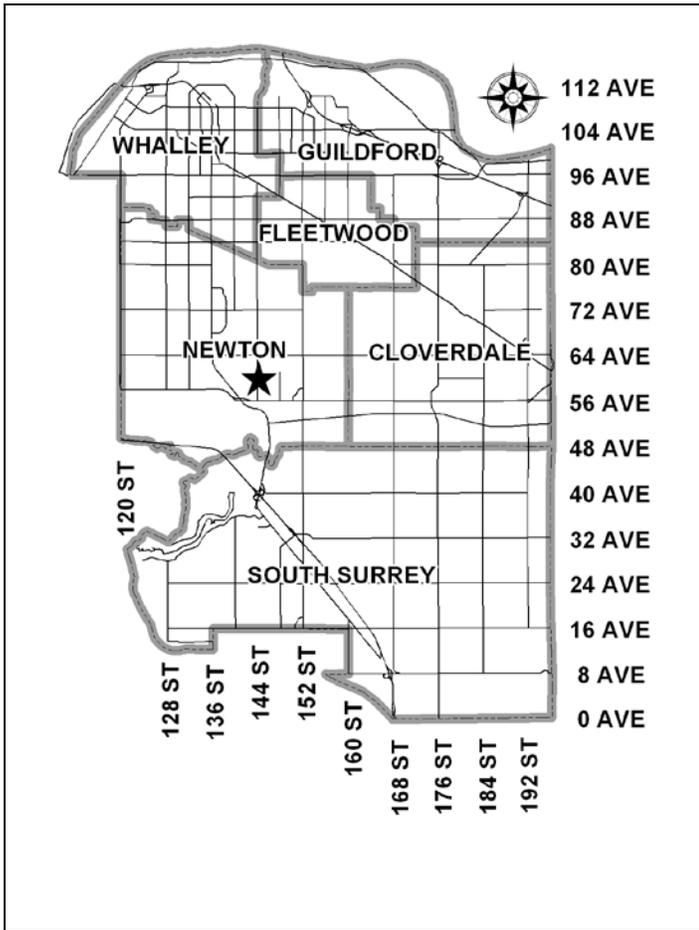
LOCATION: 14367 and 14391 - 60 Avenue

OWNERS: Fred Garry Johansson and George Dennis Johansson

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 NCP Designation. Needs NCP amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP amendment from "Townhouses (15 upa max.)" to "Town houses (20 upa max.)" density is supportable due to the location of the site on a busy collector and arterial roads, which is served by transit.
- The proposed density and building form are appropriate for this part of the South Newton NCP area next to other townhouse projects of similar density, character and form approved in the NCP. The proposal regains the density lost when Townhouse designated lands were redesignated to small lots in the NCP in previous years.
- The site is in close proximity to sites designated for 45 units per acre, and near the civic complex (City Hall and the Provincial Court area), which is an employment node.
- The proposed townhouses are designed to complement the form and character of other new townhouse developments in the South Newton area, including the retention of mature coniferous trees, and will enhance the streetscape along 144 Street and 60 Avenue.
- Despite the increase in density, the proposed site coverage of 29.3% is much lower than the 45% lot coverage allowed in the RM-15 Zone, and allows for quality landscaping and tree retention.
- The applicant has demonstrated community support for the proposal.

School District: Projected number of students from this development:

9 Elementary students at McLeod Road Elementary School
4 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture:

The Parks Recreation and Culture Department has no concerns about the proposed development, but suggests that grading on the north edge of the site (which abuts a future park) needs their review. The units facing onto the park should be in keeping with the City's CPTED principles, including a low permeable fencing to encourage visibility.

SITE CHARACTERISTICS

Existing Land Use: Vacant land zoned RA.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling on acreage and vacant lot.	Urban/Townhouses 15 upa max. and Proposed School and Park	RA
East (Across 144 Street):	Single family dwellings on acreage.	Urban/Townhouses 15 upa max.	RA
South (Across 60 Avenue):	Single family dwellings on acreage.	Urban/Apartments 45 upa max.	RA
West:	Single family dwelling son acreage.	Urban/Townhouses 15 upa max.	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located at the northwest corner of the intersection of 144 Street and 60 Avenue. It is designated "Townhouses 15 upa max" in the South Newton Neighbourhood Concept Plan (NCP), and "Urban" in the OCP. The neighbouring site to the north is designated "Townhouses 15 upa max" and "Proposed School and Park" in the NCP. Three of the four corners at that intersection have the same designation except the southwest corner, which is designated "Apartments 45 upa max" in the NCP.

- The applicant is proposing a townhouse project with a unit density of 17.6 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 from "Townhouses 15 upa max." to "Townhouses 20 upa max" is necessary, and requires a Public Information Meeting.

The NCP Amendment Public Consultation Process

- This proposal constitutes a change in density, therefore, a Public Information Meeting (PIM) is required in accordance with Council policy on amendments to approved NCPs, to solicit comments from the residents of the nearby area.
- The PIM was held on October 3, 2008. 42 letters were sent to all the property owners within 100 metres (300 ft.) of the subject site, and to the Sullivan Community Association. The meeting format was an open house, where the proposed development design and an artist's expression of a three dimension (3D) model of the architectural design of the project were displayed. The consultant and the applicant gave a brief presentation at the beginning of the meeting, and made available a sign-in sheet for the attendees to register their attendance, and a comment sheet for those who would like provide a written comment.
- Seven (7) people attended the meeting; three (3) members of the public, one (1) City staff member and three (3) representatives of the applicant. None of the attendees expressed any concern regarding the proposal.
- The proposed NCP amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max" is supportable at this location for the following reasons:
 - Despite the slight increase in density, the proposal retains the ground-oriented townhouse built-form and very low site coverage of 29.3% with tree retention, leading to an efficient use of the land. A similar trend is seen in nearly all the new townhouse proposals within the South Newton NCP area;
 - The site is located on a busy collector and arterial roads(60 Avenue and 144 Street respectively), which are well served by transit;
 - The proposal is next to other townhouse projects of similar density, character and form, and in close proximity to the civic complex, which is an employment centre;
 - Similar NCP amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max" and "Townhouses 25 upa max" have been approved in various locations within the South Newton NCP. The increased density compensates the density lost when Town house designated lands were redesignated to small lots in the NCP, when development in the South Newton NCP area started in the early 2000;
 - The proposed townhouses are designed to complement the form and character of other new townhouse developments in the South Newton area, including the retention of mature coniferous trees, and enhancement of the streetscape along 144 Street and 60 Avenue;

- The proposed density is appropriate for this part of the South Newton NCP; 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 site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes a rezoning to a "Comprehensive Development Zone" (CD) to accommodate the proposed development. A Development Permit is also required to allow the development of the 53-unit townhouse complex.
- A CD Zone is sought because the proposed development does not meet the floor area ratio, unit density and setback requirements of the RM-15 Zone; some of these cannot be varied by a development variance permit.

Proposed CD By-law

- The proposed CD By-law (Appendix VI) is similar to the RM-15 Zone, except with a maximum floor area ratio (FAR) (of 0.80), a maximum unit density of (20 upa) and porch, patio and riser encroachment as the only difference.
- The FAR of 0.80 is proposed to accommodate 100% of residence parking fully enclosed. It is supportable because, fully enclosed resident parking is more aesthetically pleasing than creating fraction of the residence parking as surface parking, which would result in tree removal.
- Similar CD Zones with FAR ranging from 0.78 to 0.85 are approved in the nearby area.
- Despite the increased FAR, only approximately 29.3% of the site is covered by buildings and structures, leaving 15.7 % more land as landscaping and tree retention areas.
- 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 (Based on RM-15)
Density (unit density and FAR)	15 units per acre 0.60 Floor Area Ratio (FAR)	30 units per acre 0.90 FAR	20 units per acre (max) 0.80 FAR (max)
Lot Coverage	45%	45%	35% (max)
Building Setbacks	7.5 metres from all lot lines	7.5 metres from all lot lines	7.5 metres from all lot lines except porches, decks, patios and risers which may encroach into the setback area.
Principal Building Height	11 metres	13 metres	11 metres

- The proposed CD Zone has a higher unit density (17.6 upa vs. 15 upa) and floor area ratio (0.80 including all garage space that is not below grade vs. 0.60) than the RM-15 Zone, but is lower than RM-30 (0.80 vs 0.9). The proposed density is in keeping with the general intent of the NCP, which is for ground oriented residential housing, but also recognizes the location attributes of the site on a busy collector road(60 Avenue) and arterial road (144 Street), both well served by transit and responding to an efficient utilization of land, in accordance with sustainable development principles.
- The proposed CD Zone features a lower permitted lot coverage (29.3% vs. 45%) compared to 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, the bay window of the accessory building, decks and risers are permitted to encroach onto the setbacks to allow for a more urban architectural expression, mainly along 144 Street and 60 Avenue; both busy roads (see Appendix IX).

PRE-NOTIFICATION

Pre-notification letters were sent on June 13, 2008 and staff received a letter from the owners of the two (2) smaller properties to the west (14329 and 14339-60 Avenue) who express support for the proposal and endorsed the site plan concept prepared for their land by the architect of the project. They also met with staff to register their support for project, since they were not able to attend the October 2, 2008 Public Information Meeting.

DESIGN PROPOSAL AND REVIEW

Context

- The existing neighbourhood consists of mainly older single family acreages, which are being gradually redeveloped in accordance with the NCP. There is a school and park site to the north, townhouse designated sites to the west and east, across 144 Street. To the south (across 60 Avenue) are properties which are designated "Apartments 45 upa max", with the Civic complex further south.

Access & Pedestrian Circulation

- There is one main vehicular access to the site from 60 Avenue. The drive aisle branches to the west to provide a future connection with future development on the properties to the west. A pedestrian sidewalk leads from the public sidewalk along 60 Avenue into the site to three (3) outdoor amenity areas and terminates at two (2) locations at the rear of the lot. One of the sidewalks accesses the park and the other accesses the public sidewalk at on 144 Street, at the northeast corner of the site. The amenity building has 2 accessible entries and an accessible washroom. In general, the units are designed in a manner that they could be adapted to provide access to all features should they be needed.

Form & Character

- The proposed 53-unit townhouse complex consists of eleven (11) unit types (floor plan arrangements) in nine (9) blocks; six (6) blocks of six (6), two (2) blocks of five (5), and one (1) block seven (7). All the units feature an outdoor patio or deck. Thirteen (13) units have double car garages and rest have tandem garage arrangement, which are all covered. Double garage units are typically placed on the ends of building blocks to reduce building mass and height at these locations.
- The building blocks are terrace along slopes to minimize disturbance of grades, especially around retained trees. The interior building blocks have a centre island that is raised so that the rear yard area (garden spaces) of these blocks can be accessed directly from the main level of the units. Units along the street side perimeter of the site (60 Avenue and 144 Street) have entries at grade level, to reinforce the public street realm and the connection to walkway access to the front of individual units. These entrances are complemented by gable roofs and continuous second level decks on some interior elevation. The decks provide outdoor amenity space for the individual units.
- Units are typically articulated with central 2-storey bays on the front and side elevations. These bays are of a variety of scales, to animate building elevations and are capped with a gable roof for added detail.
- All buildings are topped with a "salt box" gable roof with decorative dormers set into the roof line.
- The building cladding materials consist of typical horizontal vinyl siding on the lower 2 floors, with an "attic" storey of vinyl siding, complete with bays of vertical board and batten vinyl siding, horizontal hardi-plank siding, vertical board and batten vinyl siding, cedar shingle vinyl siding and wood trim. Brick veneer finishes are provided at the end units at strategic locations for visual interest. The colour scheme consists of natural, earthy tones. Asphalt shingles are proposed as the roofing material.

Tree Retention, Landscaping & Sustainability Principles

- The applicant retained MGF Horticultural Inc. to conduct a site inspection and prepare an arborist report for the site. The arborist report identified 118 trees. 115 of which are on the site, and three (3) on the neighbouring property to the north.
- 95 mature trees (92 on the site and 3 off site) are identified for removal and 23 to be retained. Most of the trees identified for removal are of little retentive value, such as cottonwood and birch. The conifers, that are proposed for removal, are either in poor health or are located in portions of building envelopes that could not be altered. The 23 trees retained are in excellent health.

- The chart below 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	20	1	19
Alder/Cottonwood	33	0	33
Fir	17	8	9
Apple	1	1	0
Cedar	13	10	3
Willow	1	0	1
Cherry	4	1	3
Mountain Ash	2	2	0
Birch	27	0	27
TOTAL	118	23	95

- To compliment the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a generous combination of trees (207 replacement trees) and shrubs in a variety of species.
- The proposed landscaping includes native shrubs and ground cover under retained trees (as opposed to grass which would perform poorly), to promote "naurescape/sustainability" principles. Diverse deciduous and evergreen tree and shrub planting for front and backyard spaces provide year round interest while at the same time acting as informal separations between units. The native deciduous trees provides shading in the summer and allow maximum sun exposure in the winter
- There are three outdoor amenity areas, designed to encourage use by families and residents. The open spaces promote active and passive recreation and the use of mixed planting softens the hard landscape and reduces runoff. The orchard walk amenity space is intended as an informal natural open area for mixed use (edible fruit trees). The second amenity area maintains a natural setting by providing boulders for children of various abilities to climb on while parents monitor from benches or the amenity area patio. The third amenity space incorporates 2 playground structures that cater to pre-teens.
- A public corner plaza, with a bench, decorative pavers and trellis is introduced at the corner of 144 Street and 60 Avenue. This opens up is corner, which is prone to accidents.
- Use of permeable paving for visitor parking spaces decrease runoff through the site.

Sustainability Features

- In addition to the retention, sustainability principles are achieved by existing transit presence on the adjacent streets, which connect the site with the rest of the City and rest if the Metro Vancouver transit network. Schools (both primary and secondary) are located in the immediate vicinity, easily within walking range. Bicycle storage is possible in all garages to encourage other transportation alternates to the car.

- Architecturally, the units are provided with operable windows for user control of thermal comfort and maximum fresh air intake as required. Use of minimal off-gassing interior finishes (carpets, paints, non urea formaldehyde etc) increase indoor air quality. Minimum R-20 walls and R-40 attics to be provided for better insulation value.
- The extensive retention of existing trees and the associated non-disturbed areas, promotes storm water retention onsite within the existing trees and topsoils. The site will also be engineered to retain storm water in below grade chambers and infiltration trenches to minimize offsite storm water surges and maximize water uptake by onsite vegetation.

The application was not referred to the ADP for review. The design and landscaping were reviewed by staff and found acceptable.

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.	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 Plan Amendment
Appendix VII.	South Newton NCP Map Showing Location of the Site
Appendix VIII.	Proposed CD By-law
Appendix IX.	Site Plan, Showing Porches, Patios, Decks and Risers Encroaching onto the Setback Area

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek and DMG Landscape Architects, respectively, and dated February 13, 2009 and February 12, 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: Mr. Maciej Dembek
 Address: #135 - 7536 - 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-597-7100
 Fax: 604-597-2099

2. Properties involved in the Application
 - (a) Civic Addresses: 14367 and 14391 - 60 Avenue

 - (b) Civic Address: 14367 - 60 Avenue
 Owners: Fred Garry Johansson and George Dennis Johansson
 PID: 008-979-600
 Lot 17 Block 4 Section 9 Township 2 New Westminster District Plan 27313

 - (c) Civic Address: 14391 - 60 Avenue
 Owners: Fred Garry Johansson and George Dennis Johansson
 PID: 010-766-367
 East 82 Feet Lot 5 Except: Parcel A (By-law Plan NWP87473) Block 4 Section
 9 Township 2 New Westminster District Plan 2840

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		12,605 m ²
Road Widening area		236 m ²
Undevelopable area		0
Net Total		12,371 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	35%	29.1%
Paved & Hard Surfaced Areas	n/a	15%
Total Site Coverage	n/a	44.1%
SETBACKS (in metres)		
Front (East)	7.5 m	7.62 m/ porch and deck encroach
Rear (West)	7.5 m	7.62 m/ bay window encroachment
Side #1 (South)	7.5 m	7.62 m/ porch and riser encroach
Side #2 (North)	7.5 m	7.62 m/ decks encroach
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10 m
Accessory	4.5 m	4.5 m
Amenity building	8 m	8 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor	0	
One Bed	0	
Two Bedroom	0	
Three Bedroom +	53	53 units
Total	53 units	53 units
FLOOR AREA: Residential	10,268.0 m ²	10,268.0 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	10,268.0 m ²	10,268.0 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)	20 upa/49 upha	17.6 upa/43.5 upha
FAR (gross)		
FAR (net)	0.84	0.84
AMENITY SPACE (area in square metres)		
Indoor	159 m ²	166.5 m ²
Outdoor	159 m ²	1,247.4 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	106 stalls	106 stalls
Residential Visitors	11 stalls	16 stalls
Institutional		
Total Number of Parking Spaces	117 stalls	122 stalls
Number of disabled stalls	2 stalls	2 stalls
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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