

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0282-00

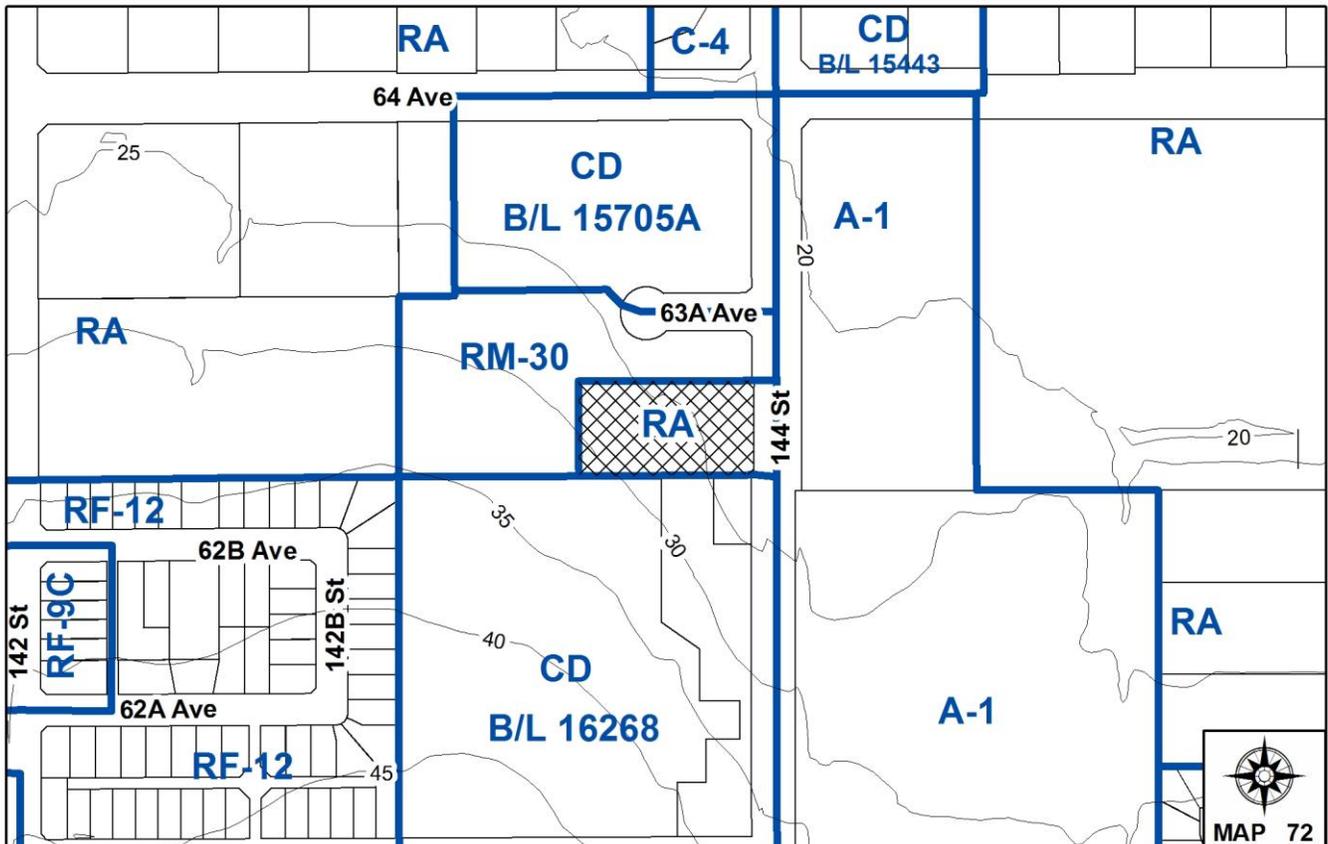
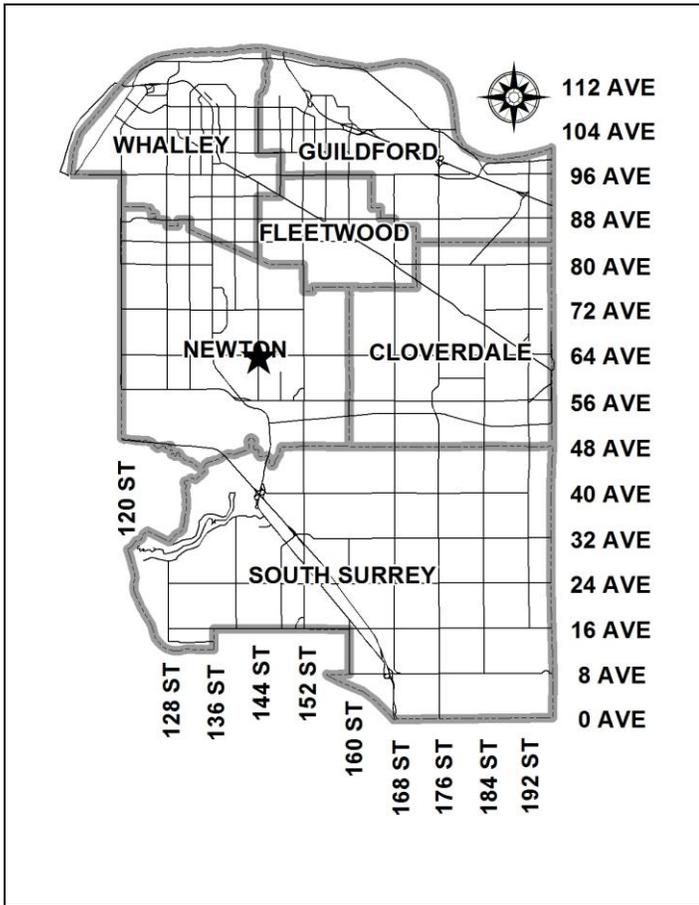
Planning Report Date: January 25, 2010

PROPOSAL:

- **NCP Amendment** from Townhouse (15 UPA max) to Townhouse (20 UPA max)
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of a 22-unit townhouse complex.

LOCATION: 6319 - 144 Street
OWNER: Fast Developments Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse (15 UPA max.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An NCP Amendment is required to increase the allowable density designation from 15 units per acre to 20 units per acre.
- The applicant seeks to eliminate the indoor amenity space normally required for a multi-family development.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed increase in density from 15 units per acre to 20 units per acre is consistent with the townhouse development in the immediate area and will retain the intended ground orientation of the units as per the NCP.
- No public concerns have been received regarding the increase in density proposed under the NCP Amendment.
- The proposal to eliminate the indoor amenity space can be supported by staff in this case because of the small size of the project, which results in a very small amenity space making it less practical or economical for long-term maintenance and use for future residents.
- The design of the proposed development is in keeping with surrounding development, maintaining similar streetscape elements, and utilizing high quality finishing materials.

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 authorize staff to draft Development Permit No. 7908-0282-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council instruct staff to resolve the following issue 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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) 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; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure closure of the temporary vehicular access to 144 Street and restoration of the curb and boulevard when the ultimate access to the future reciprocal driveway system on the adjacent properties to the west and north is available.

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:**

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

(Appendix IV)

Parks, Recreation & Culture: No concerns. Applicants to pay NCP Amenity contribution (per unit) based on the South Newton NCP.

Surrey Fire Department: No Concerns

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and West:	Vacant land. Application at 3 rd Reading (7903-0454-00)	Urban/Townhouse max. 15 UPA	RM-30 and CD (By-law No. 15705A)
East (Across 144 Street):	Park and high school (Bell Centre for the Performing Arts).	Urban/Schools	A-1
South:	Townhouse development (under construction - 7906-0144-00).	Urban/Townhouse 20 UPA	CD (By-law No. 16268)

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the west side of 144 Street north of 62 Avenue, directly across from Sullivan Heights Secondary School and the Bell Performing Arts Centre. The site is designated "Townhouses 15 UPA max" in the South Newton Neighbourhood Concept Plan (NCP).
- The neighbouring sites to the north, south and west were also designated "Townhouses 15 UPA max" in the South Newton NCP. The surrounding projects all underwent NCP Amendment from "Townhouses 15 UPA max" to "Townhouses 20 UPA Max" and is now under development.
- The applicant is proposing a townhouse project with a unit density of 19 units per acre. Since this proposed unit density is higher than the 15 UPA max. permitted under the South Newton NCP, an NCP amendment to redesignate the site to "Townhouses 20 UPA max" is proposed.
- The proposed NCP amendment to a higher density townhouse product is supportable at this location for the following reasons:
 - The subject site is located on an arterial road (144 Street), across the street from a secondary school and a performing arts centre.

- The neighbouring property to the north and west of the subject site are currently at 3rd reading under development application #7903-0454-00. This project 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 neighbouring property to the south of the subject site has received rezoning and is presently under development (project no. 7906-0144-00). This site has a unit density of approximately 19 UPA with site coverage of approximately 31%. The site also underwent an NCP amendment to increase the density allowed under the NCP.
- The proposed townhouse project on the subject site has a lot coverage of 30%, which is lower than the lot coverage of 45% permitted under either RM-15 or RM-30. This allows for a unique site design which both compliments the topography of the site and allows for a larger outdoor amenity space.
- The development is consistent with existing approved developments in the area and is, in effect, the last piece along this stretch of 144 Street to seek development. The proposal is in keeping with the plan objective of achieving ground-oriented housing, and the design is consistent with surrounding approved developments.
- Staff received no concerns regarding the proposed increased density through the pre-notification process.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site is currently zoned "one-acre residential Zone (RA)", and designated "townhouse (15 UPA max)". The applicant proposes to rezone the subject site to a "Comprehensive Development Zone" (CD) to allow the development of a 22 unit townhouse project. In conjunction with this rezoning application, a Development Permit is also required.
- The subject site is the last property on the West side of 144th Avenue to seek redevelopment, and it is surrounded on all sides by existing and approved townhouse developments with similar densities and site coverage.
- The proposed development is in keeping with the general intent of the NCP, which is for family oriented ground oriented multiple unit residential buildings, but also recognizes the location attributes of the site on an arterial road across from both a high school and performing arts centre, next to a medium density mixed use project.

Comprehensive Development Zone (CD)

- The proposed CD Zone has been drafted based on the RM-30 Zone with some minor exceptions as outlined in the table below:

	RM-15 (as per sliding scale)	RM-30 (as per sliding scale)	Proposed CD Zone
Density (UPA)	11 UPA	19 UPA	19 UPA
Density (FAR)	0.49	0.60	0.86
Lot Coverage	45%	45%	35%
Setbacks	7.5 metres from all property lines	7.5 metres from all property lines	7.5 metres from all property lines (some encroachment along property lines for porches only)
Principal Building Height	11 metres	11 metres	11 metres

- The proposed CD Zone is comparable to the RM-30 Zone under the sliding density scale for lots under 1 hectare in size.
- The proposed CD Zone has a higher FAR than the RM-30 Zone. However, the proposed development has a lower lot coverage (45% vs 35%) than both the RM-15 and RM-30 zones.
- The proposed minimum setbacks are the same as the RM-15 Zone (7.5 metres / 25 feet) with the exception that some porches along the property lines may encroach into the setback area, but the remaining setback shall not be less than 6.0 metres / 20 feet.

Access

- A vehicular access from 144 Street is proposed for access to the site. However, once the development to the north is completed (7903-0454-00) a permanent vehicular access will be re-established to the west via an internal roadway to a cul-de-sac located just north of the proposed development.
- At that time, the temporary access to 144 street will be removed, the area landscaped, curb and boulevard restored, which will work to extend the outdoor amenity area.
- A condition of the project includes the registration of a Section 219 Restrictive Covenant requiring the developer to remove the 144 vehicular access point, landscape and reconstruct the boulevard and sidewalk area, and pay securities to this effect.

PUBLIC CONSULTATION

- A development sign outlining the proposed project and required NCP Amendment was installed on the property in November 2008. No comments from the public were received.

- Pre-Notification letters were sent November 2008, and staff received no comments. The proposed NCP Amendment related to the increase in density from 15 UPA to 20 UPA would typically require additional public consultation in the form of a Public Information Meeting (PIM). However, in this case, the subject site is a small parcel surrounded fully by two other projects similar (7903-0454-00 and 7906-0144-00). Both of these projects have successfully amended the NCP to a higher density.
- On this basis and given that the pre-notification notices and development sign resulted in no concerns from the public, staff felt that no public information meeting was not necessary.

DESIGN PROPOSAL AND REVIEW

- The proposed 22-unit townhouse project consists, primarily, of three bedroom units in several different floor plan arrangements. Most of the units feature an outdoor patio or deck on either the main or the upper floor. Six (6) of the units have double (side by side) garages. Four (4) of the units have single car garages with a parking pad located in a tandem parking arrangement. The remaining twelve (12) units have double car garages in a tandem parking arrangement.
- Building cladding materials consist of horizontal siding, vertical board, and batten siding, cedar shingles, cultured stone, and wood trip. The colour scheme consists of earthy tones to match similar developments in the area. Asphalt shingles are proposed as the roofing material.

Indoor and Outdoor Amenity

- The required indoor amenity space requirement is proposed to be eliminated as part of this specific project due to the small size of the development. Any indoor amenity space constructed to meet the by-law requirements (3 m² per unit) would be of limited benefit due to the small size of the space.
- The outdoor amenity space will be developed in accordance with the by-law requirements. The applicant is proposing to set aside approximately 73 square metres (788 sq. ft.). Furthermore, when the access to 144 Street is closed and the area reclaimed as landscaping, it will enhance and provide additional space for outdoor use.

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 report identifies 25 mature trees affected by this development, (22 onsite, 3 off-site) and concludes that 20 trees (19 on-site, 1 off-site) will need to be removed to accommodate the proposed development.
- The remaining five trees (3 on-site, 2 off-site) will be protected and preserved as part of the development.

Species Composition

Tree Species	Onsite	Offsite	Total
Red Alder	2	1	3
Ash	1	0	1
Mountain Ash	1	0	1
European Birch	1	0	1
Deodar Cedar	2	0	2
Red Western Cedar	4	2	6
Cherry	1	0	1
False Cypress	1	0	1
Douglas Fir	7	0	7
Norway Maple	1	0	1
Spruce	1	0	1
Total	22	3	25

Tree Preservation and Replacement Summary

	Onsite	Offsite	Total
Trees to be protected	3	2	5
Trees to be removed	19	1	20
Replacement Trees Required (1:1)	2		2
Replacement Trees required (2:1)	34	0	34

- Five (5) trees are proposed to be retained, three (3) off-site trees and two (2) on-site trees four (4) Western Red-Cedars and one (1) Douglas Fir.
- DMG Landscaping Architecture was retained to undertake a landscape plan for the site. The proposal includes a combination of 78 replacement trees, a mixture of shrubs and plantings in a variety of species. This represents a total amount of tree replacement that exceeds the requirement in the Tree By-Law, therefore, no additional tree replacement requirements have been identified.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP and was reviewed by City Staff and found to be in keeping with surrounding development, maintaining streetscape elements, and utilizing high quality building materials.

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 Subdivision Layout, 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
- Appendix VII. Proposed CD By-law

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: Lance Barnett, Barnett Dembeck Architects Inc.
 Address: #135 – 7536 – 130 Street
 Surrey, BC V3W 1H8
 Tel: 604-597-7100

2. Properties involved in the Application

(a) Civic Address: 6319 – 144 Street

(b) Civic Address: 6319 – 144 Street
 Owner: Fast Developments Ltd., Inc. No. 674496
 PID: 006-399-894
 Lot 29 Section 9 Township 2 New Westminster District Plan 49141

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		4,619 sq.m.
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,619 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		29.3%
Paved & Hard Surfaced Areas		
Total Site Coverage		Approx. 50%
SETBACKS (in metres)		
Front (east)	7.5 m	7.5 m
Rear (west)	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m (6.0 m for porches)
Side #2 (South)	7.5 m	7.5 m (6.0 m for porches)
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		22
Total		22
FLOOR AREA: Residential		33,075 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		33,075 sq.m.

** 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)		41 UPHa
# of units/ha /# units/acre (net)		19 UPA
FAR		0.66
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor	70 sq.m.	73 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	44	44
Residential Visitors	5	5
Institutional		
Total Number of Parking Spaces	49	49
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		12/25%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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