

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0132-00

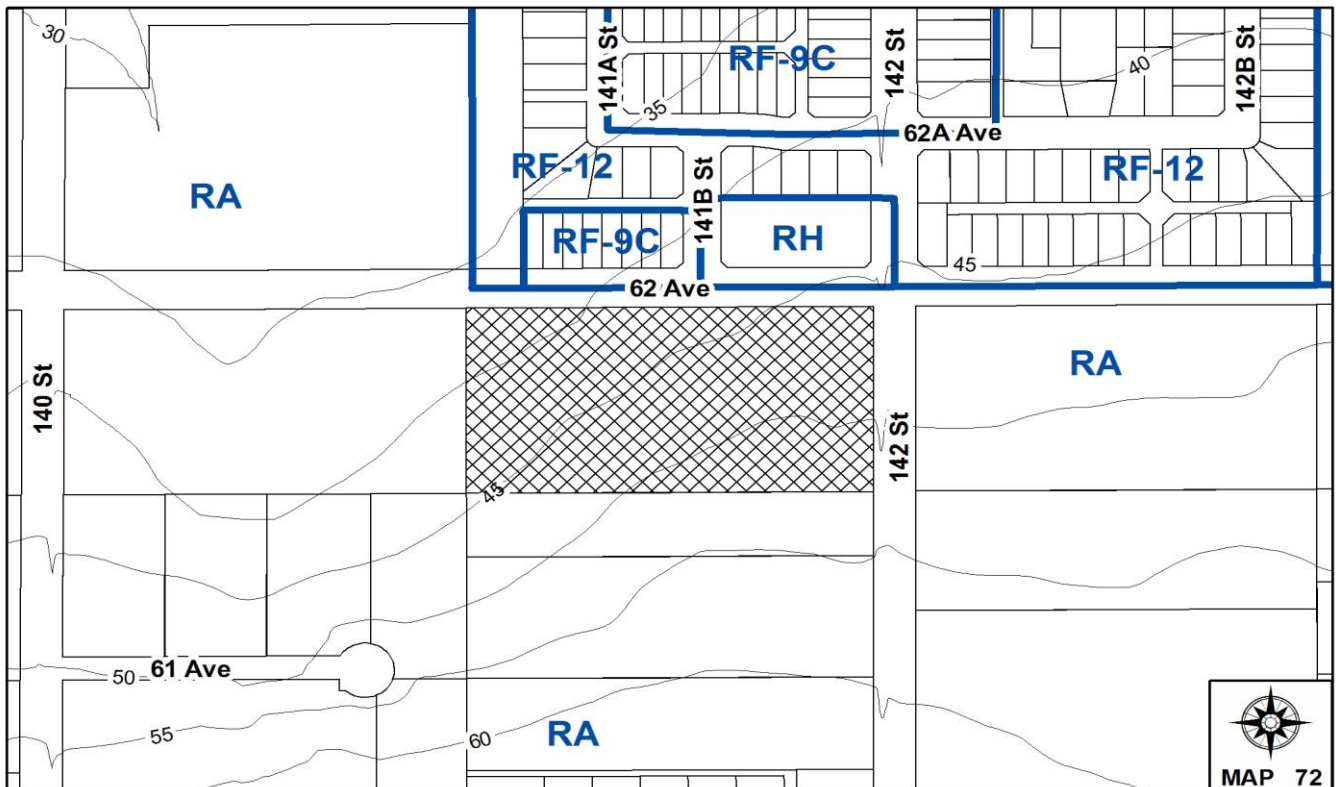
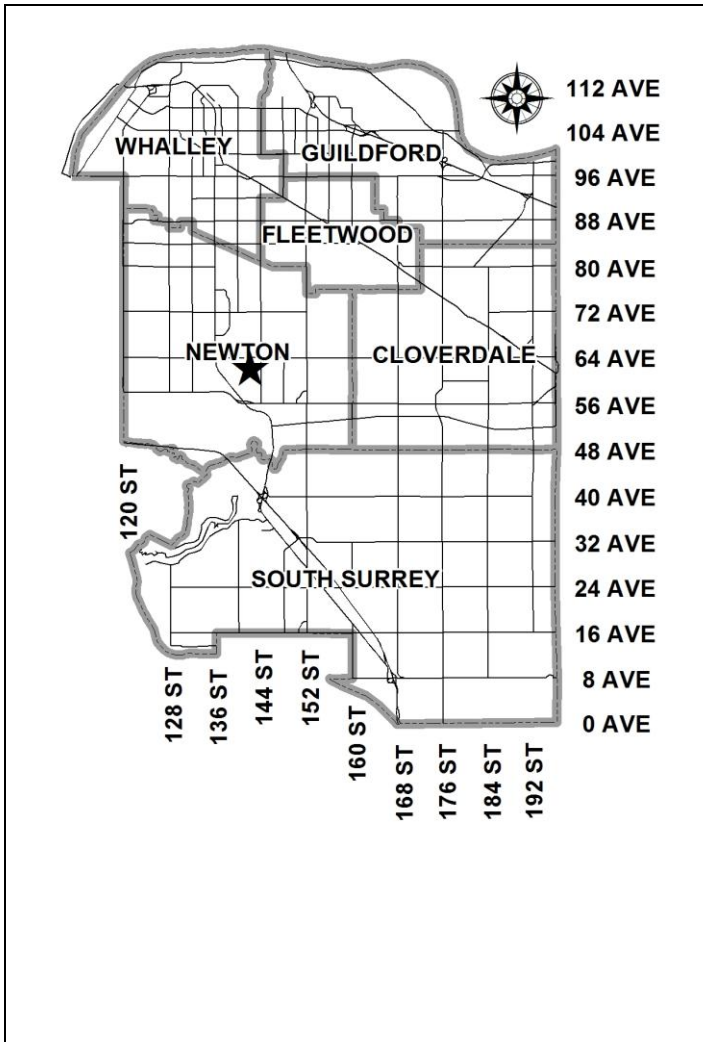
Planning Report Date: September 13, 2010

PROPOSAL:

- **NCP Amendment** from "Single Family Small Lot" and "Single Family Residential" to "Townhouse 25 upa max."
- **Rezoning** from RA and RH to CD (based on RM-30 and C-5);
- **Development Permit**

in order to permit the development of approximately 65 townhouses and a mixed use three-storey building with ground-floor commercial and 13 apartment units above.

LOCATION: 6181 – 142 Street
OWNER: Sarwan Singh Dhaliwal et al
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Small Lot
 Single Family Residential Flex 6-14.5 UPA
 Mixed-Use Residential/Commercial



RECOMMENDATION SUMMARY

- Refer application back to staff to continue working with the applicant on the proposed NCP Amendment, Rezoning, and Development Permit to address issues related to tree preservation and transportation requirements as discussed in the report.

RATIONALE OF RECOMMENDATION

- The support of the proposed NCP Amendment to increase density for the site is contingent on the preservation of two significant stands of trees on the site while maintaining the required north/south road connection.
- Staff is seeking Council direction related to the two issues before a full review is undertaken with the applicant.

RECOMMENDATION

The Planning & Development Department recommends that Council refer the application back to staff to continue working with the applicant to address issues related to tree preservation and transportation requirement as outlined in the report and Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Single family residential (one derelict / vacant house on site).

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 62 Avenue):	Vacant: approved for development and is under Third Reading (File No. 7909-0058-00).	Urban/ Mixed Use Commercial/ Residential	RF-9C and RH (proposed CD By-law for mixed use commercial)
East (Across 142 Street):	Single family residential.	Urban/Small Lot Single Family	RA
South:	Single family residential.	Urban Single family residential.	RA
West (Across BC Hydro ROW):	Single family residential.	Urban Single family residential.	RA

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The subject site is currently zoned One-Acre Residential (RA) and is designated Urban in the Official Community Plan. In the south Newton Neighbourhood Concept Plan (NCP), the site is designated for 'Single Family Residential Flex 6-14.5 upa', 'Single Family Small Lot', and "Commercial/Residential Mixed Use."
- The proposal is to amend the South Newton NCP to permit a townhouse development of approximately 65 – 67 units while maintaining the existing 'Mixed-Use Commercial/Residential' designation on the northeast corner of the site to permit approximately 650 sq. metres (7,000 sq.ft.) or ground oriented commercial space with 13 residential / apartment units on the second and third stories.
- The proposal also calls for the rezoning of the subject site to a Comprehensive Development Zone (divided into two blocks) based on Multiple Residential (30) Zone (RM-30) and a combination of Neighbourhood Commercial (C-5) and Multiple Residential (45) (RM-45) for the mixed use component.

- The remainder of the site, approximately 1.6 hectares / 4 acres is proposed for townhouses based on the RM-30 zone. However, this type of development is not consistent with the Neighbourhood Concept Plan and requires an NCP Amendment to adjust both the road pattern and the permitted land use/density designation.

Unresolved Issues – Tree Preservation and Road Network

- One of the major justifications for the proposed NCP amendment from Single Family Small Lots to Townhouses is to provide a better opportunity to preserve two significant stands of trees (10 Sequoia trees and a hedgerow of 10 Chestnut Trees) within the site. An arborist report completed by Mike Fadum and Associates (Appendix III) suggests that both stands of trees are healthy and significant enough to be preserved and protected within the proposed development. Staff is of the opinion that the two significant stands of trees can be adequately preserved and integrated into the proposed townhouse development.
- The South Newton NCP shows a proposed road pattern for the land south of 62 Avenue and west of 142 Street (Appendix IV). The Engineering Department has expressed that 141B Street must be maintained in order to be consistent with the South Newton NCP.
- The relocation of the proposed "61A Ave" is acceptable so long as it is integrated into a finer grid network south of the application.
- Furthermore, the Engineering Department has expressed the importance of maintaining planned road connections in the South Newton NCP in order to achieve the policies and objectives outlined in the City's Transportation Strategic Plan for a finer grid network. Meeting these objectives helps to:
 - Promote community connectivity and mobility for all modes of transportation;
 - Increase the walking, cycling and transit modal share in the community;
 - Improve local access and routing options;
 - Increase the vitality of the local commercial area due to improved accessibility from the entire neighbourhood;
 - Increase network resiliency due to the increase in routing options, especially if a particular link is closed;
 - Improve emergency response times and service area coverage; and
 - Reduce the need for circulation of traffic by dispersing it leading to reduced trip times and GHG emissions.
- Therefore, the support of the proposed NCP Amendment to increase density for the site is very much contingent on the preservation of significant trees on site and provide the north/south road (141B Street), as shown conceptually in Appendix II.

Current Status and Next Steps

- Currently, the proposed development is under staff review. However, this report is presented to Council in advance of a full review because the application involves two significant unresolved issues related to tree preservation and transportation requirement.

- Staff is requesting that Council refer the application back to work with the applicant to further refine the design and layout of the application with the following parameters:
 - preservation of the two significant stands of trees (Sequoia Tree Stand located on the western portion of the subject site and Chestnut Trees hedgerow located on the eastern property boundary of the subject site) as shown in Appendix II; and
 - Provision of a public road roughly bisecting the site in a north – south direction. Final alignment of this road to be determined as part of the larger context plan for roads and transportation, particularly with the properties to the south.

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 Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Arborist Report and Tree Photographs
Appendix IV.	NCP Plan

Jean Lamontagne
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Planning and Development

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