

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0017-00

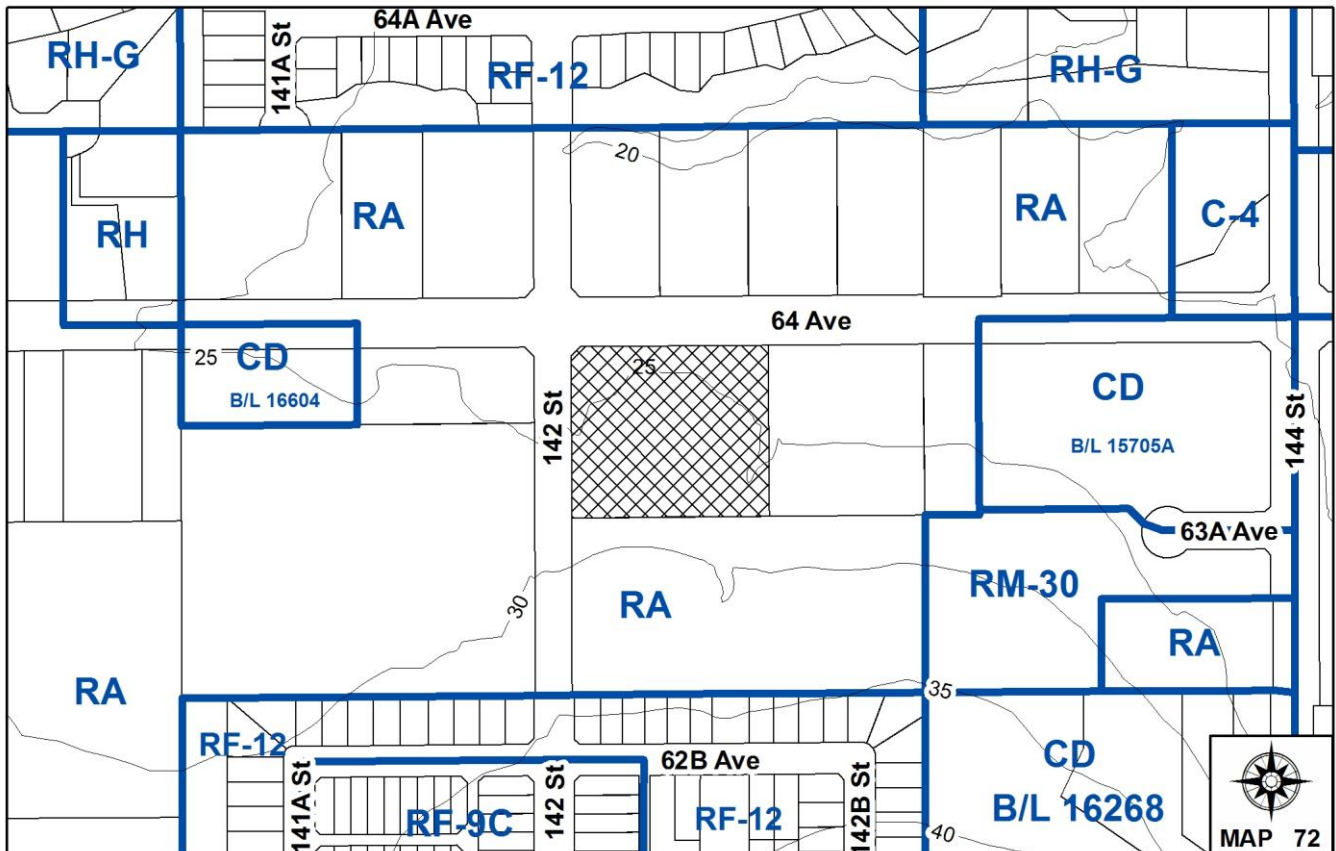
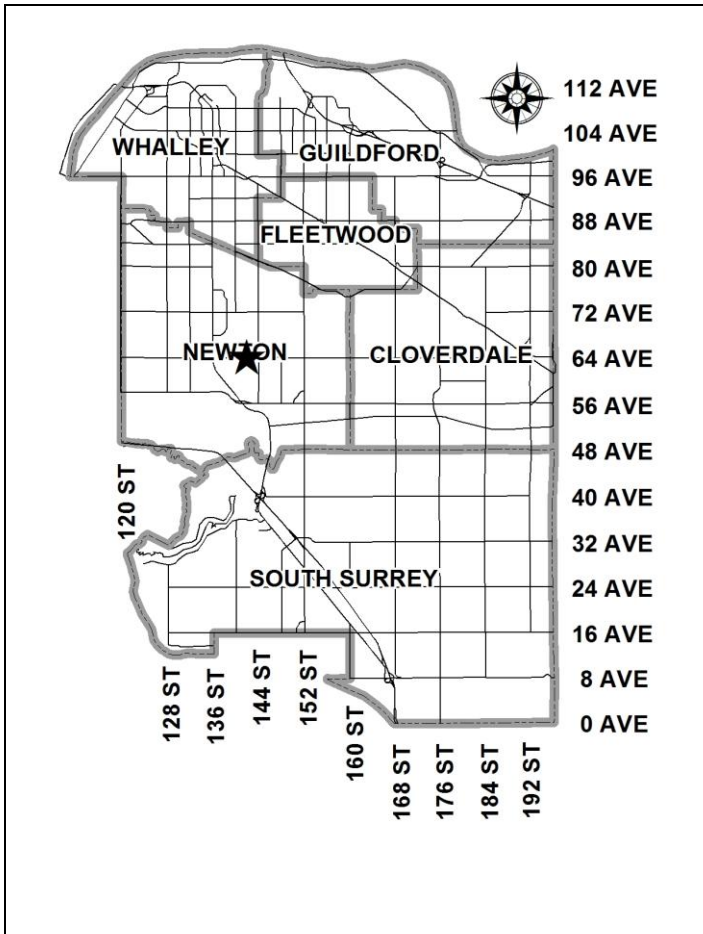
Planning Report Date: July 26, 2010

**PROPOSAL:**

- **NCP Amendment** from "Townhouses 15 upa max." to "Townhouses 25 upa max"
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of a 40-unit townhouse development and protection of riparian area as open space.

**LOCATION:** 6358 - 142 Street  
**OWNER:** Olive Jean Staples et al  
**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 the South Newton NCP Designation. Project requires an amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max".

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP amendment from 15 to 25 upa density is supportable due to the location of the site on a busy collector road, a busy arterial road, proximity to an elementary school, and in close proximity to other townhouse projects projected with a similar density, character and form.
- The applicant is dedicating 2,154 square metres (23,187 sq.ft.) of riparian area on the eastern portion of the site, which reduces the site area and increases the site density calculation.
- The proposed Townhouse designs will compliment the form charter of other new townhouse developments in the South Newton area and will enhance the streetscape along both 142 Street and 64 Avenue.
- The Development Permit can be supported because the proposed design, layout and finishings will be of high quality with unique and distinctive streetscape elements.

## 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. 7910-0017-00 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) input from Senior Government Environmental Agencies;
  - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) 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
  - (g) registration of an easement or license agreement with the City to establish access for the project over the riparian land being dedicated/conveyed to the City.
4. Council pass a resolution to amend South Newton Neighbourhood Concept Plan to redesignate the land from "Townhouse 15 upa" to "Townhouse 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:**

6 Elementary students at Woodward Hill School  
 3 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

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

**Department of Fisheries and Oceans (DFO):** DFO has agreed to the proposed layout, including future replanting to protect a yellow-coded watercourse running north to south on the east side of the subject site. This area will be dedicated to the City for property 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 (Across 64 Avenue):	Single family.	Urban/Townhouse 15 upa max.	RA
East:	Vacant land.	Urban/Detention Pond	RA
South:	Single family dwelling and vacant land.	Urban/Townhouse 25 upa max. under Project No. 7906-0324-00.	RA (future CD)
West (Across 142 Street):	Vacant land and school.	Urban/Townhouse 15 upa max. and School (McLeod Elementary)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located at the south east corner of 142 Street and 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 proposed development completes a series of townhouse and residential developments along 142 Street.
- The applicant is proposing a townhouse project totally 38 townhouse units, with a unit density of 20 units per acre. Since the proposed unit density is higher than the 15 upa maximum permitted under the current South Newton NCP, a NCP Amendment is requirement to redesignate the site to "Townhouses 25 UPA Max".
- The proposed NCP Amendment from 15 to 25 UPA is supportable at this location for several reasons:

- The proposal retains the ground-oriented townhouse use and the 20 units per acre density will create a greater efficiency of land, integrates well with the neighbouring projects to the north, and recognizes the general intent of the NCP and the interface issues related to two major roads (142<sup>nd</sup> Street and 64 Avenue).
- The site is adjacent to another townhouse project (No. 7906-0341-00) to the south, currently at 3<sup>rd</sup> Reading, with a similar density, design, and riparian dedication.
- The subject site is located at the corner of a busy collector road (142 Street) and a busy arterial road (64 Avenue), as well as in proximity to an Elementary School (McLeod Hill Elementary).
- The required dedication of riparian area (to protect a Class B Stream) requires exclusion of this land from the density calculation and results in an increase in the site density from approximately 17 upa to 20 upa.
- The proposed townhouse project has a lot coverage of 37%, which is lower than the normally permitted lot coverage of 45% that would be permitted under a typical RM-30 project.
- Staff have received no comments regarding the proposed increase in density through the pre-notification process.

#### DEVELOPMENT CONSIDERATIONS

- The subject site, which is approximately 1.0 hectare (2.46 acres) in size, is encumbered by a yellow coded (Class B) watercourse, which runs along the eastern portion of the subject site. The Department of Fisheries and Oceans (DFO) has agreed that approximately 2154 sq. metres (23,187 sq.ft) of land on the eastern side of the site will be preserved for the protection of a Class B Watercourse. This land will be dedicated to the City. The applicant proposes to use the remainder of the site for his 38 townhouse project.
- The site is currently zoned "One-Acre Residential Zone (RA)" so the applicant proposes a rezoning to a "Comprehensive Development Zone" (CD) based on RM-30 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:

	<b>RM-15 Zone</b>	<b>RM-30 Zone</b>	<b>Proposed CD Zone</b>
Density	15 units per acre 0.60 Floor Area Ratio (FAR)	30 units per acre 0.90 FAR	20 units per acre 0.91 FAR
Lot Coverage	45%	45%	37%
Building Setbacks	7.5 metres from all lot lines	7.5 metres from all lot lines	Front (North) – 7.5 metres Rear (South) – 7.5 metres Side (West) – 5 metres Side (East) – 2.0 metres
Principal Building Height	11 metres	13 metres	12 metres

- The proposed CD Zone has a higher unit per acre density (20 upa vs. 15 upa) and floor area ratio (0.91 vs. 0.60) than the RM-15 Zone, but the unit density 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 a busy collector road, a busy arterial road, and across from an elementary school.
- The proposed CD Zone features a lower permitted lot coverage (37% vs. 45%) than the RM-15 and RM-30 Zones.
- The proposed development provides the standard 7.5 metres (25 ft.) setback along 64 Avenue and the boundary abutting an adjacent residential dwelling to the south.
- A reduction to the west side yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) is proposed. This reduction can be supported due to an increase in the road dedication requirement and the creation of a pleasing streetscape.
- A reduction to the east side yard setback to a minimum of 2 metres (6.5 ft.) is supportable because it is adjacent to the riparian area and is on the side of the townhouse units.

#### PRE-NOTIFICATION

Pre-notification letters were sent in April 2010 and staff received no comments.

#### DESIGN PROPOSAL AND REVIEW

- The proposed 38-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. Ten of the units have a tandem garage configuration, and the remaining 28 townhouse units have double, side-by-side garages.
- 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 south-west corner of the site to 142 Street and is shared with the neighbouring property at 6308 – 142 Street (7906-0324-00). This entrance will be secured through registration of a shared access agreement as part of the neighbouring project.
- A two-storey 114 square metre (1,227 sq.ft.) amenity building is proposed. The proposed indoor amenity space of 114 square metres (1,227 sq.ft.) meets the minimum requirements for indoor amenity space requirement for this site under the Zoning By-law.

### Tree Preservation and Landscaping

- The applicant retained DMG Landscape Architects to conduct a site inspection and prepare an arborist report for the site. The arborist report identifies 21 by-law size trees on-site. Currently the riparian area is largely devoid of vegetation. As a result of the proposed development on the site, the arborist is recommending that a total of three (3) trees be preserved and provide heavy replanting of the riparian area with a combination of eleven (11) native trees and shrubs.
- The below chart provides a summary of the variety of trees on the subject site.

Species	No. of Existing Trees	No. of Trees Proposed for Removal	No. of Trees Proposed for Retention
Douglas Fir	8	6	2
Scot Pine/Shore Pine	2	1	1
Blue Spruce	1	1	0
Acer Macrophyllum	1	1	0
Black Cottonwood	2	2	0
Red Alder	3	3	0
Black Walnut	3	3	0
Paper Birch	1	1	0
Totals:	21	18	3

- To compliment the retained trees on the site, the applicant proposes substantial landscaping. The preliminary landscaping plan includes a generous combination of significant trees and number of shrubs in a variety of species. An internal pedestrian pathway is proposed on the eastern edge of the site abutting, but not intruding into the riparian setback area.
- The proposed outdoor amenity space of 250 square metres (2,684 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.

### 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.	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

GM/kms





## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,938 sq.m.
Road Widening area		.94 metres
Undevelopable area		2,309 sq.m.
Net Total		7,629 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		37 %
SETBACKS ( in metres)		
Front		25 ft./7.5 m
Rear		25 ft./7.5 m
Side #1 (West)		16.5 ft./5 m
Side #2 (East)		6.6 ft./2.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		13 m
Accessory		11 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		38
Total		38
FLOOR AREA: Residential		6,945 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6,945 m <sup>2</sup>

*\* 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)		50
# of units/ha /# units/acre (net)		20.0
FAR (gross)		0.91
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	1,227 sq.m./113 m <sup>2</sup>	113 m <sup>2</sup>
Outdoor	1,227 sq.m./113 m <sup>2</sup>	250 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		76
Residential Visitors		8
Institutional		
Total Number of Parking Spaces		84
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		20/23%
Size of Tandem Parking Spaces width/length		3.2/12.4

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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