



# Corporate Report

NO: R045

COUNCIL DATE: MARCH 12, 2007

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 8, 2007**  
FROM: **General Manager, Parks, Recreation & Culture** FILE: **7903-0015-00**  
**Acting General Manager, Planning and Development**  
SUBJECT: **South Newton NCP Park Provision & Proposed Single Family Small Development**  
**File No. 7903-0015-00 adjacent to Goldstone Park**

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Grant third reading to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16261.

## INTENT

The purpose of this report is to provide Council with information on existing and anticipated open space resources in the South Newton Neighbourhood Concept Plan (NCP), in response to questions raised at the Public Hearing of February 26, 2007, on the rezoning application at 5881 – 148 Street (No. 7903-0015-00), and to recommend a course of action for Council's consideration.

## BACKGROUND

The applicant proposes an NCP Amendment from "Proposed School" to "Single Family Small Lots" and a rezoning from RA to RF-9 to permit the development of five RF-9 lots and 13 RF-12 lots on the subject site. The site is presently designated for future school. The School District has indicated they no longer wish to pursue placement of a school at this location, as they have acquired land elsewhere in the South Newton NCP for a proposed future elementary school, on the west side of 146 Street, between 62 Avenue and 64 Avenue (Appendix I). An NCP amendment (initiated by the School District) from "Single Family Residential Flex 6 to 14.5 upa" to "Proposed School" for this future elementary school site was approved by Council on February 12, 2007. On this basis,

this application was forwarded to Council for consideration and a Public Hearing for the rezoning by-law was held on February 26, 2007.

At the Public Hearing, several residents expressed concern with the application and expressed a desire to see more parkland in the area. In addition, 43 form letters and a four page petition, signed by 47 persons, were received expressing opposition to the proposed rezoning application

As a result, Council resolved that:

*"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16261 be tabled for a report from Parks, Recreation and Culture Department Staff".*

Council did not give third reading to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16261 and deferred consideration of third reading, pending outcome of a staff report regarding park and open space provision in the South Newton NCP and in the vicinity of 5881 – 148 Street.

## **DISCUSSION**

### **NCP Flex Designation**

In 2004, Council adopted an NCP amendment to allow the single-family flex designation and increased densities on some single family residential designated land in South Newton. The Development Guidelines that formed part of this amendment require that, where appropriate, a proposed application for small lots under this designation may be required to provide additional open space. In anticipation of the designation change for the subject school site, and as per the adopted guidelines, the Parks, Recreation & Culture Department made plans to expand Goldstone Park to accommodate the increased growth. The property at 5808 – 146 Street was added to the parkland acquisition program in 2003 to expand Goldstone Park by approximately 0.958 hectares (2.37 acres). This property was acquired in 2004. The expanded park area made the development of an additional playing field and increased site amenities possible (Appendix II).

Overall, while the flex designation has resulted in some density increases throughout the NCP, it is noted that a number of applications have been approved for NCP amendments to redesignate sites from townhouses to small lots, resulting in density losses in comparison to the densities originally planned in the NCP. On the whole, the density in the overall NCP area has not increased substantially in the balance of the applications. Further, some additional parkland has already been acquired to expand Goldstone Park to offset any density increases.

The February 22, 2007, Public Hearing petitioners have expressed concern about the sufficiency of parkland in this neighbourhood. The City provides parkland for residents in accordance with the Official Community Plan (OCP) and the Parks, Recreation & Culture Master Plan standards. These documents indicate that parkland should be provided for residents on a population basis of 4.2 hectares (10.4 acres) of parkland per 1,000 residents City-wide. The Newton Community has a current parkland inventory of

approximately 581 hectares (1,435 acres) and a population of approximately 113,000 residents. This parkland ratio of 5.14 hectares (12.7 acres) per 1000 residents exceeds the City's current parkland provision guidelines.

Goldstone Park, adjacent to the subject development, has been expanded and the parkland inventory for Newton overall more than satisfies the OCP requirements.

### **Goldstone Park**

Goldstone Park, located at 146 Street and 58 Avenue, west of the application area, is designated "Proposed Future Park and Walkway" in the South Newton NCP. The School District is no longer proposing to build an elementary school at 5845/51/81 – 148 Street, but the park will still serve its original purpose of an active park for the local and greater neighbourhood. Council adopted the concept plan for Goldstone Park in 2006.

As a result of the proposed land use designation change from "Proposed School" to "Single Family Small Lots", triggered by Application No. 7903-0015-00, any subdivision occurring on the lands immediately east of the park will be required to dedicate 5% of their lands to expand Goldstone Park, increasing the area for pathways, tree planting, and landscape buffers. Park amenity contributions on a per unit basis will be received from these subdivisions, as they are with all developments in the NCP. The park amenity funds will be utilized for the upgrade of park facilities in the neighbourhood, including Goldstone Park.

Construction of Goldstone Park is underway. The park development program for the site includes a playground for pre-school age children, playing fields, a perimeter walking trail, specimen tree planting, and a parking lot with a bioswale. The park will be finalized with a new washroom, sport boxes and additional trees and landscape elements when all NCP funds have been received, as the NCP builds out in the next two to five years.

### **CONCLUSION**

This area of Newton is presently well-served with parkland compared to the OCP parkland provision targets. Based on the discussion contained within this report, it is recommended that Council consider granting third reading to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16261.

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#### Attachments:

Appendix I NCP Amendment Map for Application No. 7903-0015-00

Appendix II Proposed Goldstone Park Site Plan

<http://surrey.ihostez.com/content/uploaded/facfd8940c1d40b48e4893dcf0c2e325-03081420-kb.doc>  
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# NCP Amendment Map for 7903-0015-00





