

Proposal: Rezone from A-1 to RF-12 and RF-9 in order to subdivide into 25 single family small lots.

Recommendation: Approval to Proceed

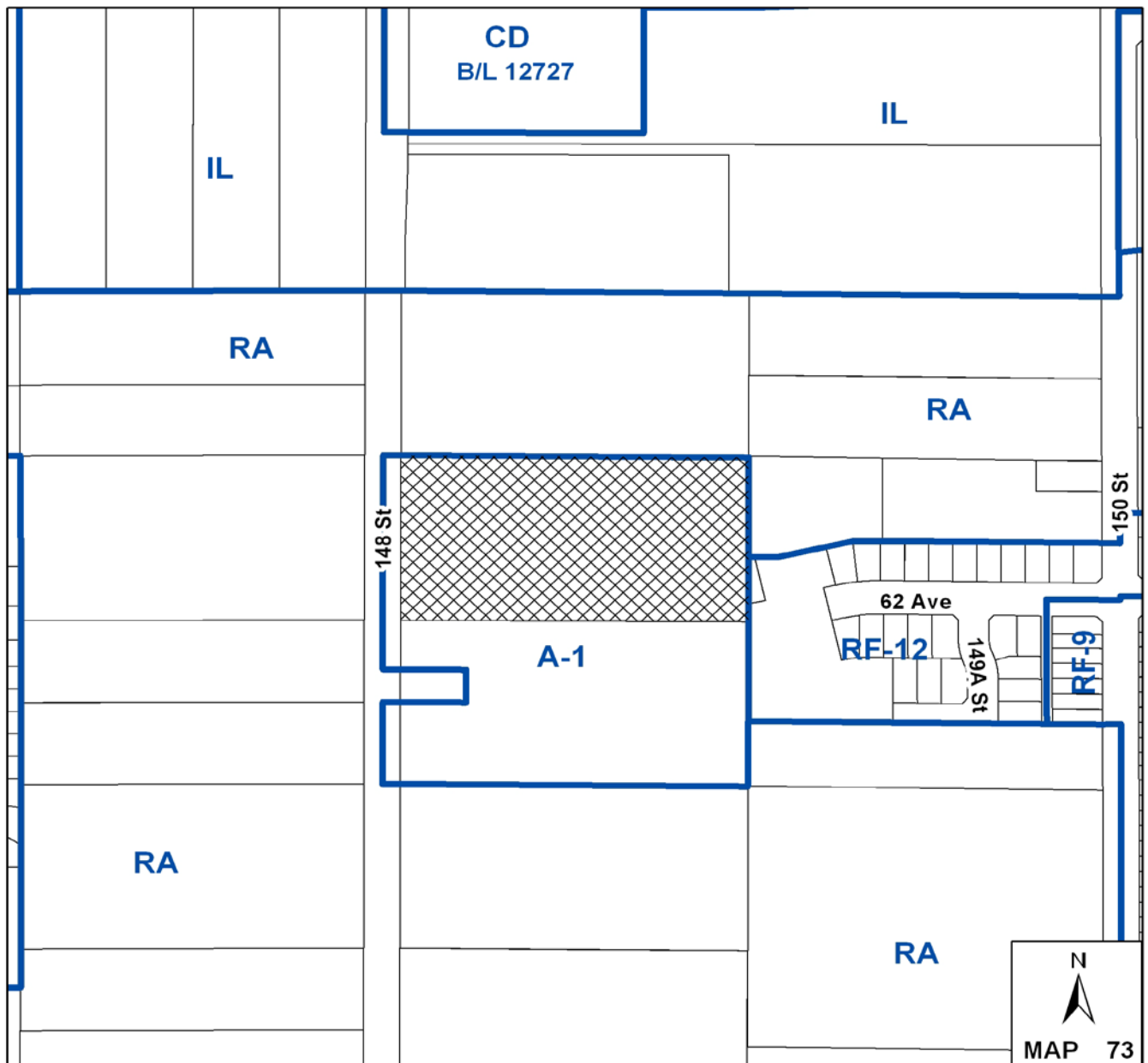
Location: 6218 - 148 Street

Zoning: A-1

OCP Designation: Urban

NCP Designation: SF Res. Flex
6 to 14.5 upa

Owner: 0776687 BC Ltd.



PROJECT TIMELINE

Completed Application Submission Date: August 27, 2004
Application Revision & Re-submission Date: September 19, 2006
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from A-1 to RF-12 and RF-9

in order to allow subdivision into 25 single family small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the property shown as Block "A" on Appendix IX from "General Agriculture Zone (A-1)" (By-law 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law 12000) and the portion of the property shown as Block "B" on Appendix IX from "General Agriculture Zone (A-1)" (By-law 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law 12000) and a date be set for Public Hearing.
2. 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from Senior Government Environmental Agencies;
 - (d) submission of an acceptable finalized tree survey and a statement regarding tree preservation; and
 - (e) registration of a Section 219 No-Build Restrictive Covenant on a portion of two proposed lots to ensure joint development with the property to the north (6252 - 148 Street) and east (6207 - 150 Street).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Parks: Support. The Parks, Recreation & Culture Department can support the proposal, which results in excess of 23% of land being set aside for riparian areas. NCP amenity fees will be required (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 9 students
 Secondary students = 4 students
 Total new students = 13 students

School Catchment Area/Current Enrollment/School Capacity:

Cambridge Elementary School = 59 K & 284 enrolled/80 K & 400 capacity
 Sullivan Heights Secondary School = 1,063 enrolled/1,000 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 35 students
 Secondary students = 45 students
 Total new students = 80 students

Approved Capacity Projects and Future Space Considerations

Cambridge Elementary opened in September 2006 and reduced enrollment for Sullivan Elementary. An enrollment move (French Immersion) to the new Panorama Ridge Secondary School occurred September 2006. The proposed development will not have an impact on these projections.

(Appendix VI)

Department of Fisheries and Oceans:

Support. The proposal maintains the minimum 15 metres (49.2 ft.) riparian leave strip, except for minor encroachments that are compensated for elsewhere on the site. Phoenix Environmental conducted the environmental study for the site. DFO has agreed to the proposal.

SITE CHARACTERISTICS

- **Existing Land Use** Single family residential lot.
- **Significant Site Attributes** Yellow-coded (Class B) watercourse running north/south through the property, zoned RA and RF-12, designated Urban in the OCP, Single Family Residential Flex in the South Newton NCP.
- **East:** A single family subdivision zoned RF-12 and a 0.5 ha (1.3 acre) single family lot zoned RA, both designated Urban in the OCP and Single Family Residential Flex in the South Newton NCP.
- **South:** 1.8 ha (4.5 acre) property zoned A-1, designated Urban in the OCP, Single Family Residential Flex and Creeks/Riparian Setback in the South Newton NCP.
- **West:** Across 148 Street, large Single Family lots, zoned RA, designated Urban in the OCP and Single Family Residential Flex in the South Newton NCP.
- **North:** A 1.9 ha (4.7 acre) residential property, zoned RA, designated Urban in the OCP, Single Family Residential Flex and Creeks/Riparian Setback in the South Newton NCP. This site is presently under a development application (pre-Council) for single family small lots.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

NCP Designation: Single Family Residential Flex. Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context:

- Council approved the South Newton NCP on June 14, 1999. The NCP established four future residential neighbourhoods around existing community nodes, namely the Surrey Public Market site (King George Highway and 64 Avenue), Michael's Market (152 Street and 64 Avenue), the Panorama Village area (Highway #10 and 152 Street), and the City Hall area.
- The residential neighbourhoods are categorized according to various densities ranging from suburban half-acre lots to medium density apartments. The purpose of having a variety of residential designations is to promote sustainability and to fulfill the goal of providing a mix of housing densities and types to accommodate a range of needs.

- The South Newton NCP was amended on December 6, 2004 to increase the opportunity for small lot residential development by redesigning a majority of the "Single Family Residential" lands to "Single Family Residential Flex 6-14.5 upa". Development within this NCP Land Use designation is subject to a set of development guidelines.
- The subject site is located on the 6200 block of 148 Street. It is designated Urban in the OCP and "Single Family Residential Flex 6-14.5 upa" in the South Newton NCP.
- The neighbouring properties on all sides are designated "Single Family Flex 6-14.5 upa" in the NCP.
- The neighbouring property to the north is currently under application with the City (File No. 04-0038), and the two lot owners are in the process of coordinating proposed subdivision layouts of their respective lots.

Creeks and Riparian Areas:

- A Class B (yellow) watercourse passes through the western half of the property. The proposal was considered by the Environmental Review Committee and Fisheries and Oceans Canada as it involves minor encroachments and additional compensation for these creek area encroachments. The applicant hired Phoenix Environmental to ensure compliance with Provincial Land Development Guidelines. Setbacks have been determined to be on average in excess of 15 metres (49 ft) from the top of bank, including the minor encroachments, and have been approved by Fisheries and Oceans Canada. The applicant will provide some planting within the riparian corridor. Approximately 23% of the site is being dedicated for riparian purposes. The Parks, Recreation and Culture Department supports the proposal.

Proposed Subdivision Layout and Lot Sizes:

- The proposed subdivision will create 17 RF-12 lots and 8 RF-9 lots. The proposed lots range in size from 260.2 m² (2,800 ft²) to 475.3 m² (5,116 ft²) (Appendix I). The site may be developed in phases, as off-site servicing is required to the north through the adjacent property.
- The proposed RF-9 lots are all located fronting on to 148 Street, to the west of the riparian corridor that runs through the property. These lots have been designed with a lane running adjacent to the rear property lines, with access to 148 Street between proposed Lots 1 and 2.
- Two proposed lots are oversized, as they include no-build areas for future consolidation and subdivision with adjacent lots to the north and east. Section 219 restrictive covenants will be registered on these lots to facilitate future subdivision.
- The proposed road layout is compatible with the established road configuration in the NCP, and with the proposed road layout on the property to the north.
- A development concept plan has been prepared in conjunction with the land to the north, which is also under application but is pre-Council. The owners of the property have agreed generally to the overall layout as a basis for their subdivision (Appendix X).

Lot Grading, Arborist Report and Tree Preservation:

- The applicant submitted a lot grading plan and stated that they intend to have in-ground basements on all of the proposed lots. Due to the existing topography of the site and the need to match the site to road elevations the applicant is proposing up to approximately 2 metres of fill on the rear of proposed Lots 1-8, and 1.5 – 2 metres on the front of Lots 9-14 and Lots 23-25. The surrounding area will follow a similar lot grading plan as development occurs. There are no interfacing issues.
- The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.
- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an arborist report. The report identifies 30 mature trees in the area outside the Riparian Preservation Area and concludes that all 30 trees will have to be removed. Two (2) of the trees identified for removal are deemed hazardous due to natural causes, 25 are deciduous trees (predominantly Cottonwood) that have no retentive value, and three (3) are either within a proposed road right-of-way or building envelope. All of the trees in the riparian areas are being retained. An assessment will be conducted by City staff to ensure proper tree management in this area prior to final approval.
- The applicant proposes 58 replacement trees as outlined in the Tree Preservation Summary sheet (Appendix VIII), resulting in an average of 2.32 trees per lot. This provides an appropriate amount of tree replacement. The City landscape architect has reviewed the tree survey and arbourist report and found the information to be acceptable.

Building Design:

- A proposed Building Scheme was prepared by Michael E. Tynan, and included a Neighbourhood Character Study of the area. This study identified the surrounding context as consisting primarily of small "old urban" Bungalows and larger Basement Entry and Cathedral Entry type homes with box-like massing, located on lots landscaped to an "old suburban" standard. The study indicated that "the existing housing stock does not provide suitable architectural context" for the proposed development.
- According to the Building Scheme, the new homes will be "Neo-Traditional", "Craftsman-Heritage" or "Rural Heritage" in style, with balanced massing, consistent proportion of elements and overall balance in the design. Homes will have "steeply pitched, highly articulated street facing common gable elements."
- According to the Building Scheme, the exterior cladding materials will consist of stucco, cedar, vinyl, hardiplank, brick and stone in "natural", "neutral", and "heritage" colours. Roofing materials will consist of cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap in grey or brown only.
- Basement-entry homes and secondary suites will not be permitted (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on December 20, 2006 and staff received no comments.

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.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Zoning Survey Block Plan
Appendix X.	Development Concept Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 29, 2007.
- Arborist Report dated October 3, 2006.
- Lot Grading Report completed by Hunter Laird Engineering, dated October 26, 2006.
- Building Design Guidelines and Character Study completed by Tynan Consulting Ltd., dated October 17, 2006.
- Soil Contamination Questionnaire prepared by Harjinder S. Cheema dated August 26, 2004.

How Yin Leung
Acting General Manager
Planning and Development

MJ/kms

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9/RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.69
Hectares	1.9
NUMBER OF LOTS	
Existing	1
Proposed	25 (8 RF-9/17 RF-12)
SIZE OF LOTS	
Range of lot widths (metres)	9.1 - 17.18 m
Range of lot areas (square metres)	260.2 - 475.3 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.2 uph/5.3 upa
Lots/Hectare & Lots/Acre (Net)	13.2 uph/5.3 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	42%
Estimated Road, Lane & Driveway Coverage	16%
Total Site Coverage	58%
PARKLAND	
Area (square metres)	4,461 m ²
% of Gross Site	23.5%
Required	
PARKLAND	
5% dedication (included in riparian area)	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

