

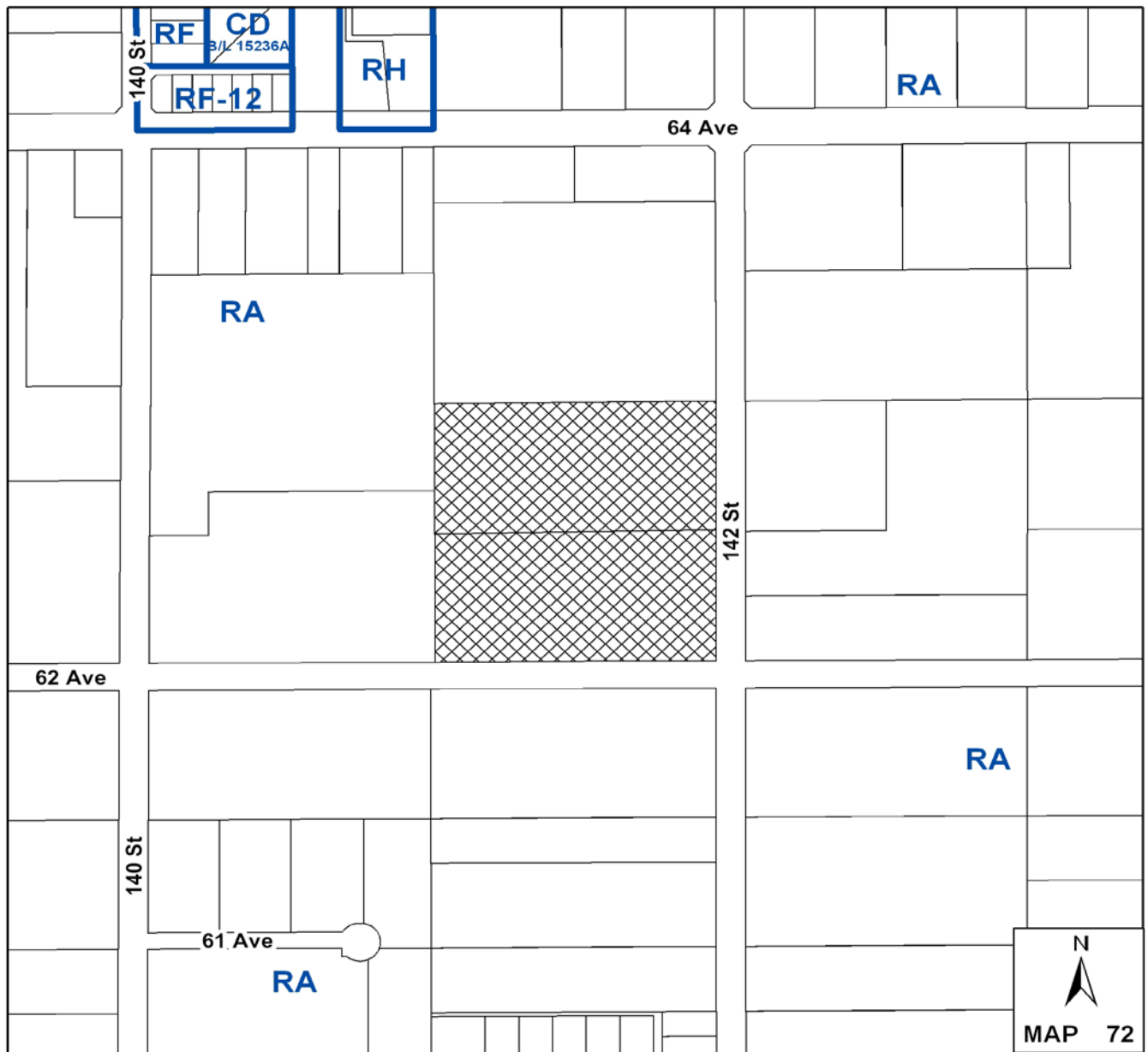
Proposal: Rezone from RA to RF-12, RF-9C and RH to allow subdivision into 60 single family small lots and 1 remainder lot. Development Variance Permit to allow front driveway access on 4 lots fronting 62A Avenue.

Recommendation: Approval to Proceed

Location: 6231/6273 - 142 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: SFR Small Lots & Flex; Commercial /Townhouse **Owner:** 0711653 B.C. Ltd., Inc. No. 0711653



PROJECT TIMELINE

Completed Application Submission Date: June 1, 2005
Application Revision & Re-submission Date: July 10, 2006
Planning Report Date: October 16, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12, RF-9C and RH; and
- a Development Variance Permit to vary the following by-law regulations:
 - to vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on 4 lots fronting 62A Avenue (Lots 19 - 22)

in order to allow subdivision into 60 single family small lots and 1 remainder lot designated for future mixed commercial/residential townhouses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of property defined as Block "A" on Appendix XIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), the portions of property defined as Block "B" and Block "D" on Appendix XIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), and the portion of property defined as Block "C" on Appendix XIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7905-0154-00, (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) to vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on 4 lots with lane access (Lots 19 - 22).
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) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) registration of a Section 219 Restrictive Covenant for "no build" on Lot 61 until it is rezoned and developed for Mixed Commercial/Residential townhouses as per the South Newton NCP;
- (e) registration of a Section 219 Restrictive Covenant for a 1.5 metre (5 ft.) landscape buffer on Lots 23 to 27 which back on the future mixed commercial-residential site, to provide landscape screening and notify owners in the area of the future mixed commercial-residential uses on Lot 61;
- (f) submission of a landscaping plan and landscaping cost estimate for a 1.5 metre (5 ft.) buffer on Lots 23 to 27 to the specifications and satisfaction of the City Landscape Architect;
- (g) the applicant is to provide detailed plans for the proposed alignment of the off-site servicing right-of-way on the adjacent parkland and adequately address the possible impact of this corridor on existing trees to the satisfaction of the Parks, Recreation and Culture Department; and
- (h) the applicant is to provide a \$30,000 cash-in-lieu contribution to the City's Green Fund to offset deficiencies in tree retention on the site.

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. Parks has some concerns about the impact the proposed off-site servicing right-of-way may have on trees on the adjacent parkland. The applicant is required to address these concerns prior to final adoption of the Rezoning By-law (Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 22 students
 Secondary students = 11 students
 Total new students = 33 students

School Catchment Area/Current Enrollment/School Capacity:

McLeod Road Elementary School = 359 enrolled/215 capacity
 Sullivan Heights Secondary School = 1,087 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 = 21 students
 Secondary students = 98 students
 Total new students = 119 students

Approved Capacity Projects and Future Space Considerations

Acquisition of a new elementary school site (#212 South Newton W. Area Elementary) has been completed within McLeod Road Elementary schools catchment and a new school has received capital plan approval and is being planned (2007 - 2008) currently at feasibility study stage.

An enrollment move from Sullivan Heights Secondary to the new Panorama Ridge Secondary School is projected for September 2006.

(Appendix VI)

BC Hydro:

Support.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant land.
- **East:** Across 142 Street, single family dwellings on land zoned RA, designated "Single Family Small Lots" and "Single Family Residential Flex 6 to 14.5" in the South Newton NCP and Urban in the OCP. The lands are current under development application Nos. 7905-0368-00 and 7906-0045-00 which propose rezoning from RA to RF-12 and RF-9C to permit subdivision into approximately 72 single family small lots. Both applications are at Third Reading.
- **South:** Single family dwellings on land zoned RA, designated "Single Family Small Lots" and "Single Family Residential Flex 6 to 14.5" and "Mixed Commercial/Residential townhouse" in the South Newton NCP, and Urban in the OCP.
- **West:** Vacant land, zoned RA, designated "Park" and "Single Family Small Lots" in the South Newton NCP and Urban in the OCP.
- **North:** McLeod Road Elementary School, zoned RA, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- Council approved the South Newton NCP, on June 14, 1999. The NCP established four future residential neighborhoods, around existing community nodes namely, the Surrey Public Market site (King George Highway and 64 Avenue), Michael's Market (152 Street and 64 Avenue), Panorama Village area (Highway #10 and 152 Street), and the City Hall area.
- The residential neighborhoods 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 redesignating a majority of the "Single Family Residential" designated lands to "Single Family Residential Flex 6-14.5" (Appendix XII).
- The subject site is located on the west side of 142 Street just north of 62 Avenue. It is designated Urban in the OCP and a combination of "Single Family Residential Flex 6-14.5", "Single Family Small Lots", and "Mixed Com/Res Townhouse" in the South Newton NCP. The neighboring properties to the south are also designated "Single Family Flex 6 to 14.5", "Single Family Small Lots", and "Mixed Com/Res Townhouse" in the NCP. The neighboring properties to the west, across 142 Street, are designated "Single Family Flex 6 to 14.5", "Single Family Small Lots" in the NCP. These neighbouring properties are currently under development application Nos. 7905-0368-00 and 7906-0045-00, which both propose rezoning from RA to RF-12 and RF-9C, and are at 3rd Reading. McLeod Road Elementary School is located immediately to the north of the subject site.
- The western portion of the site is encumbered by a BC Hydro right-of-way, which cannot be developed. The South Newton NCP designates the area under this Hydro utility corridor for a Park Greenway.
- The applicant proposes to rezone the subject site from RA to RH, RF-12, and RF-9C to allow subdivision into 60 single family residential small lots and 1 remnant lot. The proposed rezoning and subdivision is in keeping with the OCP, and the intent of the NCP. The proposed combination of RF-12 and RF-9C on the majority of the site follows the "Single Family Small Lot" and "Single Family Residential Flex 6 to 14.5" designations for those portions of the site under the South Newton NCP. The RH zoning proposed for the remnant lot at the corner of 142 Street and 62 Avenue (Lot 61) is to accommodate future development of a Mixed Commercial/Residential Townhouse development as per the South Newton NCP designation.

Mixed Commercial-Residential Site

- The applicant is not proposing to develop a mixed commercial-residential development on Lot 61 under this application due to concerns about the current viability of commercial uses at this location. The applicant submitted a retail market study prepared by Urbanics Consultants Ltd., which confirmed that commercial uses at this location may not have sufficient market support at this time in light of the fact that the immediate market area for these services has not yet been developed. As such, the applicant will be required to register a Section 219 Restrictive Covenant for "no build" on Lot 61 until such time as it is rezoned and developed for Mixed Commercial/Residential Townhouses as per the NCP designation. Lot 61 is slightly over ½ acre in size and therefore the RH Zone is an appropriate holding zoning for that lot until the property is ready to be redeveloped.
- The applicant will be required to register a Section 219 Restrictive Covenant for a 1.5-metre (5 ft.) landscape buffer on the rear of Lots 23 to 27 prior to Final Adoption of the Rezoning By-law. An acceptable landscaping plan and adequate securities to ensure the landscaping is installed and maintained will also be required. The landscaping buffer will provide screening from the future mixed commercial-residential uses on Lot 61. The covenant will ensure the landscaping is preserved and will advise future owners of Lots 23 to 27 of future commercial-residential uses abutting their lots.

Minor NCP Amendment Proposal

- A minor amendment to the NCP is required to accommodate a revised road pattern. During the application process, it was determined that the road pattern established in the NCP was no longer appropriate given the lot dimensions of the smaller lots permitted under the recently approved Single Family Residential Flex 6 to 14.5 designation. The applicant made an attempt to adhere to the NCP road pattern as closely as possible. Through discussion between the applicants, Engineering staff, and Planning staff, an acceptable road concept was prepared for the site.

Proposed Layout and Lot Sizes

- The proposed subdivision includes a mixture of RF-12 and RF-9C lots. Proposed Lots 1-27 are Type II RF-12 lots ranging in size from approximately 322 square meters (3,466 sq.ft.) to 624 square meters (6,717 sq.ft.). Proposed Lots 28 - 60 are Type I RF-9C lots ranging in size from approximately 279 square metres (3,003 sq.ft.) to 321 square metres (3,455 sq.ft.).
- As per the RF-9C Zone, a coach house will be permitted on proposed Lots 28 - 60. The coach house zoning supports one of the goals of the NCP which is to provide a mix of housing densities and types to accommodate a range of needs.
- All of the RF-9C lots will have driveway access from a lane. This includes all of the lots which front onto 62 Avenue and 142 Street. Removing front driveway access creates a better street presence and more efficient traffic flow on these two roads, which will become busy linkages in the future.

- The applicant has requested a Development Variance Permit to permit lots 19-22 to have front access double car garages even though they have lane access. The proposed variance is supportable because these lots front an internal road which will have far less vehicular traffic than 62 Avenue or 142 Street and because the other proposed RF-12 lots along this internal street do not have rear lane access and therefore will also have front access double car garages.
- The City will purchase the area under the hydro corridor for Parkland using the applicant's 5% cash-in-lieu of parkland contribution. This park area will ultimately become part of an extensive Park Greenway system as shown in the South Newton NCP. An 8 metre (26 ft.) wide public walkway is proposed between the Greenway and the future 62B Avenue. This walkway will provide pedestrian access to the Greenway, but is also required for site servicing due to the topography of the site. The applicant will be required to secure an off-site servicing right-of-way through the hydro corridor prior to final approval of the subdivision.
- The Parks, Recreation & Culture Department raised some concerns about the off-site servicing right-of-way and its potential impact on tree preservation in the adjacent Neighbourhood Park. The applicant will be required to submit detailed plans for the right-of-way to the Parks, Recreation & Culture Department and liaise with staff on actions required to minimize the impact on the adjacent trees during construction. Final acceptance of the detailed off-site servicing right-of-way plans by the Parks, Recreation & Culture Department will be required prior to final adoption of the rezoning By-law.

Lot Grading

- The applicant submitted a lot-grading plan and stated that they intend to have in ground basements on all proposed lots. Due to the topography of the site, the applicant is proposing approximately 1.2 metres (3.9 ft.) of fill. The project design consultant (Michael E. Tynan) reviewed the preliminary lot grading plan and provided comments aimed at ensuring that future grades can accommodate the proposed house designs. These comments were incorporated into the grading plan. The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.

Tree Preservation

- The applicants retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. The report identifies 210 mature trees and concludes that 203 trees will have to be removed. One hundred and seventy-one (171) of the trees to be removed are Alders, Cottonwoods and fruit trees, which have no retentive value and are not considered suitable for retention. The other 32 trees to be removed are either in poor, hazardous condition (14), or are within a road right of way, building envelope or proposed driveway (18). Further attempts were made to improve tree preservation for healthy trees but modification to the subdivision plan could not be made that would result in negligible increase in tree retention. Six (6) of the seven (7) trees proposed to be retained are located in the backyard Lot 1. The other tree to be retained is fronting Lot 61.

- The applicant proposes 124 replacement trees as outlined in the tree preservation summary sheet (Appendix VIII), resulting in an average of 2.17 trees per lot. This does not include additional boulevard trees in the amount of approximately one tree per lot which will be required as part of the servicing agreement. Generally in keeping with the City's new Tree Protection By-law the applicant has agreed to offset deficiencies in tree retention by providing all upsized replacement trees and by providing a \$30,000 cash-in-lieu contribution to the City's Green Fund. The City landscape architect has reviewed the tree survey and arborist report and found the information acceptable.

Building Design

- A proposed Building Scheme was prepared by Michael E. Tynan (Tynan Consulting Ltd.), and was based on a Neighborhood Character Study of the area. This neighborhood character study identified the surrounding context as consisting of 30-60 year old structures that do not meet modern development standards. This existing housing stock does not provide suitable architectural context for a year 2000's development. As such, the report recommends that a desirable new character should be created.
- According to the Building Scheme, the new homes will be "Neo-Heritage", "Neo Traditional", "Craftsman-Heritage", and/or "Rural Heritage" in style. Modern genre homes including "West Coast Modern" and "Modern California Stucco" are not permitted.
- According to the Building Scheme, the maximum front entrance heights will be limited to 1½ storeys (12 ft. in height) on RF-12 lots and 1 storey (10 ft. in height) on RF-9C lots. Homes shall have steeply pitched, highly articulated, street facing common gable elements. The minimum roof slope will be 7:12 on RF-12 lots and 8:12 on RF-9C lots. A variety of roofing materials will be permitted including cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap (grey or brown only). Exterior materials will include cedar, vinyl, stucco, hardiplank, brick, and stone. A "Natural", "Neutral", and/or "Heritage" colour palette is proposed; "Warm" colours are not permitted on main cladding.
- The Building Scheme requires that the design of homes on lots interfacing either the McLeod Road elementary school and/or the Park Greenway architecturally address the spaces in open view of the public. The height of landscaping and fencing will also be restricted on these lots in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- Secondary suites are not permitted on the RF-12 lots. Basement-entry homes are not permitted. As per the provisions of the RF-9C Zone, all RF-9C lots are permitted to have a coach house or secondary suite (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on July 17, 2006, and staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on Lots 19 - 22.

Applicant's Reasons:

- The applicant wishes to construct double car garages with front driveway access for all of the proposed Type II RF-12 lots within the plan of subdivision.

Staff Comments:

- The subject lots (Lots 19 - 22) are all a minimum of 13.4 metres (44 ft.) wide which meets the minimum width required for double car garages under the RF-12 Zone.
- The proposed variance will result in a more consistent streetscape because the other proposed RF-12 lots along this street do not have lane access and will also have front access double car garages.
- The impact of additional driveways on the street is negligible as the subject lots front an internal road which will not have much vehicular traffic.
- The requirements for rear access lots, such as on 62 Avenue or 142 Street, is not applicable to the subject lots due to the local street character.

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.	Tree Location Plan
Appendix X.	Tree Replacement Plan
Appendix XI.	Development Variance Permit No. 7905-0154-00
Appendix XII.	South Newton NCP Land Use Plan
Appendix XIII.	Survey Plan Accompanying a Rezoning By-law

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated September 21, 2006.
- Building Scheme dated September 27, 2006.
- Neighbourhood Character Study dated March 16, 2006.
- Tree Survey Plan dated March 2006.
- Arborist Report dated August 14, 2006.
- Lot Grading Plan dated August 11, 2006.
- Market Study prepared by Urbanics Consultants Ltd. dated March 2006.
- Soil Contamination Review Questionnaire prepared by Richard Brooks dated May 3, 2005.

How Yin Leung
Acting General Manager
Planning and Development

RG/kms

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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: Dwight Heintz, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, B.C.
 V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

- (a) Civic Address: 6231 and 6273 - 142 Street
- (b) Civic Address: 6231 - 142 Street
 Owner: 0711653 B.C. Ltd., Inc. No. 0711653

Director Information:

Narinder S. Gill
Gurpreet S. Gill
Kuldip S. Chehil

PID: 003-370-101
Lot 16 North East Quarter Section 9 Township 2 New Westminster District
Plan 2163

- (c) Civic Address: 6273 - 142 Street
 Owner: 0711653 B.C. Ltd., Inc. No. 0711653

Director Information:

Narinder S. Gill
Gurpreet S. Gill
Kuldip S. Chehil

PID: 011-361-123
Lot 13 North East Quarter Section 9 Township 2 New Westminster District
Plan 2163

3. Summary

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7905-0154-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RH/RF-12/RF-9C

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	9.02 ac	
Hectares	3.65 ha	
NUMBER OF LOTS		
Existing	2	
Proposed	61	
SIZE OF LOTS	RF-12	RF-9C
Range of lot widths (metres)	13.4 - 15.4 m	9.0 - 10.5 m
Range of lot areas (square metres)	322 m ² - 624 m ²	279 m ² - 321 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	16.7 uph	6.8 upa
Lots/Hectare & Lots/Acre (Net)	20.7 uph	8.4 upa
SITE COVERAGE (in % of gross site area)	50%	
Maximum Coverage of Principal & Accessory Building	30%	
Estimated Road, Lane & Driveway Coverage	20%	
Total Site Coverage	50%	
PARKLAND		
Area (square metres)	4,800 m ²	
% of Gross Site	13%	
	Required	
PARKLAND		
5% money in lieu	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	
Off-Street Parking Requirements	YES	

CONTOUR MAP FOR SUBJECT SITE

