

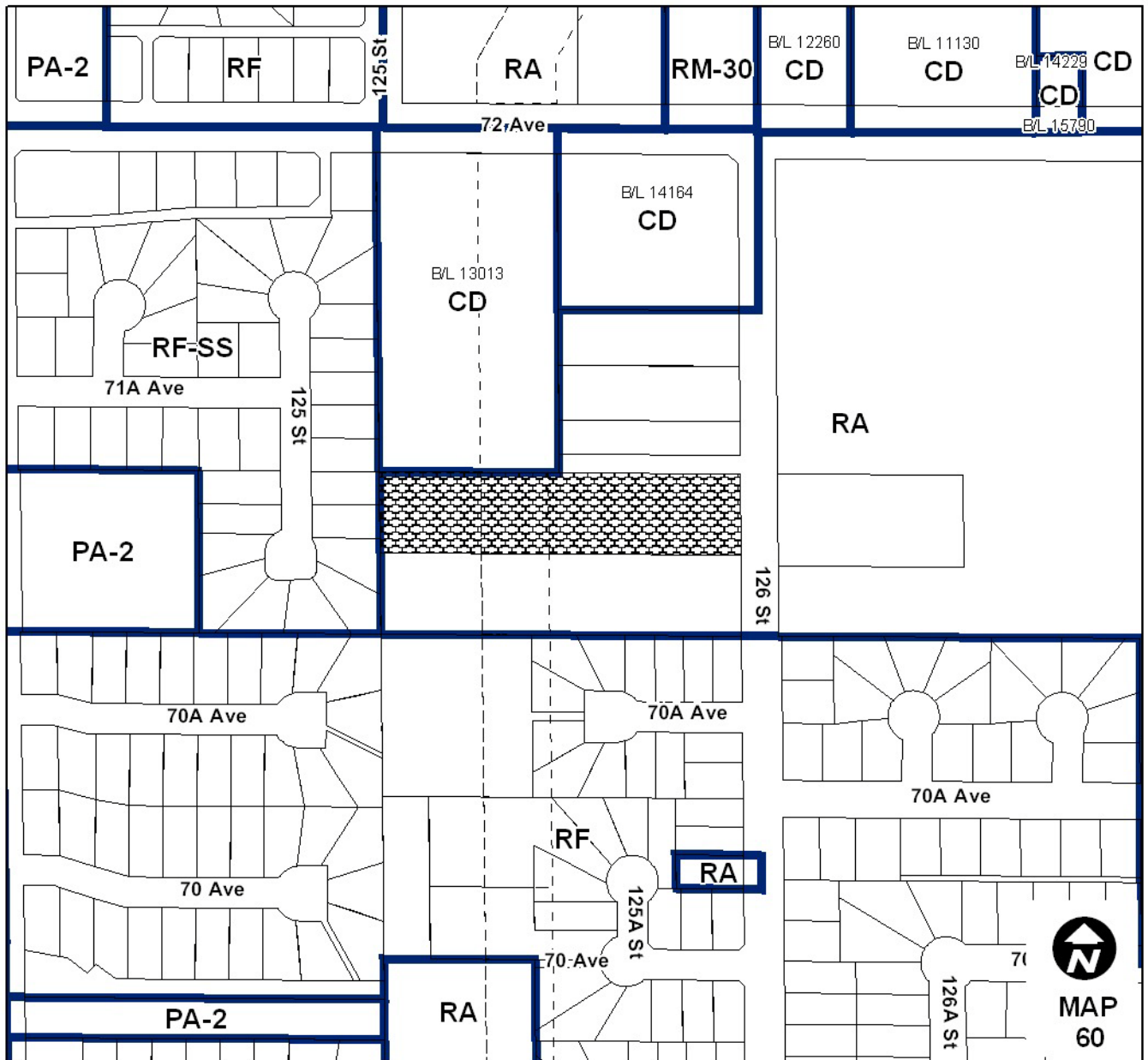
Proposal: Rezone from RA to RF-12 to permit subdivision into 9 single family lots.

Recommendation: Approval to Proceed

Location: 7099 - 126 Street **Zoning:** RA

OCP Designation: Urban

LAP Designation: Townhouses (8-15 upa) **Owner:** 0729990 B.C. Ltd.



PROJECT TIMELINE

Completed Application Submission Date: July 7, 2005
Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing:

a rezoning from RA to RF-12;

in order to allow subdivision into 9 single family small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. funds be secured from the applicant for the construction of the remaining portion of 71 Avenue.
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; and
 - (d) submission of a Restrictive Covenant to ensure a minimum of 5 metres (16 ft.) of rear yard outside the Hydro right-of-way.
4. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Townhouses" to "Compact Single Family" 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 identified in the attached (Appendix IV).

Parks: Support. The applicant proposes to dedicate proposed Lot 10 to the City as open space to complete the Serpentine Greenway. Proposed Lot 10 is encumbered by a BC Hydro right-of-way (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 3 students
 Secondary students = 1 student
 Total new students = 4 students

School Catchment Area/Current Enrollment/School Capacity:

Cougar Creek Elementary School = 571 enrolled/630 capacity
 Tamanawis Secondary School = 1,379 enrolled/1,125 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 = 0 students
 Secondary students = 10 students
 Total new students = 10 students

Approved Capacity Projects and Future Space Considerations

There are no capital projects identified for Cougar Creek Elementary. A major secondary school enrolment move to the new Panorama Ridge Secondary (old Newton Jr. site), when it opens in September 2006, is expected to eliminate crowding at Tamanawis Secondary. The proposed development will not have an impact on these projections.

(Appendix VI)

Surrey Fire Department: No concerns (Appendix VII).

B.C. Hydro No concerns (Appendix X).

SITE CHARACTERISTICS

- **Existing Land Use** A single family dwelling.
- **Significant Site Attributes** There are 27 mature trees on site.
- **East:** Across 126 Street, a single family dwelling, zoned RA, designated Urban in the OCP and Kwantlen University College, zoned RA, designated Urban in the OCP.
- **South:** A duplex, zoned RA, designated Urban in the OCP.
- **West:** Single family dwellings, zoned RF-SS, designated Urban in the OCP.
- **North:** Across unconstructed 71 Avenue, a single family dwelling, zoned RA, designated Urban in the OCP. Also, Potter's Nursery, zoned CD (By-law No. 13013), designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: West Newton Local Area Plan needs amendment from "Townhouses" to "Compact Single Family".

JUSTIFICATION FOR PLAN AMENDMENT

- The subject parcel at 7099 – 126 Street is designated for townhouses (8 to 15 units per acre) in the West Newton Local Area Plan. The applicant is proposing to rezone the parcel from One Acre Residential Zone (RA) to Single Family Residential 12 Zone (RF-12) and subdivide into 9 lots, with a net density of 7.6 units per acre.
- The proposed net density of 7.6 units per acre, although less than the density envisioned for this area, is close to the minimum 8 units per acre townhouse density expected in the Local Area Plan.
- The proposed small lots would not create interface concerns and would provide a more desirable transition with existing RF residential lots in the area. The lots to the north and south are large RA parcels that have development potential.
- The proposed amendment will not prevent the properties to the north from being developed for townhouses in accordance with the Local Area Plan.
- The applicant to the south supports the proposed plan amendment from townhousing to small lot development, which will extend a new local cul-de-sac south and establish a future pattern of small lot development to the south.

DEVELOPMENT CONSIDERATIONS

- The applicant is proposing to rezone the subject parcel at 7099 – 126 Street from One Acre Residential Zone (RA) to Single Family Residential 12 Zone (RF-12) to permit subdivision into 9 single family small lots.
- The subject lot is 8,573 sq.m. (2.12 acres) in area and the western half of the lot is encumbered by a BC Hydro Right-of-Way. The applicant has agreed to dedicate 3,829 sq.m. (0.95 acres) to the City as an Open Space lot (45% of total lot area) to complete the Serpentine Greenway.
- The Open Space lot will be a panhandle lot fronting on 71 Avenue. The Parks and Recreation Department support a pathway at this location.
- All of the proposed lots meet the RF-12 Zone regulations for lot width, depth and area.
- The existing house will be demolished.
- A Restrictive Covenant will be registered on proposed Lots 7, 8 and 9 to ensure a minimum of 5 metre (16 ft.) rear yard outside the Hydro right-of-way.

Construction of 71 Avenue

- By amending the designation from "Townhouses" to "Single Family Residential", this application has triggered the requirement to construct 71 Avenue that otherwise may not be needed under a townhouse development. However, the applicant has agreed to construct the whole width of 71 Avenue from 126 Street to the extent where the road matches the north/south cul-de-sac. By constructing the entire width of 71 Avenue (17 m/56 ft.) under this application, the property owners to the north will not face the requirement to complete 71 Avenue when they develop their properties.
- At present, the properties to the north are designated Townhouse in the Local Area Plan. The applicant has also demonstrated how the properties to the north can be developed into residential small lots (Appendix XI).
- This arrangement should address the concerns of the property owners to the north.
- It is noted that there is an in-stream rezoning application (File No. 7902-0118-00) to amend CD By-law No. 13013 (Potters Nursery site at 12530 - 72 Avenue) to permit subdivision into 2 lots, Block A and Block B, which is already identified within the CD By-law. The intent of the amendment is to allow the applicant to acquire Block B and consolidate with the adjacent property at 7115 - 126 Street to facilitate future development (Appendix XII).

Proposed Building Scheme

- The applicant has retained Tynan Consulting Ltd. as the Design Consultant for the proposed development. The design consultant recommends that the design of the new homes be "Neo-Traditional" or a subset of "West Coast Modern" that blends with "Neo-Traditional" style homes (Appendix VIII).

- The Design Consultant proposes the dwelling types be limited to two-storey dwellings, split level dwellings and bungalow dwellings. A basement-entry home is proposed for Lot 1 only.
- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone. The minimum roof pitch is 7:12 with the permitted roofing materials being cedar shakes, cedar shingles, shake profile concrete roof tiles and shake profile asphalt shingles with a raised edge cap.
- The Building Scheme ensures that any house constructed on the corner lot of the subdivision will have significant, readily identifiable architectural features on both the front and flanking streets.
- The Building Scheme also prohibits secondary suites and includes restrictions on food preparation areas, internal main floor configuration and basement access in order to limit the potential for secondary suites.

Tree Preservation and Lot Grading

- The Arborist Report, dated August 16, 2005, indicates the presence of 27 mature trees on the subject site. No trees are proposed to be retained. Many of the trees are of poor quality and most will be impacted by road construction or lot grading. Twenty-seven replacement trees are proposed for an average of three replacement trees per lot (Appendix IX). The Tree Preservation and Replacement Plan has been approved by the City Landscape Architect.
- The applicant has indicated that they intend to design the site services at an adequate depth to provide for in-ground basements on proposed Lots 2 to 9. Lot 1 cannot support an in-ground basement and a basement-entry home is proposed for this lot. Approximately 0.7 metre (2 feet) of fill is proposed for a portion of Lots 7, 8 and 9. Lots 1, 2, 3, 4 and 5 are proposed to have fill ranging from 0.5 metres (2 feet) to 1.5 metres (5 feet) over portions of the lots. The Building Division has found the lot grading information adequate to allow the project to proceed to the next stage.

PRE-NOTIFICATION

Pre-notification letters were sent on July 19, 2005 and staff received the following comments:

- A resident renting the house at 7115 – 126 Street, the property immediately north of 71 Avenue, wants 71 Avenue to remain open so that he can access the area under the BC Hydro power lines behind Potter's Nursery where he has some equipment stored.

(Staff informed the resident that there is no plan to close 71 Avenue. In fact, a substantial length of 71 Avenue will be constructed as a result of this proposed development. However, it is noted that the area where the equipment is stored belongs to Potter's Nursery that has access to 72 Avenue.)

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.	Surrey Fire Department Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	B.C. Hydro Comments
Appendix XI.	Conceptual Small Lot Development to the North
Appendix XII.	Proposed Subdivision Plan for Application No. 7902-0118-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 20, 2005.
- Building Scheme dated September 27, 2005.
- Neighbourhood Character Study dated August 18, 2005.
- Tree Survey Plan dated August 17, 2005.
- Arborist Report dated August 17, 2005.
- Tree Preservation and Replacement Plan dated August 17, 2005.
- Lot Grading Plan dated September 2005.
- Soil Contamination Review Questionnaire prepared by the owner at the time, Garth Verbonac dated June 10, 2005.

Murray Dinwoodie
General Manager
Planning and Development

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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: James Pernu, McElhanney Consulting Services Ltd.
 Address: 13168 - 88 Avenue
 Surrey, B.C. V3W 2K3
 Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 7099 - 126 Street

(b) Civic Address: 7099 - 126 Street
 Owner: 072990 B.C. Ltd.
 PID: 001-964-755
 North Half of Lot 6 Section 18 Township 2 New Westminster District Plan
 1692

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.12 ac
Hectares	0.85 ha
NUMBER OF LOTS	
Existing	1
Proposed	9 lots & 1 open space lot
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m - 16.1 m
Range of lot areas (square metres)	320 sq.m. - 452 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.27 upa/10.5 uph
Lots/Hectare & Lots/Acre (Net)	7.62 upa/18.7 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	+20%
Estimated Road, Lane & Driveway Coverage	+14%
Total Site Coverage	+34%
PARKLAND	
Area (square metres)	3,829 sq.m.
% of Gross Site	45%
Required	
PARKLAND	
Dedication	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

