

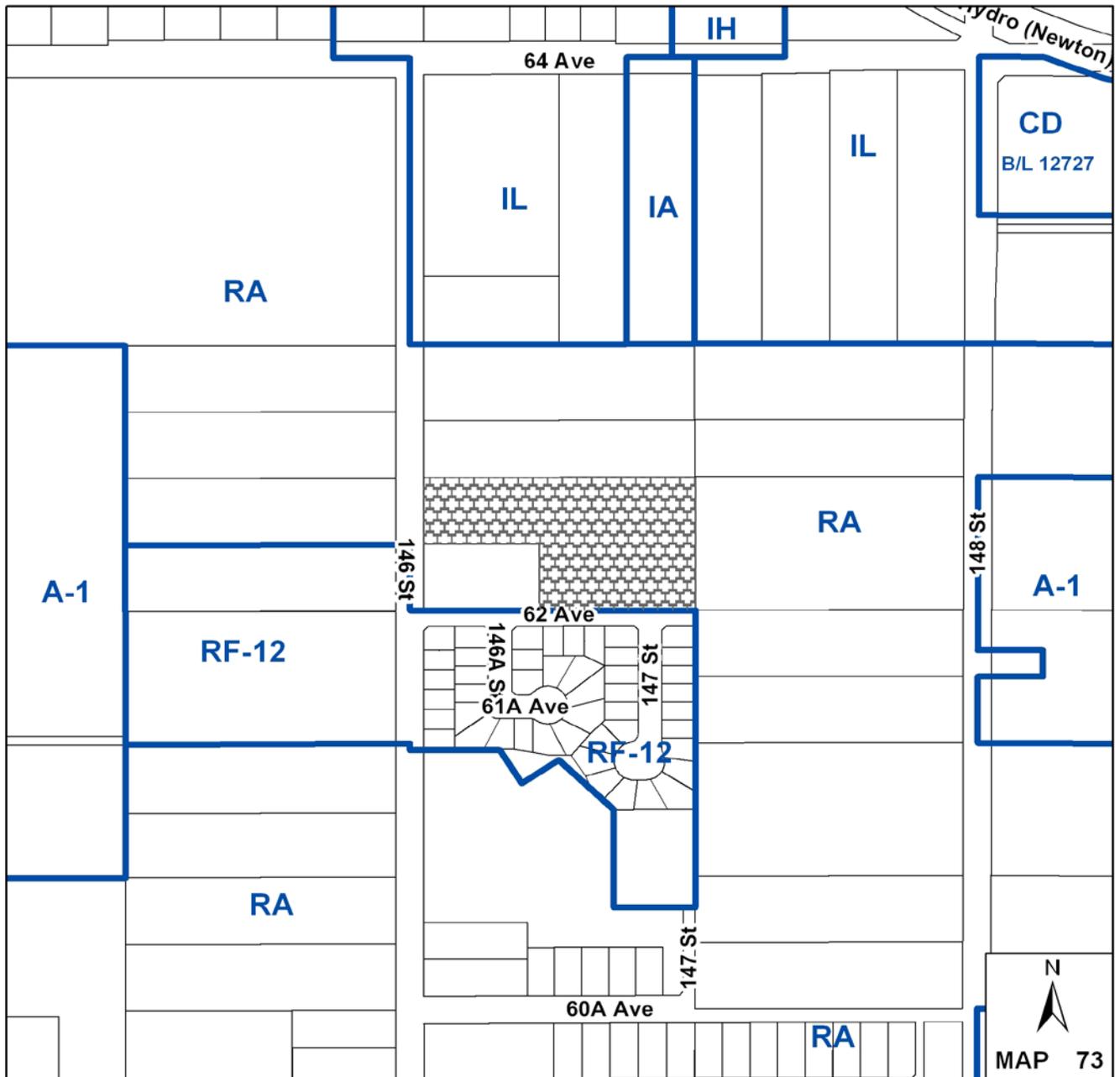
Proposal: Rezone from RA to RF-12 to permit a phased subdivision of approximately 31 single family small lots.

Recommendation: Approval to Proceed

Location: 6240 - 146 Street **Zoning:** RA

OCP Designation: Urban

LAP Designation: Single Family Res. Flex 6 to 14.5 **Owner:** Balwinder Singh Boora



PROJECT TIMELINE

Completed Application Submission Date: February 22, 2005
Application Revision & Re-submission Date: October 3, 2005
Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow a phased subdivision of approximately 31 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. 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 proposed Lot 9 to ensure no buildings, structures or improvements are constructed on this lot until it is subdivided in accordance with the concept plan prepared for this lot and as shown in Appendix XI; and
 - (e) a statutory right-of-way is required over the portion of Lot 9 shown as future road on the attached subdivision plan (Appendix III).

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 (Appendix V).

School District: **School Impacts:**

Projected number of students from Phase 1 (9 lots) of this development:

Elementary students = 3 students
Secondary students = 2 students
Total new students = 5 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 419 enrolled/215 capacity
Sullivan Heights Secondary School = 1,091 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 = 134 students
Secondary students = 92 students
Total new students = 226 students

Approved Capacity Projects and Future Space Considerations

The proposed development is consistent with the City of Surrey's revised NCP density limits for this site. The proposed park school walkway link will benefit the current neighbourhood.

The location of this development is within the Sullivan Elementary catchment after the enrollment move Cambridge Elementary in September 2006. Sullivan Elementary enrollment will be reduced below capacity after 2006.

The secondary school projections below include French Immersion program move from Sullivan Heights to the new Panorama Ridge Secondary (phased in) and a lower number of out of catchment students are projected when the new Panorama Ridge Secondary opens in September 2006.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be retained.
- **East:** Single family dwelling, zoned RA, designated Urban in the OCP.
- **South:** Across 62 Avenue, single family dwellings, zoned RF-12, designated Urban in the OCP.
- **West:** Across 146 Street, single family dwelling, zoned RA, designated Urban in the OCP.
- **North:** Single family dwelling, 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 XI).
- The subject site is located on 146 Street just north of 62 Avenue. It is designated Urban in the OCP and "Single Family Residential Flex 6-14.5" in the South Newton NCP. The neighboring properties to the north, south, east, and west are all designated "Single Family Flex 6 to 14.5" in the NCP.

- The proposed rezoning from RA to RF-12 is in keeping with the OCP, and the intent of the NCP. However, 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 but the layout provided was considered by surrounding property owners to be inequitable. As a result, several meetings were held between City staff, the applicants, and the surrounding property owners, to develop a concept layout for the entire block. The result of these meetings is a concept layout (Appendix XI) that will guide the future development of surrounding properties in a manner that is consistent with the intent of the NCP and that is also equitable to all of the surrounding property owners.
- Written confirmation of acceptance of the concept plan for the block has been received from all surrounding property owners except for the owners of the property to the immediate east of the subject site (6237 - 148 Street). The developers tried to contact the owner of this property in person and also sent a registered letter (dated September 15, 2005) to the house with a copy of the proposed layout but no response was received. City staff have determined that the lot yield on this property with the proposed road concept (and proposed RF-12/RF-9 lots) is higher than the original NCP which was based on RF sized lots. The yield is also comparable to that of surrounding properties of similar size.
- The concept plan will also require a minor amendment to the subdivision plan prepared for the application to the north and northeast (File # 7904-0230-00), which is currently at Third Reading.

Proposed Layout and Lot Sizes

- At this time the applicant only proposes to subdivide the property into 9 single-family residential lots. Proposed Lots 1-8 are typical RF-12 lots ranging in size from approximately 334 square meters (3,595 sq.ft.) to 340 square meters (3,660 sq.ft.). Proposed Lot 9 will be a large remainder lot with future subdivision potential. The single family dwelling which currently exists on the property will be retained on Lot 9. As a condition of final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 "no-build" Restrictive Covenant on Lot 9 to ensure that no new buildings, structures, or improvements will be constructed on the lot until the property is subdivided in accordance with the concept plan as shown in Appendix XI.
- The applicant will also be required to provide a statutory right-of-way over the portion of Lot 9 shown as future road on the concept plan shown in Appendix XI.
- The concept for future subdivision of Lot 9 shows some shared lots with the neighbouring property to the south-west (6212 - 146 Street). Should application be made to further subdivide Lot 9 without consolidation with this neighbouring property, a Section 219 "no build" Restrictive Covenant would be required to be registered over the area required to be consolidated.

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 proposed Lots 1-8. Due to the topography of the site, the applicant is proposing up to 2.0 metres (6.6 ft.) of fill on Lots 1 to 8. Temporary retention walls of up to approximately 1.8 metres (5.9 ft.) in height will be required on the west side of proposed Lot 1 and the east side of proposed Lot 8, however; these walls would no longer be necessary when the neighboring properties to the east and west develop.
- The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.
- The applicants retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. The report identifies 10 mature trees on the site and concludes that all 10 trees will have to be removed as part of the initial phase of subdivision. All 10 trees are either within a road right of way or fall within a building envelope or proposed driveway.
- The applicant proposes 24 replacement trees in the initial phase as outlined in the tree preservation summary sheet (Appendix VIII), resulting in an average of 3 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. The City landscape architect has reviewed the tree survey and arborist report and found the information acceptable.
- Further subdivision of Lot 9 in accordance with the concept plan shown in Appendix XI would require additional replacement trees in the amount of approximately 2 trees per lot.

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 homes that are small, old urban "West Coast Traditional" Bungalows and Two-Storey type homes situated on acreages. The homes do not meet new development standards, and do not provide suitable 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 "Rural Heritage", "Neo-Heritage", "Neo Traditional", and/or "Craftsman Heritage" in style with mid-scale or better (lower) massing. Significant attention will be paid to mass reduction strategies at the low side of the lots.
- According to the Building Scheme, the maximum front entrance heights will be 12 feet, providing features other than the front entrance clearly dominate the façade. The minimum roof slope will be 7:12. A variety of roofing material will be permitted including cedar shakes, shake profile concrete roof tiles, and shake profile asphalt shingles. Wall cladding materials will include cedar, vinyl, stucco, brick, and stone. Substantial accent materials and trim detailing features will be required on every home. All of these regulations are consistent with those contained within the buildings schemes of other new developments in the nearby area.
- Basement-entry homes and secondary suites will not be permitted (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on October 19, 2005, 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.	Tree Location Plan
Appendix X.	Tree Replacement Plan
Appendix XI.	Concept Plan for Neighbouring Properties
Appendix XII.	South Newton Neighbourhood Concept Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 6, 2005.
- Building Scheme dated November 27, 2005.
- Neighbourhood Character Study dated November 27, 2005.
- Tree Survey Plan dated November 2005.
- Arborist Report dated November 12, 2005.
- Tree Preservation and Replacement Plan dated November 2005.
- Lot Grading Plan dated November 2005.
- Soil Contamination Review Questionnaire prepared by Balwinder Boora dated February 17, 2005.

Murray Dinwoodie
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.691
Hectares	1.4939
NUMBER OF LOTS	
Existing	1
Proposed	9
SIZE OF LOTS	
Range of lot widths (metres)	13.6 m - 48.82 m
Range of lot areas (square metres)	334 m ² - 9,885.5 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.44 upa
Lots/Hectare & Lots/Acre (Net)	6.02 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	18%
Total Site Coverage	68%
PARKLAND	
Area (square metres)	0
% of Gross Site	0
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
Others	NO

CONTOUR MAP FOR SUBJECT SITE

