

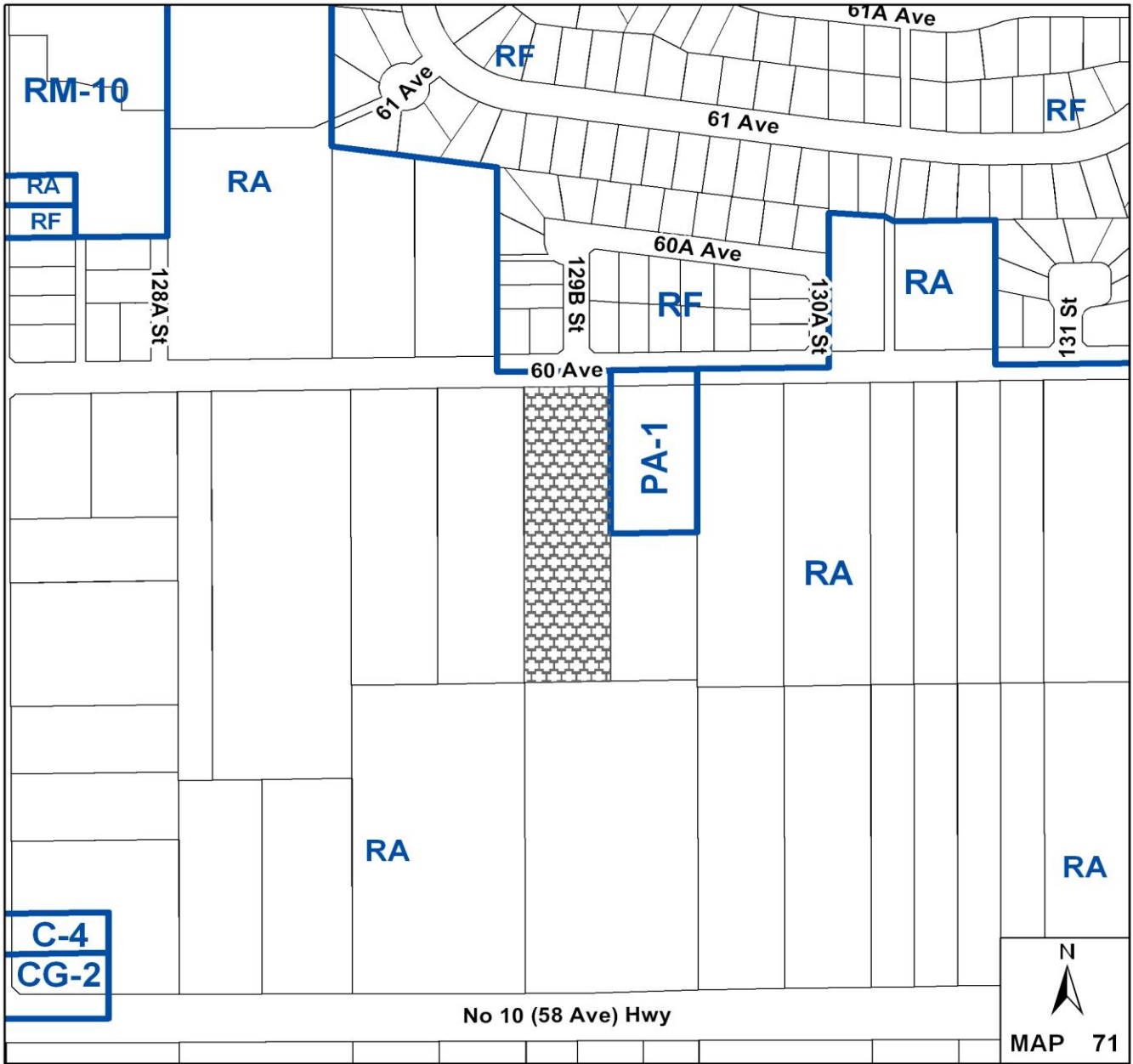
Proposal: OCP amendment from Suburban to Urban and rezoning from RA to RF-12 and RF-9 in order to create 19 small single family small lots.

Recommendation: Approval to Proceed

Location: 12964 - 60 Avenue **Zoning:** RA

OCP Designation: Suburban

NCP Designation: Small Lot/ Small Lot with Lane **Owners:** Dilbach Bains and Rupinder Bains



PROJECT TIMELINE

Completed Application Submission Date: June 29, 2005
Application Revision & Re-submission Date: December 1, 2005
Planning Report Date: February 20, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF-12 and RF-9

in order to allow development into 19 small single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the property from Suburban to Urban and a date for Public Hearing be set (Appendix XI).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone a portion of the site identified as Block B on the plan attached as Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the site identified as Blocks A and C on Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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) approval from the Ministry of Transportation;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) vehicular access and road requirements to be completed in coordination with the adjacent parcels to the west at 12942 - 60 Avenue; and
- (f) registration of a Section 219 Restrictive Covenant for a no-build area in order to preserve trees on proposed Lots 10 to 12.

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), including final resolution of off-site drainage requirements and coordination of access requirements with the adjacent properties to the west.

Parks: No concerns (Appendix V). The Parks, Recreation and Cultural Department supports the proposed walkway from the subdivision to 60 Avenue. NCP Amenity requirements are required to be met in accordance with the West Newton Highway 10 NCP.

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 7 students
 Secondary students = 4 students
 Total new students = 11 students

School Catchment Area/Current Enrollment/School Capacity:

Panorama Park Elementary School = 265 enrolled/300 capacity
 Tamanawis Secondary School = 1,523 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 = 18 students
 Total new students = 18 students

Approved Capacity Projects and Future Space Considerations

A major enrollment move to the new Newton Area secondary school when it opens in 2006-2007 is scheduled to eliminate overcrowding at Tamanawis.

(Appendix VI)

Ministry of Transportation
(MOT):

MOT staff have raised concerns about vehicle access to the land located south of the site, and confirm that no direct access will be permitted to Highway No. 10. Access to this site to the south will need to be achieved via a new road system to 128 Street (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling.
- **East:** An existing church with an undeveloped portion of land, zoned PA-1 and RA, designated "Institutional" and "Small Lot (10 upa)" in the West Newton Highway 10 NCP.
- **South:** Single family dwelling, zoned RA, designated "Small Lot (10 upa)" and "Small Lot With Lane (13 upa)" in the West Newton Highway 10 NCP, under application (No. 7904-0091-00) to rezone to RF-9 and RF-12 (Third Reading).
- **West:** Single family dwelling, zoned RA, designated "Small Lot (10 upa)" and "Small Lot With Lane (13 upa)" in the West Newton Highway 10 NCP.
- **North:** Across 60 Avenue, single-family dwellings, zoned RF, designated "Proposed Single Family (6 upa)" in the West Newton Highway 10 NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment from Suburban to Urban.

NCP Designation: Small Lot and Small Lot with Lane. Complies.

JUSTIFICATION FOR PLAN AMENDMENT

- On July 26, 2004, Council approved the Stage II West Newton Highway 10 NCP. Council decided that the required amendments to the OCP should proceed in conjunction with individual rezoning applications.

DEVELOPMENT CONSIDERATIONS

- The applicant is proposing to rezone the subject site from RA to RF-12 and RF-9 in order to allow subdivision into 19 small single family lots (9 RF-12 lots and 10 RF-9 lots as shown on Appendix III).

- An amendment to the Official Community Plan (OCP) from "Suburban" to "Urban" is proposed in accordance with Council's direction to bring forward OCP amendments with individual rezoning applications. This amendment will ensure that the OCP is consistent with the land use designations in the West Newton Highway 10 Neighbourhood Concept Plan (NCP), adopted by Council July 26, 2004 (Appendices XI and XII).
- The proposed zoning and subdivision layout are consistent with the designation and road patterns in the approved West Newton Highway 10 NCP.
- The layout and road pattern are complementary to Development Application No. 7904-0329-00 (rezoning to RF-9 and RF-12 at Third Reading) directly west, and Development Application No. 7904-0091-00 (rezoning to RF-9 and RF-12 at Third Reading), directly south.
- The applicant proposes to dedicate and construct the northern half of 59 Avenue along the south property line and the eastern half a cul-de-sac along the west property line, connecting to 59 Avenue.
- Five (5) RF-9 lots are proposed along 59 Avenue (proposed Lots 1 to 5) and 5 RF-9 lots are proposed along 60 Avenue (proposed Lots 15 to 19); lanes will provide access to these 10 lots. Nine (9) RF-12 lots are proposed on the north-south cul-de-sac. Proposed Lots 6, 12, 13 and 14 will utilize the adjoining lane for access and the remaining lots (proposed Lots 7 to 11) will have front driveways.
- The lanes and roads, as well as municipal services and utilities, will be extended to the site from the adjacent development to the west (Development Application No. 7904-0329-00). 59 Avenue will be extended to the site as part of both 7904-0329-00 and 7904-0091-00 (Appendix VII).

Tree Preservation

- The applicant retained Arbortech Consulting Ltd. to conduct a tree survey and prepare and Arborist report. The report identified 18 mature trees. Nine (9) trees are proposed to be retained on the site.
- Nine (9) trees are proposed to be removed because they are either within building envelopes, roads or driveways. Twenty-five (25) replacement trees are proposed. The majority of mature trees on the site are Red Alder, Western Red Cedar and Douglas Fir.
- The trees proposed to be retained are located close to property lines in rear yards, primarily on proposed Lots 8, 10, 11 and 12. Due to the substantial depth (46 m) of proposed Lot 8, there is adequate space for house construction and, therefore, no specific restrictions are proposed on these lots beyond the protection of the Tree By-law.
- However, proposed Lots 10 to 12 are shallower (25 m) (182 ft.) and provide a greater challenge for house construction and tree retention. As a result, a Section 219 Restrictive Covenant is proposed for tree retention on proposed Lots 10 to 12. The Restrictive Covenant will ensure future owners and builders are aware of the protected status of the trees on these particular lots.

Lot Grading

- The applicant submitted a preliminary lot grading plan and proposes to have in-ground basements on all lots. Minimal fill (less than 0.5 metre/1.6 ft.) is proposed, except along 60 Avenue, where up to 0.75 m (2.5 ft.) of fill is proposed in order to match the existing grade of the road. There are no interface issues with surrounding development. The proposed lot grading plan is found to be generally acceptable by the Building Division.

Building Design Guidelines

- The proposed homes are readily identifiable as "Rural Heritage", "Neo-Heritage" or "Craftsman Heritage".
- Exterior cladding materials include wood siding or vinyl siding accompanied by brick, stone or wood detailing.
- The colour scheme for the RF-12 houses is neutral in the cream to grey range. The colour scheme for the RF-9 lots consists of bolder colours, representative of heritage homes, and includes blues and yellows.
- No basement-entry homes or secondary suites are permitted.
- The design of the dwellings has been coordinated with other developments in the immediate area and will be complementary to this new emerging neighbourhood.

Engineering Servicing

- Drainage:
 - The Engineering Department has identified a downstream drainage concern related to required upgrades of Eugene Creek.
 - Works to resolve this drainage constraint, which is identified in the West Newton/Highway #10 NCP, are tentatively scheduled to be functional by no later than Summer 2007, subject to, but not limited to, the following:
 - Completion of right-of-way acquisitions, which are underway;
 - Completion of final design. DFO, MOE and FREMP will be requested to review and to provide their approvals/permits;
 - Approval from Council for the remainder of capital funding in the 2006 budget (partial funding was approved in the 2005 budget); and
 - Construction progress/constraints related to soil placement and consolidation.
 - Staff have advised the applicant of this constraint and that detailed servicing of the site cannot proceed until these issues are resolved. Each development application may proceed through to Third Reading as applicable; however, a Servicing Agreement will not be issued to the Developer until the constraint has been mitigated via the above works.

- Site Access
 - The proposed residential lots are intended to be accessed via rear lanes (connecting to 60 Avenue) and a new road (59 Avenue) to be extended from 128 Street through several new developments (Appendix XII). However, these developments are at various stages of approval, and have yet to be finalized. Should these developments not proceed, the subject application will be required to obtain off-site rights-of-way to achieve access from 128 Street. Adjustments to the proposed subdivision layout may be required to accommodate the necessary road requirements in this eventuality. The applicant is aware of these issues.
 - The Ministry of Transportation is aware of the need to achieve access to this property through a new road, and has advised that access to Highway No. 10 will not be permitted. The applicant has also been made aware of this requirement.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 10, 2005, and staff received no comments.
- A development sign was erected on the property advertising the subject application. No comments or phone calls were received.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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.	Ministry of Transportation
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Zoning Block Survey Plan
Appendix XI.	OCP Amendment Map
Appendix XII.	Existing In-Stream Applications in the West Newton Highway 10 NCP
Appendix XIII.	West Newton Highway 10 NCP

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated December 14, 2005.
- Building Scheme dated February 13, 2006.
- Neighbourhood Character Study dated January 6, 2006.
- Tree Survey Plan dated February 15, 2006.
- Arborist Report dated February 15, 2006.
- Soil Contamination Review Questionnaire prepared by D.S. Bains dated June 24, 2005.

Murray Dinwoodie
General Manager
Planning and Development

IM/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: McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, B.C.
 Tel: 604-596-0391

2. Properties involved in the Application
 - (a) Civic Address: 12964 - 60 Avenue

 - (b) Civic Address: 12964 - 60 Avenue
 Owners: Dilbach Bains and Rupinder Bains
 PID: 007-485-115
 Parcel A N ½ 13 SW Section 8 Township 2 Exp. 10097 2.34 AC.

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property from Suburban to Urban.

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

 - (c) Application is under the jurisdiction of MOT.

 MOT File No. 1-6-22724

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 and RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.89
Hectares	0.36
NUMBER OF LOTS	
Existing	1
Proposed	19
SIZE OF LOTS	
Range of lot widths (metres)	8.02 m- 10.5 m
Range of lot areas (square metres)	225 m ² - 306 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.2 upa/27 uph
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52% max
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	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

