

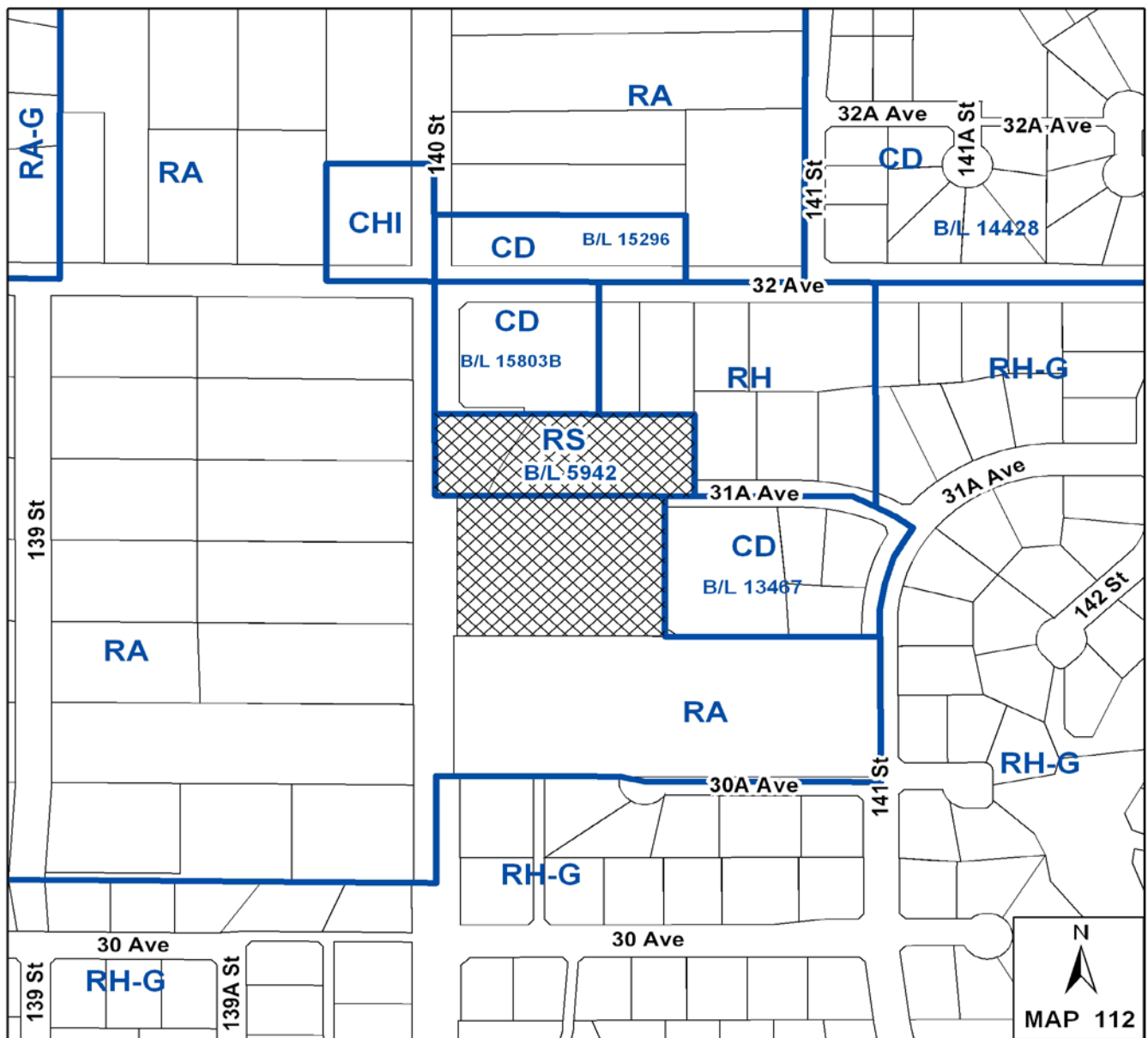
Proposal: Rezone from RA and RS (By-law No. 5942) to CD to create 8 half-acre type lots.

Recommendation: Approval to Proceed

Location: 3140 & 3106 - 140 Street **Zoning:** RA and RS (By-law No. 5942)

OCP Designation: Suburban

LAP Designation: ½ Acre Gross Density **Owners:** Dalbir Kaur Dhaliwal et al



PROJECT TIMELINE

Completed Application Submission Date: August 24, 2005
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA and RS (By-law No. 5942) to CD

in order to allow subdivision into 8 half-acre type single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law No. 15275.
2. a By-law be introduced to rezone the subject properties and portion of 140 Street proposed to be closed and consolidated with the site as shown as "Block A" on the plan attached as Appendix XIII, from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
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) the applicant adequately address concerns raised by the Parks, Recreation & Culture Department about the pressure this development will place on existing Parks, Recreation & Culture facilities in the neighbourhood;
 - (e) completion of road closure/acquisition of a portion of 140 Street to be consolidated with the site; and
 - (f) registration of a Section 219 Restrictive Covenant and submission of financial securities on proposed lots containing existing dwellings to be retained to ensure modification and

alterations to comply with the zoning requirements, proposed Building Design Guidelines and ensure Building Code conformity.

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, Recreation & Culture: Support. However, Parks has some concerns about the pressure this development will place on existing Parks, Recreation & culture facilities in the neighbourhood. The applicant will be 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 = 3 students
 Secondary students = 1 students
 Total new students = 4 students

School Catchment Area/Current Enrollment/School Capacity:

Semiahmoo Trail Elementary School = 346 enrolled/315 capacity
 Semiahmoo Secondary School = 1,726 enrolled/1,300 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 = 59 students
 Secondary students = 34 students
 Total new students = 93 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

A future secondary school site in the South Surrey area is envisioned in the Grandview Heights area, pending general land use plan and residential build out determination for Grandview Heights area.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Two (2) single family dwellings to possibly be retained. A portion of the development site is an unopened road allowance along 140 Street, which is vacant.
- **East:** Single family dwellings, zoned CD and RH, designated Suburban in the OCP and "Half Acre Gross Density" in the Central Semiahmoo Local Area Plan.
- **South:** Single family dwelling, zoned RA, designated Suburban in the OCP and "Half Acre Gross Density" on the Central Semiahmoo Local Area Plan.
- **West:** Across 140 Street, single family dwellings, zoned RA, designated Suburban in the OCP and "One-Acre" in the Central Semiahmoo Local Area Plan.
- **North:** Neighbourhood commercial development and two half-acre lots approved in 2005, currently under construction, designated Suburban in the OCP, and "Local Commercial" and "Half-Acre Residential" in the Central Semiahmoo Local Area Plan.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Development Proposal

- The subject application encompasses 2 parcels of property located at 3106 & 3140 - 140 Street, in the Elgin Park area. The site also includes a 1,399 square metre (15,059 sq.ft.) triangular portion of unopened road allowance fronting 140 Street, which the applicant proposes to close and consolidate with the subject site. The Engineering Department has confirmed that they have no objections with the proposed closure and consolidation of this portion of road because it is surplus to City Transportation and Utility needs. The road closure and consolidation process is proceeding in conjunction with this application. The road closure and consolidation is required to be finalized prior to final adoption of the proposed Rezoning By-law. The total site area after the consolidation of the road is 1.65 hectares (4.07 acres).
- The southern portion of the site (3106 – 140 Street) was originally proposed to be developed under Development Application No. 7903-0299-00. This application proposed a rezoning from RA to CD to allow subdivision into 3 half-acre gross density single family lots. The Rezoning By-law (No. 15275) received 3rd Reading on February 9, 2004. The owner of the property has confirmed that they are no longer pursuing this application and would like the file closed. It is

therefore recommended that Council file By-law No. 15275, such that this new application can proceed.

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone" (RA) "to "Comprehensive Development Zone"(CD). The proposed CD Zone is a combination of "Half-Acre Residential Zone" (RH) and the "Half-Acre Gross Density Zone" (RH-G). The applicant will provide cash-in-lieu of 15% parkland in order to achieve the allowable lot size reductions permissible for suburban half-acre gross density type lots. The Parks, Recreation & Culture Department has not identified a need for additional parkland at this specific location.
- The proposed lot widths and lot depths meet or exceed the minimum requirements of both the RH and RH-G zones. Five (5) of the proposed lots meet the minimum 1,858 square metre (0.5 acre) standard RH Zone lot size. The other 3 lots meet the 1,300 square metre (14,000 sq.ft.) standard lot size of the RH-G Zone.

Land Use Considerations

- The subject site is designated Suburban in the Official Community Plan (OCP) and Half Acre Gross Density in the Central Semiahmoo Local Area Plan (LAP). The proposed rezoning and subdivision is in keeping with these designations.
- The majority of the lands surrounding the subject site to the south and east have been designated and zoned to accommodate a combination of half acre and half acre gross density lots. Lots across 140 Street to the west are zoned one-acre residential but are designated under the Central Semiahmoo Peninsula LAP for Half-Acre Gross Density development (Appendix XII).
- To the north of the subject site is a neighbourhood commercial development, which is currently under construction. This neighbourhood commercial development, which was approved by Council on October 17, 2005, consists of 2 – one-storey buildings, and 2 – two-storey buildings with retail and office uses. The landscaping plan for the neighbourhood commercial development includes a variety plant species that range in colour, texture, size and shape, planted around the buildings to reduce the scale of the buildings and to further integrate the buildings with surrounding suburban homes.
- The proposed lots fronting 140 Street are required to have rear lane access because 140 Street is an arterial road. The lane will access 140 Street at the northern side of proposed Lot 1. The neighbourhood commercial development to the north will have one driveway access to this portion of lane. Interior Lots 5 and 7 will have rear lane access and Lots 4, 6 and 8 will have front access driveways from the completed 31A Avenue cul-de-sac.

Proposed CD By-law

- The proposed CD Zone is a combination of RH and RH-G Zones.
- The maximum unit density permitted is 5 units per hectare (2 u.p.a), which complies with the Suburban designation. The maximum floor area ratio (FAR) will range from 0.32 for lots less than 1,858 square metres (20,000 sq.ft.) in area to 0.25 for lots equal to or in excess of 1,858 square metres (20,000 sq.ft.). This range in FAR reflects the permissible density corresponding to the RH-G and RH-Zones, and will ensure that homes constructed on the lots are of similar size

and also comparable to the homes constructed on the half-acre and half-acre gross density lots in the surrounding area.

- The proposed lot coverage of 25% is consistent with both the RH and RH-G Zones. The proposed setbacks are consistent with the RH and RH-G Zones.

Building Scheme and Lot Grading

- The Building Scheme was prepared by Carolyn Stewart (Sandbox Design Works) and is based on a Neighbourhood Character Study of the area. The Character Study suggests that the neighbouring homes are approximately 0 to 40 years old and range in style from Traditional Rancher and West Coast Contemporary to Neo-Heritage and Neo-Traditional. The homes are one or two storey and range from 93 square metres to 325 square metres (1000 sq.ft. to 3500 sq.ft.) excluding garage and in-ground basements. The proposed Building Scheme has been designed to complement and enhance this existing character.
- The Building Scheme states that the homes will be Neo-Heritage or Neo-Traditional in style with balanced massing, consistent scale and proportion elements and clean lines, using design elements to lower the apparent massing at the front. The homes will have well defined entries and moderate to steep pitched hip and gable roof lines/elements.
- The Building Scheme states that new homes constructed on the lots will be two-storey with building heights, massing, and roof line transitions that are compatible with the RH, RH-G, and CD homes to the east of the subject site. Building materials will consist of stucco (will require second cladding material in addition to required accent material), cedar siding, vinyl siding, 'hardiplank', brick/cultured brick, stone/cultured stone, vinyl, cedar or cementitious wall shingles; in earth or grey tones with subtle or bold colour accents.
- Roof materials will consist of cedar shakes/shingles or concrete tiles (shake or slate profile); in natural earth, grey, and black tones.
- No basement entry homes or secondary suites will be permitted.
- The applicant submitted a lot grading plan and suggested that they intend to have in ground basements on all of the lots. These basements can be accommodated without the need for substantial cut or fill. The western portion of the site (proposed Lots 1 to 3) is subject to a moderate amount of fill (approximately 1.0 metres at the lot ridgeline) while the eastern portion of the site will be subject to a minor amount of cut (approximately 0.25 metres). Cut and fill around the subject site periphery is kept to a minimum. The lot grading information provided by the applicant has been reviewed by staff and has found it acceptable to proceed.
- The applicant is considering retaining the 2 existing homes on the site, on proposed Lots 5 and 7, if it is financially feasible to do so. Currently the 2 homes front 140 Street so they may have to be substantially redesigned to front the interior cul-de-sac. Similarly, the 2 homes, as currently situated on the site, will not meet the setback requirements of the CD Zone once the land is subdivided. The applicant has retained a design consultant to determine the necessary renovations and ensure the homes will comply with the setback requirements of the Zone, as well as to address interface and appearance issues, and building code requirements. If the homes were to be retained, the renovation plans would have to be reviewed and approved by staff.

Renovations/alterations needed to ensure By-law compliance would be required to be completed prior to execution of the subdivision plans by the Approving Officer. Renovations/alterations required to address appearance/interface issues, and building code requirements, could either be completed prior to final approval or secured prior to final approval through regulation of a restrictive covenant and financial securities.

Tree Preservation

- The applicants retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. The arborist identifies 76 mature trees on the site and concludes that 28 will have to be removed. Three (3) of the trees to be removed are declared hazardous due to natural causes and the other 25 are either within a building envelope, lane, or driveway, or will not survive site grading. The 48 trees to be retained are clustered throughout the site in future front, side and rear yards.
- The applicant proposes 19 replacement trees on the site, in both coniferous and deciduous varieties, resulting in an average of 8.38 trees per lot. The City landscape architect has reviewed the tree survey, tree preservation plan, and arborist report, and has found the information acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on November 3, 2005, and staff received no comment.

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.	CD By-law
Appendix XII.	Central Semiahmoo Local Area Plan
Appendix XIII.	Block Plan Accompanying a Rezoning By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 3, 2006.
- Building Scheme dated May 5, 2006.
- Neighbourhood Character Study dated May 5, 2006.
- Tree Survey Plan dated March 2006.
- Arborist Report dated March 14, 2006.
- Tree Preservation and Replacement Plan dated March 2006.
- Lot Grading Plan dated March 30, 2006.
- Soil Contamination Review Questionnaire prepared by Jasvinder Dhaliwal dated August 24, 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: James Pernu, 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: 3106 and 3140 - 140 Street and Portion of 140 Street
- (b) Civic Address: 3106 - 140 Street
 Owners: Gurbakhash Singh Ubhi and Avtar Singh Khurana
 PID: 015-682-455
 Lot 2 Section 21 Township 1 New Westminster District Plan 83445
- (c) Civic Address: 3140 - 140 Street
 Owners: Dalbir Kaur Dhaliwal and Jasvinder Singh Dhaliwal
 PID: 018-720-935
 Lot 1 Section 21 Township 1 New Westminster District Plan LMP16163
- (d) Portion of 140 Street shown as Block "A" on the survey plan attached as
 Appendix XIII certified correct by Gene Paul Nikula (B.C.L.S.) on July 4, 2006
 containing 1,441 square metres

3. Summary

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

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	4.07 ac	
Hectares	1.65 ha	
NUMBER OF LOTS		
Existing	2	
Proposed	8	
SIZE OF LOTS		
Range of lot widths (metres)	30 m - 42.93 m	
Range of lot areas (square metres)	1,304 sq.m. - 2,529 sq.m.	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	4.85 uph	1.97 upa
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	25%	
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

