

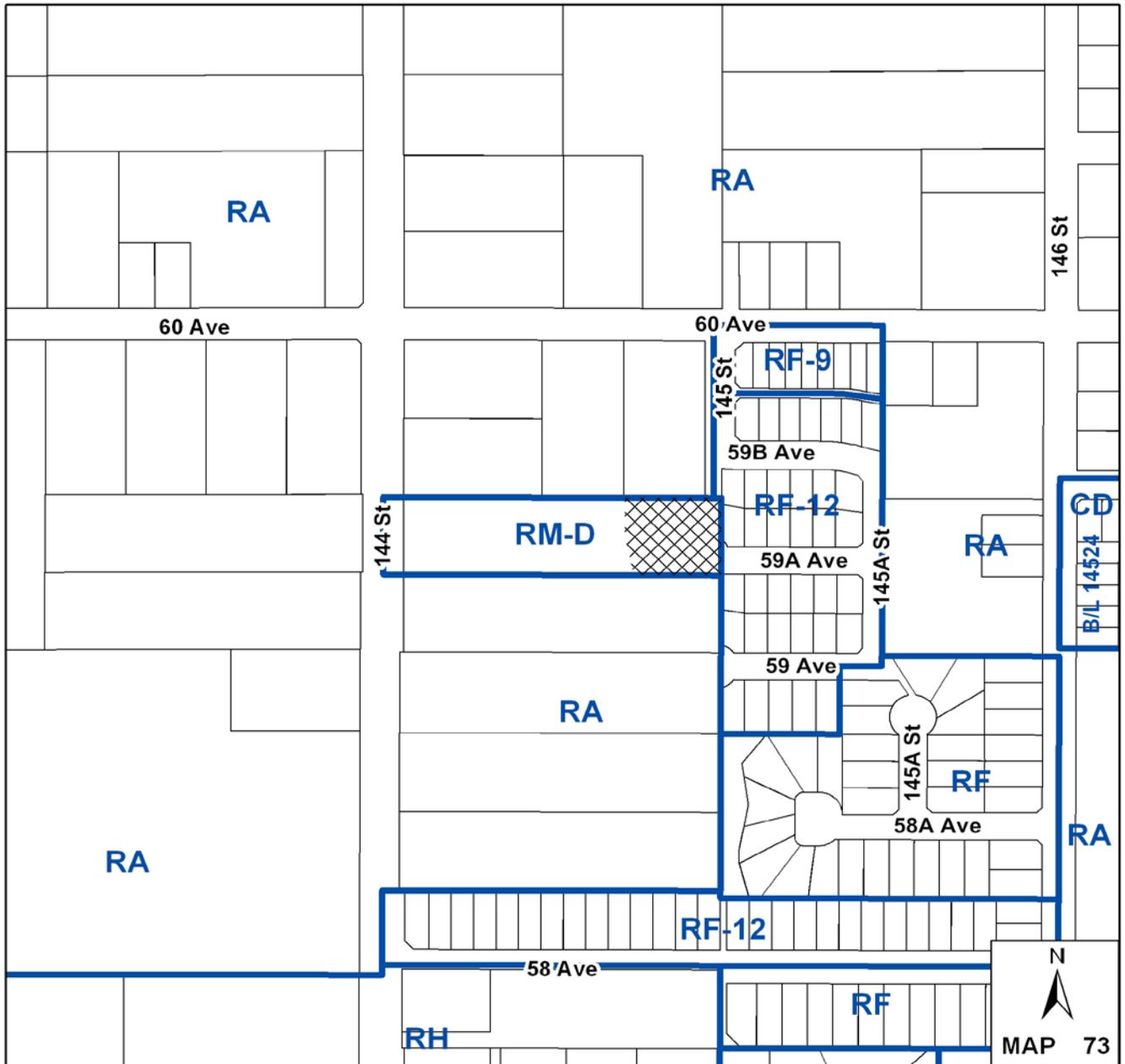
**Proposal:** NCP amendment to redesignate a portion of the site from Single Family Residential to Single Family Residential Flex 6 to 14.5. Rezone a portion of the site from RM-D to RF-12.

**Recommendation:** Approval to Proceed

**Location:** 5926- 144 Street      **Zoning:** RM-D

**OCP Designation:** Urban

**NCP Designation:** SF Res. & Towhouses      **Owner:** Usman Ali Khan et al  
 15 upa max



## PROJECT TIMELINE

Completed Application Submission Date: November 8, 2005  
Planning Report Date: May 29, 2006

## PROPOSAL

The applicant is proposing:

- an NCP amendment from Single Family Residential to Single Family Residential Flex 6 to 14.5 for a portion of the site; and
- a rezoning from RM-D to RF-12 for a portion of the site

in order to allow subdivision into 4 single family small lots and 1 remainder duplex lot.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the property defined as "Area A" on the plan attached as Appendix XIII from "Duplex Residential Zone (RM-D)" (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) endorsement by the Department of Fisheries & Oceans regarding water course preservation; and
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.
3. Council pass a resolution to amend the South Newton NCP to redesignate the portion of the land east of the watercourse as shown in Appendix XII from Single Family Residential to Single Family Residential Flex 6 to 14.5 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 should provide parkland dedication. The applicant should provide a park development amenity contribution on originally proposed density on a per unit basis as per the Stage II NCP adopted by Council (Appendix V).
- School District: The School District No. 36 has reviewed the proposal and has established that the development of the 4 new single family lots will have little or no impact on the registration at McLeod Road Elementary and Sullivan Heights Secondary Schools (Appendix VI.)
- Department of Fisheries and Oceans: Preliminary approval obtained on April 26, 2006.

SITE CHARACTERISTICS

- **Existing Land Use** Existing duplex to be retained.
- **Significant Site Attributes** A "Class B" tributary of Hyland Creek runs through the centre of the property.
- **East:** Single family small lot subdivision currently under construction, zoned RF-12 and RF-9, designated Single Family Residential Flex 6 to 14.5 in the South Newton NCP.
- **South:** Under development Application No. 7904-0445-00, which is in process. Proposed NCP amendment, rezoning and development permit to permit development of 18 RM-23 lots, 31 RF-SD lots and 10 RF-12 lots, zoned RA and RM-D, designated Townhouses 15 upa max in the South Newton NCP.
- **West:** Across 144 Street, single family dwellings, zoned RA, designated Apartments 45 upa max in the South Newton NCP.
- **North:** Single family dwellings, zoned RA, designated Single Family Residential and Townhouses 15 upa max in the South Newton NCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- NCP Designation: Single Family Residential needs amendment to Single Family Residential Flex 6 to 14.5 for the eastern portion of the site.

## JUSTIFICATION FOR PLAN AMENDMENT

### Background

- The subject site is located on the 5900 Block of 144 Street and is within the South Newton Neighborhood Concept Plan (NCP) area. The site is currently designated "Single Family Residential" on the east and "Townhouses 15 upa max" on the west in the NCP. A 'Class B' watercourse runs through the centre of the site and divides the two designations.

### Original South Newton NCP

- Council approved the South Newton NCP, on June 4, 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 No. 10 and 152 Street), and the City Hall area.
- The residential neighborhoods are categorized according to various densities ranging from half-acre lots to medium density apartments. The goal of mix residential designations is to fulfill the objective of sustainability and provision of a mix of housing densities and types.

### 2004 Amendments to South Newton NCP

- Since the approval of the South Newton NCP, numerous NCP amendment from "Single Family Residential" to "Single Family Residential Small Lots" were proposed. As a result the South Newton NCP was amended on December 6, 2004, to increase the opportunity for small lot residential development by redesignating majority of the "Single Family Residential" designated lands to "Single Family Residential Flex 6 to 14.5".
- During the 2004 NCP amendment process staff received a petition, which included 99 signatures, representing addresses within the vicinity of 56 Avenue to 60 Avenue and 144 Street to 146 Street, expressing specific concerns regarding the redesignation for small lot residential development in the area. The concerns expressed were as follows:
  - The incongruence of the proposed small lot designation with the existing RF subdivisions that were developed south of the area on 58 and 58A Avenues and between 144 Street and 146 Street;
  - Introduction of high density, low cost housing leading to diminishing property value of adjacent properties;
  - The traffic pattern generated by the new development would lead to a high incident of accidents with the access of 60 Avenue; and
  - General environmental concerns.

- As a result of these concerns, staff did not include the subject site or the area surrounding the subject site in the amendment to "Single Family Residential Flex 6 to 14.5" designation on December 6, 2004.
- Since the December 6, 2004 NCP amendment, a large small lot development application has been approved immediately east of the subject site (File # 7904-0039-00). This application consisted of an NCP amendment to redesignate a large portion of the site from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5" and a Rezoning from RA to RF, RF-12, and RF-9 in order to permit subdivision into 53 lots. This NCP amendment application was required to go through its own public consultation process. The consultation consisted of a Public Information meeting, which was attended by 84 residents representing 67 addresses. The two main concerns raised at the Public Information meeting were traffic and the type of homes. Following the public information meeting of December 14, 2004, staff received additional letters/e-mails expressing the same concerns.
- To address the concerns of the neighbors, the applicants changed the layout by eliminating a through local road and introducing RF lots and larger RF-12 lots adjacent to the existing RF subdivision to the south, where nearly all the concerns regarding traffic came from (Appendix XI).
- On February 8, 2005, Staff, the applicants and the consultant for this project met with representatives of the neighbors who, after reviewing the revised subdivision layout and changes to the land use proposal, commended the applicants for their efforts to resolve their concerns, and concluded that they now support the proposed amendment to "Single Family Residential Flex 6 to 14.5". Subsequently, a letter of support was provided to staff
- The neighboring 53 lots subdivision is currently under construction.
- The proposed NCP amendment on the subject site only involves the portion east of the watercourse. The watercourse has been surveyed and is actually further west than depicted on the South Newton NCP Land Use Plan providing more area for development on the east side. The proposed NCP amendment is to redesignate the eastern portion from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5". The western portion of the site will remain "Townhouses at 15 upa max".
- The proposed NCP amendment is consistent with the neighboring 53 lot subdivision to the east and is a natural extension of that project. The proposed small lot subdivision will complete the 59A Avenue cul-de-sac, which has already been established with small lots.
- A Public Information Meeting was considered unnecessary for this small NCP amendment considering that the proposal is a natural extension of the neighboring 53 lot subdivision, which already went through an extensive Public Consultation process and set the pattern for small lot development on the subject site.

## DEVELOPMENT CONSIDERATIONS

### Proposed Land Use & Subdivision

- The subject site is currently zoned RM-D and has an existing duplex on it. The proposal is to rezone the portion of the site east of the watercourse from RM-D to RF-12 to allow subdivision into 4 single family small lots. The portion of the site on the west of the watercourse will remain zoned RM-D and the existing duplex will be retained. Future development of the western portion of the site will require a new Rezoning and Development Permit application that is consistent with the Townhouse designation in the NCP.
- The 4 proposed RF-12 lots, will range in size from 421 square metres (4,532 sq.ft.) to 639 square metres (6,878 sq.ft.) and will have access off of the completed 59A Avenue cul-de-sac. The remainder RM-D lot will be approximately 6,476 square metres (69,709 sq.ft.) and will retain its access off of 144 Street.
- The proposed RF-12 lots are consistent although slightly larger in area than the neighboring small lots to the east.

### Watercourse Preservation

- The watercourse which bisects the subject site is a tributary of Hyland Creek and is identified as 'Class B' (yellow coded) meaning it requires setback protection. The applicant retained ECL Envirowest Consultants Limited to prepare an environmental assessment and top-of-bank confirmation for the site.
- On April 26, 2006 the environmental assessment received preliminary approval from the Department of Fisheries and Oceans (DFO). Based on the proposed single-family density, an average 15 metre (50 ft.) setback is proposed on the east side of the watercourse measured from the top of bank. The setback ranges from a minimum 10 metres (33 ft.) on the southern portion of the site to a maximum 23 metres (75 ft.) on the northern portion of the site for an average of 15 metres (50 ft.).
- The applicant will also dedicate a 15 metre (50 ft.) setback area measured from the top of bank on the west side of the watercourse. Additional setback area may be required at a later date depending on the nature of future development on this portion of the site. A decision on the appropriate setbacks will be made by DFO upon application for development on this portion of the site.

### Tree Survey & Arborist Report and Lot Grading

- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to prepare an Arborist Report and Tree Preservation/Replacement Plan for the eastern portion of the site. The Arborist Report indicates that there are 83 mature trees growing in a dense cluster and concludes that all 83 of the trees will have to be removed. Fifteen (15) of the trees are considered hazardous due to natural causes. The other 68 trees to be removed are either within a future road, building envelope, or driveway, or will not survive land clearing or filling. No trees are proposed to be

removed on the western portion of the site because it is not being developed at this time. In addition, all of the trees within the creek preservation area are to be retained.

- The arborist proposes 12 replacement trees consisting of cedars, firs, maples, and magnolias resulting in an average of 3.00 trees per lot. The arborist report and tree preservation/replacement plan have been reviewed by the City's Landscape Architect and considered acceptable to proceed.
- In-ground basements are proposed for all of the new lots based on the lot grading and tree preservation information that was provided by the applicant.
- The eastern portion of the site slopes steeply from east to west towards the watercourse. Approximately 1.0 metres (3 ft.) to 2.0 metres (6 ft.) of fill is proposed to bring the cul-de-sac bulb to the elevation of the existing subdivision to the east. The fill is then proposed to continue to slope up to the front of the future houses on Lots 1 to 4. The fill will then taper down to be 1.2 metres (4 ft.) higher than the existing ground at the property line. A 1.2 metre (4 ft.) high retaining wall is proposed along the watercourse preservation boundary. Temporary retaining walls, approximately 2.0 metres (6 ft.) in height are proposed along the north and south property lines. These walls will be buried when the neighbouring properties to the north and south develop.
- No cutting or filling is proposed on the west side of the watercourse.
- Staff have reviewed the preliminary grading information provided by the applicant and recommend the applicant work with staff to investigate whether the amount of filling required can be reduced. Filling will be necessary due to the topography of the site but it may be possible to reduce the amount of fill currently proposed and also reduce the height of the proposed retaining walls.

### Proposed Building Scheme

- The applicants for the subject site have retained Gustova Da Roza (Architect of Apex Design Group Inc.) to prepare Building Design Guidelines for the project based on a character study of the surrounding area
- The character study states that the majority of the existing homes in the area are 30+ years old. As such, the study suggests that a new character area be created with new homes that meet modern development standards.
- The highlights of the proposed Building Scheme are as follows:
  - The new homes constructed will be readily identifiable as being "Rural Heritage", "Neo-Traditional", "Neo Heritage", or "West Coast Modern" in style;
  - Two story dwellings and bungalows are permitted;
  - No basement entry dwellings;
  - No access to the in ground basements from outside, other than from the rear of the dwellings;
  - No secondary suites;
  - Minimum 7:12 roof pitch;

- Only cedar shingles, 30 year quality asphalt shingles in a "shake profile", or concrete roof tiles which are in a "shake profile", in grey or brown tones, will be permitted as roofing materials;
- A minimum of 17 shrubs (minimum 5 gallon pot size) per lot will be provided on the lots.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 21, 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.	Subdivision Plan for File No. 7904-0039-00
Appendix XII.	South Newton NCP Land Use Plan
Appendix XIII.	Block Plan Accompanying a Rezoning By-law

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 14, 2006.
- Building Scheme dated February 10, 2006.
- Neighbourhood Character Study dated February 10, 2006.
- Tree Survey Plan dated May 2006.
- Arborist Report dated May 15, 2006.
- Tree Preservation and Replacement Plan dated May 2006.
- Lot Grading Plan dated April 24, 2006.

- Environmental Report prepared by ECL Environmental Consultants Limited dated January 30, 2006.
- Soil Contamination Review Questionnaire prepared by Usman A. Khan dated December 14, 2004.

How Yin Leung  
Acting General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RM-D/RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.292
Hectares	0.928
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 to 48.77
Range of lot areas (square metres)	421 to 6,476
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2.18 lots/ac    5.38 lots/ha
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	19%
Total Site Coverage	69%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

