



**Proposal:** Rezone from RA to RF-12 and RF-9C to allow subdivision into approximately 51 single family small lots. DVP to permit front driveway access on lots fronting 62A Avenue.

**Recommendation:** Approval to Proceed

**Location:** 6212 and 6250 - 142 Street      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** SFR Flex 6 to 14.5      **Owner:** Narinder Garcha et al



## PROJECT TIMELINE

Completed Application Submission Date: November 23, 2005  
Application Revision & Re-submission Date: February 2, 2006  
Planning Report Date: April 24, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9C; and
- a Development Variance Permit to vary the following by-law regulation:
  - to vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on lots fronting 62A Avenue(Lots 25 - 36)

in order to allow subdivision into approximately 51 single family small lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of property defined as Block "B" 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 property defined as Block "A" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing (Appendix XIII).
2. Council approve Development Variance Permit No. 7905-0368-00, (Appendix XI) varying the following, to proceed to Public Notification:
  - (a) to vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on lots with lane access (Lots 25 - 36).
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) registration of Section 219 Restrictive Covenants for "no build" on portions of proposed Lots 1 and 11 until future consolidation with the adjacent property (6260 - 142 Street); and
- (e) registration of a Section 219 Restrictive for "no-build" on proposed Lot 15 to accommodate a temporary servicing right-of-way if deemed necessary by the City's Engineering Department.

### 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 this development:**

Elementary students = 20 students  
 Secondary students = 10 students  
 Total new students = 30 students

#### **School Catchment Area/Current Enrollment/School Capacity:**

McLeod Road Elementary School = 359 enrolled/215 capacity  
 Sullivan Heights Secondary School = 1,087 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 = 25 students  
 Secondary students = 92 students  
 Total new students = 107 students

#### **Approved Capacity Projects and Future Space Considerations**

*Acquisition of a new elementary school site (#212 South Newton W. Area Elementary) has been completed within McLeod Road Elementary schools catchment and a new school has received capital plan approval and is being planned (2007-2008) currently at feasibility study stage.*

*An enrollment move from Sullivan heights Secondary to the new Panorama Ridge Secondary School is projected for September 2006.*

(Appendix VI)

## SITE CHARACTERISTICS

- **Existing Land Use** Two (2) single family dwellings to be demolished.
- **East:** Single family dwellings, zoned RA, designated "Urban" in the OCP and "Townhouses 15 upa max" in the South Newton NCP.
- **South:** Single family dwellings and vacant land, zoned RA, designated "Urban" in the OCP and "Single Family Small Lots" in the South Newton NCP.
- **West:** Across 142 Street, single family dwellings on land zoned RA, designated "Urban" in the OCP and "Mixed Commercial/Residential Townhouse", "Single Family Residential Flex 6 to 14.5", and "Single Family Small Lots" in the South Newton NCP. The land is presently under development Application No. 7905-0154-00, which proposes an NCP amendment from "Mixed Commercial/Residential Townhouse" to "Single Family Small Lots" for a portion of the site and rezoning from RA to RF-12 and RF-9C to permit subdivision into approximately 68 single family small lots.
- **North:** Single family dwelling, zoned RA, designated Urban in the OCP and "Townhouses 15 upa max" in the South Newton NCP.

## 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 XII).
- The subject site is located on 142 Street just north of 62 Avenue. It is designated Urban in the OCP and a combination of "Single Family Residential Flex 6-14.5" and "Single Family Small Lots" in the South Newton NCP. The neighboring properties to the south are designated "Single Family Flex 6 to 14.5" and "Single Family Small Lots" in the NCP. The neighboring properties to the west are designated "Single Family Flex 6 to 14.5", "Single Family Small Lots", and "Mixed Com/Res Townhouse" in the NCP. The neighboring properties to the north and east are designated "Townhouses 15 upa max" in the NCP.
- The proposed rezoning from RA to RF-12 and RF-9C 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 not efficient for pedestrian and vehicular circulation, and was not optimal to maximize the development potential of the abutting property to the northwest (6260 – 142 Street). Through discussion between the applicants, the neighboring property owner, and City Engineering and Planning staff, an acceptable road concept was prepared for both sites. The neighboring property owner has also recently made a development application on his property (File #7906-0045-00) proposing a subdivision layout in keeping with the amended road concept. This application will be proceeding to Council in the near future.

#### Proposed Layout and Lot Sizes

- The applicant proposes to rezone and subdivide the property into 51 single-family residential small lots. Proposed Lots 2-36 are Type II (shallow-wide, front-access) RF-12 lots ranging in size from approximately 361 square metres (3,886 sq.ft.) to 644 square metres (6,932 sq.ft.). Proposed Lots 37-51 are Type I RF-12 lots ranging in size from 320 square metres (3,445 sq.ft.) to 453 square metres (4,876 sq.ft.). Proposed Lot 1 is a Type I (rear-access) RF-9C lot, which will be approximately 363 square metres (3,907 sq.ft.) in size.
- The proposed RF-12 lots fronting the future 62 Avenue (Lots 37-51), and the proposed RF-9C lot fronting 142 Street (Lot 1), will have driveway access from a lane. This concept is consistent with the intent to ensure rear-access lots on busier roads to create a better street presence and more efficient traffic flow on these two roads which will become busy linkages in the future. This objective is identified as a locational criteria in the NCP, which must be satisfied in order to achieve the higher densities under the small lots. The proposed concept complies with this criteria and is supportable.
- The applicant has requested a Development Variance Permit to permit lots 25-36 to have front access double car garages even though they have lane access. The proposed variance is supportable because these lots front an internal road which will have far less vehicular traffic than 62 Avenue or 142 Street and because the proposed lots directly across the street from these subject lots do not have rear lane access and therefore will also have front access double car garages.

- A coach house will be permitted on proposed Lot 1. The coach house zoning supports one of the goals of the NCP which is to provide a mix of housing densities and types to accommodate a range of needs.
- The proposed subdivision layout accommodates future lot sharing with the owner of the neighboring property to the northwest (6240 – 142 Street), which is required in order to achieve the ultimate subdivision pattern proposed for these abutting sites. As a condition of final adoption of the Rezoning By-law, the applicant will be required to register Section 219 "no-build" Restrictive Covenants on portions of proposed Lots 1 and 11 to ensure that no new buildings, structures, or improvements are permitted on these portions of the subject lots.
- A Section 219 "no-build" Restrictive Covenant may also be required on proposed Lot 15 to accommodate a temporary servicing right-of-way. This servicing right-of-way (ROW) will only be required if servicing access to 142 Street cannot be achieved through the neighboring property to the northwest (6240 – 142 Street). This neighboring property is currently under application (File # 7906-0045-00), therefore, the need for the ROW will depend on the timing of the completion of these applications relative to one another.
- The South Newton NCP Land Use Plan identifies a drainage, and pathway system along the east and north property lines of the subject site. The City's Engineering and Parks, Recreation & Culture Departments have confirmed that the proposed drainage rights-of-way and pathways/open space system are not required and should be deleted. The applicant proposes a short 4.0 metre (13 ft.) wide walkway between proposed Lots 17 and 18 to provide pedestrian access, for parents and children in the proposed future townhouses to the east of the subject site, to McLeod Road Elementary School located along 142 Street. The pathway will lead to a secure access to the future townhouse developments to the east.

#### Lot Grading, Arborist Report and Tree Preservation

- The applicant's Engineering consultant submitted a lot-grading plan indicating that they intend to have in ground basements on all proposed lots. Due to the topography of the site, the applicant is proposing up to approximately 1.2 metres (3.9 ft.). The project design consultant (Michael E. Tynan) reviewed the preliminary lot grading plan and provided comments aimed at ensuring that future grades can accommodate the proposed housing designs. These comments were incorporated into the grading plan. The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.
- The applicants retained Michael Fadum (MGF Horticultural Inc.) to conduct a tree survey and prepare an Arborist report. The report was prepared in conjunction with the lot grading plan. The report identifies 72 mature trees and concludes that 59 trees will have to be removed. Forty-one (41) of the trees proposed to be removed are declared hazardous due to natural causes. The other 18 trees to be removed are either within a road right of way or fall within a building envelope or proposed driveway. The majority of the 13 trees proposed to be retained are located in the no-build area of Lot 1 (10 trees), some of which may ultimately have to be removed upon development of this portion of land with the adjacent land to the north. The other trees to be retained are located in front, rear, and side yards.

- The applicant proposes 102 replacement trees as outlined in the tree preservation summary sheet (Appendix VIII), resulting in an average of 2.3 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.

### 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 30-60 year old structures that do not meet modern development standards. This existing housing stock does not provide suitable architectural 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 "Neo-Heritage", "Neo Traditional", "Craftsman-Heritage", and/or "Rural Heritage" in style. Modern genre homes including "West Coast Modern" and "Modern California Stucco" are not permitted.
- According to the Building Scheme, the maximum front entrance heights will be limited to 1 ½ storeys (12 ft. in height). Homes shall have steeply pitched, highly articulated, street facing common gable elements. The minimum roof slope will be 7:12. A variety of roofing materials will be permitted including cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap (grey or brown only). Exterior materials will include cedar, vinyl, stucco, hardiplank, brick, and stone. A "Natural", "Neutral", and/or "Heritage" colour palette is proposed; "Warm" colours are not permitted on main cladding.
- The Building Scheme requires that buildings facing the proposed future townhouse site to the east be designed to architecturally address the townhouse interface. This includes a variety of design elements.
- Basement-entry homes are permitted on nine (9) of the proposed lots (Lots 2 to 10 only; which represents 17.6 percent of the lots. This complies with the maximum 20% allowance for basement entry dwellings as per City policy. Secondary suites will not be permitted (Appendix VII).
- It is noted that the size of proposed lots 28, 29, 45 and 46, and the necessary corner cuts required for the lane presents minor limitations in terms of achieving the maximum lot coverage and maximum floor area permitted under the RF-12 Zone. The Building Scheme will provide notice of these limitations on these lots for future owners, in order to ensure that future owners are aware that maximum floor area and lot coverage provisions in the zoning may not be achieved on these lots.

### PRE-NOTIFICATION

The first pre-notification letters were sent on January 31, 2006, and staff received no comments.

A second set of pre-notification letters were sent on April 7, 2006 because the applicant changed the scope of the application to include a proposed RF-9C lot.

Staff received no comments.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on Lots 25 to 36.

Applicant's Reasons:

- The applicant wishes to construct double car garages with front driveway access for all the proposed Type II RF-12 lots within the plan of subdivision.

Staff Comments:

- The subject lots (25 - 36) are all a minimum of 13.4 metres (44 ft.) wide which meets the minimum width required for double car garages under the RF-12 Zone.
- The proposed variance will result in a more consistent streetscape because the proposed RF-12 lots across the street from the subject lots do not have lane access and will also have front access double car garages.
- The impact of additional driveways on the street is negligible as the subject lots front an internal road which will not have much vehicular traffic.
- The requirements for rear-access lots, such as on 62 Avenue or 142 Street, is not applicable on the subject lots due to the local street character.

### 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.	Development Variance Permit No. 7905-0368-00
Appendix XII.	South Newton NCP Land Use Plan
Appendix XIII.	Survey Plan Accompanying a Rezoning By-law

#### INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated April 19, 2006.
- Building Scheme dated March 16, 2006.
- Neighbourhood Character Study dated March 8, 2006.
- Tree Survey Plan dated April 19, 2006.
- Arborist Report dated April 19, 2006.
- Tree Preservation and Replacement Plan dated April 19, 2006.
- Lot Grading Plan dated March 2006
- Soil Contamination Review Questionnaire prepared by Dal Garcha dated November 23, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12/RF-9C**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	6.79 ac	
Hectares	2.75 ha	
<b>NUMBER OF LOTS</b>		
Existing	2	
Proposed	51	
<b>SIZE OF LOTS</b>	RF-12	RF-9C
Range of lot widths (metres)	12.0 - 14.0 m	10.5 m
Range of lot areas (square metres)	320 - 594 m <sup>2</sup>	363 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	7.5 lots/ac	18.6 lots/ha
Lots/Hectare & Lots/Acre (Net)	n/a	
<b>SITE COVERAGE (in % of gross site area)</b>	50%	
Maximum Coverage of Principal & Accessory Building	35%	
Estimated Road, Lane & Driveway Coverage	20%	
Total Site Coverage	55%	
<b>PARKLAND</b>		
Area (square metres)	0	
% of Gross Site	0	
	<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	
(Off-Street Parking Requirements)	YES	

CONTOUR MAP FOR SUBJECT SITE

