

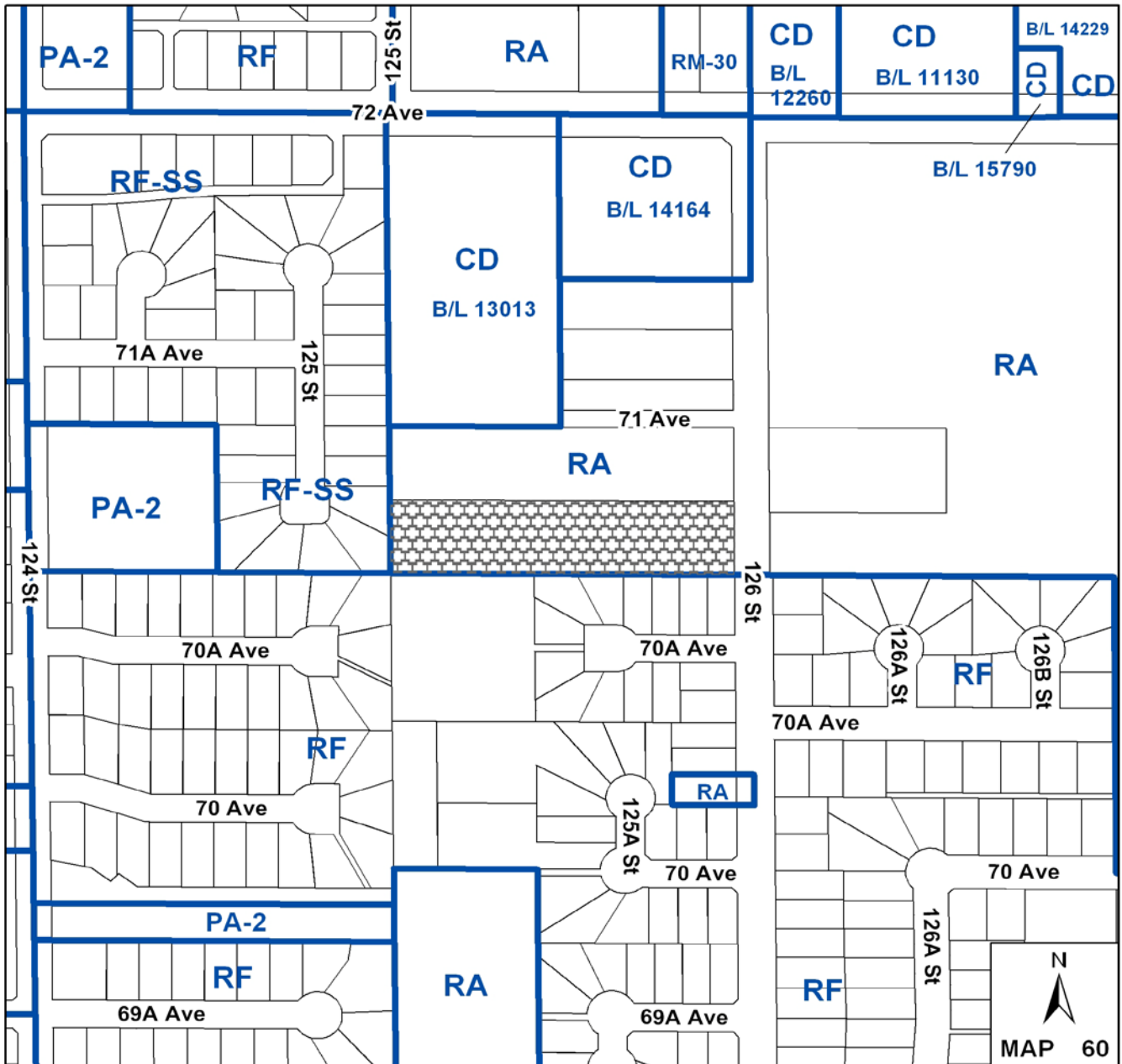
**Proposal:** Rezone from RA to RF-12 to permit subdivision into 9 single family small lots.

**Recommendation:** Approval to Proceed

**Location:** 7087 - 126 Street      **Zoning:** RA

**OCP Designation:** Urban

**LAP Designation:** Townhouses (8-15 upa)      **Owner:** 677416 B.C. Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: November 28 ,2006  
Planning Report Date: December 18, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into 9 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) submission of a Restrictive Covenant to ensure a minimum of 5 metres (16 ft.) building setback from the BC Hydro right-of-way; and
  - (e) submission of a landscaping plan and cost estimate to the satisfaction of the City Architect.
3. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Townhouses" to "Compact Single Family" 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 identified in the attached (Appendix IV).

Parks: The applicant proposes to dedicate the proposed open space lot to the City as open space and to consolidate it with the open space Lot 10 to the north, proposed under Application No. 7905-0992-00. This open space dedication will facilitate the completion of the Serpentine Greenway. The proposed open space lot is encumbered by a BC Hydro right-of-way (Appendix V).

School District: **School Impacts:**

**Projected number of students from this development:**

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

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

Cougar Creek Elementary School = 569 enrolled/630 capacity  
 Tamanawis Secondary School = 1,379 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 = 3 students  
 Secondary students = 8 students  
 Total new students = 11 students

**Approved Capacity Projects and Future Space Considerations**

*The Cougar Creek Elementary catchment is being moved (phased move) from Princess Margaret to Tamanawis Secondary, with growth impact on Tamanawis Secondary. A major enrollment move to the new Panorama Ridge Secondary when it opens in 2006-2007 is expected to eliminate overcrowding at Tamanawis Secondary. The proposed development will not have a significant impact on these projections.*

(Appendix VI)

Surrey Fire Department: No concerns (Appendix VII).

BC Hydro: No concerns (Appendix VIII)

### SITE CHARACTERISTICS

- **Existing Land Use** A duplex dwelling.
- **Significant Site Attributes** There are 16 by-law sized trees on the site.
- **East:** Across 126 Street, Kwantlen University College campus, zoned RA, designated Urban in the OCP.
- **South:** Single family residential dwellings, zoned RF, designated Urban in the OCP.
- **West:** Single family residential dwellings, zoned RF-SS, designated Urban in the OCP.
- **North:** A vacant lot zoned RA, designated Urban in the OCP. The lot is currently under application for rezoning to RF-12 and subdivision into 9 single family small lots under Application No. 7905-0192-00. The project is at Third Reading.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: West Newton Local Area needs amendment from "Townhouses" to "Compact Single Family".

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject parcel at 7087 – 126 Street is designated for townhouses (8 to 15 units per acre) in the West Newton Local Area Plan. The applicant is proposing to rezone the parcel from One Acre Residential Zone (RA) to Single Family Residential 12 Zone (RF-12) and subdivide into 9 lots, with a net density of 7.6 units per acre.
- The proposed net density of 7.6 units per acre, although less than the density envisioned for this area, is close to the minimum 8 units per acre townhouse density expected in the Local Area Plan.
- The proposed small lots would not create interface concerns and would provide a more desirable transition with existing RF residential lots in the area. The lot to the north (7099 – 126 Street) is at Third Reading for rezoning and subdivision into nine (9) RF-12 lots (Application No. 7905-0192-00), and the current application will complete the cul-de-sac proposed by this earlier application.
- The proposed amendment will not prevent the properties to the north of 7099 – 126 Street from being developed for townhouses in accordance with the Local Area Plan.

## DEVELOPMENT CONSIDERATIONS

- The applicant is proposing to rezone the subject parcel at 7099 – 126 Street from One-Acre Residential Zone (RA) to Single Family Residential 12 Zone (RF-12) to permit subdivision into 9 single family small lots.
- The subject lot is 8,579 sq.m. (2.12 acres) in area and the western half of the lot is encumbered by a BC Hydro Right-of-Way. The applicant has agreed to dedicate 3,751 sq.m. (0.93 acres) to the City as an "Open Space" lot (44% of total lot area) to complete the Serpentine Greenway.
- The "Open Space" lot will be consolidated with the proposed "Open Space" lot to the north that is proposed under Development Application No. 7905-0192-00 and is currently at Third Reading. This will provide frontage for the "Open Space" lot. The owners of 7087 – 126 Street and 7099 – 126 Street will be developing the two projects under one servicing agreement and have committed to consolidating the "Open Space" lots.
- All of the proposed lots meet the RF-12 Zone regulations for lot width, depth and area.
- The existing duplex on the site will be demolished.
- A Restrictive Covenant will be registered on proposed Lots 8 and 9 to ensure a minimum of 5 metre (16 feet) building setback from the Hydro Right-of-Way.

## Proposed Building Scheme

- The applicant has retained Tynan Consulting Ltd. as the Design Consultant for the proposed development. The design consultant recommends that the design of the new homes be "Neo-Traditional" or a subset of "West Coast Modern" that blends with "Neo-Traditional" style homes (Appendix VIII).
- The Design Consultant proposes the dwelling types be limited to two-storey dwellings, split level dwellings and bungalow dwellings. One (1) basement-entry home (Lot 1) is proposed.
- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone. The minimum roof pitch is 7:12 with the permitted roofing materials being cedar shakes, cedar shingles, shake profile concrete roof tiles and shake profile asphalt shingles with a raised edge cap.
- The Building Scheme also prohibits secondary suites and includes restrictions on food preparation areas, internal main floor configuration and basement access in order to limit the potential for secondary suites.

## Tree Preservation

- The Arborist Report, dated October 2006 indicates the presence of sixteen (16) by-law sized trees on the subject site. Eleven (11) of these trees are Cottonwoods, two (2) are Douglas firs and there is an apple tree and an aspen. No trees are proposed to be retained. Many of the trees are of moderate quality and all will be impacted by road construction, swale construction, lot grading or removal of surrounding trees.

- The recently passed Tree Protection By-law No. 16100 indicates that two (2) replacement trees are to be provided for every removed tree (except for cottonwoods and alders, which are replaced at a 1:1 ratio). Using this as a basis, twenty-one (21) replacement trees are requested. The applicant has proposed to provide twenty-seven (27) replacement trees on the site, which is in excess of the number of trees requested. This will allow for an average of three (3) trees per lot (Appendix X).
- The Tree Preservation and Replacement Plan has been approved by the City Landscape Architect.

### Lot Grading

- Lots 1 to 3 cannot support in-ground basements and a basement-entry home is proposed on Lot 1. Lots 1 to 3 are proposed to have fill ranging from 0.4 metres (1 foot) to 1.4 metres (5 feet) over portions of the lots.
- The applicant has indicated that they intend to design the site services at an adequate depth to provide for in-ground basements on proposed Lots 4 to 9. Approximately 1.1 metres (4 feet) to 1.7 (6 feet) of fill is proposed for the front portions of Lots 4 to 9.
- The applicant obtained letters of support for dwellings with "two floors plus a basement" from three (3) of the four (4) homeowners living on 70A Avenue, south of the proposed in-ground basement homes. The applicant explained that the interface between the homeowners' lots and the proposed lots would be the same as the interface on the south side of 70A Avenue, where dwellings two floors at grade interface with two storey plus basement homes on 125A Street.
- To reduce the rear massing of the proposed dwellings on Lots 6 and 7, the applicant has proposed to set back the upper floor a minimum of 1.8 metres (6 feet) for 75% of the width of the proposed dwellings. On Lots 5 and 8, the upper floor will be set back a minimum of 1.2 metres (4 feet) from the main floor for the entire width of the rear of the proposed dwellings. These provisions have been placed in the proposed Building Scheme.
- To further enhance the interface between the existing homes on the north side of 70A Avenue and the proposed homes on Lots 5 to 8, a row of cedar hedging 2.75 metres (9 feet) high will be placed along the south property lines of Lots 5 to 8.

### PRE-NOTIFICATION

Pre-notification letters were sent on January 30, 2006 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.	Surrey Fire Department Comments
Appendix VIII.	BC Hydro Comments
Appendix IX.	Building Design Guidelines Summary
Appendix X.	Summary of Tree Survey and Tree Preservation

#### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 24, 2006.
- Building Scheme dated July 19, 2006.
- Neighbourhood Character Study dated August 18, 2005.
- Arborist Report dated December 11, 2006.
- Tree Preservation and Replacement Plan dated December 11, 2006
- Soil Contamination Review Questionnaire prepared by Jagjeet and Charanjeet Sidhoo dated January 5, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

KB/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  
                         Address:                    13168 - 88 Avenue  
                                                            Surrey, B.C.  
                                                            V3W 2K3  
                         Tel:                                    604-596-0391

2.      Properties involved in the Application

- (a)      Civic Address:                    7087 - 126 Street
- (b)      Civic Address:                    7087 - 126 Street  
                         Owner:                                    677416 B.C. Ltd., Inc. No. 677416  
                                                            Director Information:  
                                                            Kanwalpreet S. Rajasansi

Officer Information: (as at September 19, 2005)  
Kanwalpreet Singh Rajasansi (President, Secretary)

PID:                                    012-315-672  
South Half of Lot 6 Section 18 Township 2 New Westminster District Plan  
1692

3.      Summary

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



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.12 ac
Hectares	.8579 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	9 + 1 open space lot
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 m to 14.7 m
Range of lot areas (square metres)	386 sq.m. to 652 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.24 upa/10.5uph
Lots/Hectare & Lots/Acre (Net)	7.56 uph/18.68 uph
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	30%
<b>PARKLAND</b>	
Area (square metres)	3,751 sq.m.
% of Gross Site	43%
<b>Required</b>	
<b>PARKLAND</b>	
Dedication	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

