

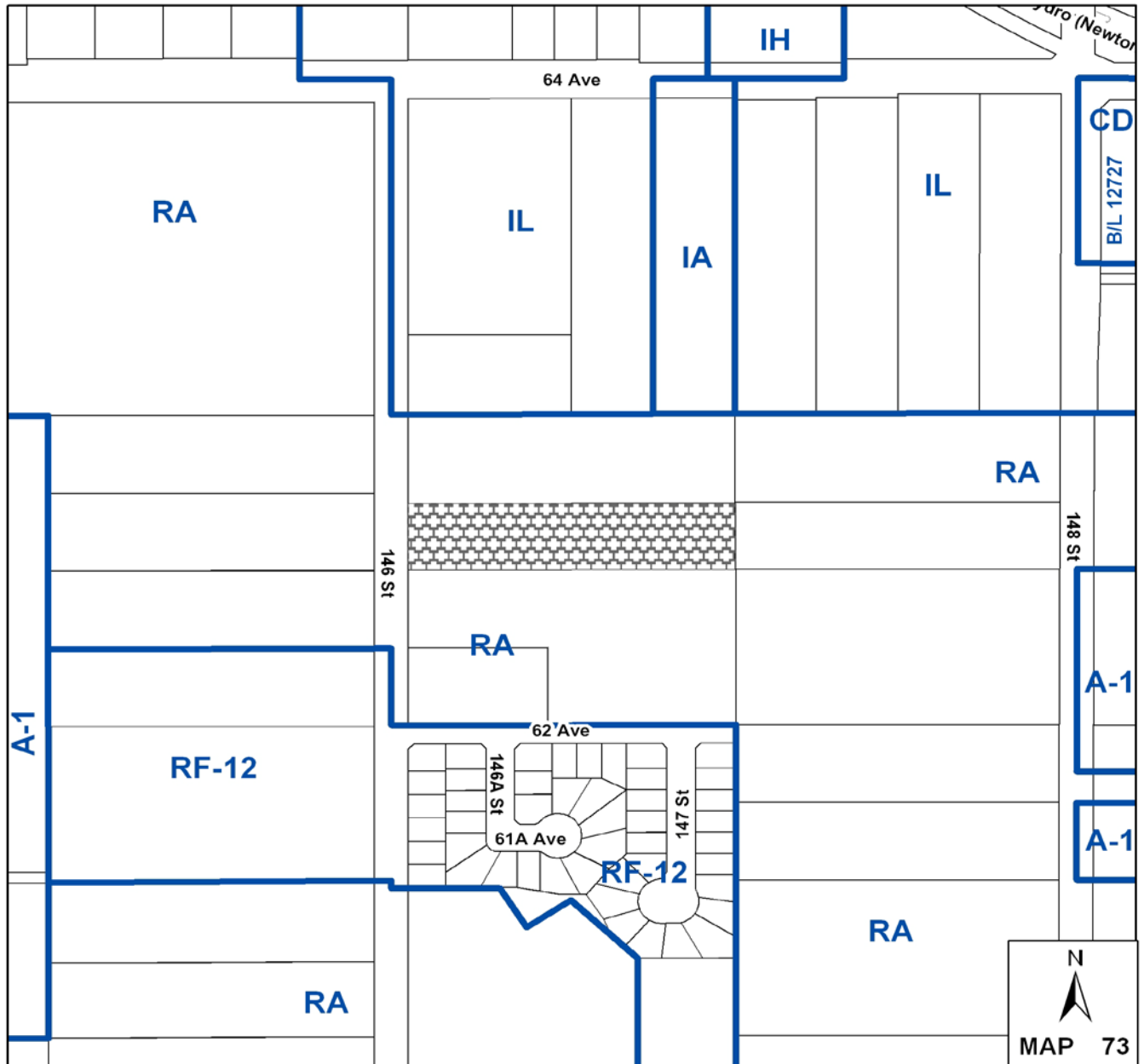
Proposal: Rezone from RA to RF-12 to allow subdivision into 14 single family small lots. DVP to permit front-access double-car garages on proposed Lots 1-6.

Recommendation: Approval to Proceed

Location: 6262 - 146 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: SF Res Flex 6 to 14.5 **Owner:** Avtar Singh Gill et al



PROJECT TIMELINE

Completed Application Submission Date: January 10, 2006
Application Revision & Re-submission Date: April 13, 2006
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12;
- a Development Variance Permit to vary the RF-12 Zone to allow front access double car garages on proposed Lots 1 to 6.

in order to allow subdivision into 14 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 approve Development Variance Permit No. 7906-0013-00, (Appendix XII) varying the following, to proceed to Public Notification:
 - (a) to vary Section H.6 of the RF-12 Zone to allow a front access double car garage to accommodate two vehicles parked side by side on lots that are a minimum of 13.3 metres (43 ft.) wide for proposed Lots 1 to 6.
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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

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 = 6 students
Secondary students = 3 students
Total new students = 9 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 419 enrolled/215 capacity
Sullivan Heights Secondary School = 1,091 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 = 152 students
Secondary students = 117 students
Total new students = 269 students

Approved Capacity Projects and Future Space Considerations

The location of this development is within the catchment for the new Cambridge Area Elementary School, which will open in September 2006 as shown below. When a new school opens there will be catchment boundary changes implemented that will reduce the projected overcrowding at Sullivan Elementary. An enrollment move (French Immersion) to the new Panorama Ridge Secondary School is projected for September 2006.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling to be demolished.
- **East and North:** Properties under Development Application No. 7904-0230-00, which is currently at Third Reading. Proposed rezoning from RA to RF-12 and RF-9 to allow subdivision into 39 single family small lots, designated Single Family Residential Flex 6 to 14.5 in the South Newton NCP, and Urban in the OCP.
- **South:** Property under Development Application No. 7905-0046-00, which is currently at Third Reading. Proposed rezoning from RA to RF-12 to allow subdivision into 8 single family small lots and 1 remnant lot, designated Single Family Residential Flex 6 to 14.5 in the South Newton NCP, and Urban in the OCP.
- **West:** Under Development Application No. 7903-0191-00 which is pre-Council. Proposed NCP amendment to allow for a school site, zoned RA, designated Single Family Residential Flex 6 to 14.5 in the South Newton NCP and Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONSBackground 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 X).

- The subject site is located on the 6200 Block of 146 Street. It is designated Urban in the OCP and "Single Family Residential Flex 6-14.5" in the South Newton NCP. The neighboring properties to the north, south, east, and west are all designated "Single Family Flex 6 to 14.5" in the NCP.
- The proposed rezoning from RA to RF-12 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 for development applications on the neighboring properties to the north, east, and south (File #'s 7904-0230-00, 7905-0046-00, 7906-0041-00), it was determined that the road pattern established in the NCP was no longer appropriate for this block given the lot dimensions of the smaller lots permitted under the recently approved Single Family Residential Flex 6 to 14.5 designation. An attempt was made to adhere to the NCP road pattern as closely as possible but the layout provided was considered by the affected property owners to be inequitable. As a result, several meetings were held between City staff, and the surrounding property owners, to develop a concept layout for the entire block. The result of these meetings was a concept layout (Appendix XI) that would guide the future development of surrounding properties in a manner that is consistent with the intent of the NCP and that is also acceptable to all affected property owners. The proposed subdivision layout complies with this overall concept.

Proposed Layout and Lot Sizes

- All proposed lots are large Type II (wide-shallow) RF-12 lots ranging in size from approximately 429 square meters (4,618 sq.ft.) to 476 square meters (5,124 sq.ft.). However, proposed Lots 1 to 6 do not meet the minimum 13.4 metre (44 ft.) width requirement to enable a front-access double car garage. The applicant has applied for a Development Variance Permit to allow front access double car garages on these lots. Justification for this variance is provided below.
- The applicant is required to dedicate and construct a 2.0 metre (7 ft.) wide pedestrian walkway along the north property line as per the South Newton NCP. The additional 2.0 metres (7 ft.) required to create a standard 4.0 metre (13 ft.) wide walkway will be constructed as part of the subdivision application to the north (File No. 7904-0230-00).

Lot Grading, Arborist Report and Tree Preservation

- The applicants submitted a lot grading plan based on a review of the site topography, proposed servicing and adjacent grading. They have determined that in ground basements can be achieved on all of the proposed lots with minimal fill. The only fill being proposed in on Lots 1 to 6 (approximately 1.3 metres/4 ft.). The lot grading information has been reviewed by City staff and found to be acceptable to proceed.
- The applicants retained Norman Hol (Arbortech Consulting Ltd.) to conduct a tree survey and prepare an Arborist report. The report identifies 44 mature trees on the site and concludes that all 44 of the trees will have to be removed. Thirteen (13) of the trees are landscape trees that are in poor to very poor condition and are not viable as retention trees. One (1) of the trees is a cedar tree in fair condition but it is located in a road corridor. The remaining 30 trees are cottonwoods and alders that are poorly structured and not suitable for retention.

- The applicant proposes 42 replacement trees, in a variety of species, as outlined in the tree preservation summary sheet (Appendix VIII), resulting in an average of 3.0 trees per lot. This does not include additional boulevard trees in the amount of approximately one (1) tree per lot which will be required as part of the servicing agreement.

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 being characterized by small, old urban "West Coast Traditional" Bungalows and Two-Storey type homes situated on acreages. The homes do not meet new development standards, and do not provide suitable context for a year 2000's development. It is recommended that a desirable new character be created.
- According to the Building Scheme, the new homes will be "Neo-Heritage", or "Neo Traditional", "Rural Heritage" or "Craftsman Heritage" in style. Massing characteristics will be mid-scale or better (lower), with significant attention paid to mass reduction strategies at the low side of the lots.
- According to the Building Scheme, the maximum front entrance height will be 12 feet, providing features other than the front entrances clearly dominate the façade. The minimum roof slope will be 7:12. A variety of roofing materials will be permitted including cedar shakes, shake profile roof tiles, and shake profile asphalt shingles (grey or brown only). Wall cladding materials will include cedar, vinyl, Hardiplank, stucco, brick, and stone, in "Neutral" and "Natural" colours.
- Basement-entry homes and secondary suites will not be permitted (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on March 9, 2006 and staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section H.6 of the RF-12 Zone to allow front access double car garages to accommodate two vehicles parked side by side on lots a minimum of 13.3 metres (43 ft.) wide.

Applicant's Reasons:

- The applicant contends that the required dedication of 2.0 metre (7 ft.) for the walkway along the north property line is a hardship because it hinders their ability to achieve 13.4 metres (44 ft.) wide lots which are required for double car garages.

- The applicant has made attempts to acquire additional property to address the minor width deficiency. He contends that he has approached the property owner to the south about purchasing the necessary 0.23 metres (0.8 ft.) but that he is unwilling to cooperate. Similarly, they have also approached the owner of the property to the north about shifting the walkway 0.23 metres (0.8 ft.) north but this cannot be accommodated due to a house being retained on this site.

Staff Comments:

- The dedication of a walkway along the north impacts the property. The standard width for a pedestrian walkway is 4.0 metres (13 ft.). The Engineering Department will not support relaxation of the walkway requirement.
- The proposed variance is considered very minor and only applies to proposed Lots 1 to 6. These lots are only 0.08 metres (0.3 ft.) narrower than the 13.4 metres (44 ft.) required under the RF-12 Zone for double car garages. These lots are also much larger in total area than the minimum 320 square metres (3,445 sq.ft.) permitted under the RF-12 Zone. The visual impact of the variance will, therefore, be minimal.
- All the neighbouring homes being constructed on this site and on the neighbouring sites to the north, south and east will have double car garages so the proposal will create a more consistent streetscape.
- The minimum side yard of 1.2 metres (4 ft.) under the RF-12 Zone is not being varied.
- Requiring the applicant to work with the adjacent neighbours to acquire a sliver of land is considered onerous.

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, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
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 Retention and Replacement Plan
Appendix X.	South Newton NCP Land Use Plan
Appendix XI.	Concept Plan for Neighbouring Properties
Appendix XII.	Development Variance Permit No. 7906-0013-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 23, 2006
- Building Scheme dated April 19, 2006
- Neighbourhood Character Study dated April 19, 2006
- Arborist Report dated May 18, 2006
- Lot Grading Plan dated January 2006
- Soil Contamination Review Questionnaire prepared by Gurnam S. Gill dated January 6, 2006

How Yin Leung
Acting General Manager
Planning and Development

RG/kms

v:\planning\plncom06\06270945.rg.doc
SEH 7/14/10 1:50 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Roger Jawanda, CitiWest Consulting Ltd.
 Address: #101, 9030 King George Highway
 Surrey, B.C.
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application

(a) Civic Address: 6262 - 146 Street

(b) Civic Address: 6262 - 146 Street
 Owners: Avtar Singh Gill, Amarjit Kaur Gill, Sandeep Singh Gill,
 Major Singh Gill, Raj Kulwinder Kaur Gill, Iqbal Singh
 Gill, Balwant Singh Gill, Gurnam Singh Gill, Baldev
 Singh Gill, Kulwant Kaur Gill and Kulwinder Kaur Brar
 PID: 012-069-779
 Lot 28 Except: North 184 Feet, Section 10 Township 2 New Westminster
 District Plan 1361

3. Summary

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

(b) Proceed with Public Notification for Development Variance Permit No. 7906-0013-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.0
Hectares	0.81
NUMBER OF LOTS	
Existing	1
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	13.3 m - 16.8 m
Range of lot areas (square metres)	429 sq.m. - 476 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.3 7.0
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	65%
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
Double Car Garage Provisions	YES

CONTOUR MAP FOR SUBJECT SITE

