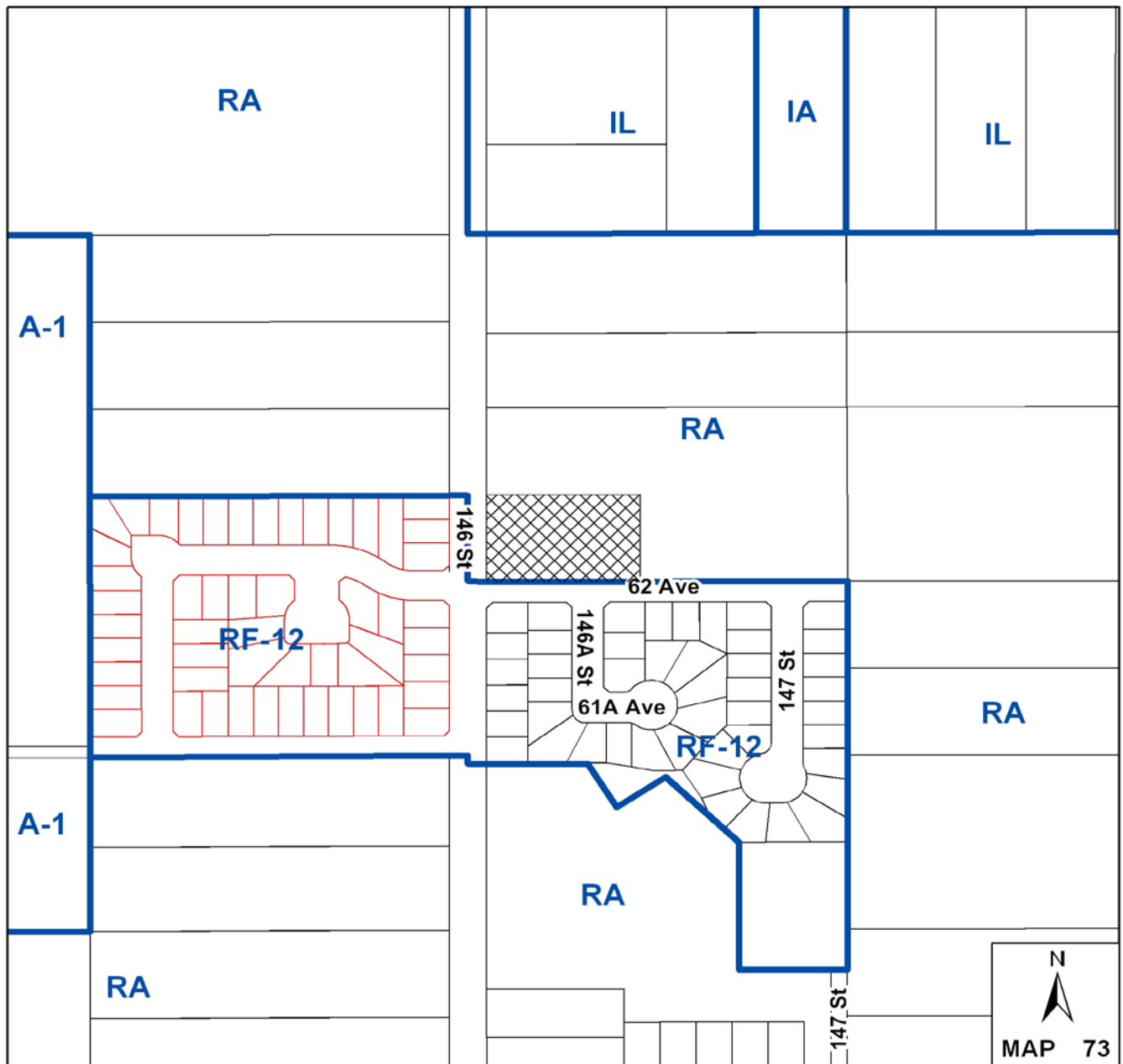


Proposal: Rezone from RA to RF-12 to allow subdivision into 7 single family small lots.

Recommendation: Approval to Proceed

Location: 6212 - 146 Street **Zoning:** RA
OCP Designation: Urban
NCP Designation: SF Res. Flex **Owners:** Leo and Darlene Kernel
 6 to 14.5



PROJECT TIMELINE

Completed Application Submission Date: January 31, 2006
Planning Report Date: April 24, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into 7 single family residential 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until it is consolidated and resubdivided with the adjacent property to the north (6240 - 146 Street).

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 = 3 students
 Secondary students = 1 student
 Total new students = 4 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 419 enrolled/360 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 = 177 students
 Secondary students = 117 students
 Total new students = 294 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 in the table below.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling to be demolished.
- **North and East:** Under development Application No. 7905-0046-00. Proposed rezoning from RA to RF-12 to permit a phased subdivision of approximately 31 single family small lots, currently at Third Reading, designated "Urban" in the OCP, designated "Single Family Residential Flex 6 to 14.5" in the South Newton NCP.
- **South:** Across 62 Avenue, single family dwellings under construction, zoned RF-12, designated "Urban" in the OCP and "Single Family Residential Flex 6 to 14.5" in the South Newton NCP .
- **West:** Across 146 Street, single family lots under construction, zoned RF-12, designated "Urban" in the OCP and "Single Family Residential Flex 6 to 14.5" 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 XI).
- The subject site is located on the northeast corner of 146 Street and 62 Avenue. 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 and east (Project Nos. 7904-0230-00, 7905-0046-00), 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. The applicants for these neighboring projects made an attempt to adhere to the NCP road pattern as closely as possible but the layout provided was considered by surrounding property owners to be inequitable. As a result, several meetings were held between City staff, the applicants, 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 the surrounding property owners. The proposed subdivision layout complies with this overall concept.

Proposed Layout and Lot Sizes

- All proposed lots are typical Type II (shallow-wide, front-access) RF-12 lots ranging in size from approximately 335 square meters (3,606 sq.ft.) to 377 square meters (4,058 sq.ft.). Proposed Lot 7 will include a large remainder portion at the back, which will have future subdivision potential. As a condition of final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 "no-build" Restrictive Covenant on the back portion of Lot 7 to ensure that no new buildings, structures, or improvements will be constructed in this area until it is consolidated and resubdivided with the neighboring property to the north (6240 – 146 Street) (Appendix XI).

Lot Grading, Arborist Report and Tree Preservation

- The applicant submitted a lot-grading plan and stated that they intend to have in ground basements on all proposed lots. Minimal fill between as estimated 1.0 metres (3 ft.) and 1.5 metres (5 ft.) deep is required to create a ridge line for some lots. The Building Division has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.
- The applicants retained Randy Greenizan (C. Kavoninas & Associates Inc. to conduct a tree survey and prepare an Arborist report. The report identifies 8 mature trees and concludes that 6 of the trees will have to be removed. Two (2) of the trees proposed to be removed are declared hazardous due to natural causes. The other 4 trees to be removed are either within a road right of way or fall within a building envelope or proposed driveway. The 2 trees proposed to be retained are located in the no-build areas of Lot 7.
- The applicant proposes 14 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 Carolyn Stewart Architect (Sandbox Design Works) and was based on a Neighborhood Character Study of the area. This neighborhood character study identified the surrounding context as mainly consisting of newly completed or under construction homes ranging in style from Neo-Traditional to Neo-Heritage. The homes are two storey and range in size from 204 square metres (2,200 sq.ft.) to 260 square metres (2,800 sq.ft.), excluding garage. The proposed Building Scheme will ensure the new homes will compliment and enrich this existing character.
- According to the Building Scheme, the new homes will be "Neo-Heritage", or "Neo Traditional" in style with balanced massing, consistent scale and proportion of elements and clean lines. The homes will have well identified entries and moderate pitched hip and gable roof lines/elements.

- According to the Building Scheme, the building height, massing and roof line transition are to be compatible with neighboring single family residential lots. The roof pitch will be 6:12 to 12:12. A variety of roofing materials will be permitted including cedar shakes/shingles, concrete tile (shake profile), or high profile duroid shingles in natural earth, grey, or black tones. Exterior materials will include cedar, vinyl, or cementitious siding (wood grain look), stucco, brick/cultured brick, or stone/cultured stone singularly or in combination with, cedar, cementitious or vinyl wall shingles in earth or grey tones with subtle or bold colour accents.
- Basement-entry homes and secondary suites will not be permitted (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on February 23, 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.	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.	Concept Plan for Neighbouring Properties
Appendix XII.	South Newton NCP Land Use Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 19, 2006.
- Building Scheme dated March 30, 2006.
- Neighbourhood Character Study dated March 30, 2006.
- Tree Survey Plan dated April 2006.
- Arborist Report dated April 12, 2006.
- Tree Preservation and Replacement Plan dated April 2006.

- Lot Grading Plan dated April 2006.
- Soil Contamination Review Questionnaire prepared by Leo Kernel dated January 27, 2006.

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: Dwight Heintz (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: 6212 - 146 Street

(b) Civic Address: 6212 - 146 Street
 Owner: Leo John Henry Kernel & Darlene Lorraine Kernel
 PID: 003-079-147
 Lot 52 Section 10 Township 2 New Westminster District Plan 61789

3. Summary

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.99
Hectares	0.40
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	13.6 - 14.4 m
Range of lot areas (square metres)	352 m ² - 1,380 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7 upa/17.5uph
Lots/Hectare & Lots/Acre (Net)	7 upa/17.5 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	44%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	64%
PARKLAND	
Area (square metres)	0
% of Gross Site	0
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

