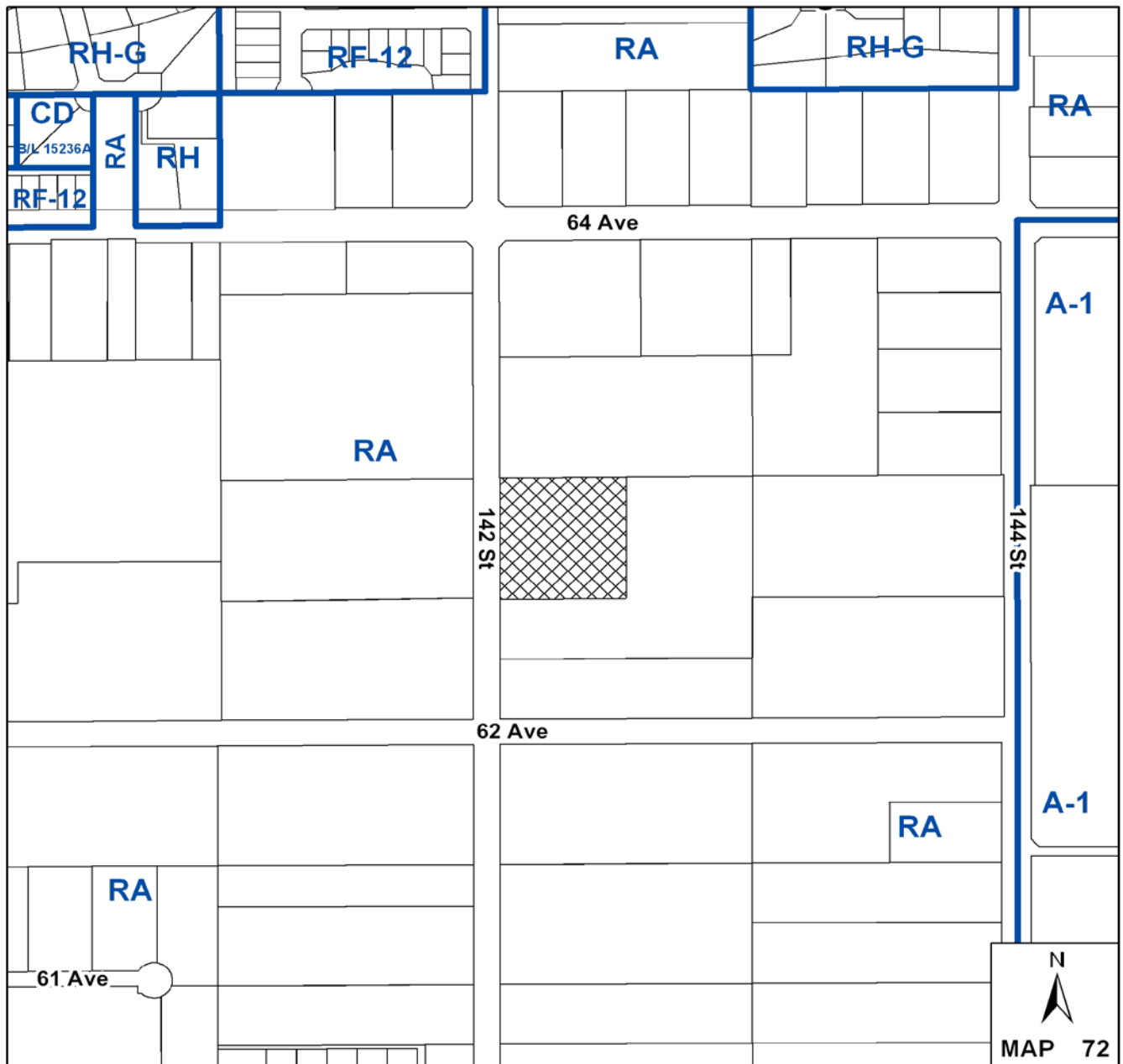


Proposal: Rezone from RA to RF-12 and RF-9C to allow subdivision into approximately 15 single family small lots.

Recommendation: Approval to Proceed

Location: 6260 - 142 Street **Zoning:** RA
OCP Designation: Urban
LAP Designation: SFR Flex 6 to 14.5 upa **Owner:** Jarnail Purewall



PROJECT TIMELINE

Completed Application Submission Date: February 3, 2006
Planning Report Date: June 26, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9C

in order to allow subdivision into approximately 15 single family small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the 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 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 a date be set for Public Hearing (Appendix XIII).
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; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lots 6, 7 and 15 until future consolidation with the adjacent property (6250 - 142 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 = 6 students
 Secondary students = 3 students
 Total new students = 9 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 = 117 students

Approved Capacity Projects and Future Space Considerations

A new elementary school (Site #212 South Newton W. Area Elementary) has been fully acquired within McLeod Road Elementary schools catchment. Funding for a new school has also been approved on this new site and is expected to proceed, subject to feasibility report in 2007-2008.

An enrollment move from Sullivan Heights Secondary to the new Newton Area Secondary School is projected for September 2006.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use**
- **East and South:**

Single family dwelling to be demolished.

Single family dwellings and vacant land, zoned RA, designated Urban in the OCP and "Single Family residential Flex 6 to 14.5" in the South Newton NCP. The land is presently under Development Application No. 7905-0368-00 which proposes a rezoning from RA to RF-12 and RF-9C to allow subdivision into approximately 51 lots. This neighbouring application is at Third Reading.

- **West:** Across 142 Street, vacant land zoned RA, designated Urban in the OCP, and for a combination of "Single Family Residential flex 6 to 14.5", "Single Family Small Lots" and "Mixed Commercial/Residential Townhouse" in the South Newton NCP. The land is presently under Development Application No. 7905-0154-00, which is pre-Council.
- **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 housing and lifestyle 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 fronts on 142 Street just north of 62 Avenue. The neighbouring properties which abut the subject site to the east and south are currently under a development application (File #7905-0368-00) proposing a rezoning from RA to RF-12 & RF-9C to allow subdivision into approximately 51 single family small lots. The proposed subdivision layout (including road pattern and lot sizes) is consistent with this neighbouring application (Appendix XII).
- 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 for the neighbouring site to the east (File No. 7905-0368-00), it was determined that the road pattern established in the NCP for this block was no longer appropriate given the reduced lot dimensions of the smaller lots permitted under the recently approved Single Family Residential Flex 6 to 14.5 designation. Through discussion between the owner of the subject site, the applicants for the neighbouring project to the east, and

City staff, an acceptable road concept was prepared for both sites. The proposed layout for the subject site follows this concept.

Proposed Layout and Lot Sizes

- The applicant proposes to subdivide the property into 15 single-family residential small lots. Proposed Lots 1-10 are Type II (shallow-wide, front-access) RF-12 lots ranging in size from approximately 360 square meters (3,875 sq.ft.) to 720 square meters (7,750 sq.ft.). Proposed Lots 11-15 are Type I (narrow-deep, lane access) RF-9C lots, which will range in size from approximately 359 square metres (3,864 sq.ft.) to 392 square metres (4,220 sq.ft.) in size and will allow a coach house in addition to a single family dwelling on each lot.
- Most of the proposed RF-12 lots fronting the future 62B Avenue (Lots 1-9) will have front access double car garages, with the exception of Lot 10 which will have driveway access from the side lane. The proposed RF-9C lots fronting 142 Street (Lots 11-15) will have rear lane driveway access.
- A coach house will be permitted on proposed Lots 11-15. 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 depth of these lots has been increased from the minimum requirement of 28 metres (92 ft.) to 35 metres (115 ft.) to increase the open space on these lots and thus improve the livability for each dwelling and coach house.
- The proposed subdivision layout accommodates future lot sharing with the owner of the neighboring property to the south and east (6250 – 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 6, 7 and 15 to ensure that no new buildings, structures, or improvements will be constructed on these areas until the necessary consolidation is achieved. This restriction will also include the necessary terms and conditions to ensure both property owners cooperate in the sharing of the lots.

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. The proposed grading plan matches the proposed grading for the adjacent application to the south and east (File #7905-0368-00). City staff has reviewed the lot grading information provided by the applicant and found it to be acceptable to proceed.
- The applicants retained Peter Mennel (MGF Horticultural Inc.) to conduct a field inspection and prepare an arborist report for the subject site. The Arborist report states that the site contains a mix of coniferous and deciduous tree species in moderate to poor form scattered throughout the site. The Arborist report identifies a total of 40 protected trees and concludes that all 40 have to be removed. Two (2) of the trees are declared hazardous due to natural causes and the other 38 trees are located either in a future building envelope, road, services, or driveways. The applicant proposes 32 replacement trees in both deciduous and coniferous species, which results in an average of 2 replacement trees per lot. This does not include boulevard trees that 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 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 this project, in conjunction with other new development applications in the area, create a desirable new character.
- 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) on the RF-12 lots and 1 storey (10 ft. in height) on the RF-9C lots. Homes shall have steeply pitched, highly articulated, street facing common gable elements. The minimum roof slope will be 8:12. 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.
- Basement-entry homes will not be permitted. Secondary suites will not be permitted (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on April 24, 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.	South Newton NCP Land Use Plan
Appendix XII.	Subdivision Plan for Neighbouring Site (File No. 7905-0368-00)

Appendix XIII. Survey Plan Accompanying a Rezoning By-law

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated May 10, 2006
- Building Scheme dated May 21, 2006.
- Neighbourhood Character Study dated May 21, 2006.
- Tree Survey Plan dated May 26, 2006.
- Arborist Report dated June 7, 2006.
- Tree Preservation and Replacement Plan dated May 26, 2006.
- Lot Grading Plan dated June 2006
- Soil Contamination Review Questionnaire prepared by Jarnail Purewall dated February 3, 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: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: Unit #101, 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 6260 - 142 Street

(b) Civic Address: 6260 - 142 Street
 Owner: Jarnail Purewall
 PID: 001-343-017
 Lot 1 Section 9 Township 2 New Westminster District Plan 69094

3. Summary

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 and RF-9C

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	4.56 ac	
Hectares	1.84 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	15	
SIZE OF LOTS		
Range of lot widths (metres)	10.15 - 25.7 m	
Range of lot areas (square metres)	355 - 1,394 m	
DENSITY	RF-9C	RF-12
Lots/Hectare & Lots/Acre (Gross)	8.5/21.0	5.9/14.6
Lots/Hectare & Lots/Acre (Net)	11.0/27.3	7.6/18.7
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	39.5	
Estimated Road, Lane & Driveway Coverage	29.3	
Total Site Coverage	68.8	
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

