

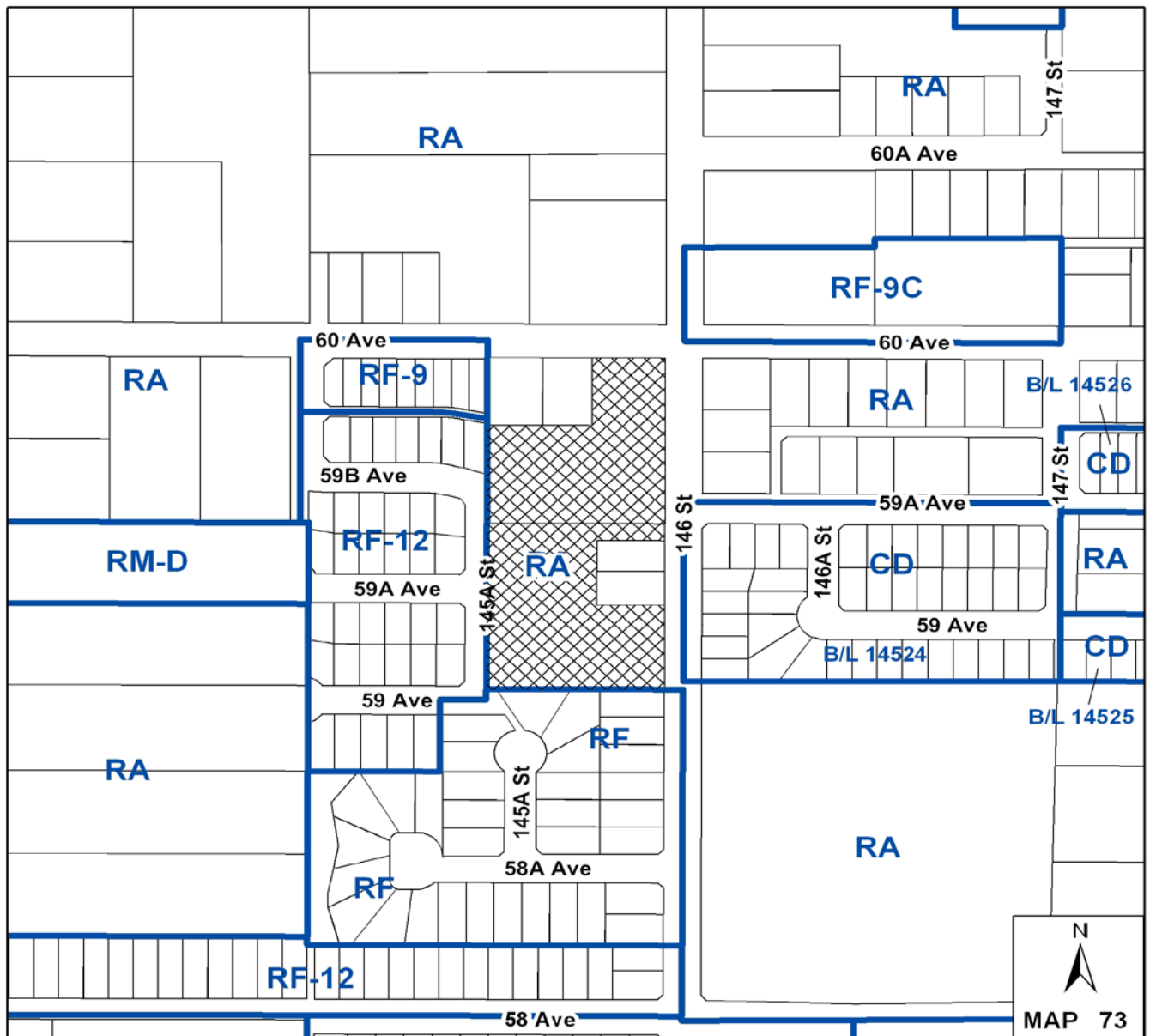
Proposal: Partial NCP amendment from Single Family Residential to Single Family Residential Flex. Rezone from RA to RF-12 and RF to allow subdivision into 24 single family small lots and a remnant RF lot. DVP to relax the width for one RF-12 corner lot.

Recommendation: Approval to Proceed

Location: 5919 - 146 Street/14572 - 60 Avenue **Zoning:** RA

OCP Designation: Urban

NCP Designation: SF Small Lots/
SF Res **Owner:** Royale Development et al



PROJECT TIMELINE

Completed Application Submission Date: February 24, 2006
Application Revision & Re-submission Date: June 13, 2006
Planning Report Date: October 30, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12 and RF;
- an NCP amendment from "Single Family Residential" to "Single Family Residential Flex" 6 to 14.5"; and
- Development Variance Permit to vary the following by-law regulations:
 - to vary the minimum lot width for one (1) Type I RF-12 corner lot from 14 metres (46 ft.) to 13 metres (43 ft.)

in order to allow subdivision into 24 single family small lots and a remnant RF lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block B on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and to rezone Block A on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0075-00 (Appendix IX) varying the following to proceed to Public Notification:
 - (a) to vary Part 17A Section K.2 of the RF-12 Zone to reduce the minimum lot width for a Type I corner lot from 14 metres (46 ft.) to 13 metres (43 ft.).
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 a Section 219 Restrictive Covenant on the proposed RF remnant lot to ensure relocation of dwelling access for the existing dwelling to the new lane, ensure minor upgrading of the dwelling to current standard, and protect future development for small lots; and
 - (e) registration of a Section 219 "no-build" Restrictive Covenant on the northerly portion of Lot 1 to protect existing trees along the shared property line and safeguard the future development potential of 5939 and 5929 - 146 Street.
3. Council pass a resolution to amend South Newton NCP to redesignate a portion of the land from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5" (Appendix XI).

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 VI).

A Servicing Agreement will be required.

Parks:

No concerns. Applicant to provide Park Amenity contributions as per NCP Stage II (Appendix VII).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 10 students
 Secondary students = 8 students
 Total new students = 18 students

School Catchment Area/Current Enrollment/School Capacity:

Sullivan Elementary School = 414 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 = 91 students
 Secondary students = 96 students
 Total new students = 187 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 a result of the opening, catchment boundary changes will reduce the current overcrowding at Sullivan Elementary. An enrollment move (French Immersion) is also projected for 2006.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Older, single family dwellings to be retained.
- **East:** Across 146 Street, new single family dwellings on small lots, zoned RA and CD, designated Single Family Small Lots in the NCP.
- **South:** New single family dwellings on lots, zoned RF, designated Single Family Residential Flex 6 to 14.5 in the NCP.
- **West:** Across 145A Street, single family dwellings under construction on lots, zoned RF-12, designated Single Family Residential Flex 6 to 14.5 in the NCP.
- **North:** Across 60 Avenue, older single family houses on lots, zoned RA, designated Single Family Small Lots in the NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Partially complies. The applicant is seeking amendment to the South Newton Neighbourhood Concept Plan from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5" for the southern portion of the site.

DEVELOPMENT CONSIDERATIONS

Background

- Council approved the South Newton NCP on June 4, 1999. The NCP established four future residential neighbourhoods 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 (Highway No. 10 and 152 Street) and the City Hall area.
- The residential neighbourhoods are categorized according to various densities ranging from half-acre lots to medium density apartments. The goal of mixed residential designations is to fulfill the objectives of sustainability, compact housing, and providing a mix of densities and types.

- The subject site comprises two parcels under separate ownership. The proposed NCP amendment is to redesignate the southerly portion of the site from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5".
- Since the approval of the South Newton NCP, numerous amendments from "Single Family Residential" to "Single Family Residential Small Lots" have been proposed. As a result, the South Newton NCP was amended on December 6 2004, to increase the opportunity for small lot residential development by redesignating the majority of the "Single Family Residential" lands to "Single Family Residential Flex 6 to 14.5".

Impact on Services

- The proposed NCP Amendment will implement the water, storm, and sanitary sewer servicing strategies outlined in the approved NCP. The increase in projected yield will not change the overall servicing standards.

Proposed Land Use and Subdivision

- The proposed rezoning is from RA to RF-12 and RF to allow subdivision into 25 single family lots (24 RF-12 lots and one remainder RF lot containing the existing house, which is in good condition and is to be upgraded and retained). The RF-12 lots range in size from approximately 335 square metres (3600 square feet) to 723 square metres (7780 square feet). The remainder RF lot is approximately 1310 square metres (14,100 square feet) (Appendix III).
- The proposal complies with the NCP "Single Family Residential Flex 6 to 14.5" development guidelines as follows:

Location Guidelines and Development Pattern

- The proposed RF-12 zones are located adjacent to other previously approved RF-12 developments in the immediate area.
- The surrounding lands to the west and south were developed under development application No. 7904-0039-00, which included an NCP amendment from Single Family Residential to Single Family Small lots, as with the subject application, and established a road layout and subdivision pattern based on a combination of RF-12 and RF lots (Appendix III). The proposed development has been designed to integrate with this existing development pattern through the completion of the road system and a subdivision pattern with complementing lot sizes.

Interfacing Guidelines

- The RF lot fronting on 60 Avenue will be provided with laneway access, hence meeting the guideline of "Small lot residential lots fronting on a major road (arterial or major collector) must be provided with vehicular access from a rear lane". The existing driveway to 60th Avenue for this dwelling will be eliminated and relocated to the new laneway, which is consistent with the NCP. This lot may be rezoned and redeveloped to small lots in the future when it is economically viable to remove the existing dwelling.

- The RF-12 lots proposed on the southern portion of this development are consistent with RF-12 lots already approved and under construction in an earlier subdivision (7904-0039-00) immediately west, and will complete the road network for the area.
- Three (3) lots along 146 Street and several lots in the cul-de-sac at the southerly portion of the site are oversized RF-12 lots that provide a sensitive transition and interface with RF lots to the south.
- The remainder lot (Lot 25) is to be rezoned to RF to allow retention of the existing dwelling until this lot is ready to be redeveloped. Requirements for upgrading this dwelling in the interim are discussed later in this report. The two neighbouring single family dwellings at 14554 and 14562 60th Avenue are Designated "Single Family Small Lots" in the South Newton NCP, and have the potential to be subdivided as rear lane accessed RF-9 lots in the long term.
- The subject development is adjacent to two (2) existing residential lots at 5939 and 5929- 146 Street, which are zoned "One Acre Residential (RA) Zone" but are undersized, and contain single-family dwellings. These lots are designated Single Family Residential in the NCP. A development concept has been prepared which enables these two dwellings to realize future redevelopment jointly by creating an additional lot. This will require a future rezoning application and may necessitate zoning adjustments to allow these lots to be redeveloped. To allow future flexibility and ensure the redevelopment of these lots is protected, a Section 219 Restrictive Covenant will be registered on a 2 m (6 foot) strip along the north property line of proposed Lot 1 to allow joint redevelopment in the future, should this additional land be required.

Tree Survey & Arborist Report and Lot Grading

- The developer engaged C. Kavolinas & Associates Inc. to prepare the Arborist Report, Tree Preservation and Replacement Plans for this project. These documents have been reviewed by the City's Landscape Architect and deemed acceptable after several modifications. The report indicates that there are 51 protected trees on the site (Appendix X).
- The report proposes the removal of 38 trees from the site because they are either within the building envelopes, within the footprint of proposed driveways, roadways, laneways, and underground services, or are assessed as hazardous. Thirteen (13) trees are proposed to be retained on the remainder lot.
- In the interest of tree retention, specific attention and effort was paid to the subdivision layout and building placement. Proposed lot 1 which is oversized for an RF-12 zone at 16.75 metres wide, will have a 3.5 metre wide Section 219 No-build Restrictive Covenant placed along its northern edge to ensure that an adequate tree protection zone is established to protect by-law sized trees along the property line shared with 5929 146 Street to the north.
- Tree preservation is difficult in this case, given the established subdivision pattern in the area, as well as the specific location of trees. Despite a review of numerous layout changes to the proposed subdivision, the locations of two (2) trees on lots 8 and 16 could not be accommodated due to the large protection zones required to save these two trees that would severely restrict the house footprints on these lots.

- To compensate for tree losses, the applicant has volunteered to upsize the 69 replacement trees proposed, to larger specimens throughout the subdivision. The caliper of replacement trees will be addressed in the replacement plan to be approved by the City. It is also noted that the ratio of replacement trees proposed exceeds the new tree by-law adopted by Council in September 2006, and therefore no additional financial compensation for tree replacement is required.
- In-ground basements are proposed based on the lot grading information provided by the applicant. Basements will be achieved with some fill on the lots. The proposed grading plan has been reviewed by staff and found to be acceptable.
- The site as a whole will drain towards the north. The lot grading plans have been reviewed by staff and found to be generally acceptable. Revisions were made to the Minimum Building Elevations for Lots 16-20 in order to minimize the height differences between these future homes and the adjacent existing homes to the north along 60 Avenue, while maintaining adequate drainage and allowing for in-ground basements.

Proposed Building Scheme

- The developer engaged Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines. A summary of the proposed design guidelines is attached as Appendix VIII, which will deviate from some of the older 1970's detached bungalows in the immediate area.
- West Coast Modern, Neo-Traditional, and Modern California Stucco housing styles were identified as the predominant building styles in the area, and Neo-Traditional, Neo-Heritage, Classical, and Craftsman-Heritage style will be the design style for the new homes.
- The highlights of the proposed Building Scheme are as follows:
 - Two story dwellings and bungalows are permitted;
 - Basement entry dwellings are not permitted;
 - No access to the in-ground basements from outside, other than the rear of the dwellings;
 - No secondary suites permitted;
 - Minimum 7:12 roof pitch on the main roof structure;
 - Shake profile asphalt or cedar shingles, or shake profile concrete roof tiles in grey or brown tones will be the only roofing materials permitted;
 - Only high quality exterior finish and detailing with stucco, vinyl, cedar, "Hardiplank", and brick and stone accent veneers in brown or grey hues are to be used as cladding materials, and;
 - A minimum of 17 shrubs (of at least 5 gallon pot size) are to be provided per RF-12 interior lot, and 25 shrubs (of at least 5 gallon pot size) are to be provided per corner lot.

Retention of Existing Dwelling

- The existing dwelling is in reasonable condition and is proposed to be retained. As a condition of its retention, it will undergo minor exterior renovations in order to modernize its appearance. However, extensive alterations are not recommended as the lot is likely to be redeveloped and subdivided in the future into small lots. The scope of these minor renovations is not likely to

exceed \$30, 000. A detailed review will be undertaken by the Design Consultant to establish the minimum upgrading required to ensure that the house is bought to a reasonable modern standard in keeping with what is described by the Design Guidelines for the proposed houses.

- The modifications made to the retained house will be secured through a Section 219 Restrictive Covenant registered on the title of the property, and will require submission of a letter of credit for the value of the required works. The Restrictive Covenant will ensure that the required minor upgrading is completed, but that further substantial alterations are not undertaken that would discourage redevelopment of the dwelling into small lots in the future.
- The works associated with this proposed subdivision will include the installation of multiple service connections along the south side of 60 Avenue adjacent to the retained house to facilitate the future subdivision of this parcel into small lots in keeping with the South Newton NCP.
- The retained building will be required to remove two existing driveways from 146 Street and 60 Avenue in favour of access from the laneway to be constructed as part of this subdivision.

PRE-NOTIFICATION

Pre-notification letters were sent on August 17, 2006, and to date staff have received no responses.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum lot width for one (1) Type I RF-12 corner lot (proposed Lot 16) from 14 m (46 ft.) to 13 m (43 ft.).

Justification for Variance:

- The proposed subdivision layout requires a new road (59A Avenue) to be dedicated and constructed through the property to 146 Street. The location of this road has been set to ensure it connects directly to the existing section of 59A Avenue west of 146 Street.
- The proposed location of the new 59A Street is dictated by engineering requirements and criteria to ensure there is no off-set to the existing road. The result is a portion of land which is pinched between this new road and the property at 5939- 146 Street.
- To address this constraint, the applicant proposes the creation of a corner lot at this location, which requires a reduction in width from 14 m (46 ft.) to 13 m (43 ft.). The difference in the house and lot design from 146 Street is negligible, as this lot can have a garage access at the rear or side of the dwelling from 59A Avenue. This arrangement also enables the properties at 5929/39- 146 Street to be developed on their own in the future.
- On the basis of the above, the proposed Development Variance Permit is supportable, and can proceed to Public Notification.

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.	Survey Plan for Proposed Zoning
Appendix VIII.	Design Guidelines Summary
Appendix IX.	Development Variance Permit No. 7906-0075-00
Appendix X.	Summary of Tree Preservation
Appendix XI.	Proposed South Newton NCP Amendment

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaires prepared by J. Garcha and S. Brar dated February 24, 2006.
- Building Design Guidelines prepared by Tynan Consulting Ltd. dated July 8, 2006.
- Survey Plan of Proposed Zoning prepared by Ondewater Land Surveying, dated July 5, 2006.
- Tree Preservation Plan and Arborist Report prepared by Kavolinas and Associates and dated August 23, 2006.

How Yin Leung
Acting General Manager
Planning and Development

TB/kms

v:\planning\plncom06\10181446.tb.doc
SEH 7/14/10 3:18 PM

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: #106 - 19292 - 60 Avenue
 Surrey, B.C.
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 5919 - 146 Street and 14572 - 60 Avenue
- (b) Civic Address: 5919 - 146 Street
 Owner: Royale Development Ltd.
 PID: 010-475-079
 Lot 3 Section 10 Township 2 New Westminster District Plan 19311
- (c) Civic Address: 14572 - 60 Avenue
 Owner: Karnail Singh Brar, Gurbachan Kaur Brar, Sukhmander
 Singh Brar and Harjinder Singh Brar
 PID: 012-291-609
 North ½ Lot 9 Except: Firstly: Parcel "A" (Explanatory Plan 14763) Secondly:
 Part shown on Plan 27042; Section 10 Township 2 New Westminster District
 Plan 1673

3. Summary

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7906-0075-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Hectares	1.5304 ha (3.78 ac)
NUMBER OF LOTS	
Existing	2
Proposed	25 (24 plus RF Remnant)
SIZE OF LOTS (RF-12)	
Range of lot widths (metres)	13.0 m* to 16.7 m
Range of lot areas (square metres)	323 sq.m. - 739 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.8 upha (6.8 upa)
SITE COVERAGE (in % of gross site area)	n/a
Maximum Coverage of Principal & Accessory Building	(max. 50%)
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	n/a
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
Lot Width*	YES

CONTOUR MAP FOR SUBJECT SITE

