

Proposal: Rezone from RH to RF to permit subdivision into six (6) single family residential lots.

Recommendation: Approval to Proceed

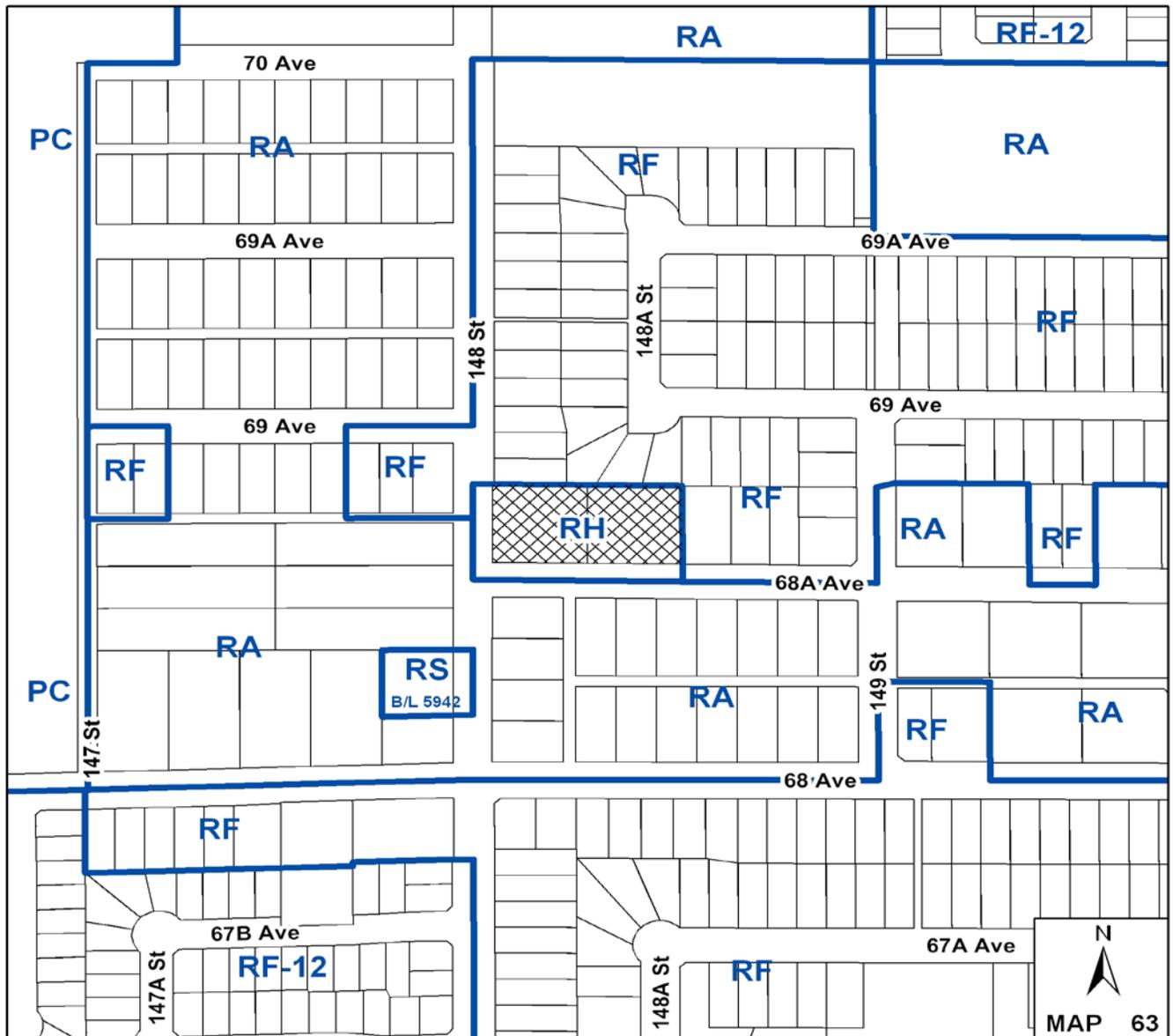
Location: 6860 - 148 Street and 14845 - 68A Avenue

Zoning: RH

OCP Designation: Urban

LAP Designation: Urban SF Residential

Owners: Kuldip and Hardeep Basi et al



PROJECT TIMELINE

Completed Application Submission Date: November 23, 2006
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RH to RF

in order to allow subdivision into six (6) single family lots including retention of one existing dwelling and garage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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 to increase the front yard setback for Lots 4 and 5 from 7.5 m (25 ft.) to 9 m (30 ft.).

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: No concerns. Park amenity contributions as per the approved Neighbourhood Concept Plan (NCP) and cash-in-lieu of parkland are rezoned to be provided as identified in Appendix VI.

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 2 students
 Secondary students = 1 student
 Total new students = 3 students

School Catchment Area/Current Enrollment/School Capacity:

T.E. Scott Elementary School = 294 enrolled/215 capacity
 Frank Hurt Secondary School = 1,151 enrolled/1,250 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 = 118 students
 Secondary students = 69 students
 Total new students = 187 students

Approved Capacity Projects and Future Space Considerations

It is noted that when Chimney Hill Elementary School opened in 2001, there was a major enrollment move leaving surplus capacity available at T.E. Scott for future growth. Enrollment has slowly increased with new housing over the last few years, and this trend is expected to continue until the ultimate residential build-out for the NCP is achieved. An addition to T.E. Scott is identified in the 2006 - 2010 Five Year Capital Plan for funding approved in 2009/2010. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

(Appendix VII)

SITE CHARACTERISTICS

- **Existing Land Use** Two single family dwellings on two large lots. One dwelling and garage are to be retained.
- **East:** Single family dwellings on lots, zoned RF, designated Urban in the OCP and Urban Single Family Residential in the East Newton South NCP.
- **South:** Across 68A Avenue, single family dwellings on lots, zoned RA, designated Urban in the OCP, and Urban Single Family Residential in the East Newton South NCP.

- **West:** Across 148 Street, single family dwellings on lots, zoned RA and RF, designated Urban in the OCP, and Urban Single Family Residential in the East Newton South NCP.
- **North:** New single family dwellings on lots, zoned RF, designated Urban in the OCP, and Urban Single Family Residential in the East Newton South NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the northeast corner of 148 Street and 68A Avenue. The two properties are designated Urban Single Family Residential in the East Newton South Neighbourhood Concept Plan (NCP) and Urban in the Official Community Plan (OCP).
- The applicant is proposing to rezone the subject site from "Half-Acre Residential Zone" (RA) to "Single Family Residential Zone" (RF) to allow subdivision into six (6) single-family residential lots. The proposed RF zoning is consistent with the Urban designations in the NCP and OCP.
- The entire surrounding area within the NCP is designated for Urban Single Family (RF) uses, and is being developed and subdivided in accordance with this approved designation. In May of 2005, Council approved Rezoning Application (No. 7903-0433-00) to allow the adjacent lots to the north to be subdivided into 26 Single Family Residential (RF) lots. In December of 2005, Council approved Rezoning Application (No. 7904-0285-00) to allow two lots at the corner of 149 Street and 68A Avenue to be subdivided into three Single Family Residential (RF) lots. The current Rezoning and Subdivision application proposes lots that will be similar to the lot sizes created from in these neighbouring applications (Appendix III).

Land Use and Proposed Subdivision

- The subject site is located in a neighbourhood that has undergone considerable change and redevelopment in recent years, in accordance with the anticipated land uses approved under the East Newton South NCP. Many properties in the area have been rezoned from larger half-acre and acreage lots to Single Family Residential lots (RF). The current rezoning application will create lots that are consistent with the neighbourhood, the NCP, and OCP.
- The six (6) proposed lots vary in lot width and depth. The proposed lot widths range from 15 metres (49 ft) to 30 metres (98 ft) and lot depths range from 29.5 metres (97 ft) to 45.1 metres (148 ft). All these dimensions meet or exceed the RF zoning requirements (Appendix III).

- The area of the proposed lots range in size from 504.5 m² (5,430 ft²) to 1,372 m² (14,768 ft²). It is noted that two of the lots (Lots 4 and 5) have lot areas of approximately 676.5 m² (7,281 ft²) which far exceed the minimum 560 m² (6,028 ft²) area of the RF zone. A house and garage is to be retained on Lot 6, which has an area of 1,372 m² (14,768 ft²). This lot has been created significantly larger, until such time in the future when the owner intends to apply to subdivide this lot into two (2) RF lots.
- Lot 3 will not comply with the minimum 560 m² (6,028 ft²) lot size of the RF zone. However, Part 4 (General Provisions), Section E. 21(h) of the Zoning Bylaw states that the area of one lot in a subdivision may be reduced by 10%. Under this provision, the proposed 504.5 m² (5,430 ft²) lot may be permitted at the discretion of the Approving Officer. The reduction is deemed acceptable in this case, as this lot maintains a frontage of 17.0 metres (55.7 ft), thus fitting in with the area. This minor reduction enables the overall site to be subdivided in a manner that retains the existing house on lot 6.
- At present, the lot widths in the surrounding area range from 15 m (50 ft.) to 25 m (82 ft.). Two of the proposed lots in the current application, as well as the future lots from Lot 6 will be 15 m (50 ft.) wide. However, these proposed 15 m (50 ft.) wide lots are substantially larger (680 m²/7,320 sq.ft.) than the minimum lot area of the RF zone.
- In accordance with the NCP, the area has undergone considerable change and redevelopment. Many of the RF lots created in the area have 15-metre frontages. It is recognized that existing RA zoned single family lots along the south side of 68A Avenue have 20 m/65 ft. lot widths. However, these lots may be redeveloped/re-subdivided in the future. A similar lot width situation is found along the north and south sides of 68 Avenue between 148 Street and 150 Street.
- As a means to ensure the proposed lots better fit the neighbourhood, the applicant proposes to increase the front yard setback. A Restrictive Covenant will be secured to increase the front yard setback on the 15-metre frontage lots, in this regard, from 7.5 meters (25 ft) to 9.0 meters (30 ft). The setback increase will help integrate the new dwellings on the 15-metre wide lots on the streetscape of the neighbourhood.

Neighbourhood Character Study and Building Scheme

- Apex Design Group Inc. prepared the Neighbourhood Character Study and Building Scheme. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A full summary of the design guidelines is attached (Appendix VIII).
- In order to reflect the established character of the newer homes within the neighbourhood, the design consultant recommends that four specific styles of homes be permitted, including "Neo-Traditional", "Neo-Heritage", "Rural Heritage" and "West Coast Modern".
- The Design Consultant proposes the dwelling types be limited to two-storey dwellings, split level dwellings and Rancher (bungalow) dwellings. Basement-entry homes and secondary suites will not be permitted.

- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone in "Neutral" and "Natural" colours. The minimum roof pitch is 8:12 with the permitted roofing materials being cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles in grey or brown only.

Lot Grading and Tree Preservation

- Coastland Engineering and Surveying Ltd produced the Lot Grading Plans, while C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and deemed acceptable.
- In-ground basements are proposed, based on the lot grading and tree preservation information that was provided. Basements will be achieved with minimal cut or fill.
- According to the tree summary, 15 protected trees are identified on the subject site (Appendix IX). The majority of these are coniferous. Eight trees will be removed (four are in the building envelope and four are in poor condition). The total number of replacement trees being proposed is 12. Based on the 2:1 replacement ratio in the new Tree Bylaw (No. 16100), 16 replacement trees are required. The applicant is expected to provide cash-in-lieu of \$1,200 to compensate for the shortfall.

PRE-NOTIFICATION

Pre-notification letters were sent on October 16, 2006 and staff received no comments on the current application.

The applicant canvassed 12 property owners in the immediate neighbourhood and has garnered Letters of Support from 10 of them. Two of the property owners were away, and none were in opposition.

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.	Neighbourhood Map
Appendix VI.	Parks Comments
Appendix VII.	School District Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Infill Policy (0-30)

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 22, 2006.
- Building Scheme dated November 22, 2006.
- Neighbourhood Character Study dated November 22, 2006.
- Arborist Report dated October 8, 2006.
- Tree Preservation and Replacement Plan dated October 2006.
- Lot Grading Plan dated October 17, 2006.

How Yin Leung
Acting General Manager
Planning and Development

DN/kms/rdd

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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: Kuldip Basi
 Address: 14845 - 68A Avenue
 Surrey, B.C.
 V3S 6B1
 Tel: 778-891-9461

2. Properties involved in the Application
 - (a) Civic Addresses: 6860 - 148 Street and 14845 - 68A Avenue

 - (b) Civic Address: 6860 - 148 Street
 Owner: Kuldip Singh Basi/Hardeep Singh Basi
 PID: 005-806-615
 Lot "A" Section 15 Township 2 New Westminster District Plan 59738

 - (c) Civic Address: 14845 - 68A Avenue
 Owner: Joginder Singh Basi
 PID: 005-806-631
 Lot "B" Section 15 Township 2 New Westminster District Plan 59738

3. Summary of Actions for City Clerks Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.08 ac
Hectares	0.43 ha
NUMBER OF LOTS	
Existing	2
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	15 to 30 m
Range of lot areas (square metres)	518 to 1,355 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.63 lots/ha 5.52 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	48%
PARKLAND	
Area (square metres)	n/a
% 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
Others	NO

CONTOUR MAP FOR SUBJECT SITE

