

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0313-00

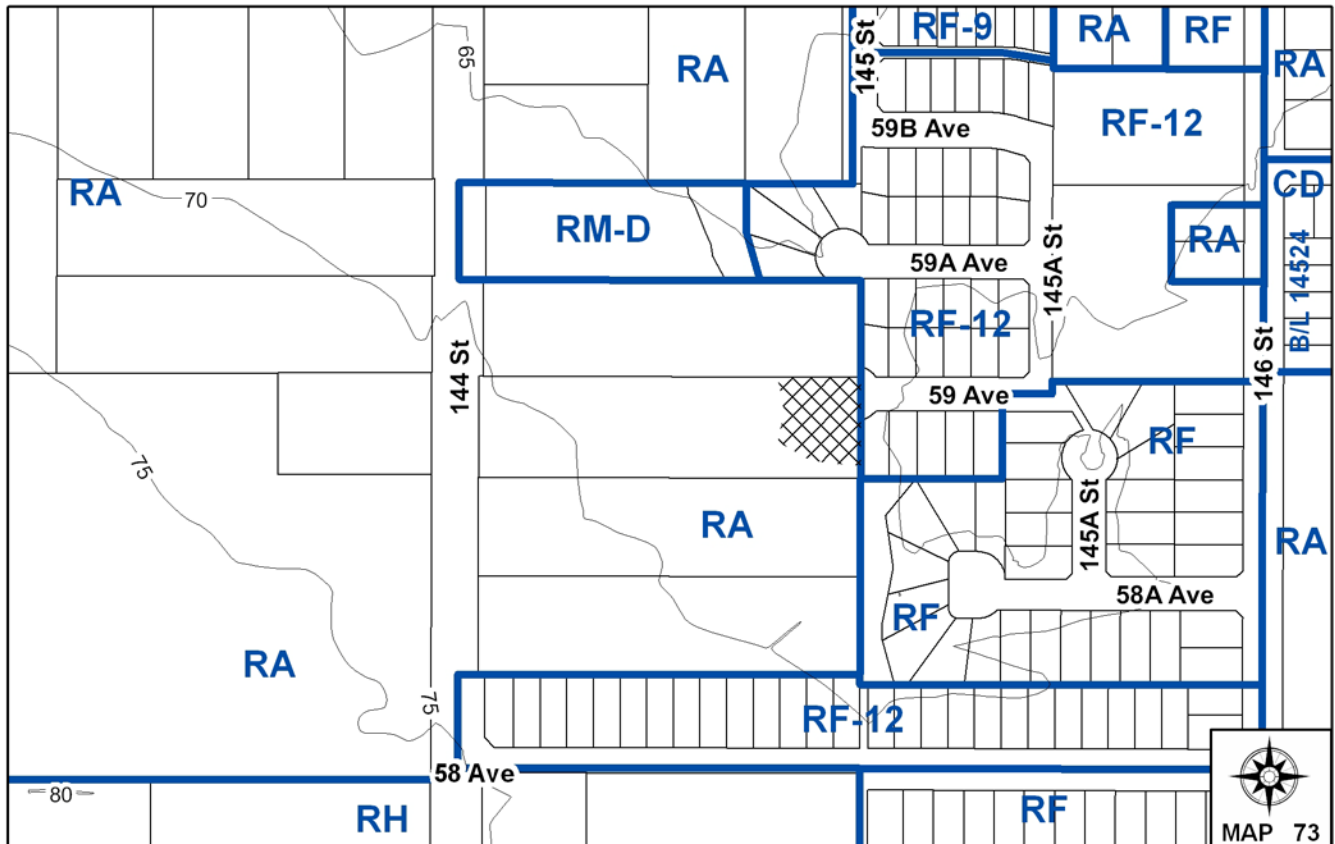
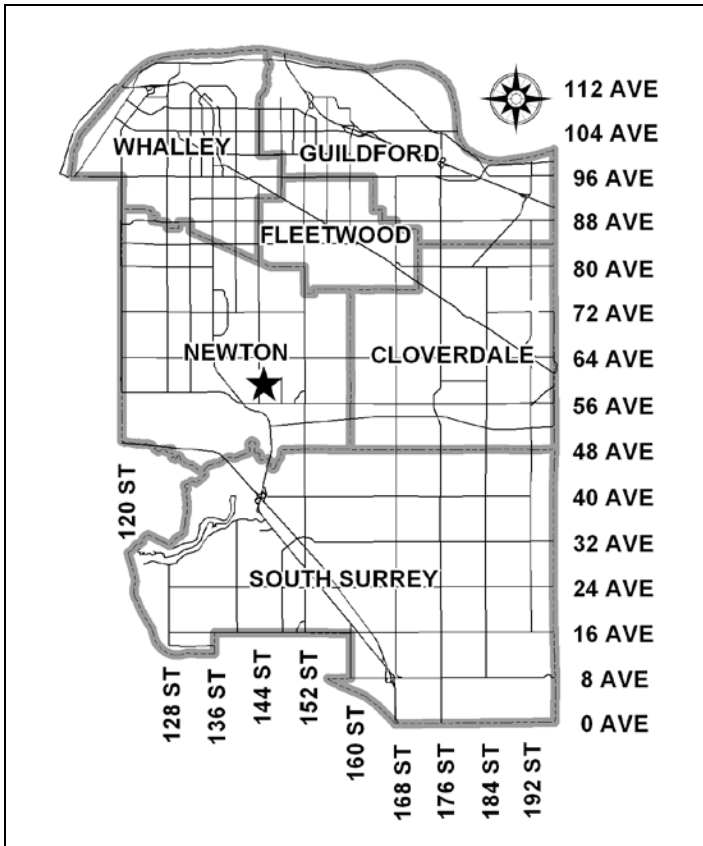
Planning Report Date: February 25, 2008

**PROPOSAL:**

- **NCP Amendment** on a portion of the site from Single Family Residential to Single Family Residential Flex 6 to 14.5
- **Rezoning** a portion of the site from RA to RF-12

in order to allow subdivision into 3 single family small lots and a remnant lot for future development.

**LOCATION:** 5882 - 144 Street  
**OWNER:** Rawlins Enterprises Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Small Lots



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning a portion of the site.
- Amend South Newton Neighbourhood Concept Plan from Single Family Residential to Single Family Residential Flex 6 to 14.5 for a portion of the site.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requiring an NCP amendment from Single Family to Single Family Residential Flex 6 to 14.5 to allow small lots.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Amendment is consistent with previous surrounding development proposals and will complete the existing 59 Avenue cul-de-sac with RF-12 zoned lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as 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 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 3 until future consolidation with the adjacent property (5904 - 144 Street);
  - (e) registration of a Section 219 Restrictive Covenant for creek protection for the westerly portion of the creek to ensure protection and future dedication of this riparian area when the westerly portion of the subject site develops in the future; and
  - (f) applicant address the shortfall in the number of replacement trees.
3. Council pass a resolution to amend the South Newton NCP to redesignate the portion of the land east of the watercourse as shown on Appendix VII from Single Family Residential to Single Family residential Flex 6 to 14.5 when the project is considered for final adoption.

## REFERRALS

Engineering: The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.

School District: **Projected number of students from this development:**  
1 Elementary student at Cambridge Elementary School  
0 Secondary students at Sullivan Heights Secondary School  
(Appendix IV)

- Parks, Recreation & Culture:
- Provide park amenity contribution.
  - Provide 5% cash-in-lieu of parkland.

Min. of Transportation: Preliminary approval is granted for one year.

### SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family residential.	Townhouses (15 upa) and single family small lots.	RA
East:	Single family residential.	Single Family Residential Flex 6 to 14.5.	RF-12
South:	Single family residential.	Townhouse (15 upa) and Single Family Residential.	RA
West (Across 144 Street):	Single family residential.	Future open space.	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The proposed NCP amendment on the subject site only involves the portion east of the watercourse. The watercourse has been surveyed, through this application as well as surrounding applications (7905-0355 and 7902-0144), and has been found to be further west than originally depicted on the NCP. The NCP has since been revised to reflect the true location of the watercourse, which provides for an additional area for potential development.
- The proposed NCP amendment is to redesignate the eastern portion from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5". The western portion of the site will remain "Townhouses at 15 upa max".
- The proposed NCP amendment is consistent with the neighbouring 53 lot subdivision to the east and is a natural extension of that project. The proposed small lot subdivision will complete the 59 Avenue cul-de-sac, which has already been established with small lots.
- A Public Information Meeting was considered unnecessary for this small NCP amendment given that the proposal is a natural extension of the neighbouring 53 lot subdivision, which already went through an extensive Public Consultation process and set the pattern for small lot development on the subject site.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject 1.0 hectare (2.4 acres) site is located east of 144 Street at 59 Avenue. The property is designated 'Urban' in the OCP and is located within the South Newton NCP. The NCP designates the majority of the site as 'Townhouses 15 upa Max' and remainder as 'Single Family Small Lots'.
- The majority of the subject property is designated 'Townhouses 15 upa Max'. This designation is located on the western portion of the site, while the 'Single Family Small Lots' designation is located at the eastern boundary. This application is proposing to develop only that portion of the property that is designated 'Single Family Small Lots'.
- A creek runs through the subject property in a north-south direction, which separates the two designations.
- Immediately to the east, Surrey Project No. 7904-0039 created 53 single family lots, which were zoned to RF, RF-12, and RF-9.

### Proposed Development

- The proposed development would create three (3) RF-12 lots at the eastern portion of the property (Appendix II). The western portion of the site would remain as 'One-Acre Residential (RA)' with no development proposed at this time. The easterly portion of the creek riparian area will be dedicated at this time; the westerly portion will be protected by a Restrictive Covenant for future dedication at a future date when the westerly portion of this site develops and the actual creek dedication requirement is known.
- The proposed development would extend 59 Avenue westward, and complete the majority of the cul-de-sac at this location. The proposed cul-de-sac, which was partial constructed in the previous development to the east, conforms to the road pattern as illustrated in the NCP.
- Three RF-12 lots are proposed to be located around the end of the cul-de-sac, which is an appropriate fit at this location given that RF-12 lots currently exist to the east along 59 Avenue.
- The proposed RF-12 lot that is located next to 5904 - 144 Street (proposed Lot 3) will require a 'no build' Restrictive Covenant on the northern side until consolidation with the abutting property to the north occurs to form another RF-12 lot at that location.

### Subdivision Layout

- The proposed RF-12 lots meet the minimum size requirements of the RF-12 Zone. The average width is 13.4m (44 ft), the average depth is 23m (75 ft), and the average size is 360m<sup>2</sup> (3,875 ft<sup>2</sup>), which excludes the 'no build' area on proposed lot 3.
- The remnant portion of the property that is intended to remain zoned as RA at this time, would exceed the minimum width, depth, and area requirements of the RA Zone.

- The rear property boundaries of the RF-12 lots would be located 15m east from the top of the eastern bank of the creek, as shown on the subdivision layout (Appendix II). This portion of the property that is located between the creek and the rear property boundaries of the RF-12 lots will be dedicated as open space.

### Building Design Guidelines

- The applicant has retained Tynan Consulting Limited as the Design Consultant for this project. The Design Consultant conducted a character study of the surrounding homes and based on the findings proposed a set of building design guidelines for the proposed RF-12 lots (Appendix V).
- The design for the proposed RF-12 lots will include Neo-Traditional, Neo-Heritage, and Craftsman-Heritage, or Rural Heritage styles, which would meet current design standards. The proposed homes would include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front façade, and readily recognizable style-authentic design.
- The roofing will reflect the applicable style objectives and will require a minimum pitch of 8:12. The only permissible roof materials would consist of concrete roof tiles in a 'shake profile' or 30-year quality asphalt shingles in a 'shake profile'.
- Basement entry homes and secondary suites are not permitted.

### Lot Grading

- A preliminary Lot Grading Plan submitted by McElhanney Consulting has been reviewed by staff and is considered acceptable. The plan indicates fill greater than 0.5m (1.6 ft.) is proposed on the majority of the area comprising of the RF-12 lots up to 2.8 metres (9.2 ft.) of fill is proposed at some areas of this site.
- The proposed fill will enable the developer to achieve in-ground basements, and match the existing road gradient already established to the east. A retaining wall is proposed at the rear of the RF-12 lots to assist in the protection of the creek setback area and to create level backyards. The preliminary plan has been reviewed by the Building Division and found satisfactory to proceed.

### Tree Preservation

- Randy Greenizan from Clark Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans for the subject site. Given that only the eastern side of the property is proposed to be developed, the trees proposed to be removed are located on this side of the property (Appendix VI). The plans have been reviewed by the City's Landscape Architect and deemed acceptable.
- There report identifies 9 mature trees within the proposed RF-12 lots and 1 on the property to the north, which include 2 Cedar, 7 Alder, and 1 Maple trees. The report indicates that due to the proposed fill, road construction, and trees that are in poor condition, all 10 of these trees are to be removed.

- The below chart provides a summary of the tree retention and removal on the eastern portion of the site proposed for development:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Alder (on site)	7	0	7
Cedar (on site)	2	0	2
Maple (neighbour)	1	0	1
<b>Total</b>	<b>10</b>	<b>0</b>	<b>10</b>

- As a result of the 10 trees proposed to be removed, in conjunction with 9 replacement trees to be planted at a later date, there is an 8-tree deficiency in the number of required replacement trees. This deficiency results in a required financial contribution of approximately \$2,400 to the City's Green Fund prior to final approval of the rezoning.

### PRE-NOTIFICATION

Pre-notification were sent on July 23, 2007 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 and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Block Plan

Jean Lamontagne  
General Manager  
Planning and Development

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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, BC  
                                                              V3W 3K3  
                         Tel:                                      604-596-0391

2.      Properties involved in the Application

- (a)      Civic Address:                      5882 - 144 Street
- (b)      Civic Address:                      5882 - 144 Street  
                         Owner:                                      Rawlins Enterprises Ltd.  
                         PID:    012-291-757  
                         Parcel "A" (Explanatory Plan 11650) Lot 12 and 13 Section 10 Township 2  
                         New Westminster District Plan 1673

3.      Summary of Actions for City Clerk's Office

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



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.0 ac
Hectares	0.8 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	1 RA lot      3 RF-12 lots
<b>SIZE OF RF-12 LOTS</b>	
Range of lot widths (metres)	13.4 m
Range of lot areas (square metres)	320 - 384 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5 ha/8 ac
Lots/Hectare & Lots/Acre (Net)	24 ha/9 ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO