

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0124-00

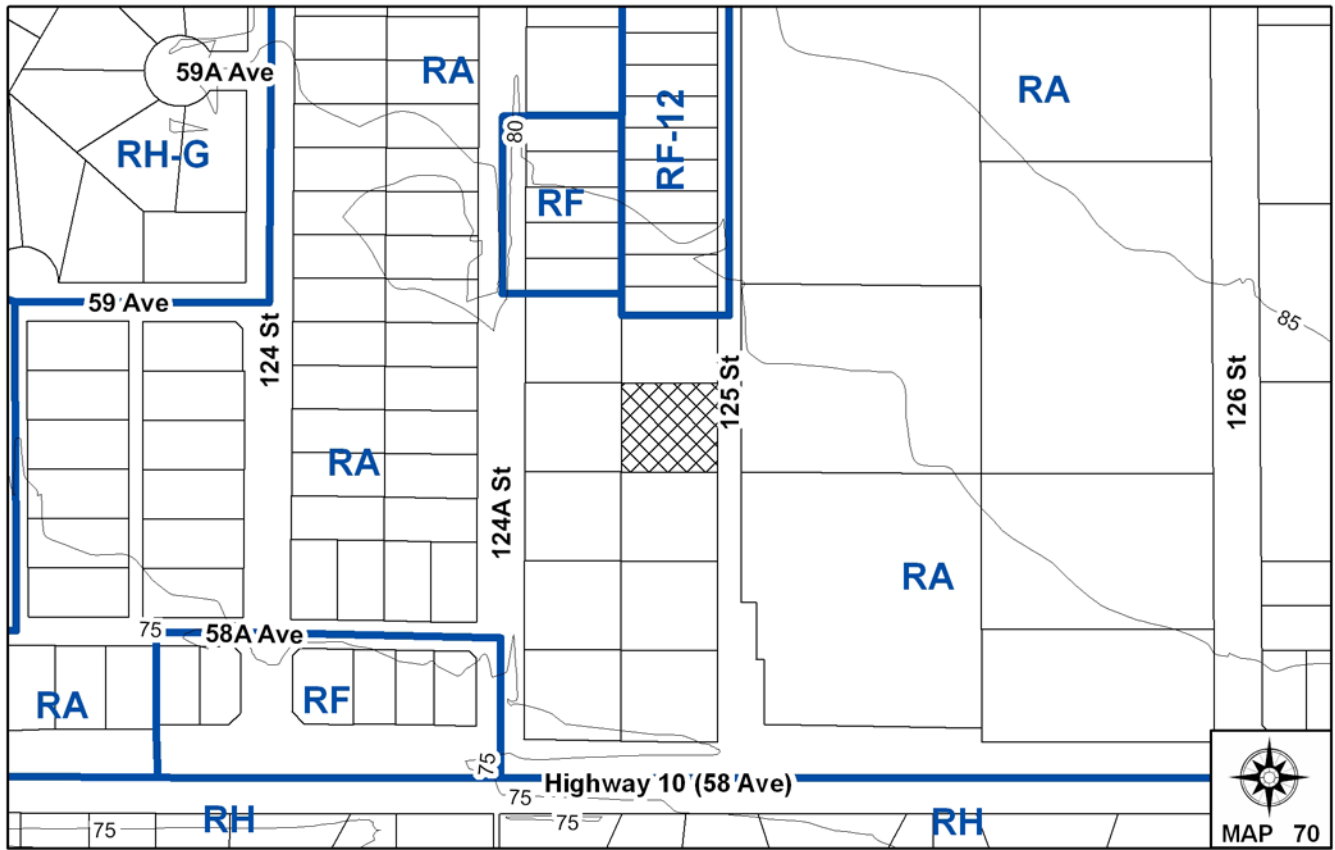
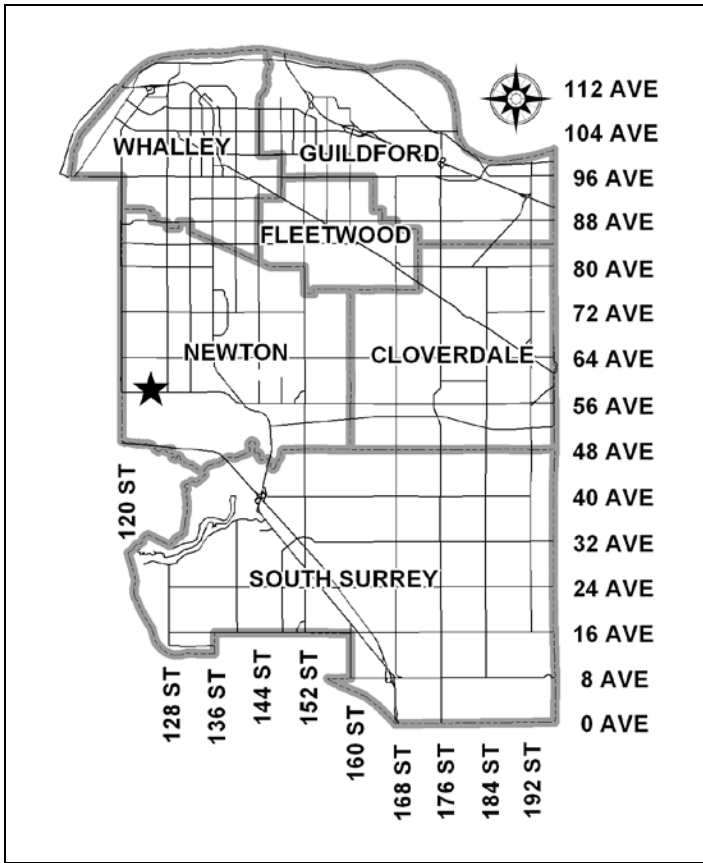
Planning Report Date: December 17, 2007

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-12

in order to allow subdivision into three (3) single family small lots.

LOCATION: 5867 - 125 Street
OWNERS: Didar Bahia and Karam Bahia
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Small Lot (10 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- Upon approval of the West Newton/Highway #10 NCP, it is understood that OCP amendments will be brought forward with rezoning applications in accordance with the NCP plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site 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.
4. 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) input from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) registration of a Section 219 Restrictive Covenant to ensure notice to future owners/builders that the subject lots are restricted to a single or single-tandem garage only.

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 J.T. Brown Elementary School
0 Secondary students at Tamanawis Secondary School

(Appendix IV)

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

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East and South:	Single family residential.	Small Lots (10 upa)	RA
West:	Single family residential.	Proposed Single Family (6 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP Amendment is consistent with the subject property's designation in the West Newton / Highway #10 NCP (Appendix VII).
- The West Newton / Highway #10 NCP designates the subject property for 'Smalls Lots', and allows for a density of 10 upa. The land use and density proposed within this development application are consistent with the approved NCP. It is understood that OCP amendments will be brought forward with rezoning applications in accordance with the NCP Plan. It is understood that OCP amendments will be brought forward for rezoning applications in accordance with the NCP Plan.
- Two properties north of the subject site, development application no. 7904-0122 proposed an OCP amendment from 'Suburban' to 'Urban' in order to permit the

DEVELOPMENT CONSIDERATIONSBackground

- The subject 1,535 m² (0.38 acre) site is located on the west side of 125 Street, between Highway #10 (58 Avenue) and 60 Avenue. The property is designated 'Suburban' in the OCP and is located within the West Newton / Highway #10 NCP (Appendix VII).
- The NCP established various residential neighbourhoods, which were categorized by different levels of density. The residential densities that were established in this NCP range from low (Suburban Half Acre Residential Existing) to high (Attached Housing max 20 upa) and are intended to accommodate a range of housing types and personal lifestyle needs.
- The subject site is designated 'Small Lots (10 upa)' in the West Newton / Highway #10 NCP. The developed application is proposing a density of 8 upa, which is consistent with the approved density range stated in the NCP.

- The subject site is zoned 'One-Acre Residential (RA)'. Currently, all properties to the north, east, south, and west are also zoned 'One-Acre Residential (RA)'. The surrounding properties are used for single family residential purposes, except for the property to the east, across 125 Street. That property is currently vacant.
- North of the subject site, along 125 Street, development application 7904-0122 amended the OCP designation on that site from 'Suburban' to 'Urban' and was rezoned from RA to RF-12 in order to permit the development of 12 single family small lots. That application was given final adoption on June 25, 2007.

Proposed Development

- The applicant is proposing to subdivide the subject site into three (3) single family small lots (Appendix II). The three lots are proposed to be zoned RF-12, with frontages of approximately 12.1m (40 feet) and lot areas of approximately of 493 sq.m. (5,300 sq.ft.). These measurements meet the requirements of a Type I RF-12 sized lot, which require that, where no rear access lane is provided, vehicular access be achieved via a single or single-tandem garage only. Double-car, side-by-side garages are not permitted. The applicant is aware of this restriction.
- The West Newton / Highway #10 NCP designates the west side of 125 Street between Highway #10 and 60 Avenue as 'Small Lots (10 upa)'. The subject property is located within this designation, and is adhering to the applicable requirements.
- Access to the proposed lots will be from 125 Street. The driveways from these lots to 125 Street will be paired. The pattern of paired driveways was originally requested by the School District to minimize the number of driveway access points on this street across from the school, and was established through application 7904-0122 to the north and will be continued within this block of 125 Street.
- The proposed lots will require a Restrictive Covenant to ensure single or single-tandem garages are only permitted, and that the garages cannot be converted to habitable 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 new character for this development, as the existing homes on this street do not meet current design standards (Appendix V).
- The design styles for the proposed RF-12 lots would include 'Neo-Traditional', 'Neo-Heritage', 'Craftsman-Heritage', and 'Rural Heritage', all of which 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 a high trim and detailing standard used specifically to reinforce the style objectives.

- The Design Consultant has stipulated that the main exterior materials shall consist of Stucco, Cedar, Hardiplank, Brick, and Stone. There are a variety of colours permitted to be used on the exterior material that included, but is not limited to, Ivory, Beige, Bristol Cream, Taupe, Mirage, Sage, and Monterey. The roof design will also reflect the style objectives, which includes a minimum pitch of 8:12.
- Basement-entry homes and secondary suites are not permitted.
- Garage restrictions noted above will also be noted in the Building Scheme.

Lot Grading

- A preliminary Lot Grading Plan submitted by Coastland Engineering has been reviewed by staff and is considered acceptable. The plan indicates fill greater than 0.5m (1.6 ft) is proposed along the eastern boundary line along 125 Street.
- The fill proposed is required to meet the existing road grade of 125 Street and to achieve proper drainage. No retaining walls are proposed. The preliminary plan has been reviewed by the Building Division and found satisfactory to proceed
- According to engineering analysis conducted by Coastland Engineering, in-ground basements are feasible on all the lots and are proposed to be constructed.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans for Clark Kavolinas & Associates Inc. A summary of the report is attached as Appendix VI. The plans have been reviewed by the City's Landscape Architect and minor changes are required in regards to the type and size of trees being planted.
- There report identifies 7 by-law sized trees, which include 1 Cedar and 6 Douglas Fir trees. Of these 7 trees, only 3 are in good condition. These trees are being retained. The other 4 have been identified as being in poor condition due to previous pruning by Hydro, multiple tops and poor attachments. The City's Landscape Architect has reviewed the report and agrees with the recommendations.
- A total of 8 replacement trees are proposed, leaving no deficit in replacement trees required.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 16, 2007 and staff received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the West Newton/Highway No. 10 NCP. Given that the proposal is generally in conformity to the NCP, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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.	NCP Plan
Appendix VIII.	OCP Redesignation Map

Jean Lamontagne
General Manager
Planning and Development

RD/kms

v:\wp-docs\planning\plncom07\12041405.rd.doc
KMS 12/4/07 2:35 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Michael Helle, Coastland Engineering & Surveying Ltd.
 Address: 101 - 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 5867 - 125 Street

(b) Civic Address: 5867 - 125 Street
 Owners: Didar Bahia and Karam Bahia
 PID: 003-826-309
 Lot 14 Section 7 Township 2 New Westminster District Plan 15760

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.38 ac
Hectares	0.15 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	12.1 m
Range of lot areas (square metres)	493 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20/ha 8/ac
Lots/Hectare & Lots/Acre (Net)	20/ha 8/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	35%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
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