

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0266-00

Planning Report Date: May 26, 2008

**PROPOSAL:**

- **Rezoning** from RH to CD (based on RH-G) in order to allow subdivision into two gross density type suburban residential lots.

**LOCATION:**

5641 - 146 Street

**OWNERS:**

Sukhbinder Singh Khella and  
 Sukhjinder Kaur Khella

**ZONING:**

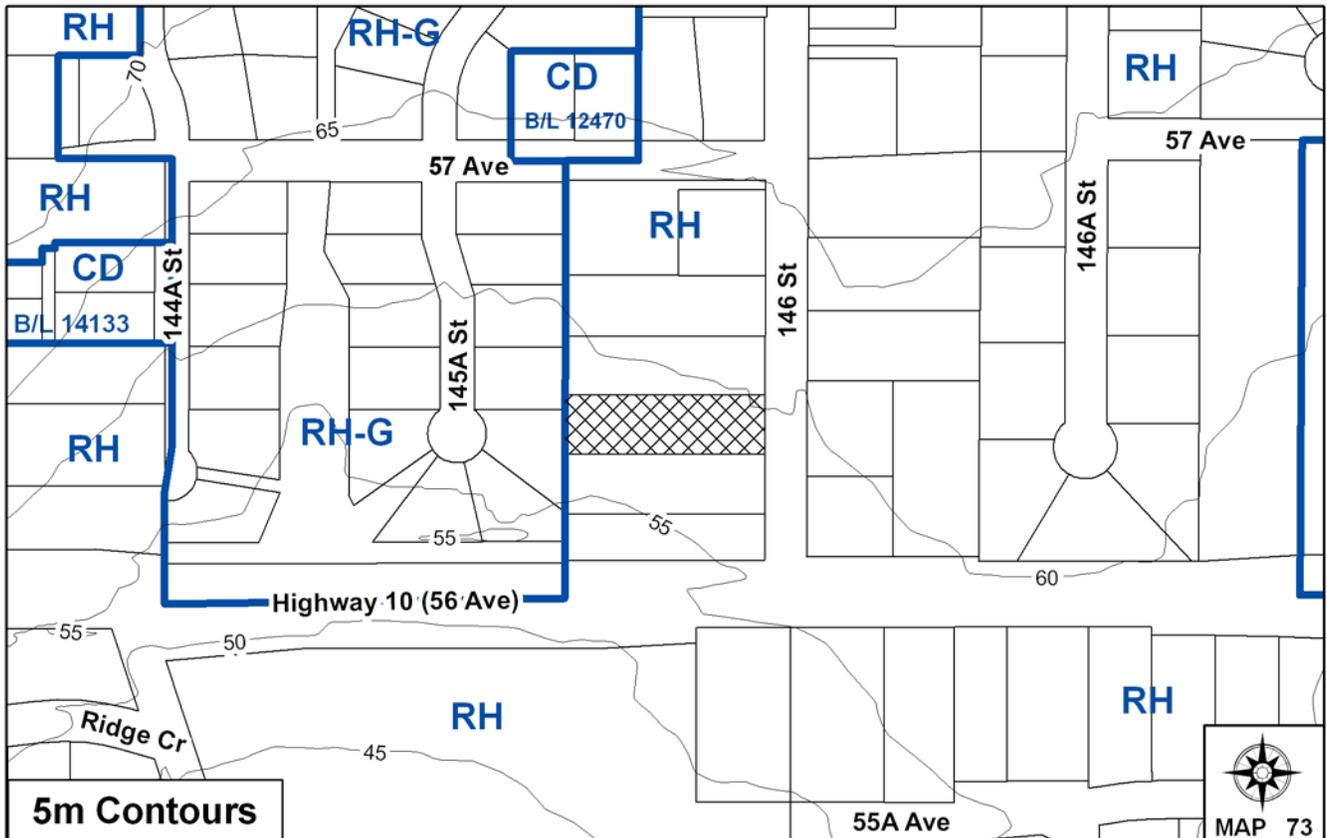
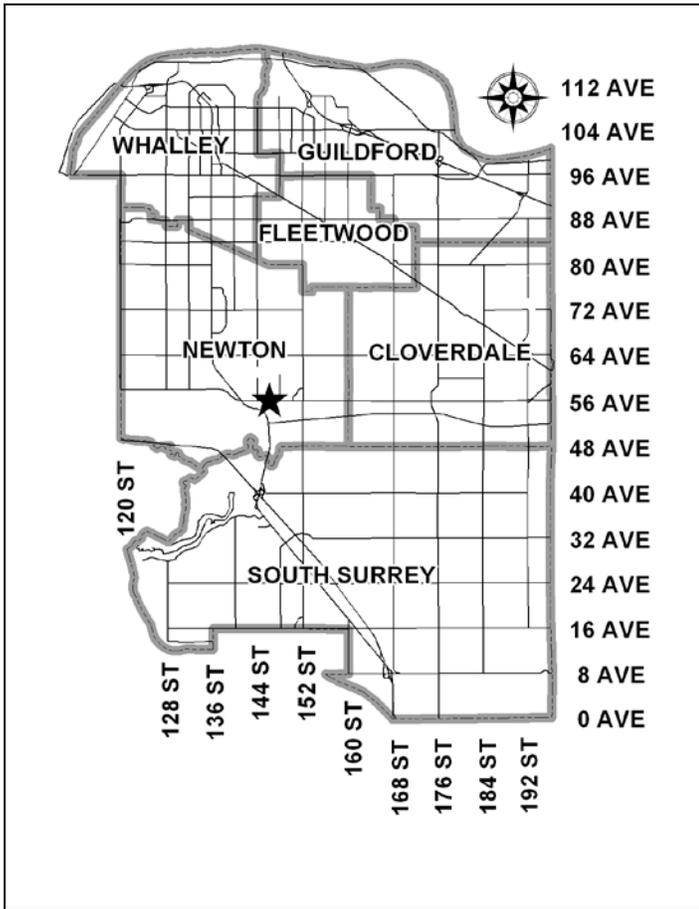
RH

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Suburban Residential Half Acre



5m Contours

### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- Complies with the City Policy on Panhandle Lots (Policy No. 0-15).
- The development of gross-density suburban type lots is consistent with the existing lot pattern in this suburban pocket.
- Some letters of support have been received from surrounding properties for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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) approval 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) the applicant satisfies the 15% cash-in-lieu of parkland requirements associated with gross density type lots.

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: Parks will accept 15% cash-in-lieu rather than the 15% land dedication that would be required under the RH-G Zone.

Min. of Transportation: The Ministry has granted preliminary approval to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North, East and South:	Single family residential lots.	Urban/Suburban Residential Half-Acre	RH
West:	Single family residential lots.	Urban/Suburban Residential Half Acre	RH-G

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 146 Street in the South Newton area. The site is designated "Urban" in the Official Community Plan (OCP) and "Suburban Residential ½ Acre" in the South Newton Neighbourhood Concept Plan (NCP).
- The subject site is currently zoned Half-Acre Residential Zone (RH). The applicant is proposing to rezone the site to "Comprehensive Development Zone" (CD) to allow subdivision into two suburban gross-density type half-acre single family lots. The proposed CD Zone, based on the RH-G Zone, is consistent with the designations in the Official Community Plan (OCP) and the South Newton Neighbourhood Concept Plan (NCP). A panhandle subdivision is proposed to achieve this subdivision, as discussed below.

Neighbourhood Context

- The subject site is located within a pocket of properties on 146 Street between 57 Avenue and Highway 10 that are similarly-sized and all fall under the same OCP and NCP designations. The properties are all currently zoned RH and would all be eligible to subdivide in a manner consistent with what is proposed for this application. One of the properties on the opposite side of 146 Street but within the same block has applied for a similar subdivision under application #7907-0234-00.
- To the immediate west of this pocket of properties is an existing subdivision zoned RH-G. The subdivided lots proposed as part of the subject application will be compatible with the existing RH-G lots in terms of area.
- As part of the project submissions, the applicant was required to canvass surrounding property owners and provide evidence that they support the proposed rezoning and subdivision. The majority of neighbours signed letters indicating their support for the application.
- The applicant was further required to submit a subdivision concept showing how the properties on this block may be subdivided using a similar pattern of panhandle lots (Appendix IX). The majority of lots can be developed according to this pattern, however the concept will be subject to revision at the time of future applications due to issues such as trees, lot grading, or topography.

### Panhandle Subdivision Proposal

- The two lots will achieve access from 146 Street using a panhandle configuration.
- Panhandle subdivisions will allow for increased housing density on this block without substantially altering the existing suburban character of the neighbourhood. In addition, subdivision using a panhandle configuration often increases the potential for tree retention over the development of more conventional lots.
- Council Policy No. O-15 (Appendix VIII) guides the application of panhandle subdivisions by stating that they should be considered only in the following circumstances:
  - In suburban or agricultural zones;
  - When, due to physical constraints on the site, a panhandle lot is the best solution to providing both access and frontage;
  - When, due to the configuration of the site, lot yield would be unreasonably reduced without the use of panhandles.
- The subject application complies with the provisions of Council's Policy, as the lots are suburban gross-density type half-acre, and the proposed subdivision would not be feasible using a different lot configuration.
- Several panhandle lots currently exist to the north of the subject site, on 146 Street between 58 Avenue and Highway 10. The addition of further panhandles would not be incompatible with the existing character of the area.
- Based on the subdivision concept that was submitted by the applicant for the surrounding properties, the panhandle driveway location on the subject site has been located in such a way as to maximize the driveway pairings. This in turn will minimize the visual impact of the panhandles on the streetscape.

### CD Zone

- Both proposed lots conform to the minimum area requirements of the RH-G Zone, though they are both slightly narrower and deeper than a typical RH-G lot. Proposed lot sizes are 1300 m<sup>2</sup> and 1187 m<sup>2</sup>, widths are 28.4 m and 23.8 m, and depths are 45.9 m and 49.9 m for Lots 1 and 2 respectively.
- A comparison of the proposed CD Zone and the RH-G Zone is provided below:

	CD	RH-G
Lot Size	1300 m <sup>2</sup> , 1185 m <sup>2</sup>	1300 m <sup>2</sup> , 1120 m <sup>2</sup>
Width	28 m, 23 m	30 m, 24 m
Depth	45 m, 49 m	30 m, 30 m
Open Space	15% cash-in-lieu proposed	15% dedication required

The lot sizes proposed under the CD zone are larger on average than the minimum lot sizes permitted under the RH-G zone. Lots will be slightly narrower and much deeper, reflecting the specific dimensions of the subject site. In support of the gross density lot sizes proposed, the applicant has volunteered 15% cash in lieu of parkland.

### Building Scheme

- The applicant for the subject site has retained Apex Design Group 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 (Appendix V).
- Basement-entry homes and secondary suites will not be permitted.

### Tree Preservation/Replacement and Lot Grading

- An in-ground basement is proposed for Lot 1 only based on the lot grading and tree preservation information that was provided by the applicant. Lot grading information has been reviewed by staff and found to be generally acceptable.
- C. Kavolinas & Associates prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 8 mature trees on the subject site. The report proposes the removal of 5 trees because they are located within the building envelopes or within the footprint of proposed driveways. The Report proposes 3 trees be retained: 1 on proposed Lot 1, and 2 on proposed Lot 2. 10 replacement trees will be planted for a total of 13 trees on site, providing for an average of 6.5 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Douglas Fir	2	2	0
Maple	1	0	1
Oak	1	1	0
Holly	2	0	2
Walnut	2	0	2
<b>TOTAL</b>	<b>8</b>	<b>3</b>	<b>5</b>

- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As there are no alder or cottonwood on the site, all 5 trees that are proposed for removal are required to be replaced at a 2:1 ratio, requiring 10 replacement trees. The applicant proposes 10 replacement trees, so there is no tree replacement deficit.

### PRE-NOTIFICATION

Pre-notification letters were sent out on November 23, 2007 and staff received the following responses:

- Some neighbours indicated that they do not support the proposed panhandle configuration of the new lots.

*(Council's Panhandle Policy states that panhandles can be supported in suburban areas where there are no viable access alternatives. This application meets the conditions of the Panhandle Policy (No. O-15), as the proposed zoning is based on Half-Acre Residential Gross Density Zone (RH-G) and the properties in this area have access limitations would not have subdivision potential without the use of panhandle lots.)*

- Two respondents voiced their opposition to the notion that lots in this block may be permitted to be reduced to smaller than half acre lots.

*(The properties in this area are designated Suburban Residential ½ Acre in the South Newton Neighbourhood Concept Plan and Urban in the Official Community Plan. While the subject application proposes to create two lots that are smaller than would be permitted under the RH zone, they will be consistent with the lot sizes of the RH-G zone, which is a suburban type of lot pattern and is considered to be compatible with the NCP designation. Similarly, because the area is designated Urban in the OCP, lots may be slightly smaller than one full half-acre while remaining consistent with both the NCP and the OCP. The application is consistent with the current plan designations.)*

- The applicant also submitted several letters of support signed by surrounding property owners.

#### 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.	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.	Proposed CD By-law
Appendix VIII.	Panhandle Policy (O-15)
Appendix IX.	Subdivision Concept for Surrounding Properties

Jean Lamontagne  
General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

**Proposed Zoning: CD (Based on RH-G\_)**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.67 ac
Hectares	0.27 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	23.8 m - 28.4 m
Range of lot areas (square metres)	1,187 sq.m. - 1,300 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	7.5 uph/3 upa
Lots/Hectare & Lots/Acre (Net)	7.5 uph/3 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	11.9%
Total Site Coverage	36.9%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
15% money in lieu (based on RH-G)	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	YES
<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