

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0050-00

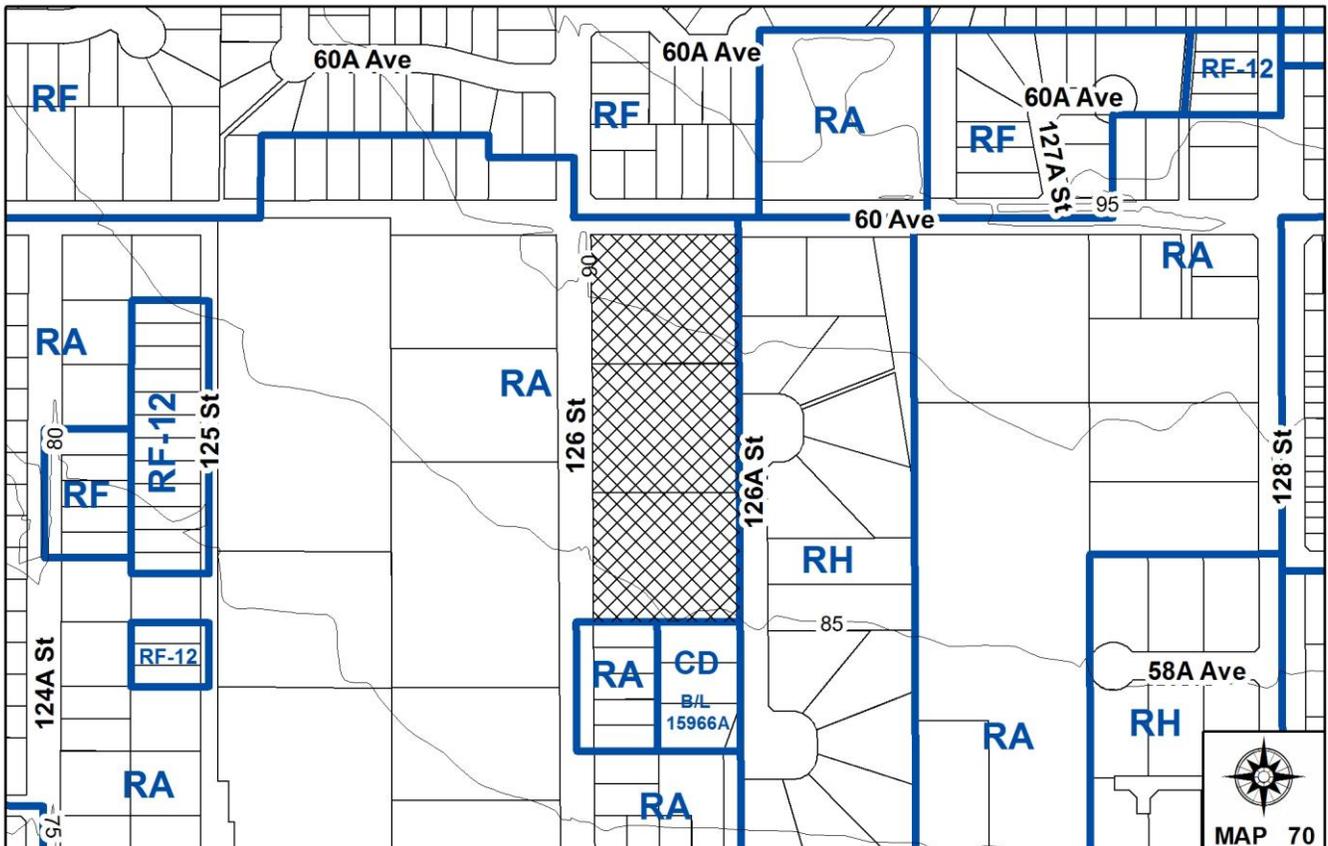
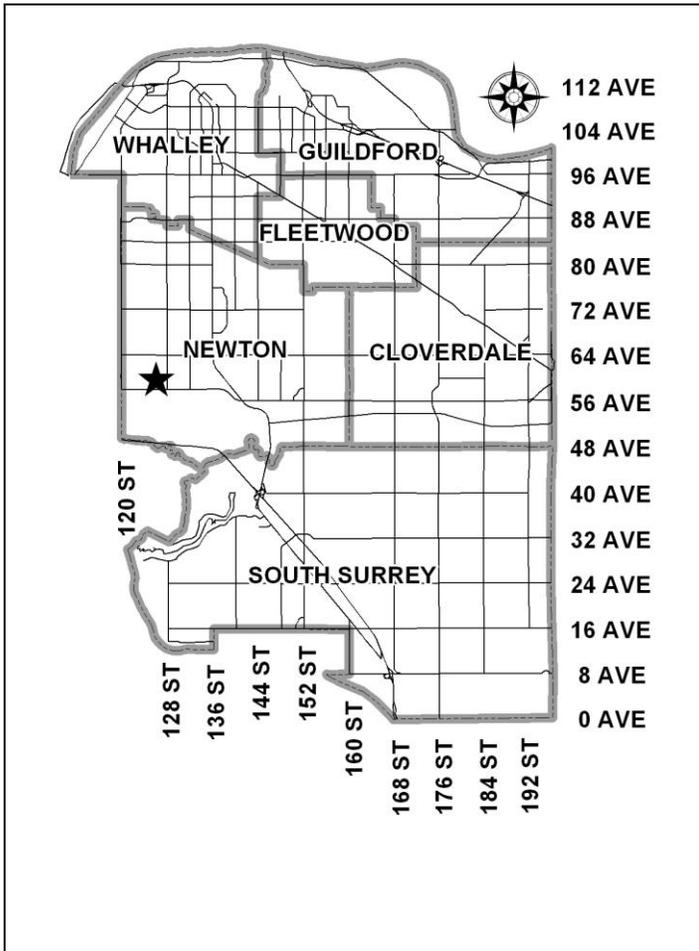
Planning Report Date: March 30, 2009

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** for road relocation
- **Rezoning** from RA to RF and CD (based on RH-G)

in order to allow subdivision into 23 single family lots.

LOCATION: 5916, 5928 and 5966 - 126 Street
OWNERS: Gurnam S. Ahluwalia et al
ZONING: RA
OCP DESIGNATION: Suburban
NCP/LAP DESIGNATION: Single Family and Suburban Transitional Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An OCP Amendment from Suburban to Urban is required.
- A minor NCP Amendment is required for the relocation of a proposed road (59 Avenue).

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation in terms of land use and density.
- The proposed OCP Amendment was anticipated as part of the normal development process for applications in the NCP area to achieve the approved land use designation and density.
- The minor road relocation is to preserve a significant stand of trees.

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 Block B shown on Appendix I attached from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Block A shown on Appendix 1 attached 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.
5. 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 and Infrastructure;
 - (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
 - (g) registration of a Section 219 Restrictive Covenant to ensure tree retention.

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:

8 Elementary students at J.T. Brown Elementary School
3 Secondary students at Tamawanis Secondary School

(Appendix IV)

Parks, Recreation & Culture: No concerns. The applicant is required to provide 5% cash-in-lieu of parkland dedication and the community amenity contribution in keeping with the West Newton/Highway 10 NCP.

Ministry of Transportation & Infrastructure Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3) of the Transportation Act.

SITE CHARACTERISTICS

Existing Land Use: Three (3) single family homes on large lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family residential.	Urban/Proposed Single Family (6 upa)	RF
East (Across 126A Street):	Single family residential.	Suburban/Existing Half Acre Lots	RH
South:	Single family residential lots created under Development Application No. 7905-0044-00.	Urban/Proposed Single Family (6 upa) and Suburban Transition Lots	RF and CD (based on RH-G)
West (Across 126 Street):	Single family residential.	Suburban/Proposed Park	RA

JUSTIFICATION FOR PLAN AMENDMENTS

- The West Newton/Highway 10 Neighbourhood Concept Plan (Stage 2) was approved by Council on July 26, 2004 (Appendix VII). As part of the adoption of the NCP, Council directed that the OCP amendments be brought forward in conjunction with individual rezoning applications on a site-by-site basis.
- The subject site is designated "Proposed Single Family" along 126 Street and "Suburban Transition Lots" along 126A Street in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP) (Appendix VII). The proposed development complies with the NCP in terms of land use and density. An amendment to the Official Community Plan (OCP) from "Suburban" to

"Urban" is required to achieve consistency between the OCP and the West Newton/Highway 10 NCP (Appendix VIII).

- The applicant has applied for a minor Neighbourhood Concept Plan amendment in order to move the location of the proposed road (59 Avenue) north of its current proposed location in the NCP. The minor relocation of this road is proposed in order to preserve a significant stand of trees that would need to be removed if the road was constructed in the location proposed in the NCP (Appendix VII).
- As this amendment is minor in nature, the applicant was not required to hold a Public Information Meeting. However, the applicant was asked to submit letters of support for the road relocation and project in general from area residents on 126A Street. Letters of support from property owners on 126A Street were submitted to the City on March 10, 2009. Further, the NCP amendment responds to the request by area residents to save existing trees on the site.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located between 126 Street and 126A Street in West Newton. It is comprised of three (3) large properties. The eastern half of these properties are designated "Suburban Transition Lots" and the western half are designated "Proposed Single Family – 6 units per acre" in the West Newton / Highway 10 NCP.
- The existing half-acre lots on the east side of 126A Street were developed in 1991 under the Suburban designation prior to the adoption of the West Newton / Highway 10 NCP.
- The dwellings in the half-acre subdivision on 126A Street are large, ranging in size from 478 square metres (5,140 sq.ft.) to 709 square metres (7,630 sq.ft.). The dwellings are "Modern California Stucco" and "West Coast Modern" style basement-entry homes.
- The West Newton / Highway 10 NCP proposes "Suburban Transition Lots" on the west side of 126A Street to interface with the half-acre lots on the east side of 126A Street. Area residents were consulted during the NCP process and this "Suburban Transition" zone was proposed as a way to buffer the Suburban half-acre lots from urban-sized developments to the west. Lots proposed along 126 Street are proposed to be urban lots (6 units per acre), to ensure a reasonable interface with the proposed "Suburban Transitional" lots along 126A Street.

Subdivision Layout

- The subject site is designated "Proposed Single Family" along 126 Street and "Suburban Transition" along 126A Street in the West Newton/Highway 10 NCP. To achieve these designations, the applicant is proposing to rezone the portion along 126 Street from "One-Acre Residential (RA) Zone" to "Single Family Residential (RF) Zone" and the portion along 126A Street from RA Zone to a "Comprehensive Development (CD) Zone" based on "Half-Acre Residential Gross Density (RH-G) Zone".

- The development to the south of the subject site was approved under Development Application 7905-0044-00. This development created five (5) RF lots and three (3) CD transitional lots. This development established the pattern for the development of the subject site. The lots proposed under this application are consistent with those created to the south.

Proposed Single Family Lots (126 Street)

- The West Newton / Highway 10 NCP designates lands fronting 126 Street for "Proposed Single Family" lots at a density of 14.8 units per hectare (6 units per acre).
- Fourteen (14) conventional RF lots are proposed to front 126 Street in keeping with this designation. These lots all meet or exceed the 15 metre (50 ft.) width, 28 metre (92 ft.) depth, and 560 square metre (6,000 sq.ft.) area requirements of the RF Zone.
- The existing dwelling located at 5916 - 126 Street is proposed to be retained, on proposed Lot 2. This existing dwelling will meet the lot coverage, floor area and setback requirements in the RF Zone, once the land is subdivided.

Proposed Suburban Transition Lots (126A Street)

- The West Newton/Highway 10 NCP designates the land fronting 126A Street for "Suburban Transition Lots" to ensure an appropriate interface with the existing Half-Acre Residential (RH) lots on the east side of 126A Street.
- To achieve the "Suburban Transition Lots", a CD Zone is proposed, based on the "Half-Acre Gross Density (RH-G) Zone". A comparison of the proposed CD Zone to the RH-G and RH Zones, as well as CD Bylaw No. 15966A, is provided below:

	RH Zone (126A Street Existing Lots)	RH-G Zone	CD Bylaw No. 15966A from 7905-0044-00	Proposed Transitional Lots (CD)
Min. Lot Size	1,858 sq.m.	1,300 sq.m. (regular) 1,120 sq.m. (reduced)	1,150 sq.m.	950 sq.m.
Min. Lot Width	30 metres	30 metres (regular) 24 metres (reduced)	24 metres	20 metres
Min. Lot Depth	30 metres	30 metres (regular) 30 metres (reduced)	35 metres	40 metres
FAR	0.25	0.32	0.32	0.32
Lot Coverage	25%	25%	25%	25%

- The proposed CD lots that front 126A Street are all 24 metres (79 ft.) wide, 45 metres (148 ft.) deep, and between 1,099 (11,830 sq.ft.) and 1,108 square metres (11,926 sq.ft.) in area. The lots that front 59 Avenue are smaller, with widths between 20.8 metres (69 ft.) and 24 metres (79 ft.), and areas between 956 square metres (10,290 sq.ft.) and 1,080 square metres (11,625 sq.ft.). The smaller lots are appropriate in their proposed locations, as they do not front 126A Street.
- Overall, the proposed Transition Lots will achieve an appropriate interface with the existing RH lots on the east side of 126A Street, and a logical completion to the neighbourhood.

- The maximum floor area ratio (FAR) for the Transition Lots will be 0.32, which would allow a house size of 352 square metres (3,790 sq.ft.) on a 1,100 square metre (11,840 sq.ft.) lot. This is an appropriate transitional house size and will result in dwellings which are smaller than the RH zoned dwellings across 126A Street which range from 478 square metres (5,140 sq.ft.) to 709 square metres (7,631 sq.ft.).

Access and Road Requirements

- The applicant is proposing to dedicate 1.308 metres (4.3 ft.) for the widening of 60 Avenue, and a 16.5 metre (54 ft.) wide road right-of-way for 59 Avenue, including a 5-metre by 5-metre (16 ft. by 16 ft.) corner cut at the intersection of 60 Avenue and 126 Street, and 3-metre by 3-metre (10 ft. by 10 ft.) corner cuts at the intersections of 59 Avenue and 126 Street and 59 Avenue and 126A Street.
- 126A Street is currently accessed via a temporary access road statutory right-of-way over 5968 – 126A Street and 12668 – 60 Avenue between 60 Avenue and 126A Street. Once 59 Avenue is dedicated and constructed, this temporary access road will be closed. Engineering indicates that the applicant will be required to remove this temporary access road statutory right-of-way and to regrade and reinstate the area with grass as part of the works and services for this project.

Building Scheme

- The applicant for the subject site has retained Ran Chahal from Apex Design Group Inc. 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).
- The subject development will create two (2) types of lots, urban lots on 126 Street and "Suburban Transition" lots on 126A Street. There are significantly different characters associated with each of these two streets.
- Dwellings on 126 Street are smaller bungalows or basement-entry homes, are 40 to 60 years old, and do not provide an appropriate context for the proposed RF lots along 126 Street.
- Dwellings along 126A Street are approximately 20 years old, range in size from 478 square metres (5,140 sq.ft.) to 709 square metres (7,630 sq.ft.) and are "Modern California Stucco" and "West Coast Modern" style basement-entry homes. These homes are not substantially detailed in appearance and have box-like massing characteristics, and thus do not reflect recent development standards which are often employed to provide a greater articulation, detailing, and variation of massing and building scale. These proposed "Suburban Transitional" homes will meet recent design standards, while achieving a degree of compatibility with the existing homes on 126A Street.
- The Design Consultant recommends permitted styles to include "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 are not permitted.

- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone. The minimum roof pitch is 7:12 with permitted roofing materials being cedar shingles, concrete roof tiles in shake profile, and asphalt shingles in shake profile, with the exception that no asphalt shingles be permitted on the CD zoned lots.
- The Building Scheme prohibits secondary suites. Restrictions on the inclusion of multiple food preparation areas, internal main floor configuration requirements and limitations on basement access are provided in order to limit the potential for secondary suites.

Lot Grading

- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The Building Division has reviewed the lot grading information and has found it acceptable to allow the project to proceed to the next stage. A final lot grading plan will be required prior to final adoption.

Arborist Report and Tree Preservation

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report and Trees Preservation/Replacement Plans.
- The Arborist Report indicates there are 223 mature trees on the subject site. Of these, 158 mature (by-law protected) trees are proposed to be removed, and 65 are proposed to be retained. 85 replacement trees will be planted for a total of 150 trees on site, providing for an average of 6.5 trees per lot.

Tree Species	No. of Trees On-site	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Red Alder	2	0	2
Western Red Cedar	19	10	9
Cherry	2	1	1
Black Cottonwood	1	0	1
Douglas Fir	190	53	137
Western Hemlock	1	0	1
Austrian Pine	1	0	1
Shore Pine	1	0	1
Spruce	1	0	1
Blue Spruce	1	1	0
Willow	1	0	1
Sitka Willow	2	0	2
Western Yew	1	0	1
Total	223	65	158

- The number of replacement trees required is 315. Therefore, there are 230 replacement trees in deficit. The applicants will be required to address the tree replacement deficit by contributing to the City Green Fund in the amount of \$69,000. Resolution of this issue will be a condition of Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent out on December 3, 2009 and staff received the following comments:

- Staff received one (1) phone call from an area resident who was concerned about the size of the proposed CD zoned lots. The area resident did not want to see any lots along 126A Street smaller than half an acre in size.

(Staff informed the caller that the proposed CD lots along 126A Street were of substantial size (minimum 950 square metres (10,200 sq.ft.)) and will conform to the West Newton / Highway 10 NCP. These proposed lots will act as a transition between urban-sized single family lots to the west and the RH lots to the east. Staff also informed the caller that the "Suburban Transitional" lots along 126A Street are consistent with the CD zoned lots created to the south of the subject site, under Development Application 7905-0044-00.)

- Staff received a petition signed by residents living on six (6) properties on the east side of 126A Street. The petition states that the residents are against the development proposal. Their concerns include lot size, property value decline, and tree retention. The area residents are concerned that smaller sized lots will have a negative impact on their property values, and are concerned about the loss of significant trees on the site.

(The proposed subdivision is in conformity with the land use and designation approved by Council in the West Newton / Highway 10 NCP. The applicants are proposing to save a significant number of bylaw-sized trees on the site (65 trees or 30 percent), and to plant 85 replacement trees. Subsequent to the submission of the petition, the applicant submitted signed letters from residents living in 13 of the 15 properties on 126A Street. The letters indicate support for the proposed layout and project in general. Five (5) out of six (6) of the households who signed the petition also signed the letter of support.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, 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
- Appendix IX. Proposed CD By-law

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: Mike 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 Addresses: 5916, 5928 and 5966 - 126 Street
- (b) Civic Address: 5916 - 126 Street
 Owners: Gurnam Singh Ahluwalia and Jaswant Kaur Ahluwalia
 PID: 007-623-381
 Lot "C" Section 7 Township 2 New Westminster District Plan 14035
- (c) Civic Address: 5928 - 126 Street
 Owners: Shindo Kaur Sanghera, Harpinder Kaur Sanghera,
 Rajwant Kaur Sanghera, Navdeep Pal Kaur Sanghera and
 Amrik Singh Sanghera
 PID: 002-237-164
 Lot "B" Block 12 Section 7 Township 2 New Westminster District Plan 14035
- (d) Civic Address: 5966 - 128 Street
 Owners: Jasprit Singh Grewal and Gurmeet Kaur Grewal
 PID: 009-884-068
 Lot "A" Block 12 Section 7 Township 2 New Westminster District Plan 14035

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the properties.
- (b) Introduce two (2) By-laws to rezone the properties.
- (c) Application is under the jurisdiction of MOTI.
 MOTI File No. 2008-00515

SUBDIVISION DATA SHEET

Proposed Zoning: RF and CD (based on RH-G)

Requires Project Data	Proposed	
GROSS SITE AREA	RF	CD
Acres	1.98 ac	2.82 ac
Hectares	0.80 ha	1.14 ha
NUMBER OF LOTS		
Existing	3	
Proposed	14	9
SIZE OF LOTS		
Range of lot widths (metres)	15 -20.2 m	20.8 - 24.2 m
Range of lot areas (square metres)	560 m ² - 703 m ²	955 m ² - 1,107 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	18.4 upha/7.4 upa	7.9 upha/3.2 upa
Lots/Hectare & Lots/Acre (Net)	18.3 upha/7.4 upa	8.5 upha/3.4 upa
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	38.0%	23.2%
Estimated Road, Lane & Driveway Coverage	12.8%	10.6%
Total Site Coverage	50.8%	33.8%
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	
Others	NO	