

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7908-0238-00

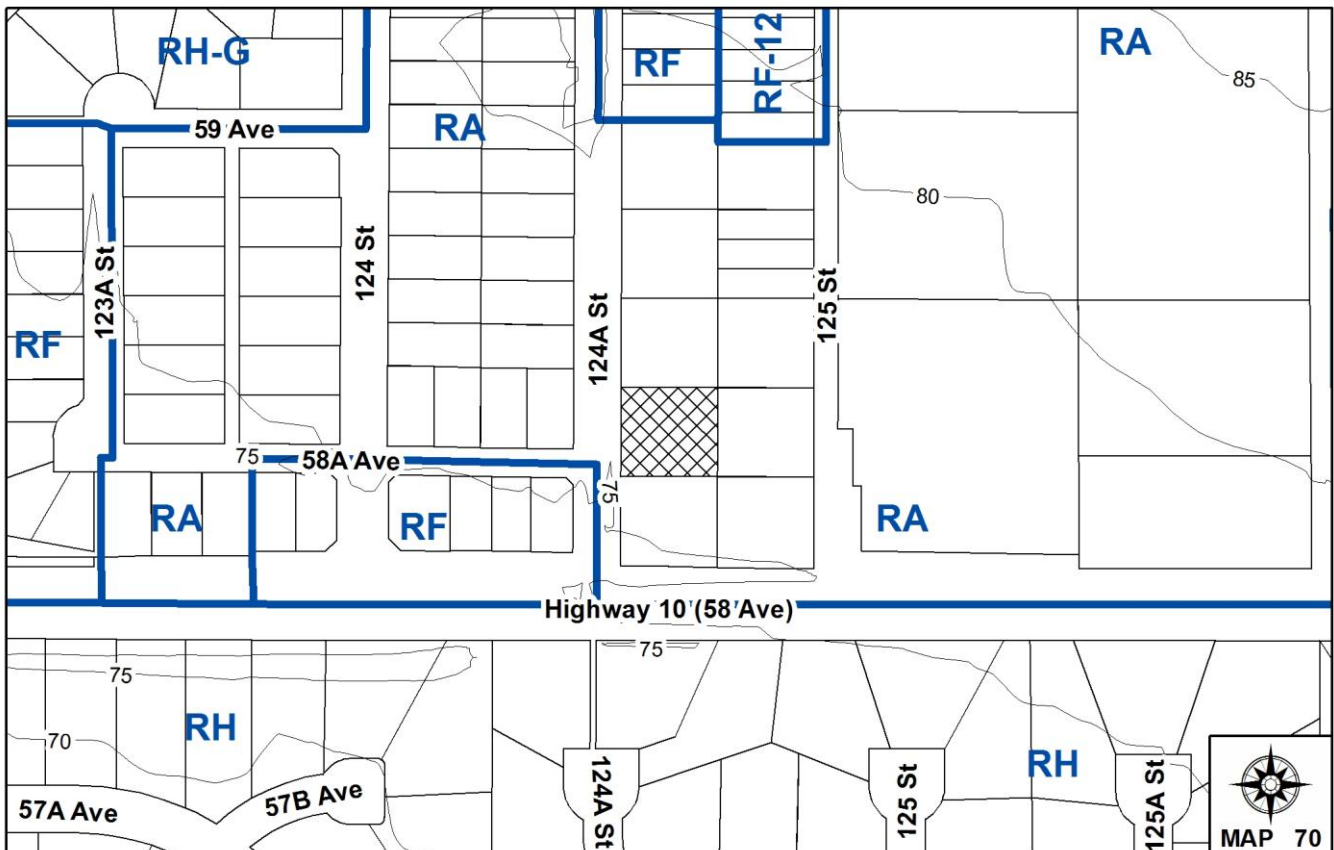
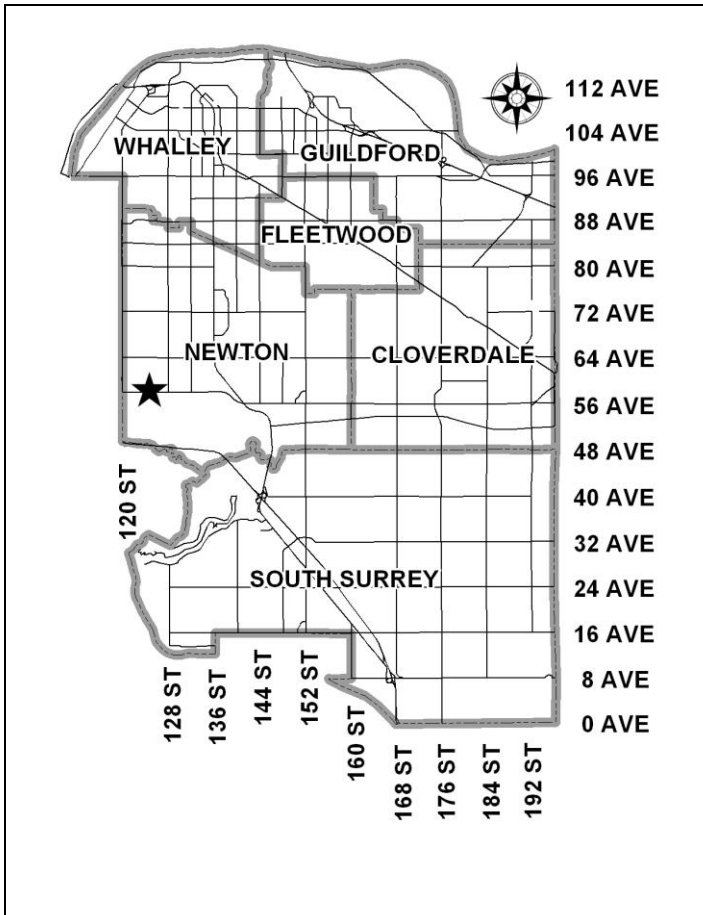
Planning Report Date: April 20, 2009

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF
- **Development Variance Permit** to vary rear yard setback

in order to allow subdivision into two (2) single family residential lots.

LOCATION: 5834 - 124A Street
OWNERS: Manmohan Singh Sidhu and Narinderpal Kaur Sidhu
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Proposed Single Family (6 upa)



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 Development Variance Permit is required to reduce the required rear yard setback for the retained house.

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed OCP Amendment was anticipated as part of the normal development process for applications in the NCP to achieve the approved land use designation and density.
- The proposed DVP will permit the owner to retain an existing dwelling on-site which is in good condition.

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)

Ministry of Transportation and Infrastructure: MOTI approval is no longer required because access to Highway No. 10 from 124A Street is no longer possible.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family residential. (Application No. 7907-0206-00 for Rezoning, OCP Amendment and subdivision).	Proposed Single Family (6 upa)	RA
East:	Single family residential.	Single Family Small Lots (10 upa)	RA
South:	Single family residential	Proposed Single Family (6 upa)	RA
West (Across 124A Street):	Single family residential.	Urban Single Family Residential	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The West Newton / Highway 10 Neighbourhood Concept Plan designates the property 'Proposed Single Family (6 UPA)'. The proposed development complies with the NCP.
- The site is currently designated 'Suburban' in the Official Community Plan (OCP). Amendment of the OCP from Suburban to Urban was anticipated as part of the normal rezoning and development process to achieve the approved land use and density in the West Newton / Highway 10 NCP.

DEVELOPMENT CONSIDERATIONS

- The applicant proposes to rezone the subject lot at 5834 – 124A Street, from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to create two (2) single family lots (Appendix II).

- The proposed lots would be 18.8 metres (62 ft.) wide, 40.9 metres (134 ft.) deep, and would be 770 square metres (8,140 sq.ft.) in area. The dimensions of the proposed lots exceed the minimum zoning requirements of the RF Zone (15 metres wide; 28 metres deep; 560 square metres area). The proposal complies with all zoning requirements.
- The existing residence is proposed to be retained on the site. A detached garage will be removed. .

Development Concept

- The general area, along 124A Street and 124 Street has been, and is currently subject to a number of development applications including the approved application at 5858 124A Street (7907-0206-00) and 7904-0054-00 (concluded).
- Development Application No. 7904-0054-00 created five (5) RF lots out of two (2) RA lots in this area (north of the subject property). This development established a pattern for future development along 124A Street.
- The subject development application and the neighbouring development application to the north at 5858 - 124A Street (No. 7907-00206-00; approved), have cooperated to ensure both can subdivide and retain their dwellings without compromising the ability of surrounding properties, both to the north and to the south, to develop to their full potential.
- The West Newton / Highway 10 NCP proposed the closure of 124A Street where it intersects with Highway No. 10. With the recent reconstruction of Highway No. 10, there is no longer vehicular access between the two roads ensuring minimal traffic through the community.
- The development context for the area foresees the development of single family RF lots that meet the intent of the Neighbourhood Concept Plan.

Character Study and Building Scheme

- The applicant has retained Tynan Consulting Limited as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and based upon those findings has proposed a set of building design guidelines for the proposed RF lots (Appendix V).
- The designs for the proposed RF lot (not including the retained home) will be in the form of either Neo-Heritage or Neo-Traditional development. The new home would meet modern development standards relating to overall massing, and balance in design and to proportional massing between individual elements.
- Of note is the requirement of new homes constructed in this area to have increase sound attenuating insulation on the south exposure to minimize road noise from the recently reconstructed Highway No. 10.

- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 7:12. The only permissible roof materials would consist of concrete roof tiles in a shake profile, asphalt shingles in a shake profile, or cedar shingles.
- No basement entry homes are permitted.

Lot Grading

- A preliminary Lot Grading Plan, submitted by Aplin and Martin Consultants, has been reviewed by staff and is considered acceptable. The plan indicates that there is little fill required for the desired development in this area, and that in-ground basements are permitted.
- The preliminary lot grading plan has been reviewed by the Building Division and found to be satisfactory and can therefore proceed.

Tree Preservation

- An Arborist Report was completed by Arbortech Consulting Limited. The plans have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report identifies the fact there are no protected trees on the subject site. A Douglas Fir is located off-site but will not be affected by any future construction so long as the existing house is retained.
- Two street trees, located in City-owned land, were found to be mostly dead and recommended for removal – The Parks department has supported this recommendation subject to future replacement considerations.
- The applicant will be required to plant two (2) additional trees onsite.

PRE-NOTIFICATION

- A pre-notification letter was sent on September 30 2008. Staff have received no comments to date.

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.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the rear yard setback from 7.5 metres to 5.8 metres (19 ft.).

Applicant's Reasons:

- The DVP is required in order to retain an existing dwelling that is in good condition.

Staff Comments:

- The dwelling unit is in good condition and with the variance, there remains enough space for a functional rear yard.
- The variance only applies to the existing structure. Any new structure will have to meet the standard minimum setback requirement.

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.	OCP Redesignation Map
Appendix VIII.	West Newton Highway No. 10 NCP

Jean Lamontagne
General Manager
Planning and Development

GM/kms

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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: Eric Aderneck, Aplin & Martin Consultants Ltd.
 Address: #201 - 12448 - 82 Avenue
 Surrey, BC
 V3W 3E9
 Tel: 604-597-9058

2. Properties involved in the Application
 - (a) Civic Address: 5834 - 124A Street

 - (b) Civic Address: 5834 - 124A Street
 Owners: Manmohan Singh Sidhu and Narinderpal Kaur Sidhu
 PID: 001-258-001
 Lot 2 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

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.38 ac
Hectares	0.15 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	18.8 m
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.3/ha 5.3/ac
Lots/Hectare & Lots/Acre (Net)	13.3/ha 5.3/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	45%
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