

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0280-00

Planning Report Date: September 14, 2009

**PROPOSAL:**

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

**LOCATION:**

5651 – 146 Street

**OWNERS:**

Gary K. Martin & Shaunna K. Martin

**ZONING:**

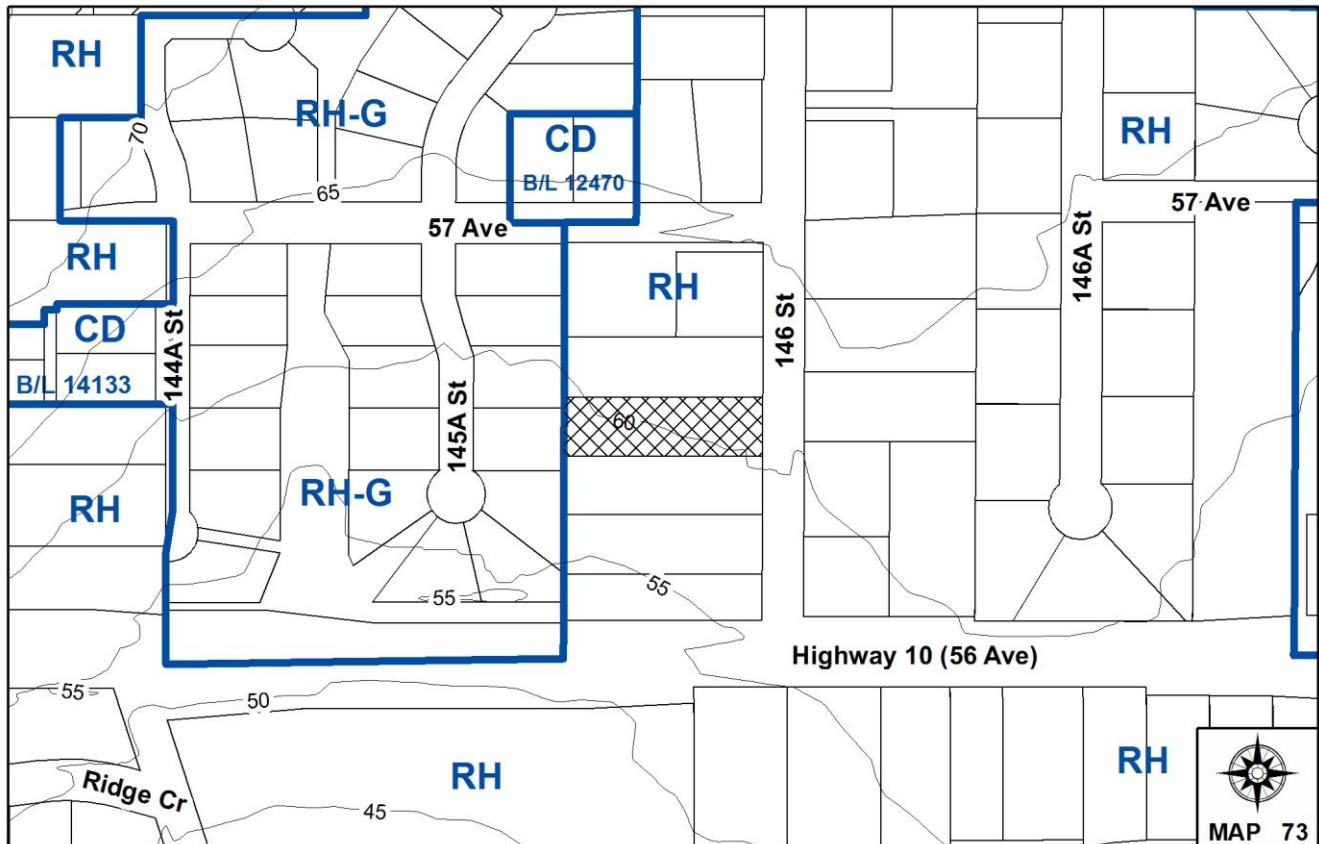
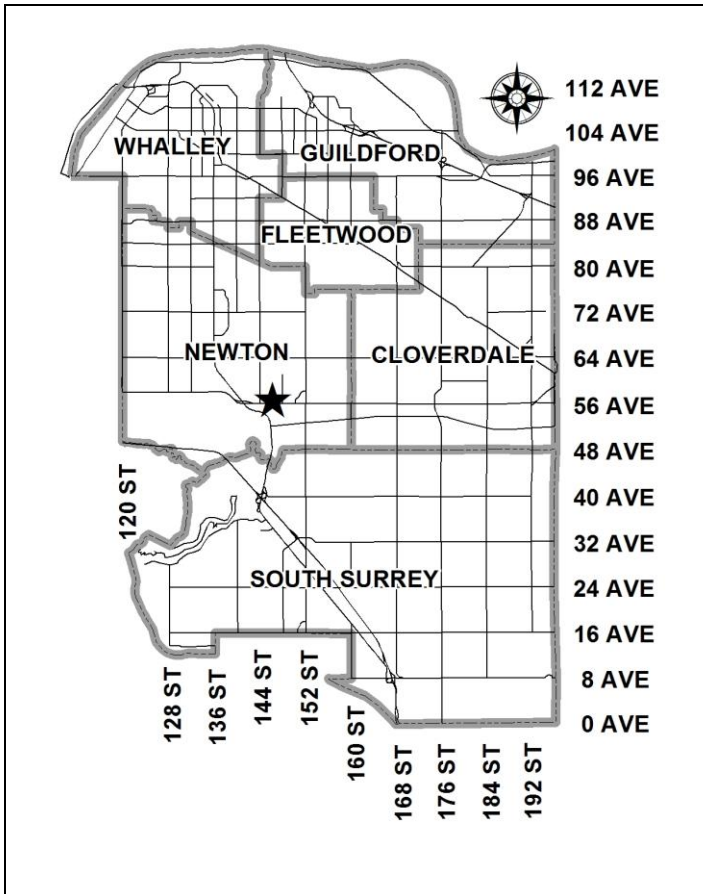
RH

**OCF DESIGNATION:**

Urban

**NCP DESIGNATION:**

Suburban Residential Half-Acre



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 and NCP designation.
- The proposed subdivision complies with the City Policy on panhandle lots (Policy No. O-15).
- The proposed subdivision into gross density suburban residential type lots is consistent with the existing lot pattern in the surrounding neighbourhood.

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, dedications, 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 allow the proposed subdivision to the satisfaction of the Planning and Development Department; and
  - (f) the applicant satisfies the 15% cash-in-lieu of parkland dedication 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.

Ministry of Transportation & Infrastructure: The Ministry of Transportation and Infrastructure has granted preliminary approval for the proposed subdivision.

## 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, South & West:	Single family residential	OCP - Urban NCP - Suburban Residential Half-Acre	RH

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is 0.67 acres (0.27 hectares) in total area and located on the west side of 146 Street just north of 56 Avenue (Highway No. 10).
- The property is designated “Urban” in the Official Community Plan (OCP) and “Suburban Residential Half-Acre” in the South Newton Neighbourhood Concept Plan (NCP).
- The property is currently zoned “Half-Acre Residential Zone (RH)”. The applicant is proposing to rezone the property to “Comprehensive Development Zone (CD)” in order to subdivide into two suburban gross-density type half-acre single family lots. The Comprehensive Development Zone (CD) is based on “Half-Acre Residential Gross Density Zone (RH-G)” and consistent with the land-use designations currently identified within the Official Community Plan (OCP) and South Newton Neighbourhood Concept Plan (NCP).
- The applicant is proposing a panhandle subdivision in order to achieve suburban gross-density type single family lots on the subject property.

### Surrounding Neighbourhood

- The subject property is located adjacent to several other Half-Acre Residential Zone (RH) lots on 146 Street of similar physical size that fall under the same OCP and NCP designations. The adjacent properties are eligible to subdivide in a similar manner. At present, two (2) development applications are currently in-process on adjacent properties which involve rezoning from Half- Acre Residential Zone (RH) to Comprehensive Development Zone (CD) in order to create two single-family residential properties with panhandle configurations (File No. 7907-0234-00 and 7907-0266-00).
- A pre-existing subdivision composed of Half-Acre Residential Gross Density Zone (RH-G) lots is presently situated directly west of the subject property along 145A Street. As a result, the proposed rezoning of 5651 – 146 Street from RH to CD (based on RH-G) is generally consistent with current land-uses on adjacent properties.

- The panhandle configuration is ultimately compatible with recent concept plans (File No. 7907-0234-00 and 7907-0266-00) which illustrate how properties on 146 Street may subdivide in future (Appendix IX). The majority of properties have subdivision potential. However, future subdivision proposals for specific properties will be considered on a case-by-case basis and will have to respond to issues such as existing building locations, tree retention, lot grading and topography.

### Subdivision Proposal

- The applicant proposes a panhandle configuration that will provide access from 146 Street for both lots.
- Panhandle subdivisions allow increased residential densities without extensively changing the existing suburban character of the surrounding neighbourhood. Panhandle subdivisions may also allow the retention of more on-site trees relative to the development of a conventional subdivision pattern.
- According to Council Policy No. O-15 (Appendix VIII), panhandle subdivision configurations are generally permitted under the following circumstances:
  - The subject property is located in suburban or agricultural zones;
  - The subject property is physically constrained in such a way that a panhandle lot offers the best possible solution to providing both physical access and legal frontage;
  - The physical configuration of the subject property is such that an unreasonable reduction in total lot yield would occur by refusing to permit a panhandle lot.
- The subject property complies with Council Policy No. O-15. The proposed subdivision will create two suburban gross-density type half-acre single family lots but cannot be achieved if alternate lot configurations are employed.
- A number of existing panhandle configurations are currently situated along 146 Street between 58 Avenue and 56 Avenue (Highway No. 10). Therefore, additional panhandle subdivisions will not visibly change the suburban character of the surrounding neighbourhood. Also, two development applications are currently in-process on adjacent properties which involve rezoning from RH to CD (based on RH-G) for the purposes of subdividing into single family residential lots with panhandle configurations (File No. 7907-0234-00 and 7907-0266-00).
- The proposed driveway location is explicitly designed to reduce the overall visual impact of panhandle subdivisions along 146 Street.

### Comprehensive Development (CD) Zone

- The proposed lots conform to the minimum requirements of the RH-G Zone in terms of lot area and depth. The proposed lots are 1,382 sq. m. (14,875 sq. ft.) and 1,121 sq. m. (12,066 sq. ft.) in total area while the lot depths are 48 metres (157 ft.) and 47 metres (154 ft.).

- A comparison of the proposed CD Zone and the RH-G Zone is provided as follows:

	CD Zone	RH-G Zone
Lot Size	1,375 sq. m./1,120 sq. m.	1,300 sq. m./1,120 sq. m.
Width	28 m./23 m.	30 m./24 m.
Depth	48 m./47 m.	30 m./30 m.
Open Space	15% cash-in-lieu of parkland dedication	15% parkland dedication

- The total lot sizes proposed under the CD Zone are compatible with the total lot sizes permitted under the RH-G Zone. In support of the gross-density type lot sizes proposed, the applicant has volunteered 15% cash-in-lieu of parkland dedication.

### Building Scheme and Lot Grading

- The applicant for the subject property has retained 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).
- A preliminary Lot Grading Plan submitted by Coastland Engineering & Surveying Ltd. has been reviewed by staff and is considered generally acceptable. The plans show minimal amounts of fill in order to meet existing grades.
- No retaining walls are proposed.
- In-ground basements are not proposed based on the lot grading and tree preservation information that was provided by the applicant.
- Basement-entry homes and secondary suites are not permitted.

### Tree Preservation

- Keith Mackenzie from Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). These have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 6 mature trees on the subject property. The report proposes the removal of 3 trees because they are located either within the building envelope, within the footprint of proposed driveways or are assessed as hazardous. The Report proposes 1 tree be retained on Lot 1 and 2 trees be retained on Lot 2. Eight (8) replacement trees will be planted for a total of 11 trees on site, providing for an average of 5.5 trees per lot.

Tree Species	Number of Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Alder	2	1	1
Birch	1	0	1
Cherry/Plum	1	0	1
Douglas Fir	1	1	0
Unknown Deciduous	1	1	0
<b>Total</b>	<b>6</b>	<b>3</b>	<b>3</b>

- Under the Tree Protection By-law, tree replacement is required at specific 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 1 alder tree is proposed to be removed and 2 other trees are to be removed, a total of 5 replacement trees would be required for this application. The applicant proposes 8 replacement trees. Under the requirement of the new Tree Preservation By-law, no monetary compensation for tree replacement deficits is required.

### PRE-NOTIFICATION

Pre-notification letters were sent out on May 5, 2009 and staff received the following response:

- A neighbour voiced opposition to panhandle subdivisions as well as expressed concerns over greater local traffic and declining property values which accompany subdivision of adjacent properties into smaller RH-G type lots.

*(The subject property meets the conditions outlined in Council Policy No. O-15 given the panhandle subdivision is based upon Half-Acre Residential Gross Density Zone [RH-G] and currently has limited physical access to 146 Street. As a result, the subject property would not have subdivision potential without a panhandle configuration.*

*The Planning & Development Department informed the neighbour of two adjacent in-stream development applications involving panhandle subdivisions currently located on 146 Street [File No. 7907-0234-00 and 7907-0266-00]. The neighbour was previously unaware of similar development applications involving adjacent properties).*

### 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.	Proposed CD By-law
Appendix VIII.	Panhandle Policy No. 0-15
Appendix IX.	Subdivision Concept Plan for Surrounding Properties

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

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, B.C.  
                                                              V3S 3M2  
                         Tel:                                      604-532-9700

2.      Properties involved in the Application

(a)      Civic Address:                      5651 - 146 Street

(b)      Civic Address:                      5651 - 146 Street  
            Owners:                                      Gary K. Martin and Shauna K. Martin  
            PID:    006-855-644  
            Lot 29 Except Parcel A Section 10 Township 2 New Westminster District  
            33315

3.      Summary of Actions for City Clerk's Office

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

(b)      Application is under the jurisdiction of MOTI.  
            MOTI File No. 2009-02911.



## SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed
<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)	1120 m <sup>2</sup> - 1383 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	7.38 uph/3.0 upa
Lots/Hectare & Lots/Acre (Net)	7.38 uph/3.0 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	13%
Total Site Coverage	38%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
15% 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

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: \_\_\_\_\_

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

**\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.**

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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## MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning \_\_\_\_\_

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front			
Rear			
Side #1 (N,S,E, or W)			
Side #2 (N,S,E, or W)			
Side #3 (N,S,E, or W)			
Building Height (in metres/storeys)			
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA			