

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0044-00

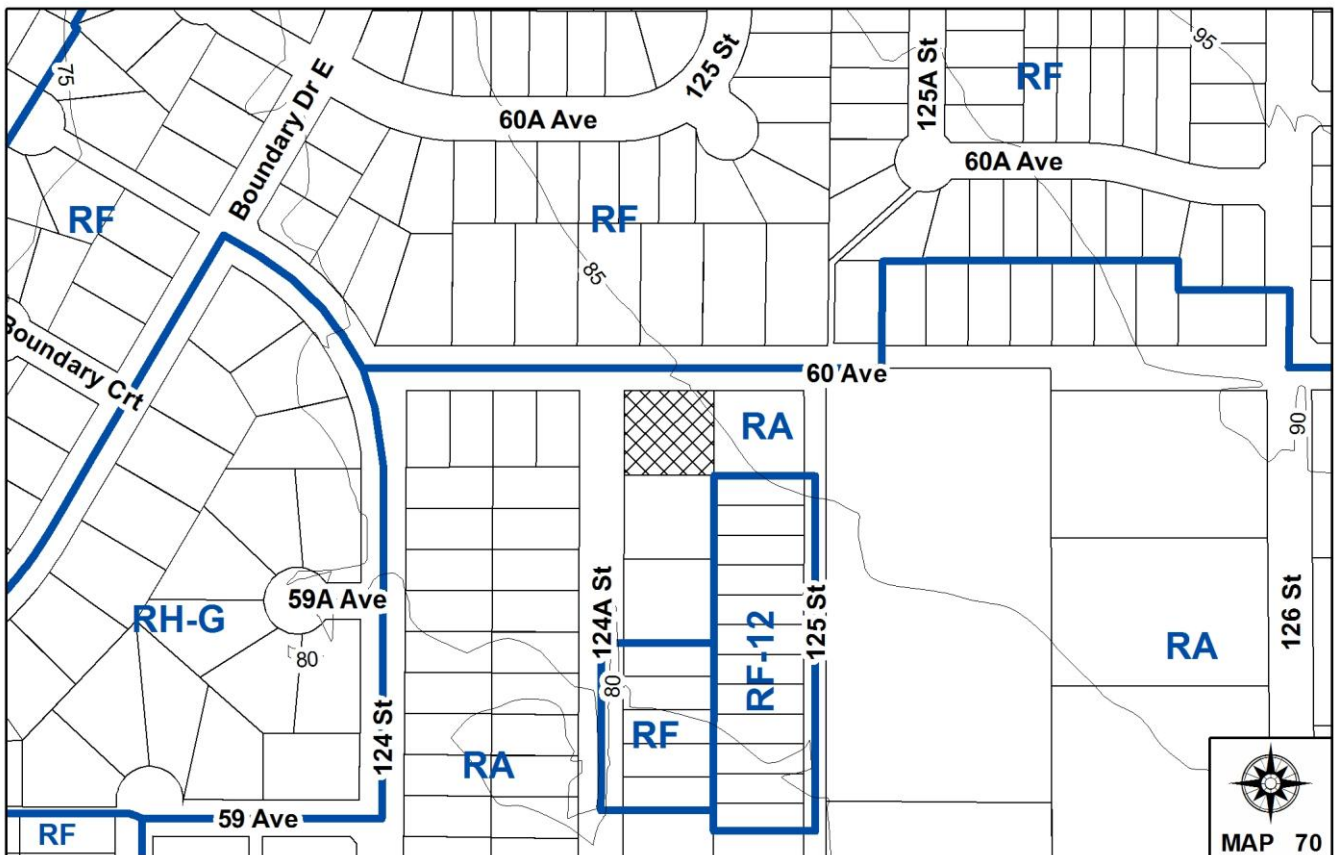
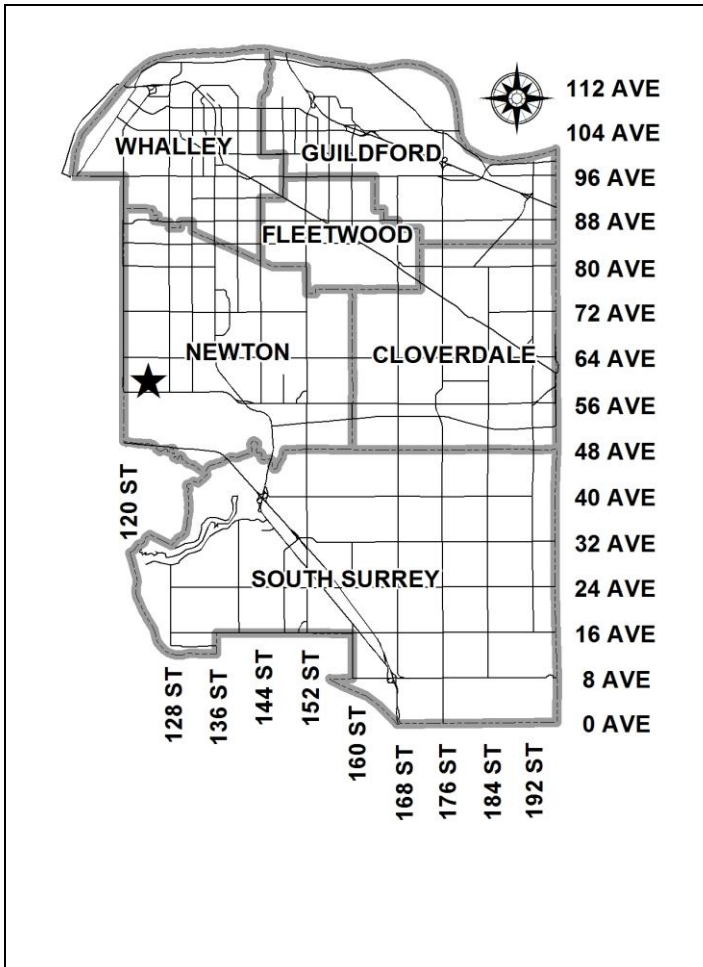
Planning Report Date: November 30, 2009

PROPOSAL:

- **OCF Amendment** from Suburban to Urban
- **Rezoning** from RA to RF

in order to allow subdivision into two single family lots.

LOCATION: 5986 - 124A Street
OWNERS: Malkiat Singh Athwal et al
ZONING: RA
OCF DESIGNATION: Suburban
NCP DESIGNATION: Single Family Residential Proposed 6 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.
- An OCP Amendment to redesignate the site from Suburban to Urban is required to implement the anticipated density in the West Newton/Highway No. 10 Neighbourhood Concept 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 Zone (RF)" (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) approval from the Ministry of Transportation and Infrastructure; and
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

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 students at J.T. Brown Elementary School 0 Secondary students at Tamanawis Secondary School
Ministry of Transportation & Infrastructure:	Approval granted for one year effective June 2, 2009.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwelling.	Urban/Urban Single Family Residential	RF
East:	Single family dwelling.	Suburban/Single Family Small Lots 10 upa	RA
South:	Single family dwelling; in-stream application No. 7904-0099-00.	Suburban/Single Family Residential Proposed 6 upa	RA and RF
West (Across 124A Street):	Single family dwelling.	Suburban/Urban Single Family Residential	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the southeast corner of 60 Avenue and 124A Street in the Newton area. The site is designated “Suburban” in the Official Community Plan (OCP) and “Single Family Residential Proposed 6 upa” in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP).
- The subject site is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the site to “Single Family Residential” (RF) to allow subdivision into two single family lots. The proposed RF Zone is consistent with the designation in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP).
- In order to achieve the anticipated density in the West Newton/Highway No. 10 NCP, the subject site will require an amendment to the OCP, from Suburban to Urban. OCP amendments to redesignate the land use are discussed in the NCP and are to occur on a site-by-site basis.

Proposed Subdivision

- The proposed density meets the anticipated density of this area of the West Newton/Highway No. 10 NCP, and completes the established subdivision pattern of the surrounding immediate area.
- The existing dwelling, which is in fair condition, will be demolished.
- Both proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 743 m² (7,998 sq.ft.) to 750 m² (8,073 sq.ft.). All lots are 18.58 m (61 ft.) wide.
- The applicant is required to dedicate 0.942 m (3 ft.) on 60 Avenue, and a 3.0 m x 3.0 m corner cut at the intersection of 60 Avenue and 124A Street.
- Proposed Lots 1 and 2 will front onto and take access from 124A Street. Transportation Engineering supports diverting access off of 60 Avenue, which is a major collector road.

Building Scheme

- The applicant for the subject site has retained Ran Chahal of Apex Design 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).
- 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 information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

Trees

- Bob Kwak of Central Valley Tree and Arborist Services Ltd. 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 two (2) mature trees on the subject site. The report proposes the removal of one (1) tree because it will be located in the road dedication area required by Engineering. The Report proposes one (1) tree be retained, on proposed Lot 1. Six (6) replacement trees will be planted for a total of seven (7) trees on site, providing for an average of 3.5 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Fir	2	1	1
Total	2	1	1

- Under the 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. Notwithstanding the above, the By-law also requires tree replacement at a minimum of 3 trees per lot. As this site has only two trees and one is to be removed, the minimum of six (6) replacement trees would be required for this application. The applicant proposes six (6) replacement trees and there is no replacement deficit to be addressed for this application.
- Tree species recommended for replacement have been provided by the Arborist from a list approved by the City; specific placement and species are a condition of final approval.

Lot Grading

- Lot grading information for this application has been reviewed by staff and deemed acceptable to proceed to the next stage.
- Minimal cut and fill will be required to achieve grading required by engineering. Fill is required to meet grade of 60 Avenue and construct road, sidewalk, curb and gutter to the required specifications.

PRE-NOTIFICATION

Pre-notification letters were sent out December 17, 2008 and staff received no comments from neighbouring property owners on the project.

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, Preliminary Road Works, Lot Grading Plan
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

Jean Lamontagne
General Manager
Planning and Development

NA/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: Roger Jawanda, CitiWest Consulting Ltd.
 Address: #101 – 9030 King George Highway
 Surrey, BC
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application
 - (a) Civic Address: 5986 – 124A Street

 - (b) Civic Address: 5986 – 124A Street
 Owners: Malkiat Singh Athwal and Balvinder Kaur Athwal
 PID: 010-132-414
 Lot 10 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.

 - (c) Application is under the jurisdiction of MOTI.
 MOTI File No. 2009-03281.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.381 ac.
Hectares	0.1541 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.14 m – 18.58 m
Range of lot areas (square metres)	744 m ² - 750 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.97 lots/ha 5.249 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	5.8%
Total Site Coverage	45.8%
PARKLAND	
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