

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0096-00

Planning Report Date: September 14, 2009

PROPOSAL:

- **Rezoning** from CD (By-law No. 13401) and (By-law No. 15304) to CD (based on RF-12)

in order to allow subdivision into three (3) single family small lots.

LOCATION:

6636 – 127 Street and 6629 – 127A Street

OWNER:

Manjit Singh Jagpal and Baljit Kaur Jagpal

ZONING:

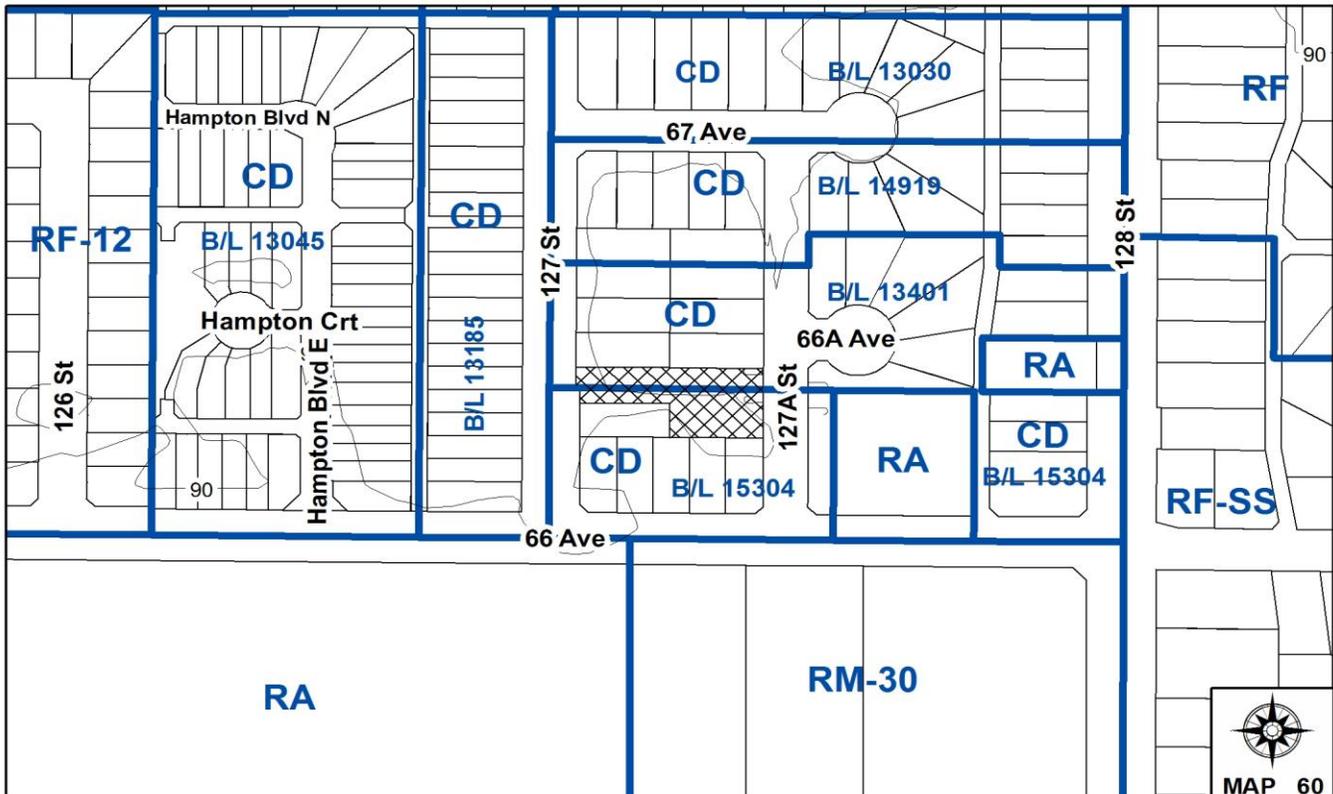
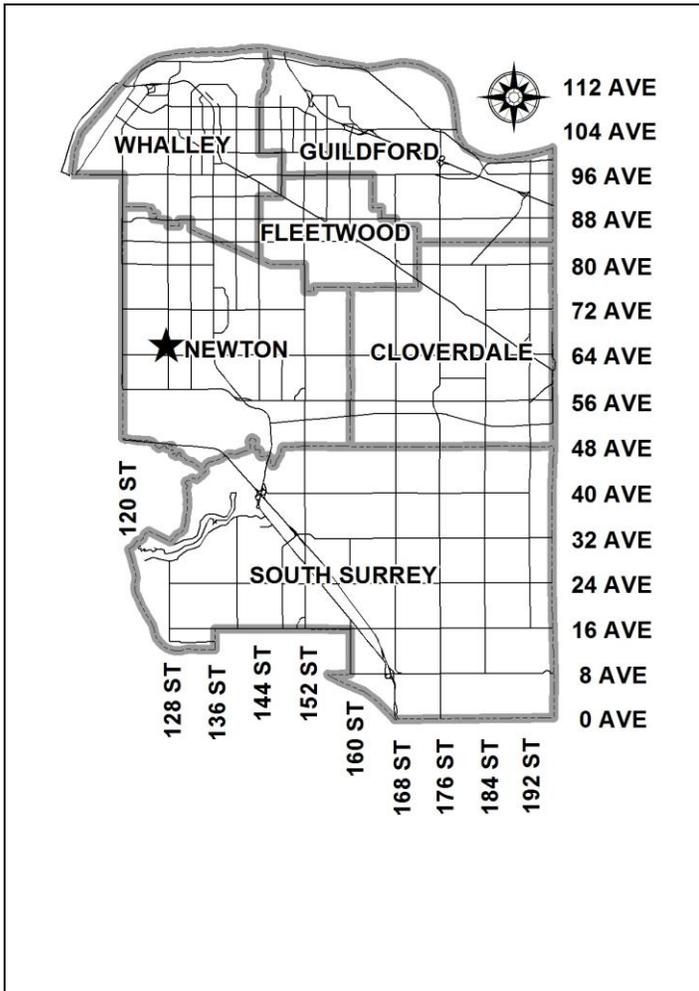
CD (By-law No. 13401 and By-law No. 15304)

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Compact Housing – 6.5 upa



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.
- The proposal is consistent with neighbouring developments and with the concept plans established under previous applications.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site from "Comprehensive Development Zone (CD)" (By-law No. 13401 and By-law No. 15304) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 Restrictive Covenant for no-build on the portion of proposed Lot 3 on the east side of 127A Street until future consolidation with the adjacent property (12765 – 66 Avenue).

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 J.T. Brown Elementary
0 Secondary students at Tamawanis Secondary

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Two (2) single family residential lots. The property at 6629 – 127A Street contains a single family dwelling; the property at 6636 - 127 Street is vacant.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential.	Urban/Compact Housing - 6.5 upa	CD By-law No. 13401

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family residential.	Urban/Compact Housing – 6.5 upa	RA
South:	Single family residential.	Urban/Compact Housing – 6.5 upa	CD By-law No. 15304
West (Across 127 Street):	Single family residential.	Urban/Cluster Housing - 10 upa	CD By-law No. 13185

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is designated "Urban" in the Official Community Plan and "Compact Housing" in the West Newton North NCP (Appendix VI). The subject application complies with the NCP.
- The West Newton North NCP was developed prior to the establishment of small-lot residential zones in the Zoning By-law. The land designated "Compact Housing" in the NCP has been implemented by means of a number of almost identical Comprehensive Development (CD) By-laws to facilitate the development of narrow (11.5 m / 38 ft. minimum) and deep (28 m / 92 ft. minimum) single family small lots.
- The subject site consists of two (2) lots. The property at 6636 – 127 Street was created under Development Application No. 7997-0304-00, and is zoned under CD By-law No. 13401. The property at 6629 127A Street was created under Development Application No. 7998-0043-00, and is zoned under CD By-law No. 15304. These CD By-laws are identical.
- The side yard setback for CD By-law 13401 was originally 1.8 metres (6 ft.), whereas the side yard setback in CD By-law 15304 is 1.2 metres (4 ft.). However, in April 2001, Development Variance Permit No. 7901-0065-00 was approved to relax the side yard setback requirement for lots zoned under CD By-law 13401 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.). The 1.2 metre (4 ft.) side yard setback in CD By-law 15304 was approved to bring this zone into conformity with reduced setbacks that were approved under several Development Variance Permits (including 7901-0065-00) that were approved in the neighbourhood prior to Development Application 7998-0043-00.

Subdivision Layout & Proposed CD By-law

- The applicant proposes to rezone the property to facilitate subdivision from two (2) into three (3) lots.
- The proposed CD By-law (Appendix VII) is almost identical to the current CD By-laws, (13401 and 15304), for which the properties are currently zoned.
- The side yard setback in the CD By-law is 1.2 metres (4 ft.), which is consistent with the side yard setback requirements for neighbouring developments.

- A single family dwelling has been constructed on proposed Lot 3. The existing single family dwelling will conform to the CD By-law requirements once the land is subdivided. A Location Certificate has been provided in this regard.
- The remnant portion of land on the east side of 127A Street will be hooked to proposed Lot 3; this remainder is intended to be consolidated with the adjacent property to the east (12765 – 66 Avenue) in the future to create additional lots. Future consolidation and subdivision of this property will necessitate rezoning. A Section 219 "No Build" Restrictive Covenant will be registered over this portion of proposed Lot 3 to ensure future consolidation and redevelopment.

Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Limited 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 Design Consultant recommends permitted styles to include "Neo-Traditional", "Neo-Heritage", "Rural Heritage", "West Coast Modern", and "Rural Heritage". 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 8:12 with permitted roofing materials being shake profile concrete roof tiles and shake profile asphalt shingles with a raised ridge cap.
- 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

- When the neighbouring lands to the north and south developed, under Development Applications 7998-0043-00 and 7997-0304-00, fill was required to be placed on site, so that in-ground basements could be achieved. The amount of fill was considered acceptable in this area because all of the nearby single family homes have in-ground basements, which were also similarly achieved, by placement of fill. Fill was also placed on the subject site at that time.
- The site slopes from the south site boundary to the north site boundary. Additional site grading will meet existing grades along all site boundaries. A minimal amount of additional fill is proposed on proposed Lots 1 and 2.
- In-ground basements are proposed on proposed Lots 1 and 2. There is an in-ground basement in the existing house on proposed Lot 3.
- The Building Division has reviewed the lot grading information and has deemed this acceptable in order to allow the project to proceed to the next stage. A final lot grading plan will be required prior to final adoption.

Trees & Landscaping

- There are no trees on the portion of the subject site which will be developed. There are trees on the hooked portion of proposed Lot 3 (across 127A Street), which will not be developed until future consolidation and subdivision with the neighbouring property at 12765 – 66 Avenue. An Arborist Report and Tree Retention and Replacement Plans will be required as part of any application on that site in the future.
- The applicant has submitted a Tree Planting Plan as part of this application. The applicant proposes an average of three (3) trees per lot. This plan has been reviewed by the Trees & Landscaping Section and found to be acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent out on July 14, 2009 and staff received the following response:

- Staff received one (1) telephone call from an area resident concerned about the aesthetics of the neighbourhood and traffic congestion due to the increased number of vehicles in the neighbourhood.

(Staff informed the caller that the proposal is for the completion of the block in the neighbourhood and was anticipated and shown in the development concept plans when neighbouring applications were in-stream. Staff also informed the caller that the homes built would be consistent with the existing homes in the neighbourhood, and that there would only be two (2) new houses constructed, and therefore increased traffic congestion would be minimal.

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.	West Newton North NCP Plan
Appendix VII.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.5811
Hectares	0.2352
NUMBER OF LOTS	
Existing	2
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m
Range of lot areas (square metres)	465 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.7 upha
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	55%
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