

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0170-00

Planning Report Date: May 3, 2010

PROPOSAL:

- **OCF amendment** from Suburban to Urban
- **Rezoning** from RA to RF-12 and RF-9

in order to allow subdivision into 17 single family small lots.

LOCATION:

5877 - 58 Avenue

OWNER:

0749818 B.C. Ltd.

ZONING:

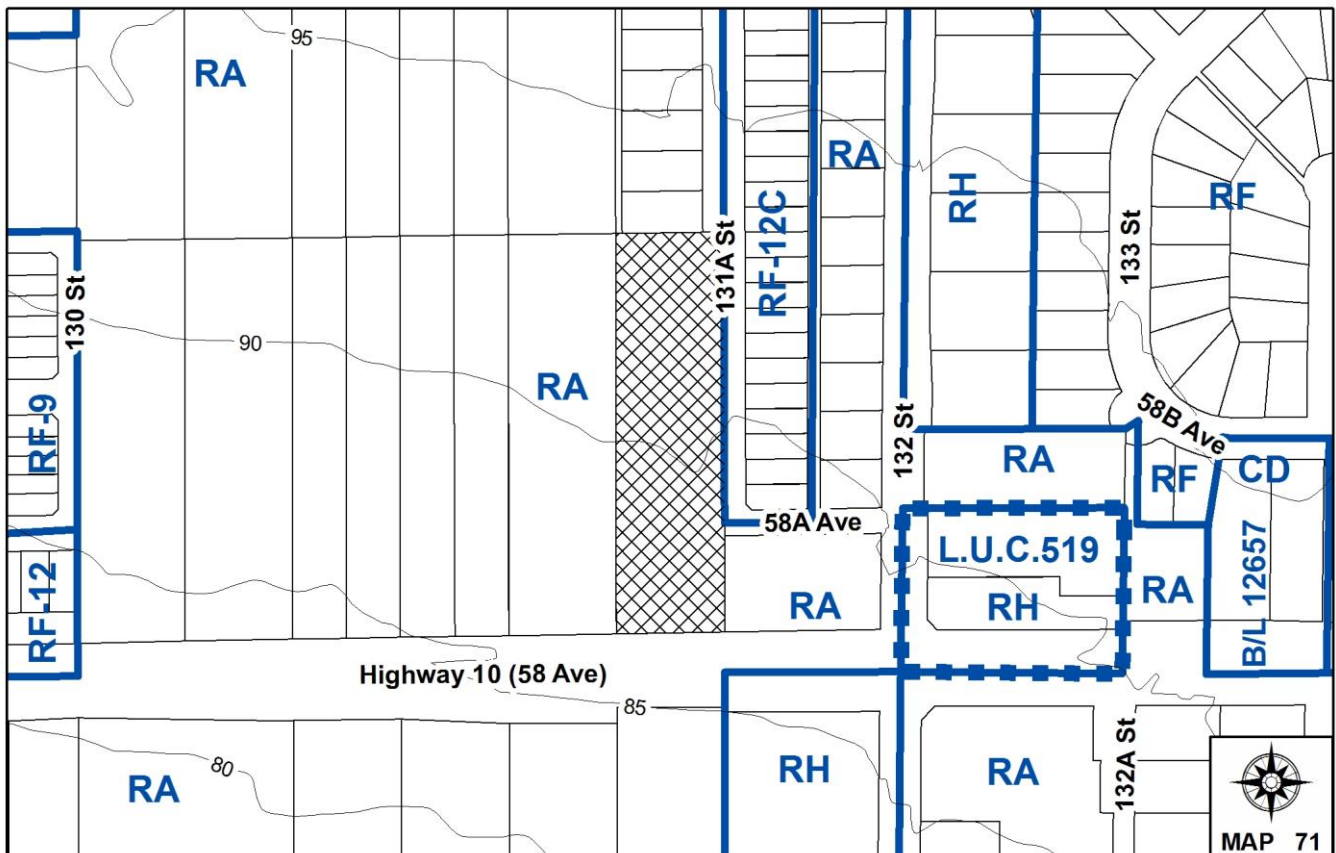
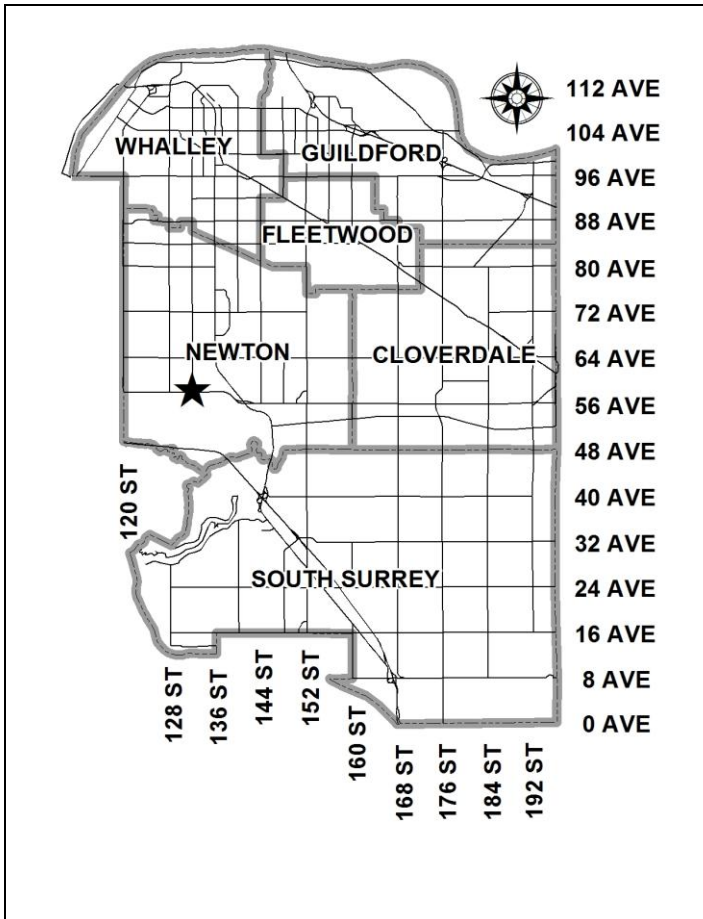
RA

OCF DESIGNATION:

Suburban

NCP DESIGNATION:

Small Lot (10 upa)/Small Lot with Lane (13 upa)/Walkway



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires an OCP Amendment from "Suburban" to "Urban".

RATIONALE OF RECOMMENDATION

- The required amendment from "Suburban" to "Urban" in the Official Community Plan (OCP) was anticipated as part of the implementation of the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).
- Complies with NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan (OCP) by redesignating the subject site from "Suburban" to "Urban" as shown in Appendix VII.
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 portion of the subject site shown as Block B (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and to rezone the portion of the subject site shown as Block "A" in Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" 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, including the shared lane with the property to the west 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
 - (f) the applicant address the shortfall in 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:**

6 Elementary students at Panorama Park Elementary School
3 Secondary students at Panorama Ridge Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks supports the buffer dedication and walkway connection. Parks will acquire land in excess of the 5% parkland requirement within the buffer only.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family homes.	Suburban/Small Lot with Lane (13 upa)	RA
East:	Recently created single family small lots.	Suburban/Small Lot with Lane (13 upa)	RF-12C
South (Across Highway No. 10):	Single family homes.	Suburban	RA
West:	Single family home.	Suburban/Small Lot and Small Lot with Lane	RA

DEVELOPMENT CONSIDERATIONS

Justification for Plan Amendment

- The subject site is designated "Suburban" in the Official Community Plan (OCP) and "Small Lot (10 upa)", "Small Lot with Lane (13 upa)" and "Walkway" in the West Newton/Hwy.10 Neighbourhood Concept Plan (NCP).
- An OCP amendment from "Suburban" to "Urban" is required for the application. This OCP amendment is consistent with the designations in the West Newton/Hwy.10 NCP, was anticipated as part of the implementation of this NCP and is therefore supportable.

Proposal

- The subject site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Single Family Residential 12 Zone (RF-12)" and "Single Family Residential 9 Zone (RF-9)" in order to allow subdivision into 14 RF-9 and 3 RF-12 small lots (Appendix II). The proposal is consistent with the designations in the West Newton/Hwy.10 NCP.
- The RF-9 lots fronting 131A Street will be accessed from the lane and the RF-12 lots will have direct access from 58A Avenue. There is no vehicular access permitted to Highway 10.

- The proposed subdivision layout allows the site located directly west of the subject site to create lots which will face the Park at the time of future development, in accordance with the NCP.
- The application proposes a shared lane with the property to the west. An off-site right-of-way will need to be secured by the applicant.
- The RF-9 lots are approximately 38m (125ft) deep and 345m² (3,713sq.ft) in area, both of which exceed the minimum requirements of the Zone. The RF-12 lots satisfy the minimum width, depth and area requirements for the Zone.

Open Space and Walkways

- The NCP outlines the requirement for a 15m (50ft) dedication along Hwy. 10 in order to accommodate the "Walkway" and buffer identified in the NCP. The applicant has included this requirement in the proposed subdivision plan. Any area of land within this buffer, in excess of the required 5% parkland contribution, will be acquired by the Parks, Recreation and Culture Department.
- The design of the buffer included a 4m (13ft) wide, multi-use pathway, with native plantings and/or trees on either side of the pathway. The greenways secured in the NCP have not yet been constructed.
- The NCP identifies two (2) walkways. The first walkway is a 10m (33ft) north-south walkway which connects 58A Avenue with Hwy. 10. The applicant will dedicate 6m (20ft) of the total 10m (33ft) walkway requirement. The additional 4m (13ft) is expected to be dedicated through future development of the commercial designated site to the east.
- The second is a 4m (10ft) east-west walkway which connects 131A Street to (future) 131 Street. The applicant has also included this walkway in the proposed plan of subdivision.

Building Design and Lot Grading

- The applicant for the subject site has retained Ran Chachal of Apex Design Group as the Design Consultant. The consultant conducted a character study of the surrounding homes and based on the findings, and current market trends, 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. The proposed lot grading plan requires amendment in order to minimize fill along the future walkway for tree preservation purposes.
- Basement-entry homes and secondary suites will not be permitted.

Tree Preservation/Replacement

- Diamond Head Consulting prepared the Arborist Report and Tree Preservation/Replacement Plans, dated April 16, 2010. They have been reviewed by the City's Landscape Architect and, while revision is required, are acceptable to proceed.

- The Arborist Report indicates that there are 42 mature trees on the site, outside of the area being dedicated as park. The report proposes the removal of all 42 trees. Staff reviewed the proposed subdivision layout and arborist report to identify opportunities for tree preservation. The RF-9 lot widths, building envelopes and tree specimens did not allow for opportunities for tree preservation. Thirty (30) of the forty-two (42) trees are Cottonwood or Alder and the majority of the other trees are in fair condition. The single tree being retained, which is not counted included in the detailed summary below, is a Cedar in good condition within the land being dedicated for buffer/pathway purposes along Highway No. 10.

Tree Species	Total No. Of Trees	Total Retained	Total Removed
Maple	2	0	2
Apple	1	0	1
Pear	1	0	1
Willow	1	0	1
Cherry/Apricot	4	0	4
Butternut	1	0	1
Alder plus Stand A	16	0	16
Cottonwood plus Stand A	14	0	14
Douglas Fir	1	0	1
Cypress	1	0	1
Total	42	0	42

- Staff have made efforts to encourage tree protection. It is noted that the majority of the trees being removed are non-retainable species (cottonwoods and alders). Tree protection on small lots is increasingly challenging. The West Newton/Highway 10 NCP provides for retention of trees along Highway 10 by the protection of a landscape buffer parallel to the Highway. Additionally, tree protection and replanting opportunities will be provided on the City parkland to the west.
- The proposal results in a deficit in tree retention/replacement. Cash-in-lieu for the deficit of replacement trees in the amount of \$11,100.00 will be required to be submitted prior to final approval.

PRE-NOTIFICATION

- Pre-notification letters were mailed out on October 5, 2009 and staff received no response.

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 Block 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

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 Kompter
 Address: 7485 – 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-572-4328

2. Properties involved in the Application

- (a) Civic Address: 5877 – 131A Street
 - (b) Civic Address: 5877 – 131A Street
 Owner: 0749818 BC Ltd., Inc. No. BCo749818
 Director Information:
 Nirlaip Bal

 Officer Information as at February 23, 2009
 Nirlaip Singh Bal (President)
- PID: 009-790-527
Lot B Section 8 Township 2 New Westminster District Plan 13244

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.
 MOT File No. 1-6-2010-01607.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12/RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.42 ac
Hectares	0.98 ha
NUMBER OF LOTS	
Existing	1
Proposed	14 RF-9 3 RF-12
SIZE OF LOTS	
Range of lot widths (metres)	9 m to 13.95 m
Range of lot areas (square metres)	320 m ² to 435 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.35/ha 7.03/ac
Lots/Hectare & Lots/Acre (Net)	24.39/ha 9.87/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	21%
Total Site Coverage	73%
PARKLAND	
Area (square metres)	
% of Gross Site	
	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