

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0200-00

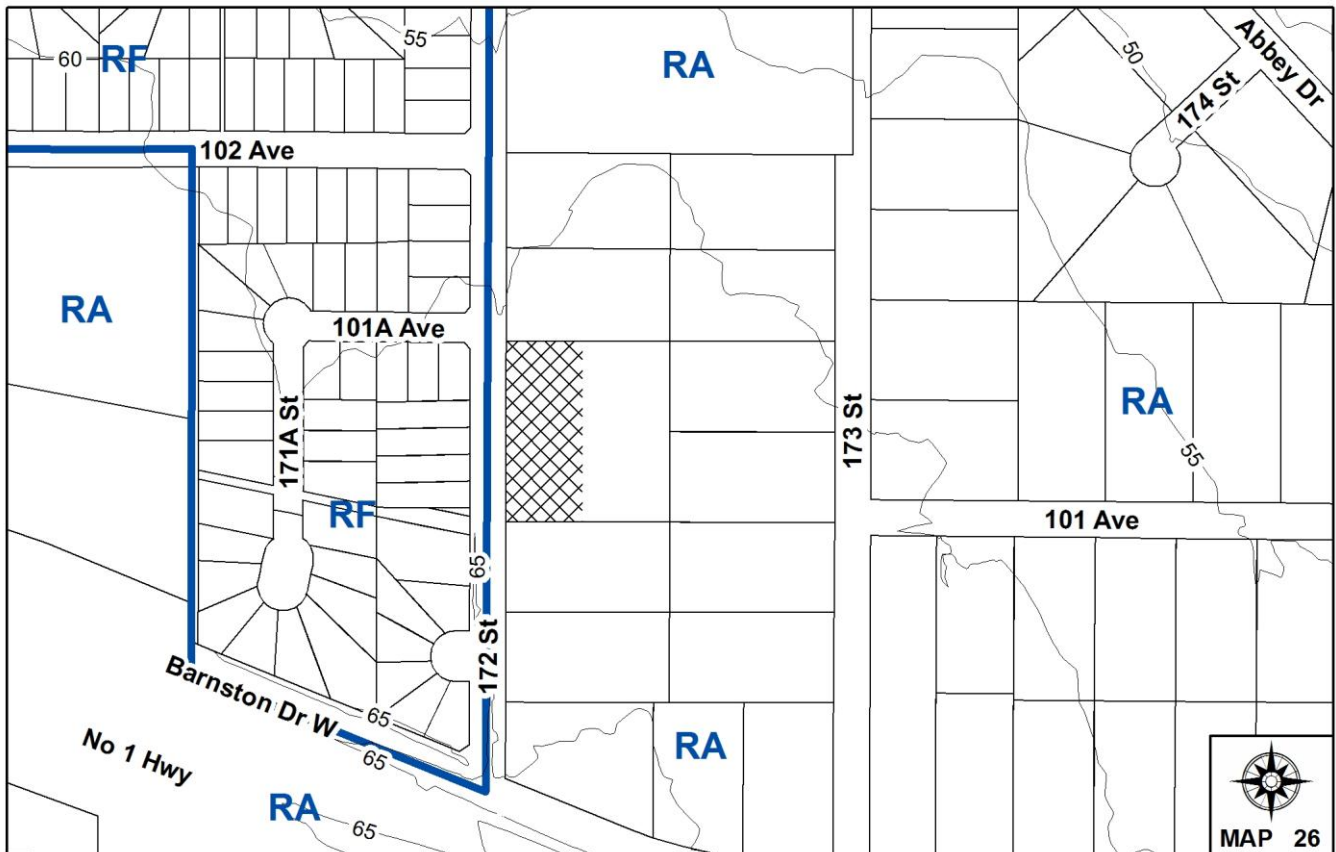
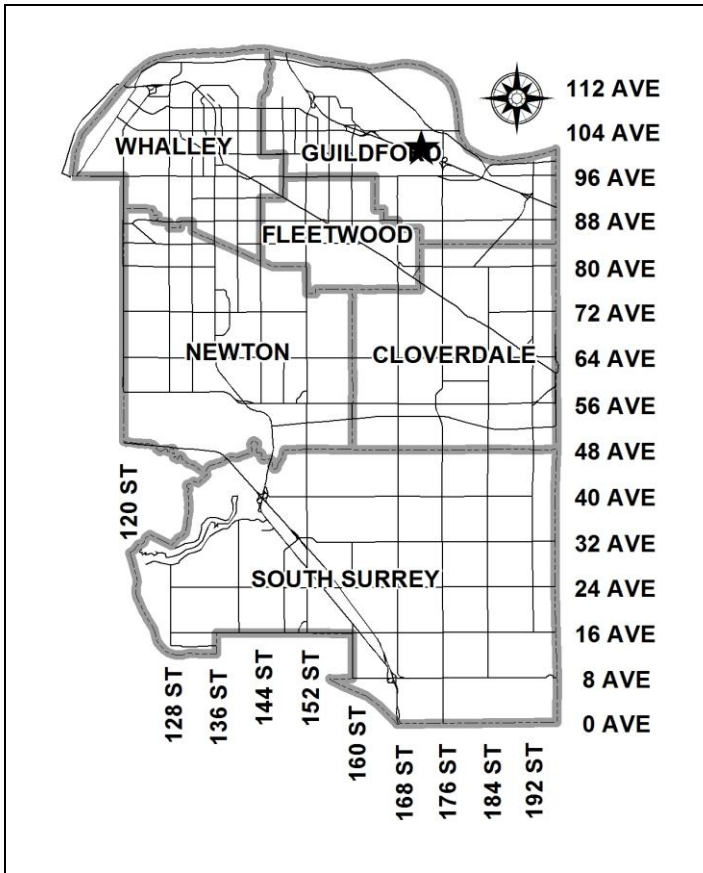
Planning Report Date: March 1, 2010

PROPOSAL:

- **OCF Amendment** of a portion from Suburban to Urban
- **Rezoning** of a portion from RA to RF

in order to allow subdivision into five (5) RF lots and one (1) RA lot to be consolidated with the adjoining lot to the east.

LOCATION: 10128 - 172 Street
OWNERS: Sukhjinder Dosanjh
ZONING: RA
OCF DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an OCP Amendment to redesignate the western portion of the subject site from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- The proposed RF lots are across the street from existing RF lots designated Urban in the OCP.
- The proposed RF lots are similar in lot size to the existing lots to the west across 172 Street. The proposed lot widths comply with the City Infill Policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of 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 a portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Block A) as shown on the attached Survey Plan (Appendix I) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (e) provision of community benefit to satisfy the OCP amendment policy for Type 2 OCP amendment applications.

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:**

2 Elementary students at Bothwell Elementary School
1 Secondary student at Fraser Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Parks supports the application, but have made the following comments:

- A 2.0-metre (6.5 ft.) wide statutory right-of-way along 172 Street is required to accommodate the Barnston Greenway; and
- Parks have some concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood. The applicant should meet with staff representatives to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: Two suburban lots each with a single family dwelling, which are to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Residential acreage lots with existing single family dwellings.	Suburban	RA
East:	Residential acreage lots with existing single family dwellings.	Suburban	RA
South:	Residential acreage lots with existing single family dwellings. The lots are traversed by the TransMountain Oil utility right-of-way.	Suburban	RA
West (Across 172 Street):	Single family residential lots with existing dwellings.	Urban	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing a Type 2 Official Community Plan (OCP) Amendment to re-designate the west portion of the subject site from Suburban to Urban (Appendix VII). A Type 2 OCP Amendment requires the applicant to demonstrate significant community benefit to alleviate any additional pressure placed in the area as a result of the proposal.
- The subject site is located on the westerly edge of the Fraser Heights Suburban designation. Existing single family RF lots designated Urban in the OCP are located across 172 Street to the west. The proposed OCP Amendment would create lots that are consistent with the existing pattern of development in the area.
- The applicant has agreed to provide a voluntary community benefit contribution for the five (5) proposed Urban single-family lots in the amount of \$4,500 per lot for a total of \$22,500. This contribution will be collected prior to the project being considered for Final Adoption.

Area Wide Land Use Review

- As a result of the current application, as well as a number of recently approved and in-process development applications involving OCP Amendments on properties in the area, there may be merit in undertaking a land use review for this neighbourhood, should there be sufficient interest demonstrated by the property owners in accordance with City policy. Below are the recently approved and in-process development applications in the area that involve(d) OCP Amendments (see Appendix VIII for Neighbourhood Context Map):
 - Development Application No. 7903-0350-00 (near 104 Avenue & 174 Street); an OCP Amendment from Suburban to Urban, approved by Council on July 26, 2004, to allow subdivision into 50 RF lots;
 - Development Application No. 7906-0161-00 (at 104 Avenue & 174 Street); an OCP Amendment from Suburban to Urban, approved by Council on October 1, 2007, to allow subdivision into 5 RF lots;
 - Development Application No. 7906-0269-00 (near 104 Avenue & 174 Street); an OCP Amendment from Suburban to Urban, approved by Council on September 8, 2008, to allow subdivision into 12 RF lots;
 - Development Application No. 7905-0086-00 (near Barnston Drive & 176 Street); an OCP Amendment from Suburban to Urban, approved by Council on December 4, 2006, to allow subdivision into 59 RF lots; and
 - In-process Development Application No. 7908-0052-00 (northeast of Highway 1 & 176 Street); proposing an OCP Amendment on portions from Suburban and Commercial to Multiple Residential to allow a large mixed-use development consisting of approximately 694 dwelling units. The application received Third Reading by Council on January 11, 2010.
- The changing character of this area of Fraser Heights and Abbey Ridge has raised some concerns from local residents. A neighbourhood planning process could provide more certainty for property owners about the future of their neighbourhood regarding anticipated land uses, density, parks and open space, roads and transportation, schools, etc.
- To initiate a neighbourhood planning process, the Official Community Plan requires support from a minimum of 51% of the property owners or support from owners of 70% or more of the land within the planning area.

DEVELOPMENT CONSIDERATIONS

Background

- The subject lot, located at 10128 – 172 Street, is zoned One-Acre Residential (RA) and designated Suburban in the Official Community Plan (OCP). The associated subdivision involves the lot to the east (at 10145 – 173 Street). There is an existing single family dwelling located on each of the two properties involved in the subdivision, both of which will be retained.

- The subject site is located in Fraser Heights within a neighbourhood mainly comprised of Suburban-designated properties. However, existing lots to the west across 172 Street are zoned RF and designated Urban in the OCP.
- There was a previous Development Application No. 7905-0357-00 on the subject property (10128 – 172 Street) to subdivide into four (4) half-acre suburban lots. The rezoning application to RH received Third Reading from Council on September 25, 2006; however, the owner subsequently closed the application. Following the file closure, the owner submitted the current application which includes the abutting property to the east at 10145 – 173 Street.

Proposed Subdivision

- The applicant has submitted an application for the following:
 - OCP Amendment to re-designate the western portion (Block A) of the subject site from Suburban to Urban (see Block Plan in Appendix I); and
 - Rezoning from One-Acre Residential (RA) to Single Family Residential (RF) on the western portion (Block A) of the subject site to subdivide into five (5) RF lots. The remainder portion (Block B) is to remain zoned One-Acre Residential Zone (RA) to permit one (1) lot with further subdivision potential (Appendix II).
- The applicant proposes an OCP Amendment along the western portion (Block A) of the existing property at 10128 – 172 Street, to permit subdivision into five (5) RF lots. Proposed Lots 1 to 4 are approximately 682 square metres (7,340 sq. ft.) in area with 16.8-metre (55 ft.) lot widths. Proposed Lot 5, with an area of 1,365 square metres (14,690 sq. ft.) and a lot width of 33.5 metres (110 ft.), is significantly larger in order to retain the large existing house and to satisfy the maximum 0.48 floor area ratio (FAR). Proposed Lot 5 may be further subdivided in the future into two (2) RF lots that match proposed Lots 1 to 4 in dimensions, should the house be removed.
- Proposed Lots 1 to 4 are similar to the existing RF lots across 172 Street. Existing lots to the west range in size from 560 square metres (6,025 sq.ft.) to 771 square metres (8,300 sq.ft.), with lot widths between 15.0 and 18.8 metres (50 to 62 ft.). The proposed subdivision complies with the City's Infill Policy No. O-30.
- Proposed Lot 6 (a consolidation of 10145 -173 Street and the eastern portion of 10128 – 172 Street) is approximately 9,649 square metres (2.4 acres) in size (Block B on the Block Plan in Appendix I) and is proposed to be remain zoned RA. A “No-Build” Restrictive Covenant will be registered on the western portion of proposed Lot 6. The existing dwelling will be retained and the driveway access off 173 Street will remain.
- The proposed north / south road, which in the future will dissect proposed Lot 6, is contingent on the future development and subdivision of the abutting properties to the north and south (Appendix II). The proposed road will become an integral part of the road network in the area by providing improved vehicle and pedestrian access. As part of the current application, the Engineering Department will require a 20-metre (66 ft.) wide statutory right-of-way for the future road.
- The Parks, Recreation and Culture Department has requested a 2.0-metre (6.5 ft) wide statutory right-of-way along 172 Street to accommodate the multi-use Barnston Greenway.

- The Trans Mountain Oil pipeline right-of-way (ROW) traverses the abutting property south of the subject site. There is an existing pedestrian walkway located on the ROW to the west across 172 Street, which provides access to the school (Bothwell Elementary). Future development of the adjacent properties to the south will afford the opportunity to extend the walkway and create better pedestrian connectivity in the neighbourhood.

Neighbourhood Character Study and Building Scheme

- Sandbox DesignWorks Inc. prepared the Neighbourhood Character Study and Building Scheme. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by H.Y. Engineering Ltd. The plans were reviewed by staff and generally found acceptable.
- The applicant proposes in-ground basements on all of the lots with minimal or no fill required. However, final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.
- Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans (Tree Summary in Appendix VI). They have been reviewed by City staff and the applicant must resolve a number of minor issues prior to consideration of Final Adoption.
- The chart below provides a summary of the tree retention and removal by species for the western portion proposed to be rezoned to RF:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Paper Birch	2	2	0
Douglas Fir	2	2	0
Western Hemlock	2	2	0
TOTAL	6	6	0

- According to the tree summary, six (6) trees are identified on the portion of the site which is to be rezoned and subdivided into five (5) RF lots. All of these trees are to be retained. The applicant proposes to plant 12 additional trees, for an average of 3.6 trees per RF lot.
- The trees on the remainder of the site to the east will be reviewed and considered prior to Final Adoption of the Rezoning By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on November 30, 2009 and staff received two (2) letters of concern and three (3) telephone calls from area residents regarding the current application.

- The letters of concern and telephone calls were received from neighbours opposing the proposal, as they were concerned that the proposed subdivision will change the suburban character of the neighbourhood.

(The five proposed RF lots will front 172 Street across from existing RA lots that are similar in size. The remainder of the site will remain Suburban with future rezoning and subdivision potential into RH lots, which is in keeping with the character of the neighbourhood.)

- A caller expressed concern about additional roads and traffic in the area, in particular, about 101 Avenue extending from 173 Street through to 172 Street.

(No additional roads will be constructed as a result of the current application; however, additional roads may be constructed in the future when abutting properties are rezoned and developed. The applicant has not proposed to extend 101 Avenue from 173 Street through to 172 Street.)

- The caller was concerned about secondary suites which would cause parking problems, as a result of the proposed subdivision.

(The proposed subdivision will create five RF lots and one remainder RA lot. The RF and RA zones do not permit secondary suites. The caller acknowledged that if they have issues with secondary suites or illegal on-street parking, they may contact By-law Enforcement staff.)

- One of the telephone calls was from a local resident that was in support, and believed that the proposed development would be beneficial to the neighbourhood.

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
- Appendix VIII. Neighbourhood Context 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: Lori Richards, H.Y. Engineering Ltd.
 Address: 9128 – 152 Street, Suite 200
 Surrey, BC
 V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Address: 10128 - 172 Street

 - (b) Civic Address: 10128 – 172 Street
 Owner: Sukhjinder Dosanjh
 PID: 010-528-873
 Parcel "B" (Explanatory Plan 21767) South Half Lot 3 Section 6 Township 9 New
 Westminster District Plan 4394

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the
 property (Block A) to Urban.

 - (b) Introduce a By-law to rezone a portion (Block A) from "One-Acre Residential Zone (RA)"
 to "Single Family Residential Zone (RF)".

SUBDIVISION DATA SHEET

Proposed Zoning: RF (on western portion)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	3.39 ac	
Hectares	1.37 ha	
NUMBER OF LOTS		
Existing	2	
Proposed	6	
SIZE OF LOTS	RA	RF
Range of lot widths (metres)	50.3 m (165 ft.)	16.8 m (55 ft.) to 33.5 m (110 ft.)
Range of lot areas (square metres)	9,649 m ² (10,386 sq.ft.)	682 m ² (7,340 sq.ft.) to 1,365 m ² (14,692 sq.ft.)
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	1.03 uph/0.41 upa	12.2 uph/4.9 upa
Lots/Hectare & Lots/Acre (Net)	1.17 uph/0.47 upa	12.2 uph/4.9 upa
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building		40%
Estimated Road, Lane & Driveway Coverage		2.3%
Total Site Coverage		42.3%
	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	