

City of Surrey
PLANNING & DEVELOPMENT REPORT

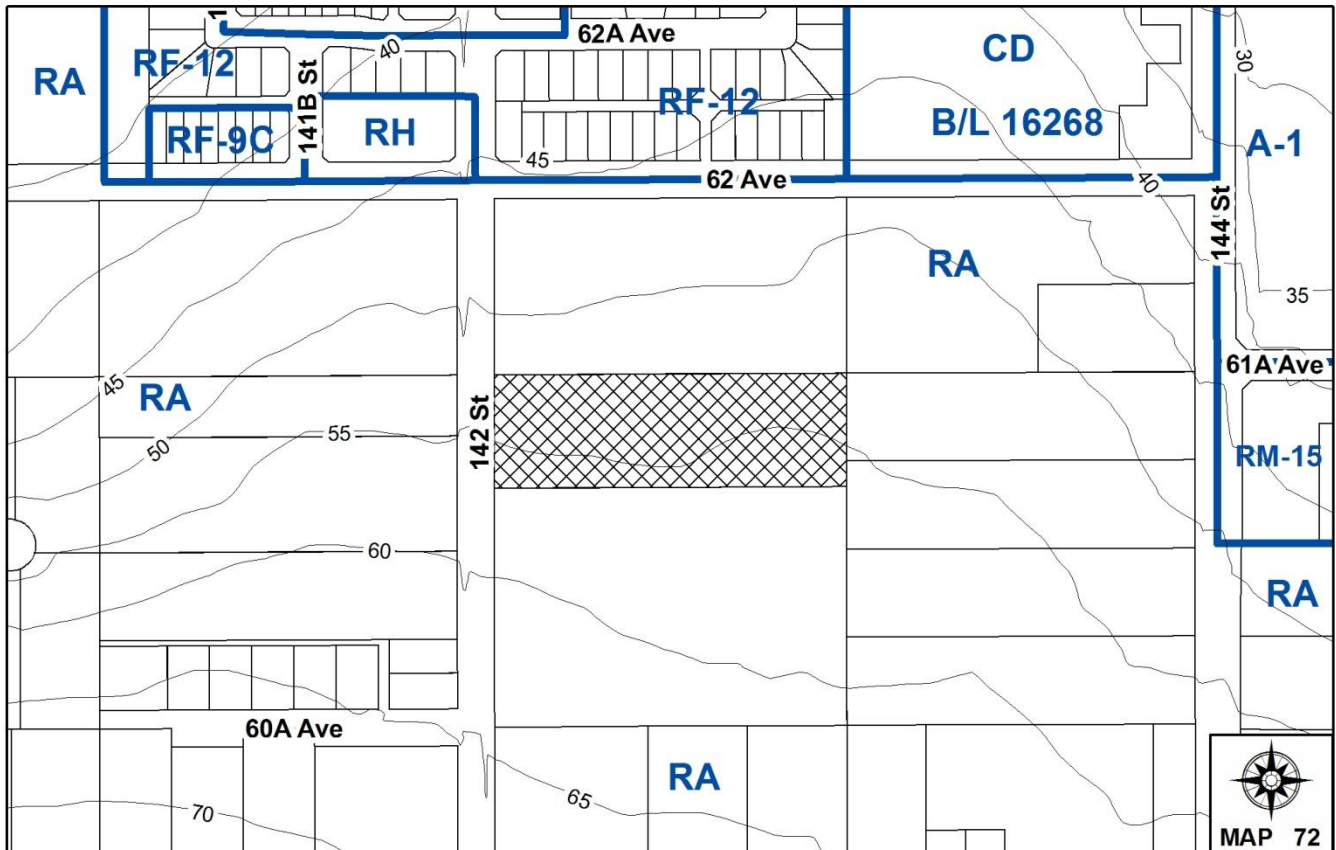
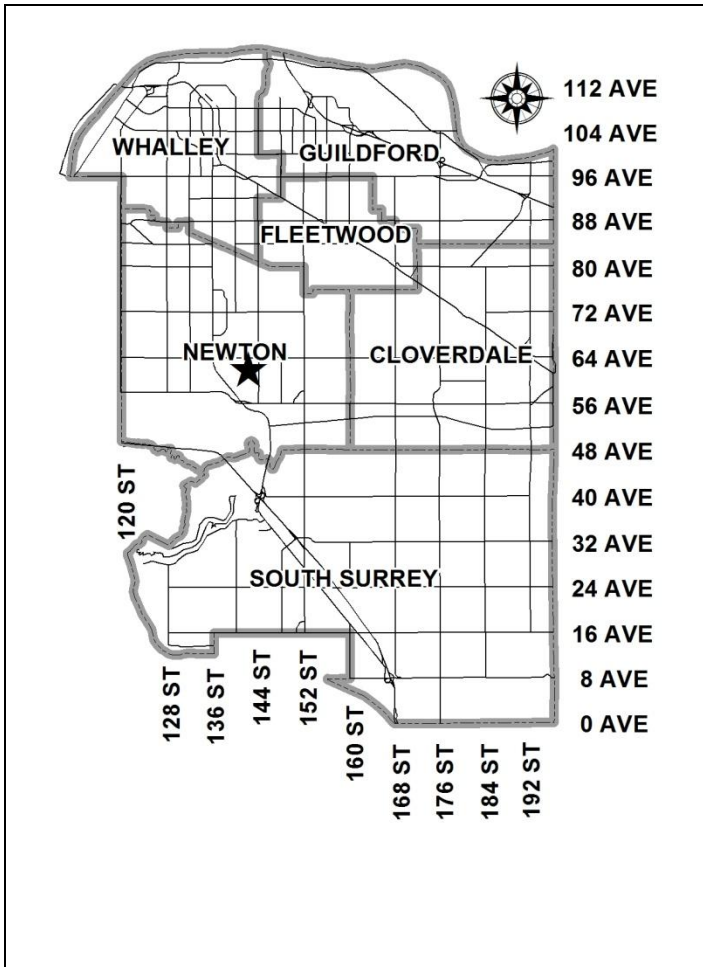
File: 7909-0263-00

Planning Report Date: July 26, 2010

PROPOSAL:

- **Rezoning** from RA to RF-12
 in order to allow subdivision into twenty-four single family small lots.

LOCATION: 6128 - 142 Street
OWNER: Surinderpal Kaur Hare
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Residential Flex (6-14 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 proposed subdivision achieves a layout which is coordinated with the property to the north, avoids direct access to 142 Street for single family lots in accordance with the locational criteria in the South Newton Neighbourhood Concept Plan for the Flex designation, and achieves the necessary park linkage, as per the NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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, including dedication of a 6 metre (20 ft.) wide pedestrian walkway and additional parkland for a greenbelt connection to the future neighbourhood park;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant address the shortfall in tree replacement.

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:**

8 Elementary students at Woodward Hill School
4 Secondary students at Sullivan Heights School

(Appendix IV)

Parks, Recreation & Culture: Support. Parks, Recreation & Culture requires a 10 metre (30 ft.) wide greenbelt connection to the future neighbourhood park from 61 Avenue. In addition, the applicant is required to provide NCP Amenity Contributions, on a per unit basis, in keeping with the South Newton NCP.

SITE CHARACTERISTICS

Existing Land Use: One-acre residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential.	Urban/Single Family Residential Flex 6-14.5 upa and Single Family Small Lots	RA
East:	Single family residential.	Urban	RA
South:	Elementary school.	School and Park	RA
West (Across 142 Street):	Single family residential.	Urban/Single Family Residential Flex 6-14.5 upa	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 1.17 hectares (2.9 acres) and is located on the east side of 142 Street between 60 Avenue and 62 Avenue.
- The property is designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential Flex (6 – 14.5 u.p.a.)" in the South Newton Neighbourhood Concept Plan (NCP).
- The subject property is currently zoned "One-Acre Residential (RA)". The applicant is proposing to rezone the property to "Single Family Residential (12) Zone (RF-12)" in order to permit future subdivision into twenty-four (24) RF-12 lots.
- The subject property was created by subdivision in November, 2006 under File No. 7906-0244-00, which involved School District No. 36 purchasing and consolidating a portion of the original parent lot (6128 – 142 Street) in order to complete the adjacent Woodward Hills Elementary School. The existing property represents the remnant land left over from the original subdivision.

Proposal

- The proposed subdivision layout involves rezoning the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" in order to subdivide the property into twenty-four (24) single family residential small lots.
- All proposed lots conform to the minimum requirements of the RF-12 Zone in terms of total lot area, width and depth. The proposed RF-12 lots are 13.4 metres (44 ft.) to 21.8 metres (72 ft.) wide and range in size from 320 square metres (3,445 sq. ft.) to 479.6 square metres (5,162 sq. ft.).
- The proposed lots will front onto the future 143 Street and 61A Avenue.

- The applicant is proposing to dedicate 17.0 metres (56 ft.) for 61A Avenue with a 3.0 metre X 3.0 metre corner cut at the intersection of 61A Avenue and 142 Street. A statutory right-of-way of 0.5 metre (1 ft. 6 in.) is required on either side of proposed 61A Avenue. In addition, the applicant is proposing to dedicate 18.0 metres (59 ft.) for 143 Street with a 3.0 metre X 3.0 metre corner cut at the intersection of 61A Avenue and 143 Street.
- All proposed lots will be accessed from paired driveways. No rear lane access is proposed.
- The applicant also submitted a concept plan (Appendix VIII) for the subject site and adjacent property which outlines the future development potential for 6170 – 142 Street. The concept plan illustrates a combination of "Single Family Residential (9) Zone (RF-9)" and "Single Family Residential (12) Zone (RF-12)" type lots with rear lane access provided along 142 Street, in keeping with the South Newton NCP land use (Flex) designation. This concept plan avoids direct vehicular access to 142 Street which is a Collector Road and achieves a combination of RF-9 and RF-12 lots, in keeping with the NCP (Flex) designation. It also achieves a park linkage, as per the NCP.
- The applicant is proposing to dedicate a 6 metre (20 ft.) wide pedestrian walkway to serve as an access point to the future neighbourhood park located east of the subject property, as per the South Newton NCP. In addition, the applicant will provide 268.4 square metres (2,889 sq. ft.) of parkland dedication to expand the greenbelt connection to the future neighbourhood park, as part of the 5% cash-in-lieu requirement.

Building Design and Lot Grading

- The applicant for the subject property has retained Mike Tynan of Tynan Design Consulting Ltd. 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 Hunter Laird Engineering Ltd. has been reviewed by staff and is considered acceptable. The plans show moderate amounts of fill in order to meet existing grades as well as achieve proper drainage for in-ground basements.
- No retaining walls are proposed.
- A preliminary Lot Grading Plan submitted by Hunter Laird Engineering Ltd. has been reviewed by City staff and is considered generally acceptable. The Lot Grading Plan indicates minimal amounts of fill (less than 0.5 metre/1 ft. 6 in.) for Lots 1 – 14 with moderate fill (more than 0.5 metre/1 ft. 6 in.) for Lots 15 – 24. The proposed fill is required to achieve proper drainage for in-ground basements. As the adjacent property at 6170 – 142 Street is anticipated to develop in a similar fashion, the existing lot grading will likely be altered in order to match the grade currently proposed on the subject property.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites are not permitted.

Tree Preservation

- Clark Kavolinas from C. Kavolinas and Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. These have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are ninety-one (91) mature trees on the subject property. However, a large majority of the trees (70 trees in total/77% of on-site trees) are Red Alder or Cottonwood that have little retention value.
- Almost all of the trees are located either within the building envelope, within the footprint of proposed driveways or are assessed as hazardous.
- The applicant and City staff have identified seven (7) trees which could potentially be retained. As a result, the applicant will continue to work with staff to revise the Arborist Report in order to maximize tree preservation.

Tree Species	Number of Trees	Number of Trees Potentially Retained	Number of Potentially Removed Trees
Red Alder	70	0	70
Cherry	1	0	1
Maple	11	4	7
Western Red Cedar	4	3	1
Willow	5	0	5
Total	91	7	84

- Under the recently approved new 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 seventy (70) alder trees are proposed to be removed and fourteen (14) other trees are to be removed, a total of ninety-eight (98) replacement trees would be required for this application. The applicant proposes fifty-four (54) replacement trees. Under the requirement of the new Tree Protection By-law, this would result in a tree replacement deficit of forty-four (44) trees. As such, under the new By-law, monetary compensation for the remaining 44 trees would be \$13,200 based on \$300/tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 24, 2010. However, no responses were received from area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
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.	South Newton Neighbourhood Concept Plan (NCP)
Appendix VIII.	Proposed Concept Plan for 6170 – 142 Street

Jean Lamontagne
General Manager
Planning and Development

MRJ/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: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: 300 – 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

- (a) Civic Address: 6128 – 142 Street
- (b) Civic Address: 6128 – 142 Street
 Owner: Surinder Kaur Hare
 PID: 026-905-671
 Lot 1 Section 9 Township 2 New Westminster District Plan BCP27392

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.91 ac
Hectares	1.18 ha
NUMBER OF LOTS	
Existing	1
Proposed	24
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m – 21.8 m
Range of lot areas (square metres)	320 m ² - 479.6 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.3 upha/8.3 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	268.4 m ²
% of Gross Site	2.3%
	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