

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0003-00
 7905-0120-00

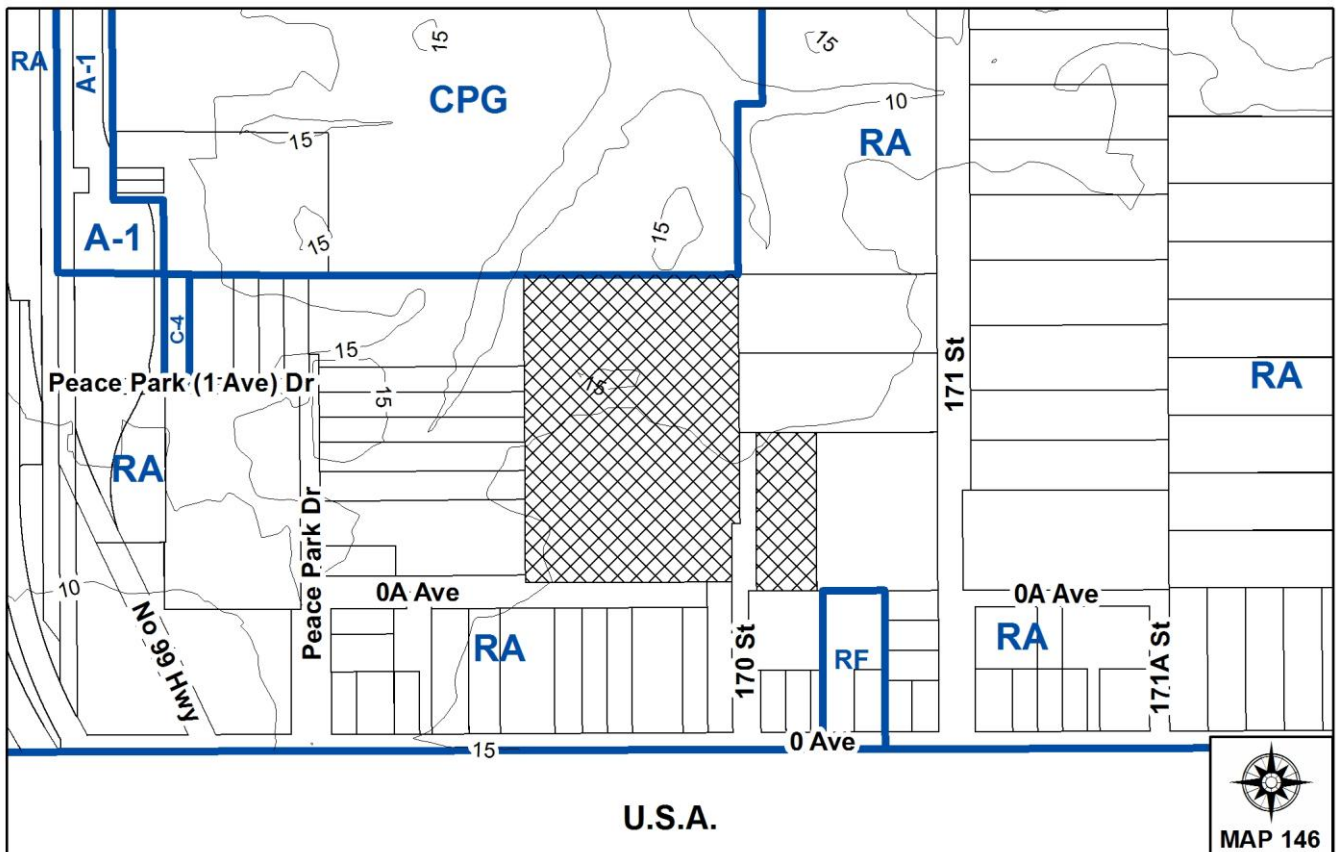
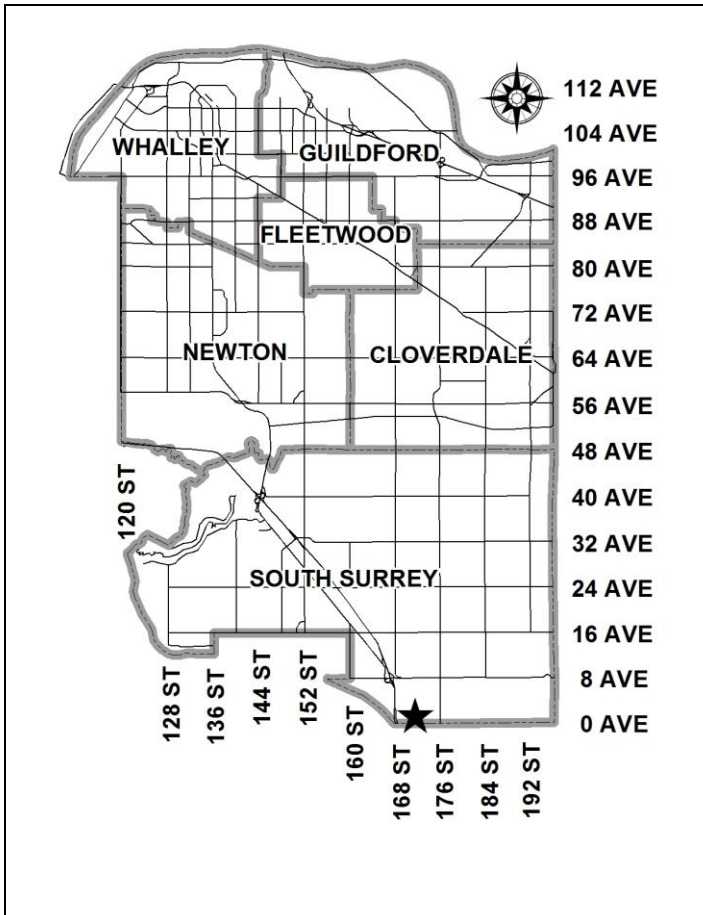
Planning Report Date: January 25, 2010

PROPOSAL:

- **Partial NCP amendment** from Urban Single Family and Detention Pond to Single Family Residential Flex
- **Rezoning** from RA to RF-12 and RF-9

in order to allow subdivision into 42 single family small lots and parkland.

LOCATION: 61 and 64 - 170 Streets (Douglas)
OWNER: Quadri Properties Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Single Family (6 upa), Single Family Small Lots (10 upa) and Detention Pond



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A partial amendment to the Douglas Neighbourhood Concept Plan (NCP) is required to redesignate portions of the site from "Urban Single Family (6 upa)" and "Park/Detention Pond" to "Single Family Flex (6 to 14.5 upa)".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Partially Complies with NCP Designation.
- The subject application represents an amendment to a previous rezoning application (7905-0120-00) to subdivide into 48 single-family small lots, which was granted Third Reading on November, 2007, and is pending final approval subject to completion of servicing requirements. The applicant proposes minor amendments to the subdivision layout and type of small lots proposed, thus reducing the number of lots to 42. The amendments are considered minor, and continue to comply with the location criteria and density transition provisions in the Douglas NCP.
- No public concerns have been received on the proposed amendments.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the property shown as "Block A" on Appendix XII 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 property shown as "Block B" on Appendix XII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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, including utility rights-of-way over proposed remnant lot 23 necessary for the completion of road works and services to adjacent properties, 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) completion of the transfer of parkland in excess of 5% to the City in accordance with the Douglas NCP to the satisfaction of the Parks, Recreation & Culture Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a finalized landscaping plan and park edge treatment for the design of proposed residential lots along the future park, and a landscaping cost estimate to the specifications and satisfaction of the City for any required upgrading along the park areas;
 - (g) the applicant to address the shortfall in tree replacement;
 - (h) registration of a Section 219 Restrictive Covenant to specifically prohibit side-by-side, double-car garages on proposed narrow, front-accessed RF-12 lots; and
 - (i) registration of a Section 219 Restrictive Covenant on proposed remnant Lot 23 to prevent development, with the exception of municipal utilities and services, until future subdivision, and to ensure future coordination with the adjacent properties at 100/106/114 Peace Park Drive.
4. **Council file Rezoning By-law No. 16443 and close Application No. 7905-0120-00 when the By-law under Application 7910-0003-00 is considered for Third Reading.**
5. Council pass a resolution to amend the Douglas NCP to redesignate a portion of the lands from "Urban Single Family (6 upa)" and "Detention Pond" to "Single Family Residential Flex" when the project is considered for final adoption (Appendix X).

DEVELOPMENT CONSIDERATIONS

Project Background (7905-0120-00)

- The subject lands are comprised of two (2) properties, which are designated "Urban" in the Official Community Plan, are zoned "One Acre Residential Zone (RA)", with a total land area of 2.8 Ha (6.9 Acres). The sites are designated a combination of "Open Space", "Detention Pond", "Urban Single Family (6 upa)" and "Small Lot Single Family (10 upa)" in the Douglas Neighbourhood Concept Plan (NCP).
- This application is a revision to development application No. 7905-0120-00, which comprised a rezoning from RA to RF-12, RF-12C, and RF-9, and an NCP amendment, to allow subdivision into 48 single family small lots and parkland, and was granted Third Reading by Council in November 2007 (Appendix III and IV). Completion of this application is pending, awaiting resolution of servicing requirements. **A significant delay has been incurred by the applicant due to the complexity of the servicing issues, as well as the various groups and agencies involved in these approvals, such as the Province and First Nations.**
- **As a result of these delays,** the applicant has recently advised that due to financing requirements from the lender and marketing constraints, adjustments to the types of lots proposed is required. The applicant therefore has requested to amend the application to rezone the lands to RF-12 and RF-9 lots only (no RF-12C) and reduce the number of lots proposed from 48 to 42.
- The area proposed to be developed remains the same as the previous application. Additionally, as the proposed adjustments to the development are considered minor, previous information related to the required NCP amendment information, and public consultation provided under project No. 7905-0120-00 remains valid, and is provided for reference in Appendix IV.

Amended Subdivision Proposal (7910-0003-00)

- The applicant proposes to rezone the site to develop 42 single-family small lots in two phases, including 9 RF-9 lots and 33 RF-12 lots. As per the previous project (7905-0120-00), the proposal also includes the elimination of the detention pond, and an adjustment to the open space/park system along the northerly portion of the site adjacent to the golf course. The application requires a corresponding amendment to the NCP designation, as previously approved by Council under project No. 7905-0120-00, as well as localized adjustments to the local road network.
- The applicant proposes to rezone portions of the site as per the proposed rezoning block plan (Appendix XII), as follows:

	RF-12 (Block A)	RF-9 (Block B)	Park/Open Space	TOTAL
Area (Approx.)	1.883 Ha (4.65 acres)	0.352 Ha (0.86 acres)	0.56 Ha (1.3 acres)	2.8 (6.9 acres)
No. of lots	33	9	N/A	
Density	6.6 upa	10.1 upa	N/A	7.6 upa

- The applicant proposes to create a total of 33 RF-12 lots, and proposes to eliminate previous RF-12C (coach house lots), as well as a north-south lane parallel to 170 Street. RF-12 lots are proposed along the west and north portion of a new cul-de-sac road system (169 Street) in the central part of the site. Most of the lots are shallow-wide (minimum 13.4 metres wide) and will have front-access, double car garages. Most of the lots on oA Avenue have been oriented north-south to improve the interface with the existing single family lots to the south (Appendices II and III).
- The applicant proposes to subdivide the RF-12 lands into single family lots in two phases. The first phase will have 13 lots, the park lot and a remnant lot (proposed lot 23) for future subdivision. The second phase will have 20 RF-12 lots (Appendix II).
- Three (3) proposed RF-12 lots in Phase I are proposed to have a narrow lot frontage (12 m wide). These lots will be restricted to a single or tandem-double car garage. Staff can support this proposal, as it provides a greater variety in housing product and streetscape. A Section 219 Restrictive Covenant will be required to be registered on these lots to provide notice to future builders and owners of the garage restrictions.
- There is a small portion of the RF-12 area in Phase II on proposed lot 23 which is required to facilitate development on the lands to the west. A "no build" Section 219 Restrictive Covenant is required to prevent development of proposed lot 23 until consolidation and joint subdivision with the adjacent properties to the west can proceed. This Covenant will also prevent development of any portion of lot 23, with the exception of municipal utilities or services, until the property subdivides.
- A right-of-way will also be required over future proposed road in Lot 23 (Phase II) to ensure that the road system will be completed as agreed to enable development on the lands to the west.
- A total of 9 RF-9 lots are proposed fronting the east side of 170 Street. There is no change proposed to the RF-9 lots compared to the previous development proposal (7905-0120-00) (Appendix III).
- No change is proposed to the open space/park acquisition component of the previous development proposal (Project No. 7905-0120-00). (Appendix III)

Transport Canada/Nav Canada

- The adjacent property at 103- 171 Street is owned by Transport Canada, and contains a telecommunications structure and antennae/beacon (White Rock Non-Directional Beacon or NDB) operated by Nav Canada. City staff and the applicant discussed the proposed development with Nav Canada staff and this issue has been satisfactorily addressed. There is no additional consultation required as a result of the proposed application amendment.

PUBLIC CONSULTATION

Pre-Notification

- Pre-notification letters were sent on January 13, 2010. A development sign notifying area residents of the proposed rezoning application was also installed on the property. No concerns were raised.

- Extensive public consultation was undertaken under the previous file (No. 7905-0120-00), including a Public Information meeting, as the results of this consultation is detailed in Appendix IV. It is noted that the proposed adjustments to the overall plan under the current proposal are considered minor, and therefore additional public consultation is not deemed necessary.

Tree Preservation and Replacement

- No significant change is proposed in regards to previous tree retention and replacement information, as documented in the previous project (7905-0120-00). (Appendices IV)
- In summary, the Arborist Report provided an assessment of the site and indicates that there are 521 mature (protected) trees on the subject site. However, tree retention opportunities in the Douglas area are very challenging due to soil conditions and the high water table, which results in shallow root systems. The applicant is proposing to remove 378 trees within the development area. There are 143 mature trees within the proposed open space area. These trees will not be removed.

Lot Grading and Building Scheme

- No changes are proposed to the lot grading plan that received preliminary approval under Project No. 7905-0120-00. (Appendix IV)
- No significant changes are proposed to the Building Scheme submitted by the Design Consultant under Project No. 7905-0120-00. (Appendices IV and VIII)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Zoning Survey Block Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Layout for File No. 7905-0120-00 (Previous Application)
Appendix IV.	Project No. 7905-0120-00 Planning Report (July 23, 2007) (Without Appendices)
Appendix V.	Engineering Summary
Appendix VI.	Parks Summary
Appendix VII.	School District Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Approved Douglas NCP Map
Appendix XI.	Proposed NCP Amendment Map
Appendix XII.	Rezoning Block Plan

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Dwight Heintz, McElhanney Consulting Services Ltd.
 Address: 13160 – 88 Avenue
 Surrey, BC V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application
 - (a) Civic Addresses: 61 and 64 – 170 Street

 - (b) Civic Address: 61 – 170 Street
 Owner: Quadri Properties Ltd., Inc. No. 0716293
 PID: 010-901-710
 Parcel "A" (Explanatory Plan 5578) Lot 9 Section 6 Township 7 New Westminster
 District Plan 3240

 - (c) Civic Address: 64 – 170 Street
 Owner: Quadri Properties Ltd., Inc. No. 0716293
 PID: 003-959-236
 Lot "A" Section 6 Township 7 New Westminster District Plan 16117

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Application is under the jurisdiction of MOTI.
 MOTI File No. 1-6-24474.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9 and RF-12

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	6.84 ac	
Hectares	2.77 ha	
NUMBER OF LOTS		
Existing	2	
Proposed	42 (in two phases)	
SIZE OF LOTS		
Range of lot widths (metres)	8.073 m - 15 m	
Range of lot areas (square metres)	229.3 m ² - 435 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	15.2 uph/6.1 upa	
Lots/Hectare & Lots/Acre (Net)	18.8 uph/7.6 upa	
	RF-9	RF-12
SITE COVERAGE (in % of gross site area)	52%	50%
Maximum Coverage of Principal & Accessory Building	37.5%	28%
Estimated Road, Lane & Driveway Coverage	36%	16%
Total Site Coverage	73.5%	44%
PARKLAND		
Area (square metres)	5,345 m ²	
% of Gross Site	19.3%	
	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	