

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0051-00

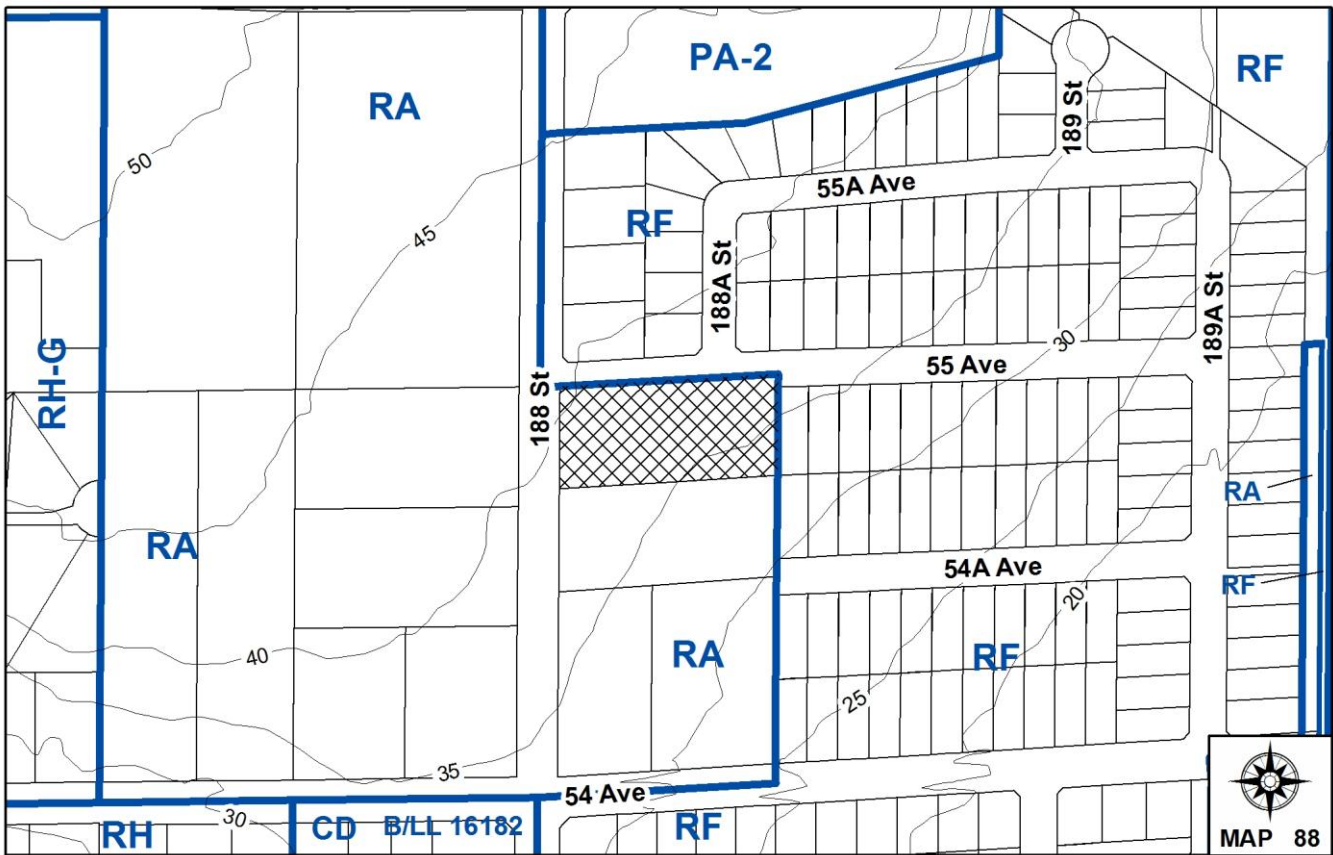
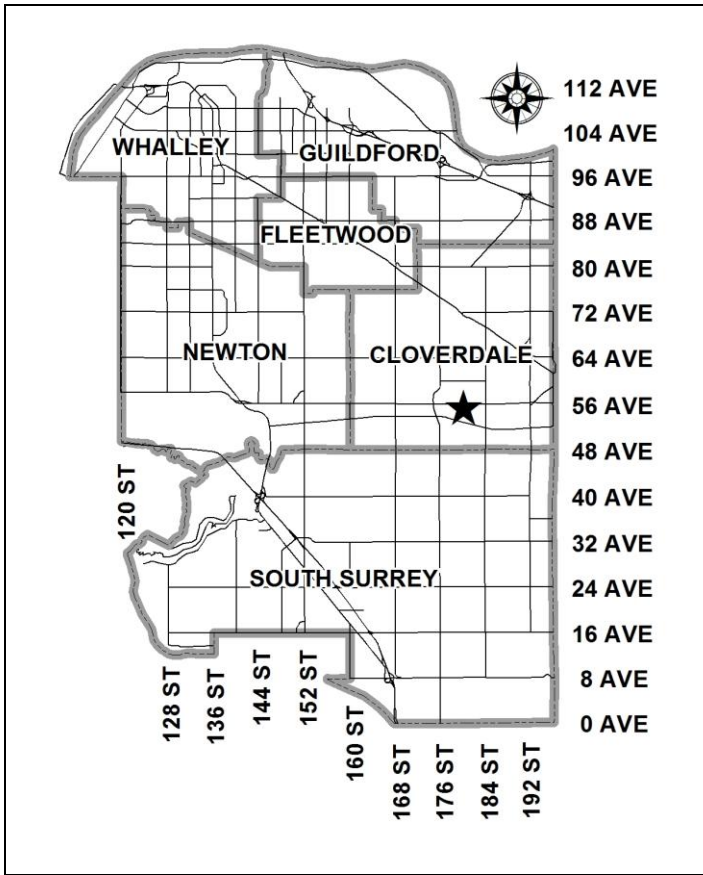
Planning Report Date: July 12, 2010

PROPOSAL:

- **OCF Amendment** from Suburban to Urban
- **Rezoning** from RA to RF

in order to allow subdivision into approximately 7 single family lots.

LOCATION: 5482 - 188 Street
OWNER: Baldip Singh Sidhu et al
ZONING: RA
OCF DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an OCP Amendment to redesignate the subject property from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- Proposed lot sizes and widths are similar to existing lots to the east along 55 Avenue.
- The application will provide community-benefit contributions for the proposed Type 2 OCP amendment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating 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 the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) 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
 - (f) provision of community benefit to satisfy the Official Community Plan Amendment Policy for Type 2 Official Community Plan 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 Sunrise Ridge School
1 Secondary student at Lord Tweedsmuir School

(Appendix IV)

Parks, Recreation & Culture: Parks supports the proposal provided the applicant addresses Park's concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 55A Avenue):	Single family houses under construction.	Urban	RF
East:	Single family houses under construction.	Urban	RF
South:	Residential acreage.	Suburban	RA
West (Across 188 Street):	Residential acreage.	Suburban	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Official Community Plan (OCP) designation amendment from Suburban to Urban is consistent with development in the general area. The properties to the north and east of the subject site were re-designated Urban and rezoned from RA to RF under Development Application No. 7905-0094-00.
- The current proposal is in keeping with the changing pattern of development in the area. Future OCP Amendments from Suburban to Urban may be proposed for the properties to the south.
- The applicant is proposing a Type 2 Official Community Plan (OCP) amendment from Suburban to Urban (Appendix VII). A Type 2 Amendment requires the applicant to demonstrate significant community benefit to alleviate any additional pressure placed in the area, as a result of the proposed development.
- The applicant has agreed to provide a voluntary community benefit contribution for the 7 proposed urban single family lots in the amount of \$4,500 per lot for a total of \$31,500. This contribution will be collected prior to the project being considered for Final Adoption, and is consistent with other Type 2 OCP amendments in the area.

DEVELOPMENT CONSIDERATIONS

Background

- The owners have submitted an application for the following:
 - OCP Amendment to re-designate the subject property from Suburban to Urban;
 - Rezoning from One-Acre Residential (RA) to Single Family Residential (RF); and
 - Subdivision into seven (7) lots.
- The subject property is situated at 5482-188 Street and encompasses a site area of 0.53 hectare (1.3 acres). The property is zoned One-Acre Residential (RA) and designated Suburban in the Official Community Plan (OCP). An existing single family dwelling is located at the rear of the subject property, which will be removed as result of the proposed subdivision.
- The subject property is located within a neighbourhood of Suburban- and Urban-designated lots, with existing RF-zoned lots directly east and north of the subject site and large acreage parcels located to the south and west (across 188 Street). A number of properties to the north and east have been re-designated to Urban for single family residential lots. It is anticipated that other OCP amendment applications to redesignate additional properties in the area from Suburban to Urban for single family developments will be submitted in the future.

Proposed Subdivision Layout

- The applicant proposes seven (7) RF lots fronting 55 Avenue. The proposed lots will range in size from 647 sq.m. to 679 sq.m. (6,964 sq.ft. to 7,308 sq.ft.). The minimum lot size in the RF Zone is 560 square metres (6,000 sq.ft.).
- Lot widths for the seven (7) proposed lots will be approximately 15 metres (50 ft), with lot depths of 43 metres (141 ft.). The proposed lot dimensions are comparable to the existing RF lots directly to the east.
- As a result of the subdivision, the applicant will dedicate 8.5 metres (28 ft.) along 55 Avenue and complete the construction of this road to the full 18-metre (60 ft.) wide through local road standard.

Neighbourhood Character Study and Building Scheme

- Apex Design Group 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 CitiWest Consulting Ltd. The plans were reviewed by staff and generally found acceptable.
- The applicant proposes in-ground basements on all of the lots.

- The proposed lots will be graded, in general, from front to rear and fill is required for the driveways to slope toward the fronting road. The fill amounts range up to 1.5 metres (5 ft). A continuous retaining wall is proposed along the rear portion of the property, set back approximately 10 metres (33 ft.) from the south property line. This is to reduce the impact on the adjacent undeveloped lot to the south.
- The information has been reviewed by staff and found to be generally acceptable.
- C. Kavolinas and Associates Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff stamped acceptable.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total No. of Trees (on-site)	Total Proposed for Retention	Total Proposed for Removal
Birch	1	0	1
Cedar	4	2	2
Cherry	4	0	4
Douglas Fir	13	0	13
Giant Redwood	1	0	1
Red Alder	1	0	1
Willow	3	0	3
Zebrina Cedar	1	0	1
Total	28	2	26

- According to the tree summary, 28 mature trees are identified on the subject site with 26 of them to be removed (Appendix VI) because they are either located within a proposed building envelope, are within a road right-of-way, are of poor health, or will be impacted by fill.
- Based on the Tree Protection Bylaw (No. 16100), 52 replacement trees are required. The number of replacement trees being proposed is 19, with an average of 3 trees proposed for each residential lot.
- The applicant is required to contribute to the City Green Tree Fund, as a result of the shortfall in 21 replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on April 15, 2010 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
- 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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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.327 ac
Hectares	0.5370 ha
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	15 m +
Range of lot areas (square metres)	650 m ² +
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.035 uph/5.2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	
% of Gross Site	
	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