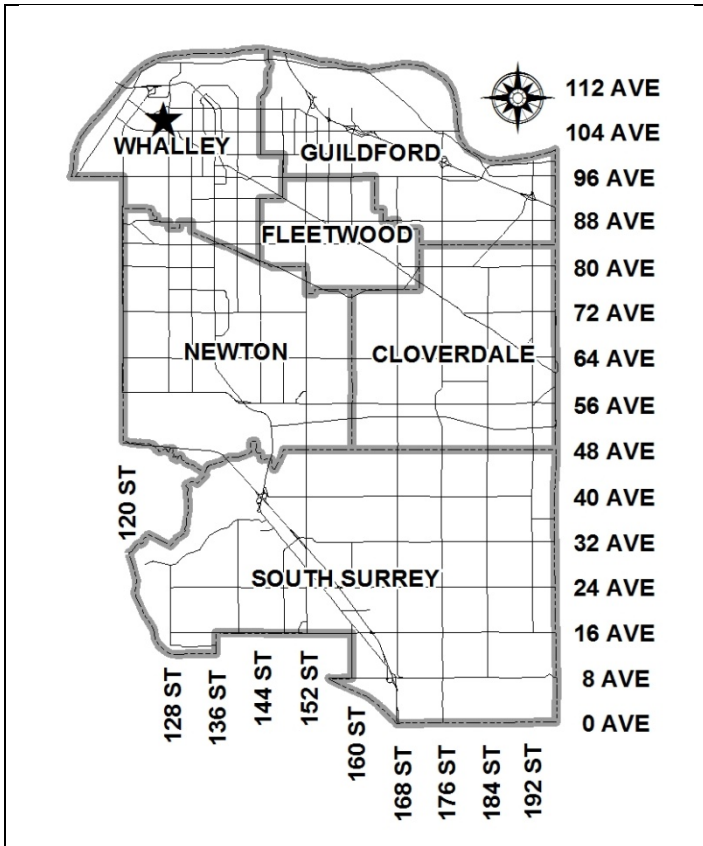


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0192-00

Planning Report Date: November 26, 2012



PROPOSAL:

- **Rezoning** from RF to RF-12 or CD (based on RF-12)

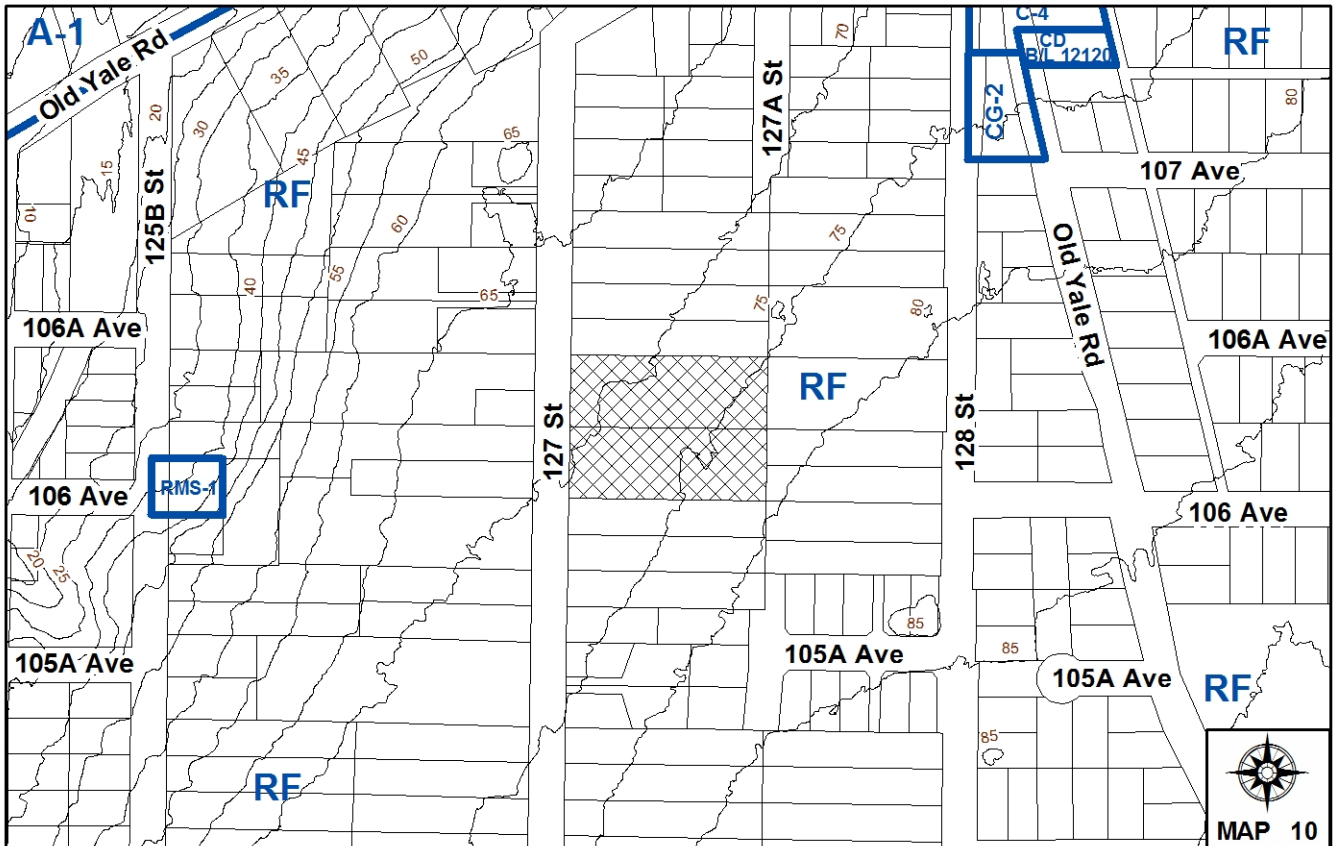
in order to allow subdivision into 15 small single family lots.

LOCATION: 10628 and 10630 - 127 Street

OWNER: Ashburn Construction Ltd

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Refer application back to staff to develop an Infill Concept Plan for the neighbourhood bound by Old Yale Road to the north, 128 Street to the east, 104 Avenue to the south and 125B Street to the west and instruct staff to, in the interim, hold all land development applications in the neighbourhood in abeyance.

OR

- If Council is supportive of the applicant's proposal, refer the application back to staff to process the application to rezone the site to either an RF-12 Zone or a CD Zone (based on the RF-12 Zone) to permit the subdivision of the subject site into approximately 15 small single family lots.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Tree retention is a primary issue in the neighbourhood. The proposed development currently indicates the removal of 117 trees from the subject site.
- Area residents have raised objections to the current development proposal, citing concerns including significant tree loss, increased traffic and changes to the rural-like character of the area.
- The current road network concept for the area requires further review and neighbourhood consultation.
- Single family subdivisions can be proposed for the area, under the existing RF Zone. Through rezoning to CD Zone or a combination of zones, however, there may be greater opportunities to retain more trees by modifying lot sizes and house sizes as well as increasing setbacks.

RECOMMENDATION

The Planning & Development Department recommends that Council refer the application back to staff to develop an Infill Concept Plan for the neighbourhood bound by Old Yale Road to the north, 128 Street to the east, 104 Avenue to the south and 125B Street to the west and instruct staff to, in the interim, hold all land development applications in the neighbourhood in abeyance.

If Council is supportive of the applicant's proposal, it is recommended that Council refer the application back to staff to process the application to rezone the site to either an RF-12 Zone or a CD Zone (based on the RF-12 Zone) to permit the subdivision of the subject site into approximately 15 small single family lots.

REFERRALS

Council direction is required before proceeding with referrals to other City Departments. No outside agencies are required to be contacted.

SITE CHARACTERISTICS

Existing Land Use: Vacant lots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on an over-sized (0.55 acre) lot.	Urban	RF
East:	Single family dwellings on over-sized (1 acre and 0.5 acre) lots.	Urban	RF
South:	Single family dwelling on an over-sized (0.56 acre) lot.	Urban	RF
West (Across 127 Street):	Single family dwellings on over-sized (0.5 - 1.36 acre) lots and a standard (659 m ²) lot.	Urban	RF

DEVELOPMENT CONSIDERATIONSNeighbourhood Context

- The area of Whalley in which the subject lots are located, bound by Old Yale Road to the north, 128 Street to the east, 104 Avenue to the south and 125B Street to the west, has a number of distinct features including the rural character of 127 Street, four heritage buildings, and countless mature trees which are among the oldest in Surrey.

- The subject site and neighbouring properties are very well treed with mature trees that are clearly visible from SkyTrain, the Pattullo Bridge, and other routes into Surrey, as well as from New Westminster.
- The trees are considered a defining feature of the neighbourhood. Recent developments in the area have tried to retain as many mature trees as possible, but with limited success.
- Large sections of this area of Whalley have been designated as either an Ecosystem Site or Terrestrial Hub as part of the Ecosystem Management Study.
- Steep slopes which show evidence of past slides and slippages are present on properties on the west side of 127 Street in proximity to the subject lots.
- The area includes 4 heritage buildings with two of the buildings already included on the Heritage Registry (St. Helen's Anglican Church and the James Creighton House) and two properties on the Heritage Inventory (Ambler House and St. Helen's Anglican Church Rectory).
- Since 2000, a few land development applications have been submitted for lands in the vicinity of the subject parcels (see Appendix V). Public Information Meetings were held in conjunction with two of the applications: Application No. 7904-0157-00 (approved 16-lot RF subdivision); and Application No. 7905-0249-00 (8-unit strata proposal on the subject site which did not proceed).

Current Application

- The 0.90-hectare (2.21-ac) subject site consists of two lots at 10628 and 10630 – 127 Street in Whalley. The site is located mid-block between 104 Avenue and 107A Avenue, west of 128 Street.
- The subject site and neighbouring properties are designated Urban in the Official Community Plan (OCP) and are currently zoned Single Family Residential Zone (RF).
- The proposed application is to rezone from Single Family Residential Zone (RF) to Single Family Residential (12) Zone (RF-12) to allow for subdivision into 15 small single family lots (Appendix II).
- As part of the application, a new east/west road (106A Avenue), will be dedicated and constructed from 127 Street to 127A Street, which is a new north-south road on the eastern edge of the site. 127A Street will bisect the subject block from 104A Avenue to 107A Avenue, connecting to a portion of 127A Street dedicated and constructed in 2007 at 105A Avenue.
- Fourteen (14) of the proposed lots will front the new 106A Avenue, the fifteenth (15) lot will front 127 Street, and the sixteenth (16) lot will front 127A Street. Eight of the proposed lots are approximately 13.5 metres (44 ft.) wide while the other seven lots have widths ranging from 14.2 metres (46 ft.) to 22.8 metres (75 ft.).
- Norman Hol of Arbortech Consulting Ltd. prepared the preliminary Arborist Report for the subject property. The Arborist Report indicates that there are approximately 135

mature trees on the property and proposes that approximately 112 trees be removed as they are unhealthy/hazardous or located within proposed building envelopes and road rights-of-way. In total, the applicant proposes to retain 25 trees.

- In an effort to retain as many as possible trees the applicant is proposing to reduce the width of 106A Avenue from an 18-metre (59 ft.) wide road to a 17-metre (56 ft.) wide road and by adding a slight curve to the road.
- It is likely that additional trees could be retained if the applicant increased the width of the proposed lots but the applicant has not been amenable to date to adjust the width, number or configuration of the proposed lots. A CD Zone (Based on RF-12) could further protect trees by dictating building envelope location and house size.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- Pre-notification letters were sent out to the neighbourhood on September 12, 2012. Staff received negative responses from 12 individuals.

Public Information Meeting

- The applicant held a public information meeting (PIM) on Wednesday, October 17, 2012 to apprise area residents of the proposal. Approximately 36 individuals attended the PIM.
- The majority of people in attendance expressed their opposition for the proposed development, with a few expressing their support. A total of 36 comment sheets were submitted, with 9 expressing support for the proposal and 27 opposed.

Summary of Community Concerns

- The community concerns can be summarized as follows (with staff comments in italics):
 - Loss of too many mature trees. Previous development to the south removed many trees that were supposed to be retained.

(There are currently 135 by-law sized trees on the subject site. The applicant proposes to retain 25 trees and remove 112 trees. A previous 16-lot development to the south, which dedicated and constructed 105A Avenue and a portion of 127A Street, proposed retaining several trees east of 127A Street but 10 of these trees were removed after the development was completed as they were deemed hazardous.)

- Rural character of 127 Street with ditches and mature trees must be retained.

(Development proposes to retain a small cluster of trees along the future southeast corner of 127 Street and the future 106A Avenue. The applicant proposes three lots along 127 Street.)

- Too much density. Many neighbours with similar sized lots would only be able to create 8 lots and the applicant is proposing 16 at the PIM. Many of the proposed dwellings will have associated secondary suites which will lead to too many additional vehicles.

(The applicant is providing an east/west road which provides additional frontage for subdivision. The applicant reduced the number of units proposed by one to 15. Under the Zoning By-law all RF and RF-12 lots are allowed one secondary suite.)

- Increased traffic concerns. Intersections at 107A Avenue / 128 Street and 104 Avenue / 127 Street will be negatively impacted.

(The additional units should not provide significant traffic concerns however Engineering will provide further details as a layout and concept for the area are refined.)

PROPOSED OPTIONS

Option A: Development of an Infill Concept Plan for the Neighbourhood

- Due to the concerns raised by area resident with respect to the current and past development proposals, the number of mature trees affected and the environmentally sensitive nature of the area, staff have concerns about proceeding with further developments in the area until an Infill Concept Plan for the area is undertaken that can address some of these issues.
- It is proposed that City staff undertake an Infill Concept Plan for the neighbourhood generally bound by Old Yale Road to the north, 128 Street to the east, 104 Avenue to the south and 125B Street to the west (the “neighbourhood”) which is approximately 35.8 hectares (88.5 acre) in size (Appendix III).
- It is intended that the Infill Concept Plan will address some of the following issues:
 - Recently approved walking and cycling plans both stipulate that a finer grained road network is beneficial in encouraging more active transportation. Reevaluation of the existing road concept is required to better align roads and to introduce additional roads without negatively impacting the arterial road (128 Street) that borders the neighbourhood.
 - An Infill Concept Plan will identify important stands of trees to be retained. These trees are visible when entering Surrey on Sky Train and the Pattullo Bridge and other routes into Surrey.
 - The Ecosystem Management Study has designated the majority of the site and neighbourhood as an Ecosystem Site and an Ecosystem Hub.
 - Interest in development is occurring in the steep slopes along the western portion of the neighbourhood, which shows evidence of slips and slides in the past.

- Much of the neighbourhood is within a kilometre of City Centre and Scott Road Sky Train Station and may justify higher densities and clustering.
- The rural character of 127 Street and Old Yale Road are a defining element of the neighbourhood.
- The area includes 4 heritage buildings with two of the buildings already protected by by-law and included on the Heritage Registry.
- It is recommended that Council instruct staff to place any land development application in the neighbourhood in abeyance until the Infill Concept Plan is presented to and supported by Council.

Option B: Proceeding with the Proposed Rezoning and ~~16~~ 15-Lot Subdivision

- The applicant has been encouraged to reduce the number of proposed lots to address the neighbourhood concerns regarding proposed density and retention of trees, especially along 127 Street. The applicant reduced the number of lots by one.
- It is felt that the applicant's 15-lot proposal does not merit support for the following reasons:
 - Of the 135 mature trees on the property, approximately 112 trees are to be removed as they are unhealthy/hazardous or located within proposed building envelopes and road rights-of-way. In total applicant proposes to retain 25 trees. It is possible that additional tree retention can be achieved by reducing the number of lots.
 - The proposed east-west road through the site (106A Avenue) may be better located to align with other roads.
 - Loss of rural character along 127 Street.
 - A previous development to the south (7904-0157-00) was supposed to retain a number of trees which were later removed as they were deemed hazardous.
 - Many nearby residents oppose the project (Appendix IV).
- The applicant has provided the following rationale in support of the current 15-lot proposal:
 - The proposed east/west road (106A Avenue) is illustrated on the current concept plan for the area (Appendix VI).
 - The proposed location of the lots generally complies with the Small Lot Residential Zones Policy (City Policy O-52) which identifies locational guideline of small lots being within 800 metres of the City Centre. Staff note that the proposed development is approximately 1,000 metres to 1,200 metres from City Centre.

- The proposed layout is within the context of the existing land uses in the surrounding area and in an effort to encourage more efficient land use near City Centre.
- Applicant has recently submitted a petition in support of his development from many residents of the neighbourhood.

CONCLUSION

- The Planning and Development Department recommends that the application be referred back to staff to work with area residents in developing an Infill Concept Plan for the neighbourhood. In the interim, all land development applications in the neighbourhood should be held in abeyance until the Infill Concept Plan is presented to and supported by Council.
- If Council is supportive of the applicant's current proposal, it is recommended that the proposal be referred back to staff to process the application to permit the rezoning of the subject site subdivision into 15 RF-12-zoned or CD-zoned (based on the RF-12 Zone) lots.

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.	Proposed Infill Concept Plan Area
Appendix IV.	Public Information Meeting Map of Responses
Appendix V.	Recent Development Applications in the Neighbourhood
Appendix VI.	Existing Road Concept Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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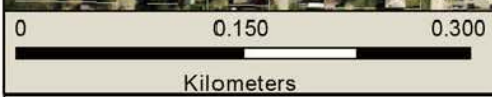
SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.2 acres
Hectares	0.89 hectares
NUMBER OF LOTS	
Existing	2
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	12 – 15 metres
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18 uph / 7.3 upa
Lots/Hectare & Lots/Acre (Net)	25 uph / 10 upa
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)	N/A
% of Gross Site	N/A
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



Proposed Infill Plan Area Boundaries



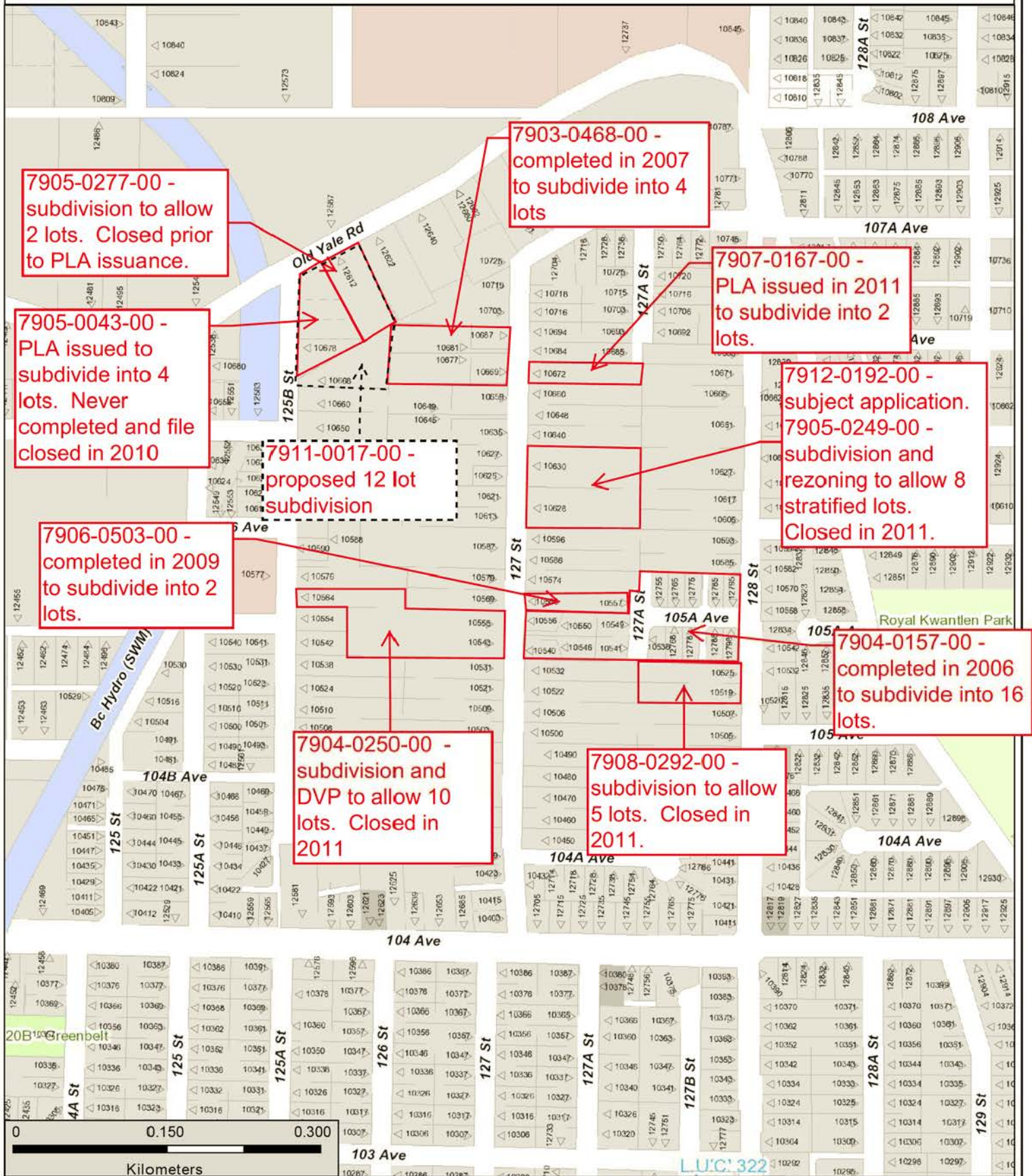
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Recent Development Applications in the Neighbourhood

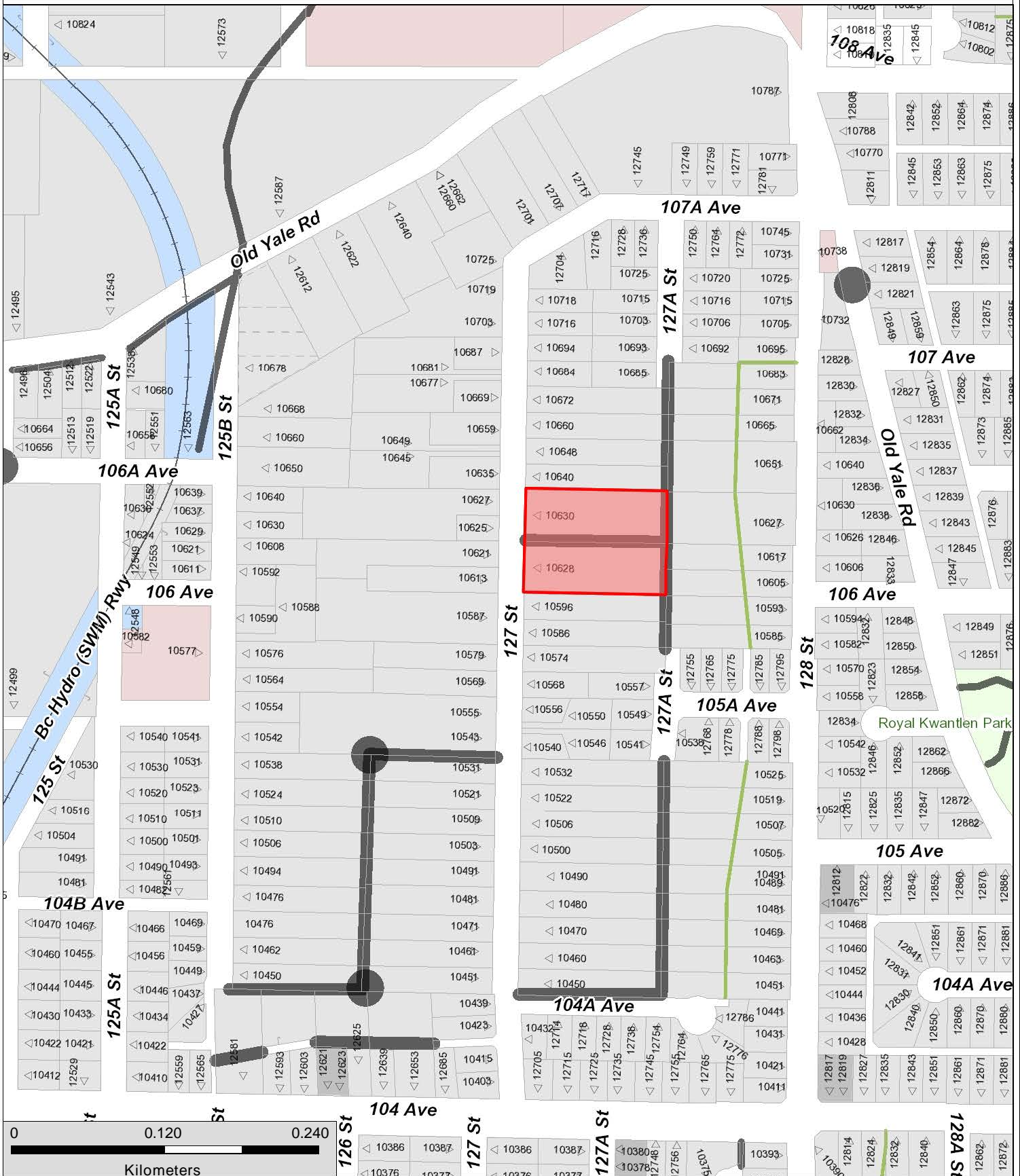


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COSMOS Existing Road Concept Plan



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