



Proposal: Rezone from RA to CD to permit the subdivision into 3 suburban single family lots.

Recommendation: Approval to Proceed

Location: 3106 - 140 Street

Zoning: RA

OCP Designation: Suburban

LAP Designation: Half-Acre
Gross Density

Owners: Horst Baecker and
Ulrike Baecker

PROJECT TIMELINE

Completed Application Submission Date:	August 19, 2003
Application Revision & Re-submission Date:	October 14, 2003
Planning Report Date:	January 26, 2004

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into 3 single family lots.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) ensure that the applicant addresses the requirement of cash-in-lieu of parkland to achieve the overall 15% open space equivalent requirement.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).
Parks, Recreation & Culture:	The Parks, Recreation & Culture Department has no concerns regarding the proposed development and finds the applicant's proposal to provide 15% cash-in-lieu of open space acceptable (Appendix IV).

SITE CHARACTERISTICS

• Existing Land Use	Existing house with accessory buildings to be retained.
• Significant Site Attributes	Relatively flat site with a few mixed trees.
• East:	Existing single family residence, zoned CD (By-law No. 13467), designated Half-Acre Gross Density.
• South:	Existing single family residence, zoned RA, designated Half Acre Gross Density.
• West:	Existing single family residence, zoned RA, designated Half Acre Gross Density.
• North:	Existing single family residence, zoned RS (By-law No. 5942), designated Half-Acre Gross Density.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
LAP Designation:	Complies.

DEVELOPMENT CONSIDERATIONS

- The development application encompasses a parcel at 3106-140 Street, which is 0.99 hectare (2.45 acres) in

size. The applicant has applied to rezone the property from One Acre Residential Zone (RA) to Comprehensive Development Zone (CD) in order to permit subdivision into three (3) lots.

- The site is currently designated Suburban in the Official Community Plan and is designated Half-Acre Gross Density in the Central Semiahmoo Peninsula Local Area Plan.
- The proposed subdivision will create three (3) single family lots at a density of 3.0 units per hectare (1.2 upa), which conforms with the maximum density of 5 units per hectare (2 units per acre) for Suburban areas as established in the Official Community Plan and is consistent with the land use intent of the Central Semiahmoo Peninsula Local Area Plan. The subject site has the potential ultimate yield of 5 lots, which would result in a density of 5 units per hectare (2 upa), which would still be in compliance with the density provision of the Official Community Plan. Lot 3, with a lot size of 5,408 square metres (58,213 sq.ft.) may be further subdivided in the future into two (2) lots, approximately 2,349 square metres (25,285 sq.ft.) and 1,500 square metres (16,146 sq.ft.) in size.
- An existing single family residence, with 1 carport and 3 accessory buildings is to be maintained on the 5,408 square metres (58,213 sq. ft.) lot. The size of the proposed lots, ranging from 1,300 square metres (13, 994 sq. ft.) to 2,349 square metres (25,285 sq.ft.), is compatible with lots developed in the area. The proposed subdivision layout for the subject site and a proposed subdivision concept for the remainder of the site and adjacent property to the north is attached (Appendix II).
- It is noted that the adjacent parcel to the immediate east was rezoned and subdivided under a previous application No. 7998-0024-00, a rezoning from Half Acre Residential Zone (RH) to Comprehensive Development Zone (CD) to permit subdivision into 4 single family lots. Due to the proportionately larger size of "lot 1", a restrictive covenant was registered on title of this property which restricts further subdivision of this parcel due to the density provision of the Official Community Plan where the maximum density of Suburban designated lands is 5 units per hectare (2 units per acre).

Vehicular Access

- The current vehicular access of the subject site is from 140 Street. However, in accordance with Surrey Engineering Department standards for arterial roads, driveway crossings onto arterial roads shall not be permitted when other means of access is available. The applicant is proposing to close the vehicular access onto 140 Street and reorient the access onto a cul-de-sac road.
- Temporary lane access is being provided from 140 Street to service proposed Lot 1, until at a future time when the lane can be fully constructed.

Building Scheme

- The applicant has retained Ankenman Architects and Associates to undertake a Character Study and to prepare a Building Scheme (Appendix V).
- The proposed design style of the homes is to be 'Neo-Heritage' and 'Neo-traditional', with massing, materials and landscaping consistent with homes existing in the neighbourhood. The homes will be limited to either one or two storeys, with one storey homes at a minimum 186 square metres (2000 sq.ft.) and two storey homes at a minimum 242 square metres (2,600 sq. ft), excluding garages, basements and accessory buildings.
- Building materials will consist of stucco, cedar siding and cementitious siding, brick, stone, cedar or cementitious wall shingles. Roof materials will consist of cedar shakes, shingles or concrete tiles (shake or slate profile). Colours will reflect earth or grey tones.
- A Building Scheme will be registered on each of the lots to prohibit basement-entry and secondary suites.

Tree Preservation

- The applicant has retained a CSLA certified arborist, Arbor-Care Tree Conservation Services Ltd. to prepare a tree survey and assessment and a tree location plan for the subject site and proposed subdivision.
- A total of thirty-three (33) by-law trees have been identified (Appendix VI). The site is dominated by Douglas Fir, although a mix of fruit trees is present. Twenty-seven (27) trees have been identified for retention, with six (6) being proposed for removal. The six (6) trees being recommended for removal are either hazardous or in poor health. A total of nine (9) replacement trees are being proposed, with three (3) trees to be planted on each lot.

Lot Grading

- The property naturally slopes downwards towards the northeast. The applicant is proposing in-ground basements for the homes, but the consultant has confirmed that no filling will be required on the site.
- The preliminary lot grading information has been reviewed by the Building Division of the Planning and Development Department and has been found to be acceptable.

Open Space Requirement

- The proposed density and lot sizes are consistent with those permitted in the Half Acre Residential Gross Density Zone (RH-G). Under the RH-G Zone, open space in the amount of no less than 15% of the development site is required to be preserved in its natural state, or be retained for park purposes.
- Upon review of this infill site in context with the Parks, Recreation and Culture Department, it is determined that no park dedication is required at this location. The applicant's proposal to subdivide the lots which meet the minimum area, depth and width requirements of the RH-G Zone and provide cash-in-lieu for the 15% open space is found to be supportable by the Parks, Recreation & Culture Department.

Proposed CD By-law

- As the RH-G Zone requires 15% open space to be physically set aside for preservation or park purposes and does not have provisions to allow for cash-in-lieu, a Comprehensive Development (CD) By-law is required for the proposed subdivision.
- The proposed CD By-law is to be based upon the Half-Acre Gross Density Residential Zone (RH-G), but without any open space requirements. In lieu of the 15% open space dedication, the applicant will be providing a 15% cash-in-lieu equivalent.

PRE-NOTIFICATION

Pre-notification letters were sent on November 21, 2003, and staff received no comments.

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

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

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.45 acres
Hectares	0.99 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	30.2 m to 39.4 m
Range of lot areas (square metres)	1,300 m ² to 5,408 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3 uph / 1.2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	23%
Estimated Road, Lane & Driveway Coverage	17%
Total Site Coverage	40%
PARKLAND	
Area (square metres)	15% cash-in-lieu
% of Gross Site	
	Required
PARKLAND	
15% 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