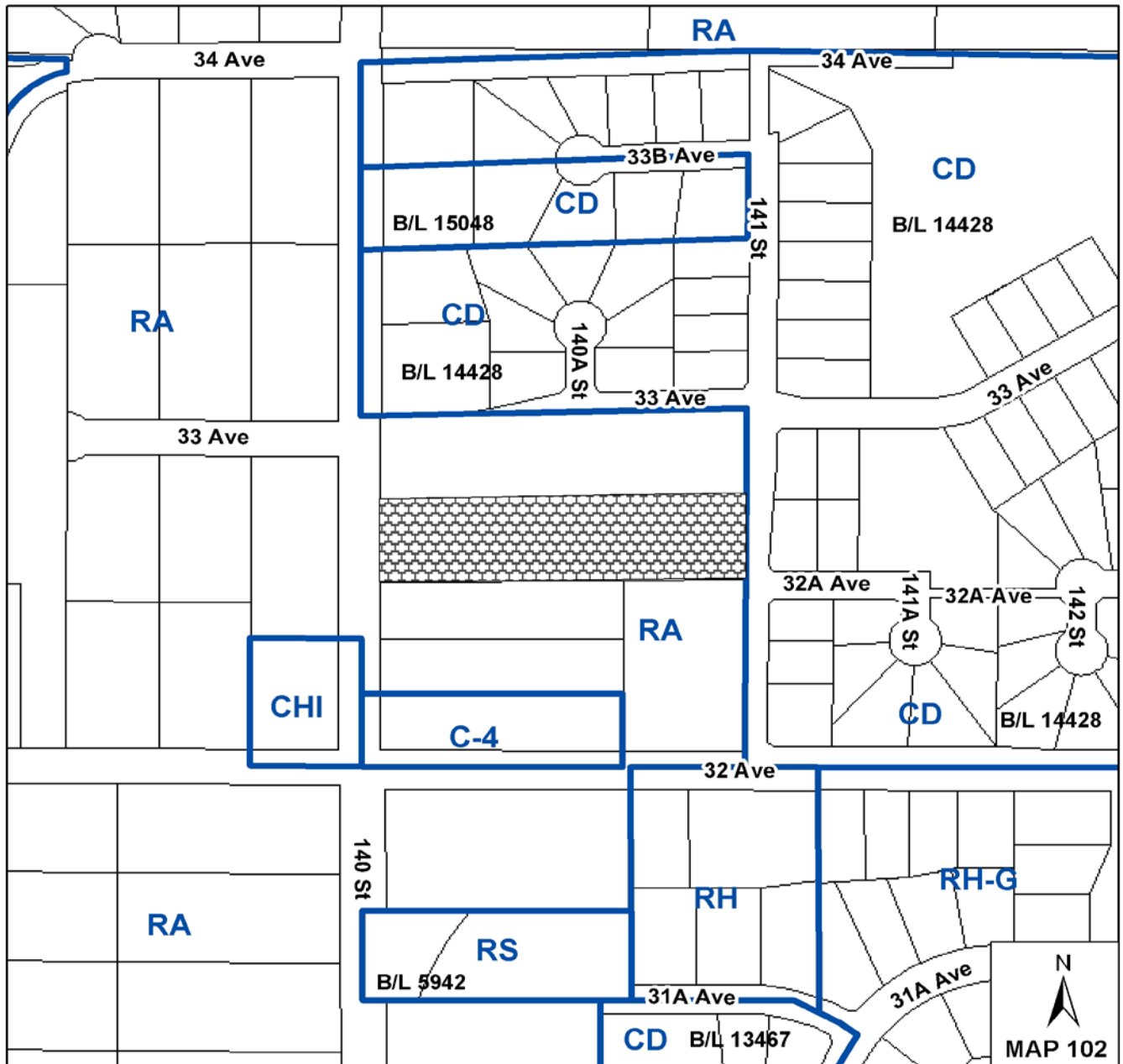


**Proposal:** Rezone from RA to CD to allow subdivision into 5 half-acre gross density type lots.

**Recommendation:** Approval to Proceed

**Location:** 3266 - 140 Street      **Zoning:** RA  
**OCP Designation:** Suburban  
**LAP Designation:** One-Acre      **Owner:** 140 Development Inc.  
 Inc. No. 744891



## PROJECT TIMELINE

Completed Application Submission Date: December 20, 2004  
Application Revision & Re-submission Date: December 2, 2005  
Planning Report Date: March 27, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into 5 half-acre gross density type single family lots.

## RECOMMENDATION

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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Restrictive Covenant to ensure installation, maintenance and protection of an 8.5 m (28 ft.) wide landscape buffer along 140 Street and to establish an additional 7.5 metre (24.6 ft.) rear yard adjacent to the buffer; and
  - (e) submission of a landscaping cost estimate and securities for tree planting and the proposed landscape buffer along 140 Street to the specifications and satisfaction of the City Landscape Architect.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the subject site from One Acre to Half-Acre Gross Density prior to final adoption of the rezoning by-law.

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 IV).

Parks: Support (Appendix V).

School District: **School Impacts:**

**Projected number of students from this development:**

Elementary students = 2 students  
Secondary students = 1 student  
Total new students = 3 students

**School Catchment Area/Current Enrollment/School Capacity:**

Semiahmoo Trail Elementary School = 329 enrolled/315 capacity  
Semiahmoo Secondary School = 1,745 enrolled/1,300 capacity

**Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:**

Elementary students = 52 students  
Secondary students = 30 students  
Total new students = 82 students

**Approved Capacity Projects and Future Space Considerations**

*There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.*

*A future secondary school site in the South Surrey area is envisioned in the Grandview Heights area, pending general land use plan and residential build out determination for Grandview Heights area.*

(Appendix VI)

### SITE CHARACTERISTICS

- **Existing Land Use** One (1) single family dwelling to be demolished.
- **East:** Across 141 Street, single family dwellings, zoned CD, designated Suburban in the OCP and "Half Acre Gross Density" in the Central Semiahmoo Peninsula LAP.
- **South, West and North:** Single family dwellings, zoned RA, designated Suburban in the OCP and "One Acre" in the Central Semiahmoo Peninsula LAP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Does not comply. The site is designated "One Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP). An amendment is required from "One Acre" to "Half-Acre Gross Density".

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located in the Central Semiahmoo Local Area Plan (LAP), which designates the property for One-Acre residential development. An amendment to the LAP will be required to change the designation from a One-Acre designation to a Half-Acre Gross Density designation.
- The proposed amendment is consistent with the Half-Acre Gross Density pattern that has been established on the east side of 140 Street surrounding the subject site. The pattern was established by the 108-lot Elgin Park Estates development (File Nos. 7900-0176-00 and 7902-0365-00) and has been recently continued with a subsequent 8-lot development (File No. 7904-0224-00) located north of the subject site.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject property at 3266-140 Street comprises a total area of 0.93 ha (2.3 acres) and is located in the Elgin Park area.
- The applicant proposes to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone"(CD). The CD Zone will be based on the "Half-Acre Gross Density Zone" (RH-G). The applicant will provide cash-in-lieu of 15% parkland in order to achieve the suburban half-acre gross density type lots.

- Most of the lands surrounding the subject site to the north and east have been redesignated and rezoned to accommodate half acre gross density lots as part of the larger Elgin Park Estates development, which was developed under Application Nos. 7900-0176-00 and 7902-0365-00. Under these applications, a large area bounded by 140 Street to the west, 143A Street to the east, 34 Avenue to the north and 32 Avenue to the south, were redesignated from One Acre to "Half Acre Gross Density" and rezoned from One-Acre Residential Zone (RA) to Comprehensive Development Zone By-law No. 14428, in order to facilitate a total of 108 half-acre gross density lots. This application resulted in the dedication of 20% of open space, and also established oversize lots along 140 Street to achieve an appropriate interface to the 1-acre lots west of 140 Street.

### Proposed Subdivision

- The subject half-acre application is consistent with the gross density subdivision pattern established under the Elgin Park Estates development, and therefore, has merit. The proposed lot widths and lot depths exceed the minimum requirements of the RH-G Zone and the proposed subdivision layout provides an oversize lot along 140 Street to provide an appropriate transition to the permanent 1-acre lots across 140 Street.
- The two proposed lots closest to 140 Street are larger (1,858 m<sup>2</sup>/20,000 sq.ft.) to provide a better interface and transition between the one-acre lots to the west and the half acre gross density lots to the east. The lot fronting 140 Street also incorporates an 8.5 metre (28 ft.) private landscaped buffer to visually separate the development from the arterial road. This landscaped buffer will be properly landscaped with trees and shrubs. Adequate securities will be collected and a restrictive covenant will be registered to ensure adequate installation and maintenance of the landscaping. The buffer will also be protected by a 'no-build' restrictive covenant to ensure protection of the landscape buffer and provision of an adequate rear yard outside of the buffer area.
- In addition to standard road widening requirements, the applicant is providing a 1.5 metre statutory right of way across the frontage of the site for a multi-use pathway/ bicycle route.

### CD By-law

- A CD By-law has been prepared for the site based on the RH-G Zone. The main reason for utilizing a CD Zone is to allow cash-in-lieu of parkland (15%) to be provided rather than obtain 15% of the land dedicated as parkland. The proposed density (5 upha/2upa) and lot sizes (1,120 m<sup>2</sup>/12,000 sq.ft. to 1,858 m<sup>2</sup>/20,000 sq.ft.) complies with the Suburban designation and acceptable lot sizes in the RH-G Zone and is consistent with the density and lot sizes in Elgin Park Estates. However, the Parks, Recreation & Culture Department does not require parkland at this location. Therefore, 15% cash-in-lieu is proposed to be provided.
- The proposed CD Zone is identical to the RH-G Zones in every regard, with the exception of a maximum house size restriction of 400 m<sup>2</sup> (4,305 sq.ft.) which has been included to ensure a consistent house size for all lots, except the two oversized lots closest to 140 Street. The proposed maximum floor area ratio (FAR) is 0.32 for all lots, except the oversized lots closest to 140 Street, in keeping with the RH-G Zone. The proposed maximum FAR for the two oversized lots is 0.25 in keeping with the RH Zone. This proposed 0.25 FAR will be consistent with the RH sized lots that will likely develop to the south of the subject site in the future.

### Building Scheme and Lot Grading

- The Building Scheme was prepared by Michael E. Tynan (Tynan Consulting Ltd.) and is based on a Neighbourhood Character Study of the area. The Character Study suggests that due to the overwhelming size of the 108-lot site to the north and east "The Estates at Elgin Creek", there is no opportunity to create a new residential character. Rather, the study suggests that new homes at the subject site should be highly consistent with new homes to the north and east, resulting in a continuous, seamless character, between the subject site and the "Estates at Elgin Creek".
- The new classical and neo-classical style estate quality homes within the Estates at Elgin Creek site are described as being well-balanced, proportionally correct structures. They are considered to provide an excellent architectural context for the subject site. Most of the regulations employed within the building scheme of the 108 lot site have therefore been mirrored in the proposed building scheme for the subject site.
- The Building Scheme states that new homes constructed on the lots will be two-storey or Bungalows only in compatible classical and neo-classical styles. Building materials will consist of stucco, cedar, or 'hardiplank' with brick, stone, or cedar accents; no vinyl is permitted.
- The colour scheme will consist of "neutral" and "natural" colours. Trim colours will be either a shade variation of the main colour or be complementary, neutral, or a subdued contrast. Roof materials will consist of shake profile concrete roof tiles in grey or brown only.
- No basement entry homes or secondary suites will be permitted.

### Lot Grading

- The applicant submitted a lot grading plan and suggested that they intend to have in ground basements on all of the lots. There is no fill proposed on the site. The Building Division has reviewed the lot grading information and has found it acceptable to proceed.

### Tree Preservation

- The applicants retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist report. The arborist identifies 138 mature trees on the site and concludes that 115 will have to be removed. Seven (7) of the trees to be removed are declared hazardous due to natural causes and the other 108 are either within a road right-of-way or fall within the building envelope or proposed driveway. Seven (7) of the trees to be retained will be incorporated into the landscaped buffer area along 140 Street. The other 16 trees to be retained are scattered throughout the site, primarily along property lines and in rear yards.
- The applicant proposes 10 replacement trees on the site, resulting in an average of 6.6 trees per lot. This does not include the additional 11 trees proposed to be planted in the landscaped buffer area or the additional boulevard trees in the amount of approximately one tree per lot which will be required as part of the servicing agreement. The City landscape architect has reviewed the tree survey, arborist report, and landscaping plan and has found the information acceptable.

## PRE-NOTIFICATION

Pre-notification letters were sent on April 7, 2005, and staff received the following comments:

- Staff received one phone call from a resident who was concerned about potential overcrowding of schools, tree preservation and wildlife.

*(The School Board has reviewed the development proposal and anticipates that it will generate approximately 1 additional secondary student and 2 additional elementary students. The School board has not raised any concerns with this minimal increase.)*

*(The arborist report states that 23 mature trees will be retained after subdivision. Lot lines have been situated in an attempt to retain as many mature trees as possible. The applicant is proposing to plant 10 replacement trees on the site and 11 trees in the buffer. The combination of retained trees and newly planted trees should help preserve the natural setting in this suburban area.)*

## 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.	Contour Map
Appendix III.	Proposed Subdivision Layout and Landscaping Plan (Buffer)
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	Tree Location Plan
Appendix X.	Tree Replacement Plan
Appendix XI.	Proposed CD By-law

## INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 23, 2006.
- Building Scheme dated February 17, 2006.
- Neighbourhood Character Study dated February 17, 2006.
- Tree Survey Plan dated January 2006.
- Arborist Report dated January 18, 2006.

- Tree Preservation and Replacement Plan dated January 2006.
- Lot Grading Plan dated January 2006.
- Soil Contamination Review Questionnaire prepared by Jagjit S. Kaler dated December 20, 2004.

Murray Dinwoodie  
General Manager  
Planning and Development

RG/kms

v:\wp-docs\planning\plncom06\03171017.rg.doc  
KMS 3/17/06 11:02 AM





## SUBDIVISION DATA SHEET

**Proposed Zoning: CD**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.3 ac
Hectares	0.93 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	30 m - 46.7 m
Range of lot areas (square metres)	1,120 sq.m. - 1,858 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.4 uph      2.2 upa
Lots/Hectare & Lots/Acre (Net)	6.1 uph      2.5 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	0
% of Gross Site	0
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

