



Proposal: Rezone from RM-D to RF to permit subdivision into two single family lots.

Recommendation: Approval to Proceed

Location: 12513/15 - 25 Avenue

Zoning: RM-D

OCP Designation: Urban

LAP Designation: Urban Residential

Owners: Errol Freeman et al

PROJECT TIMELINE

Completed Application Submission Date: April 14, 2005
Application Revision & Re-submission Date: August 22, 2005
Planning Report Date: February 20, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RM-D to RF

in order to allow subdivision into two (2) single-family residential lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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) submission of financial securities for replacement of boulevard trees proposed to be removed in accordance with Parks, Recreation and Culture Department requirements; and
 - (e) removal of the existing duplex to the satisfaction of the Building Division.

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).

School District:

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

Elementary students = 1 student
 Secondary students = 0 student
 Total new students = 1 student

School Catchment Area/Current Enrollment/School Capacity:

Crescent Park Elementary School = 309 enrolled/465 capacity
 Elgin Park Secondary School = 1,185 enrolled/ 1,200 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 = 3 students
 Secondary students = 2 students
 Total new students = 5 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and secondary school serving the proposed development. A late French immersion program at Crescent Park Elementary began in 2003, offering grade 6 - 7.

(Appendix V)

SITE CHARACTERISTICS

- **Existing Land Use** Duplex.
- **Significant Site Attributes** Site is flat and contains several mature trees.
- **West and North:** Single family dwellings, zoned RF, designated Urban in the OCP; and a duplex, zoned RM-D, designated Urban in the OCP.
- **East and South** Duplexes zoned RM-D, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The applicant proposes to rezone the subject site from RM-D to RF to allow subdivision into two (2) single-family lots.
- The site contains an existing duplex. There are several mature trees on the property and within the City boulevard.
- The site is located within the Crescent Heights area of South Surrey, which is characterized by larger single family lots and includes isolated pockets of duplex properties. The area is also characterized by mature trees and landscaping.

Proposed Subdivision

- The proposed rezoning and subdivision will result in the creation of two (2) oversized single-family residential lots facing 25 Avenue in an existing single family neighbourhood (Appendix III).
- Council Policy for Single Family Infill situations (Policy No. 0-30) requires that the width of new lots for infill subdivisions be similar to the widths of existing lots in the immediate area, and in any case, should be not less than 16.5 metres (54 ft.). In this case, existing lots within the block on the north side of 25 Avenue exceed an average width of 21 metres (69 ft.).
- Lots on the south side of 25 Avenue are larger lots (30 m/100 ft. wide; 60 m/200 ft. deep; 1,800 m²/1,9,375 sq.ft. lot area) and include two (2) duplex properties. There appears to be potential for some infill subdivision on these larger lots, based on the prevailing RF zoning in the area. This will require further review as part of individual subdivision applications and each proposal would be reviewed on its merit in terms of overall conformity with the neighbourhood character and subject to public consultation.
- The proposed lots will each have a minimum width of 15.25 metres (50 ft.), which exceeds the 15-metre (49 ft.) width requirement of the RF Zone, but does not comply with the Infill Policy. However, the lot depth and area for each lot are 40.48 metres (132 ft.) and 708 square metres (7,630 sq.ft.) respectively, which substantially exceed the minimum required 28 metres (92 ft.) lot depth and 560 square metre (6,000 sq.ft.) lot area of the RF Zone. On this basis, the proposed subdivision has merit.
- The applicant has canvassed property owners in the surrounding area and has demonstrated support for the proposed subdivision. The public consultation undertaken with this application is documented later in this report.
- The proposed subdivision conforms to the Official Community Plan and Semiahmoo Peninsula Local Area Plan designations, and will complement the range of larger lot sizes in the surrounding neighbourhood. The proposal to convert the duplex to two single family lots will also not generate any additional units, and has demonstrated community support.

- Overall, the proposal to rezone and subdivide the existing duplex into two (2) over-sized single family lots is consistent with the surrounding neighbourhood character. The proposal will also retain quite a number of trees on site, thus maintaining the lush and natural setting of this area.

Building Scheme

- A Neighbourhood Character Study of the area was conducted by Tynan Consulting Ltd, and based on the findings of the study, the proposed Building Design Guidelines have been prepared for new dwellings.
- The development site is located in an older part of the Crescent Heights neighbourhood that contains many dwellings between 30 and 50 years old. Most of the homes in this neighbourhood do not provide a reasonable architectural context to be emulated, with the exception of two "context homes" that have a 'Classical Heritage style.' Interfacing will be limited to "style compatibility" and to emulations of the two context homes.
- The Building Scheme (Appendix IV) recommends that two-storey, split level and bungalow dwellings be constructed in "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" or "Rural Heritage" styles.
- No basement-entry homes or secondary suites will be permitted.
- Exterior materials include stucco with cedar detailing, stucco with wood detailing and stone, cedar, vinyl and hardiplank using such colours as browns, greens, clays and other earth tones and neutral colours.
- Roof materials include cedar shingles, shake profile concrete tiles and 40-year shake profile asphalt shingles with a raised ridge cap in grey and brown only with a minimum roof pitch of 7:12.
- Landscaping includes a minimum of 20 shrubs (minimum 5 gal. Pot size), and required replacement trees.

Lot Grading

- Based on the preliminary lot grading plan, in-ground basements can be achieved on site.
- The Building Division has reviewed the preliminary lot grading plan and has found it acceptable. The final lot grading plan will be required to be approved prior to final approval of the Rezoning By-law.

Arborist Report and Tree Preservation

- The Arborist Report and Tree Plan (Appendix V) indicates that there are 10 mature trees identified on the site, of which 5 are proposed to be retained and 5 removed. In addition to the 5 mature trees to be retained, 5 undersized trees in good condition are also proposed to be retained on the development site.

- The 5 trees recommended for removal are Western Hemlocks and Western Red Cedars, all of which are in poor condition. Four (4) of these trees have been topped and are within building envelopes of the proposed homes. The other one, a Western Hemlock is growing defectively at its base, and is located in the rear yard within a grove of Douglas Firs.
- A mature Douglas Fir hedgerow exists in the front yard area and along the 25 Avenue boulevard. According to the City's Parks Arborist, these trees have not been maintained and are in poor condition. Five (5) of the 9 trees located west of the driveway are shared, on the applicant's site and on the 25 Avenue boulevard. The other 4 trees are located entirely on City property within the 25 Avenue boulevard. All of the trees are to be removed. The applicant will be required to submit a financial security in the amount of \$2,600 for replacing these trees in accordance with the Parks, Recreation and Culture policy that requires compensation from developers for removing trees on City boulevards. The funds are used by Parks to replant trees throughout the City to compensate for the tree canopy loss of the trees being removed.
- Replacement trees are not required as the 10 trees proposed to be retained on the site average 5 trees per lot, and exceed the minimum of 2 replacement trees required per building lot under the Tree By-law. However, 2 boulevard trees will be planted, one in front of each proposed lot.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 16, 2005 and staff received two (2) phone calls from local residents, both of whom were in support of this proposal. Both callers indicated that they also own duplexes and are considering similar rezoning and subdivision proposals in the future to create single-family subdivisions. Both callers have been advised that each proposal will have to be considered on its own merit and will be subject to compliance with City requirements and policies, and public consultation.
- A Pre-notification letter was also sent to the Crescent Beach Property Owners Association and staff received no response.

Additional Public Consultation

- The applicant canvassed owners of eight (8) properties located near the subject site on April 1 and 2, 2004. The eight petition respondents indicated support for rezoning and subdivision of the applicant's site. There were no responses from any neighbours in opposition to this application.

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
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated June 22, 2005.
- Building Scheme dated August 22, 2005.
- Neighbourhood Character Study dated August 22, 2005.
- Arborist Report dated September 6, 2005.
- Tree Preservation and Replacement Plan dated September 6, 2005.
- Lot Grading Plan dated September 2005.
- Soil Contamination Review Questionnaire prepared by Errol Freeman dated February 1, 2005.

Murray Dinwoodie
General Manager
Planning and Development

MD/kms

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Information for City Clerk

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

1. (a) Agent: Name: Errol Freeman
 Address: 12536 - 25A Avenue
 Surrey, B.C.
 V4A 9S2
 Tel: 604-720-9534

2. Properties involved in the Application
 - (a) Civic Address: 12513 and 12515 - 25 Avenue

 - (b) Civic Address: 12513 and 12515 - 25 Avenue
 Owner: Errol Freeman, Vicki Southeran, Nancy Fowler and
 Michael Fowler
 PID: 010-523-901
 Lot 2 Section 9 Township 1 New Westminster District Plan 21719

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	1,417 sq.m.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15.25 m (50 ft.)
Range of lot areas (square metres)	708.8 sq.m. (7,630 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14 lots/ha 5.7 lots/ac
Lots/Hectare & Lots/Acre (Net)	14 lots/ha 5.7 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	
% of Gross Site	
	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

CONTOUR MAP FOR SUBJECT SITE

