

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7905-0230-00

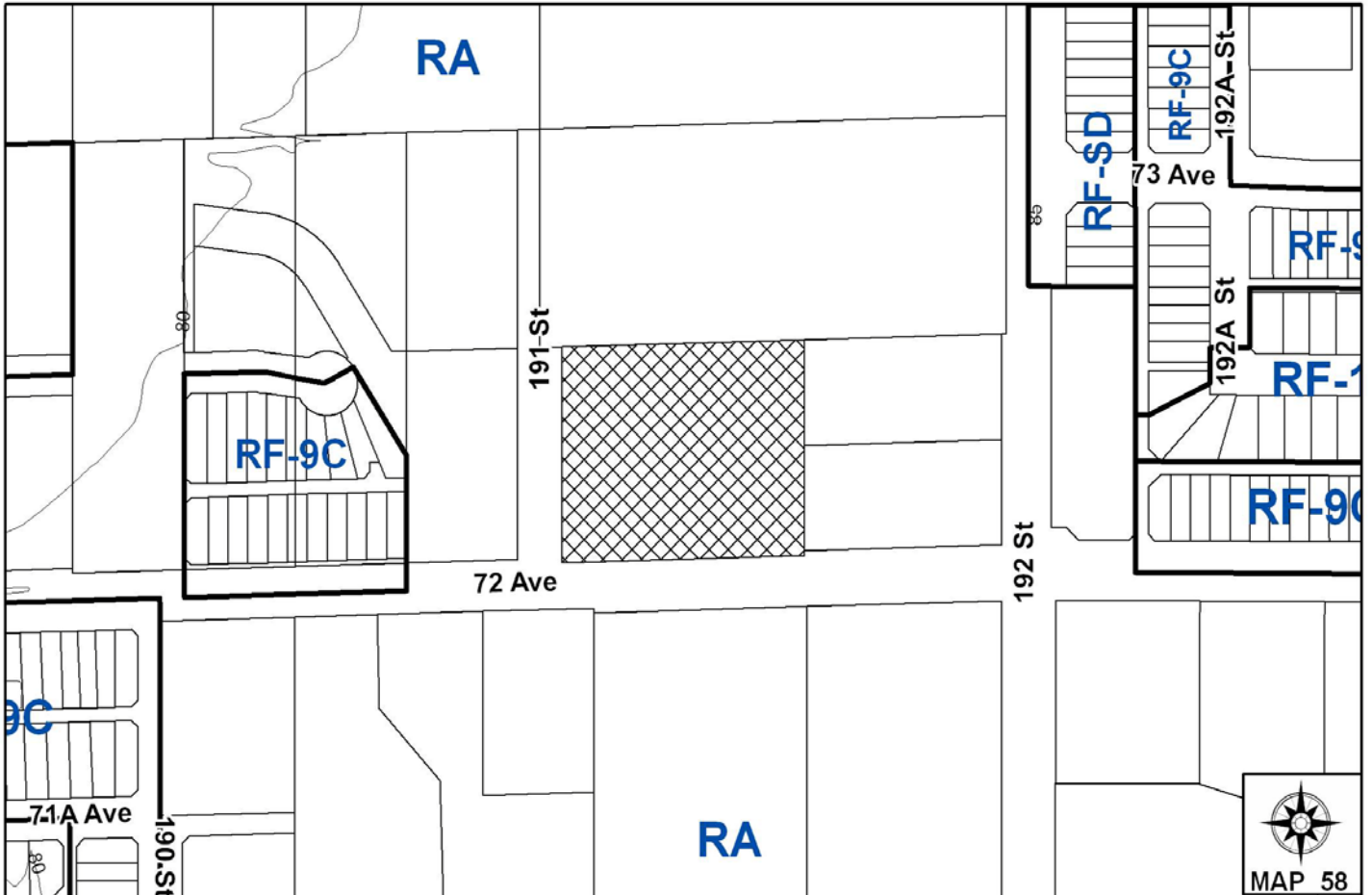
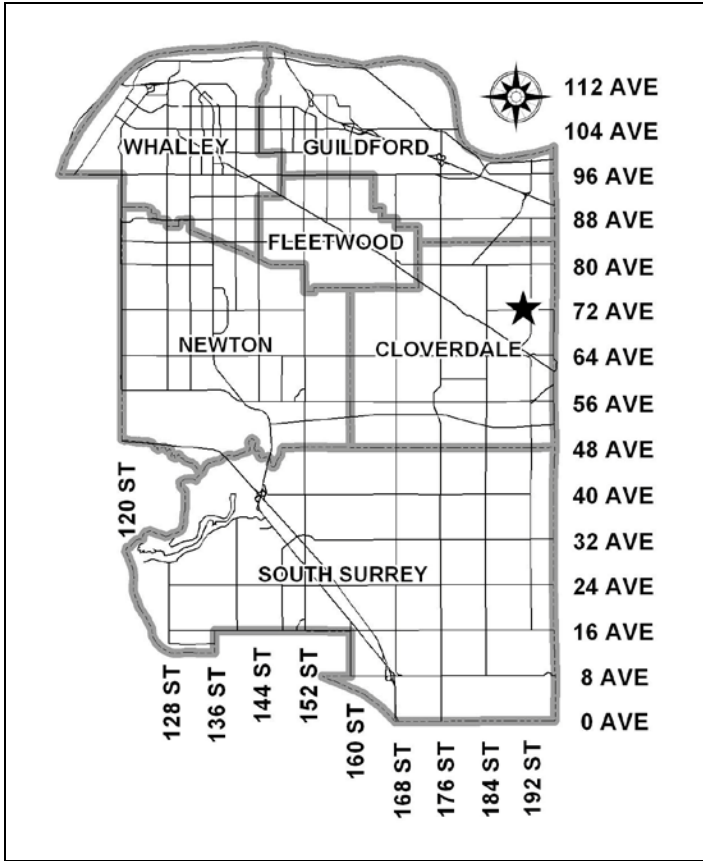
Planning Report Date: September 10 2007

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-12 and RF-9

in order to allow subdivision into approximately 21 small lots with a remainder portion.

LOCATION: 19109 - 72 Avenue
OWNER: BBC Developments
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Low and Medium Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix III).
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 Block A shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
School District:	<p>Projected number of students from this development:</p> <p>6 elementary students at Clayton and East Clayton Elementary Schools 3 secondary students at Clayton Heights Secondary School</p> <p>(Appendix V)</p>
Parks, Recreation & Culture:	Support. The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council.
Terasen Gas	No objection. Terasen Gas facilities will not be adversely impacted by this proposal.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel with an existing single family dwelling that will be demolished.

Adjacent Area:

Direction	Existing Use	OCP/ NCP Designation	Existing Zone
North:	Single family residential lot	Suburban in the OCP; 6-10 u.p.a. (Low Density), 10-15 u.p.a. (Medium Density) and 15-25 u.p.a. (Medium-High Density) in the East Clayton NCP - North Extension	RA
East:	Acreage parcels, one vacant, and one with an existing home	Suburban in the OCP; 6-10 u.p.a. (Low Density), 10-15 u.p.a. (Medium Density) and 15-25 u.p.a. (Medium-High Density) in the East Clayton NCP - North Extension	RA
South (Across 72 Avenue):	Single family residential lot	Urban in the OCP; 6-10 u.p.a. (Low Density), 10-15 u.p.a. (Medium Density), 15-25 u.p.a. (Medium-High Density), Schools and Parks and Public Open Space/Park in the East Clayton NCP.	RA
West (Across 191 Street):	Park (not constructed)	Suburban in the OCP: Public Open Space/Park in the East Clayton NCP – North Extension	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The approximately 1.04-hectare (2.57-acre) site is designated Suburban in the Official Community Plan (OCP), and is located within the East Clayton NCP – North Extension area (Appendix VII).
- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. C009), which deals with land use designations and road network in the East Clayton NCP – North Extension area. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. C011). The approved Stage 2 Report (Corporate Report No. C011) directed staff to bring forward specific OCP amendment by-laws on a site-by-site basis concurrently with site-specific rezoning applications.
- The applicant is requesting an OCP amendment from Suburban to Urban. The proposal is consistent with the designation in the East Clayton – North Extension Neighbourhood Concept Plan (NCP).

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is located on the north side of 72 Avenue in the East Clayton – North Extension area, east of 191 Street. The site consists of a single acreage parcel, with an existing single family dwelling, which is to be demolished.
- The site is designated Suburban in the Official Community Plan (OCP). The northern portion of the site is designated 6-10 u.p.a. (Low Density) in the East Clayton NCP – North Extension. The southern portion of the site is designated 10-15 u.p.a. (Medium Density).
- The subject site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the northern 0.63-hectare (1.56-acre) portion of the site (Block A on the Survey Plan) to "Single Family Residential (12) Zone" (RF-12) to allow subdivision into approximately 9 small single family lots with one remainder portion. The 924-square metre (9,946 sq.ft.) remainder portion in Block A will be "hooked" to proposed Lot 13 for future consolidation with the property to the north.
- The applicant is proposing to rezone the southern 0.41-hectare (1.01-acre) portion of the site (Block B on the Survey Plan) to "Single Family Residential (9) Zone" (RF-9) to allow subdivision into approximately 12 small single family lots (Appendix I).

Proposed Subdivision Layout

- Access to the site will come from 191 Street, which will connect to the future 72A Avenue, as well as the lane providing vehicle access to the proposed lots. 191 Street will be dedicated and constructed by the developer to a 20.0-metre (66 ft.) wide two-way local road, and 72A Avenue will be dedicated and constructed to an 18.0-metre (60 ft.) wide local road. Additional widening will be required along 72 Avenue to contribute towards the ultimate 28.0-metre (92 ft.) wide arterial road.
- The 9 northern proposed RF-12 lots (proposed Lots 13-21) conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. They range in size from 336 square metres (3,617 sq.ft.) to 383 square metres (4,123 sq.ft.). The lots are all 28.01 metres (92 ft.) deep, and range in width from 12 metres (39 ft.) to 14 metres (46 ft.).
- Proposed Lots 13-21 will front onto the future 72A Avenue. Vehicle access to these lots will be gained from a lane that connects to 191 Street.
- The 12 southern proposed RF-9 lots (proposed Lots 1-12) conform to the minimum requirements of the RF-9 Zone in terms of lot area, width and depth. They range in size from 272 square metres (2,928 sq.ft.) to 306 square metres (3,294 sq.ft.). The lots are all 30.01 metres (98 ft.) deep, and range in width from 9.05 metres (30 ft.) to 10.5 metres (34 ft.).
- Proposed Lots 1-12 will front onto 72 Avenue. Vehicle access to these lots will be gained from a lane that connects to 191 Street.

Design Considerations and Proposed Lot Grading

- The applicant for the subject site has retained Lisa de Vooght of Sandbox Design Works as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- C. Kavolinas and Associates Inc. prepared the Arborist Report and Trees Preservation/Replacement Plans (Appendix VII). They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 73 mature trees on the subject site. The report proposes the removal of 72 trees because they are located either within the building envelopes, within the footprint of proposed driveways, or are assessed as hazardous. The Report proposes one (1) tree be retained on the remnant parcel "hooked" to proposed Lot 13, although this tree will likely be removed when the remnant parcel is consolidated with the lot to the north for future development. Accepting that this remaining tree will eventually be removed, forty-two (42) replacement trees will be planted for a total of forty-three (43) trees on site, providing for an average of 2.04 trees per lot.
- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As eleven (11) alder and cottonwood trees are proposed to be removed, and sixty-one (61) other trees are to be removed, a total of one hundred and thirty three (133) replacement trees would be required for this application. The applicant proposes forty-two (42) replacement trees. Under the requirement of the new Tree Protection By-law, this would result in a tree replacement deficit of 91 trees. As such, under the new By-law, monetary compensation for the remaining 91 trees would be \$27,300 based on \$300/tree, and will be collected prior to consideration of final approval.

PRE-NOTIFICATION

Pre-notification letters were sent out on November 1, 2005 and staff received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the East Clayton - North Extension NCP. Given that the proposal is in compliance with the NCP, 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 and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Proposed OCP Amendment
- Appendix IV. Engineering Summary
- Appendix V. School District Comments
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Preservation
- Appendix VIII. NCP Plan

Jean Lamontagne
General Manager, Planning and Development

CA/kms

v:\wp-docs\planning\07data\july-sept\08241246.ca.doc
KMS 8/24/07 12:57 PM

Information for City Clerk

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

1. (a) Agent: Name: Genevieve Bucher, McElhanney Consulting Services
 Address: 13160 - 88 Avenue
 Surrey, BC
 Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 19109 - 72 Avenue

(b) Civic Address: 19109 - 72 Avenue
 Owner: BBC Development Ltd., Inc. No.
 PID: 006-963-137
 Lot 29 Section 21 Township 8 New Westminster District Plan 34202

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9/RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.57 ac
Hectares	1.04 ha
NUMBER OF LOTS	
Existing	1
Proposed	21
SIZE OF LOTS	
Range of lot widths (metres)	9.05 m - 14.0 m
Range of lot areas (square metres)	272 m ² - 383 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.2 uph/8.2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	59%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	89%
PARKLAND	
Area (square metres)	n/a
% 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