

**Proposal:** Rezone from RA to RF-12 and RF-9 to allow subdivision into approximately 29 single family small lots.

**Recommendation:** Approval to Proceed

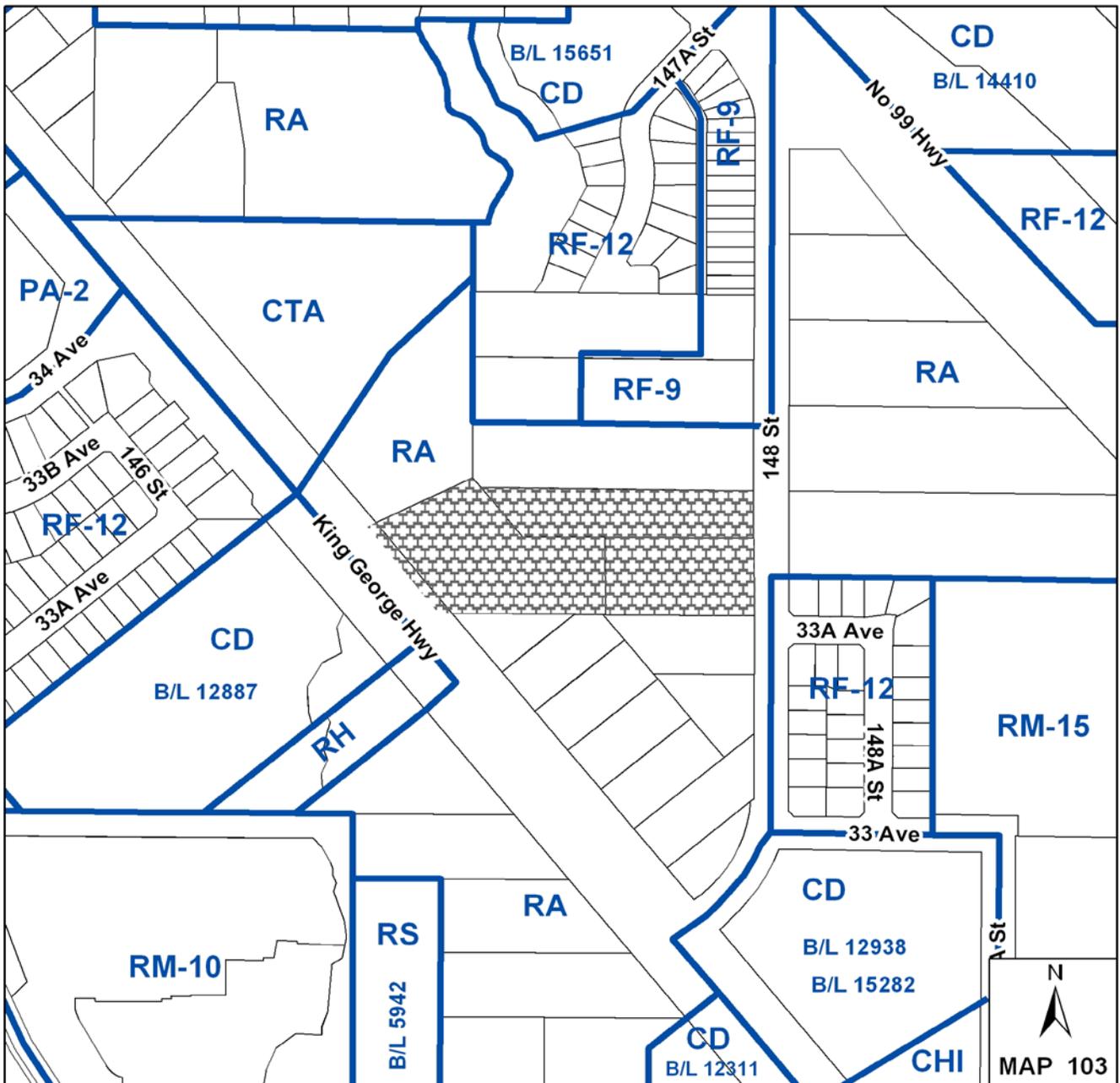
**Location:** Portion of KGH, 3372 KGH, & 3381/99 - 148 St

**Zoning:** RA

**OCP Designation:** Urban

**LAP Designation:** Clustering @ 8 upa

**Owner:** Monica Kliem et al



## PROJECT TIMELINE

Completed Application Submission Date: July 28, 2005  
Acceptable Layout Submission Date: December 14, 2005  
Planning Report Date: January 30, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9

in order to allow subdivision into approximately 29 single family small lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the site identified as Block A on the plan attached as Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the site identified as Block B on the same plan 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.
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) submission of a finalized landscape plan for the buffer zone along King George Highway and landscaping specifications and financial securities to the satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 15 and 17 to be protected as a buffer zone between King George Highway and the proposed development and on a portion of proposed Lot 14 to facilitate future subdivision with the properties to the north (3396 King George Highway and 3417 - 148 Street);

- (f) completion of a road closure and purchase by the applicant of a portion of King George Highway to be incorporated into the site; and
- (g) address the concerns of the Parks, Recreation and Culture Department concerning the impact of this project to Parks, Recreation and Culture facilities in the nearby area.

## 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:** The Parks, Recreation & Culture Department advises that this project will place pressure on Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to meet with Parks staff to resolve this issue (Appendix V).

**School District:** **School Impacts:**

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

Elementary students = 9 students  
 Secondary students = 4 students  
 Total new students = 13 students

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

Semiahmoo Trail Elementary School = 346 enrolled/315 capacity  
 Semiahmoo Secondary School = 1,726 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 = 58 students  
 Secondary students = 34 students  
 Total new students = 92 students

### **Approved Capacity Projects and Future Space Considerations**

*There are no new capital projects proposed. A future secondary school site in the South Surrey area is envisioned in the Grandview Heights area, pending general land use plan and projected residential development.*

(Appendix VI)

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings, proposed to be removed.
- **East:** Across 148 Street are single family dwellings on lots, zoned RF-12 and RA, designated Urban in the OCP.
- **South:** Single family dwellings on lots, zoned RA, designated Urban in the OCP.
- **West:** Across King George Highway are townhouses on a lot, zoned CD (By-law No. 12887), designated Urban in the OCP.
- **North:** Single family dwellings on lots, zoned RA, designated Urban in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Land Use

- The subject site comprises three (3) properties located at 3372 King George Hwy, 3381 & 3399-148 Street. It is designated Urban in the OCP and Residential Clustering at 8 upa in the King George Highway Corridor Land Use Study.
- The total gross site area is approximately 1.5 ha (3.72 acres). The proposal is to rezone the site from RA to RF-12 and RF-9, in order to permit a subdivision to create approximately 29 residential lots (23 RF-12 lots and 6 RF-9). This translates into a unit density of approximately 19.2 units per hectare (7.7 u.p.a.), which is in keeping with the maximum unit density of 21 units per hectare (8 u.p.a.), prescribed in the King George Highway Corridor Land Use Study.

### Proposed Subdivision

#### *Proposed RF-12 (Block A on the Survey Plan Attached as Appendix IX)*

- 23 RF-12 lots are proposed, which range in width from 13.4 metres (44 ft.) to 19.3 metres (63 ft.), and areas, which range from 335 square metres (3,606 sq.ft.) to 952 square metres (10,248 sq.ft.). (Appendix III). These dimensions exceed the requirements of the Type II lots of the RF-12 Zone (minimum area 320 m<sup>2</sup>/13.4 m width).

*Proposed RF-9 (Block B on the Survey Plan Attached as Appendix IX)*

- A single row of 6 RF-9 lots is proposed along 148 Street, with vehicular access via a rear lane (Appendix III). The proposed lots have wide widths ranging from 9 metres (29.5 ft.) to 10.5 metres (34.4 ft.), and areas ranging from 252 square metres (2,723 sq.ft.) to 291 square metres (3,132 sq.ft.). These dimensions conform to the requirements of the RF-9 Zone.
- The streetscape with no driveway established with the recent development to the north is maintained on the west side of 148 Street up to Winter Crescent.

*Development Concept for the Nearby Area*

- With this development proposal, staff investigated the development potential for the remaining properties to the south, and determined that because of the configuration of the existing lots and ownership pattern, the potential for single family subdivision is diminished. However, other built forms (such as townhouses) with the same 8 upa density may be the appropriate land use. In order to achieve the maximum density allowed under the plan, land assembly will be needed. (Appendix X)

Neighbourhood Character Study and Building Scheme

- The Neighbourhood Character Study that was undertaken by the Design Consultant (Mark Ankenman) has confirmed that a new residential character is beginning to emerge on both sides of 148 Street, north from King George Highway 148 Street intersection to Winter Crescent, with the approval of a number of residential subdivisions. The main influence on the character of this development will be the 24-lot development on the east side of 148 Street, immediately across the street from the subject site, so-called "Maple Wynd" and the newly approved subdivision to the north, with Neo-Heritage homes having lowered massing in the front, maximum one and half storey high entries, moderate to high pitch roofs and high quality landscaping.
- The new homes are to be Neo-Heritage as well, with such design elements as covered entrance verandahs, articulated wood posts, and detailed gable ends, among other things. These elements are incorporated in the proposed Residential Design Guidelines.
- The highlights of the proposed Building Scheme are as follows:
  - Two story dwellings only;
  - No basement entry dwellings;
  - No secondary suites shall be permitted;
  - Neo-Heritage homes with well defined entries as the main housing style;
  - Minimum 6:12 roof pitch on the main roof structure;
  - Cedar shake/shingles and duroid shingles in natural earth and grey tones are the permitted roofing materials;
  - The exterior finish will be cedar shingles, vinyl shingles, stucco and cementitious wall shingles; singularly, or in combination with brick or stone, in white earth or grey tones;
  - Traditional specific trim and detailing elements are specified in the proposed Building Scheme; and
  - A minimum of two trees and 18 shrubs per lot will be provided for Lots 4 to 26 (the RF-12 Lots) and one tree and 15 shrubs on Lots 1 to 3 and 26 to 29 (the RF-9 lots).

- A summary of the proposed design guidelines is attached as Appendix V.

#### Tree Survey & Arborist Report, Landscaping Buffer and Lot grading

- The applicants retained C. Kavolinas & Associated Inc. to conduct a tree survey and prepare an Arborist report. The report identified 288 trees within the site. The report concluded that 19 mature trees will be retained within Lots 5, 6, 7, 8, 16, 17, 24, and 26, and 269 trees will be removed. Thirteen (13) of the trees to be removed are deemed hazardous and the rest are located either in a road right-of-way or fall within building envelopes. After the planting of replacement trees, all the RF-12 lots will have three (3) trees (either retained or replacement trees or both) and 18 shrubs, and the RF-9 lots will have one (1) tree and 15 shrubs. In addition to the replacement trees on the lots, approximately 29 boulevard trees (an average of one per lot) will be planted along the internal road (future 34 Avenue).
- A 15-metre (50 ft.) buffer is required along the east side King George Highway, in the King George Highway Corridor Land Use Study. This buffer is provided on the westerly edge of the subject site along proposed Lots 16 and 17. The applicant proposes to purchase the excess road right-of-way from the City along King George Highway to achieve the buffer. This is consistent with City policy of seeking sale of excess road along King George Highway. A similar road allowance is available for purchase by the property owners to the south and to the north to achieve the same buffer alignment. Landscaping consisting of trees, shrubbery and ground cover, will be provided within this buffer. There are no Oak trees at this portion of King George Highway, however, English Oak trees will be planted at this location based on the "Protection and Enhancement of the Heritage Character of King George Highway guidelines (Appendix VI). Altogether, 50 trees and 618 shrubs will be planted within the landscape buffer. A detailed planting plan and cost estimate for the landscape buffer will be provided prior to final approval.
- The applicant confirmed that in-ground basements are proposed in all proposed lots. To raise the elevations of some driveways above street level, approximately 48% of site will require "fill" averaging 0.4 metres (1.3 ft.), to raise the driveway level. The Building Division has reviewed the grading information and found that the information provided adequate to allow the project to proceed to the next stage.

#### PRE-NOTIFICATION

Pre-notification letters were sent on August 25, 2005 and staff received one comment from the property owner of the abutting property to the north. She does not support RF-9 lots on her property and on the proposed subdivision along 148 Street, and prefers RF-12.

*(Staff met with the property owner to the north and indicated that a pattern of RF-9 lots with a rear lane access has been established on the west of 148 Street north of her properties, to create an uninterrupted streetscape on the west side of 148 Street. However, she may wish to develop Type I RF-12, with a lane along 148 Street, instead of RF-9 lots to maintain that no interruption.)*

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.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation and Buffer Landscape Plan
Appendix IX.	Survey Plan Accompanying a Rezoning By-law
Appendix X.	Land Use Context Map

Murray Dinwoodie  
General Manager  
Planning and Development

AGA/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:                      Mike Helle, Coastland Engineering & Surveying Ltd.  
                         Address:                      #101, 19292 - 60 Avenue  
                                                              Surrey, B.C.  
                                                              V3S 3M2  
                         Tel:                                      604-532-9700

2.      Properties involved in the Application

- (a)      Civic Address:                      Portion of King George Highway; 3372 King George Highway and 3381 and 3399 - 148 Street
- (b)      Civic Address:                      3372 King George Highway  
                         Owner:                                      Monica Kliem  
                         PID:    000-874-965  
                         Lot 1 District Lot 165 Group 2 New Westminster District Plan 65326
- (c)      Civic Address:                      3381 - 148 Street  
                         Owner:                                      Purcell Properties Ltd.  
                         PID:    001-543-148  
                         Lot 2 District Lot 165 Group 2 New Westminster District Plan 65326
- (d)      Civic Address:                      3399 - 148 Street  
                         Owner:                                      148<sup>th</sup> Street Properties Ltd.  
                         PID:    009-915-362  
                         Lot 8 District Lot 165 Group 2 New Westminster District Plan 14023
- (e)      Civic Address:                      Portion of King George Highway dedicated by Plan 5388

3.      Summary of Actions for City Clerk's Office

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12 and RF-9**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	3.72 ac	
Hectares	1.507 ha	
<b>NUMBER OF LOTS</b>		
Existing	3	
Proposed	29	
<b>SIZE OF LOTS</b>	RF-12	RF-9
Range of lot widths (metres)	13.4 m to 19.3 m	9 m to 10.5 m
Range of lot areas (square metres)	335 m <sup>2</sup> to 952 m <sup>2</sup>	252 m <sup>2</sup> to 291 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	17.4 lots/ha & 7 lots/ac	25 lots/ha & 10 lots/ac
Lots/Hectare & Lots/Acre (Net)	23 lots/ha & 9 lots ac	38 lots/ha & 15 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building permitted	50%	52% for Type I & II 60% for Type III
<b>PARKLAND</b>		
Area (square metres)		
% of Gross Site		
	<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>	n/a	
<b>BOUNDARY HEALTH Approval</b>	n/a	
<b>DEV. VARIANCE PERMIT required</b>	n/a	
Road Length/Standards		
Works and Services		
Building Retention		
Others		

CONTOUR MAP FOR SUBJECT SITE

