

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0118-00

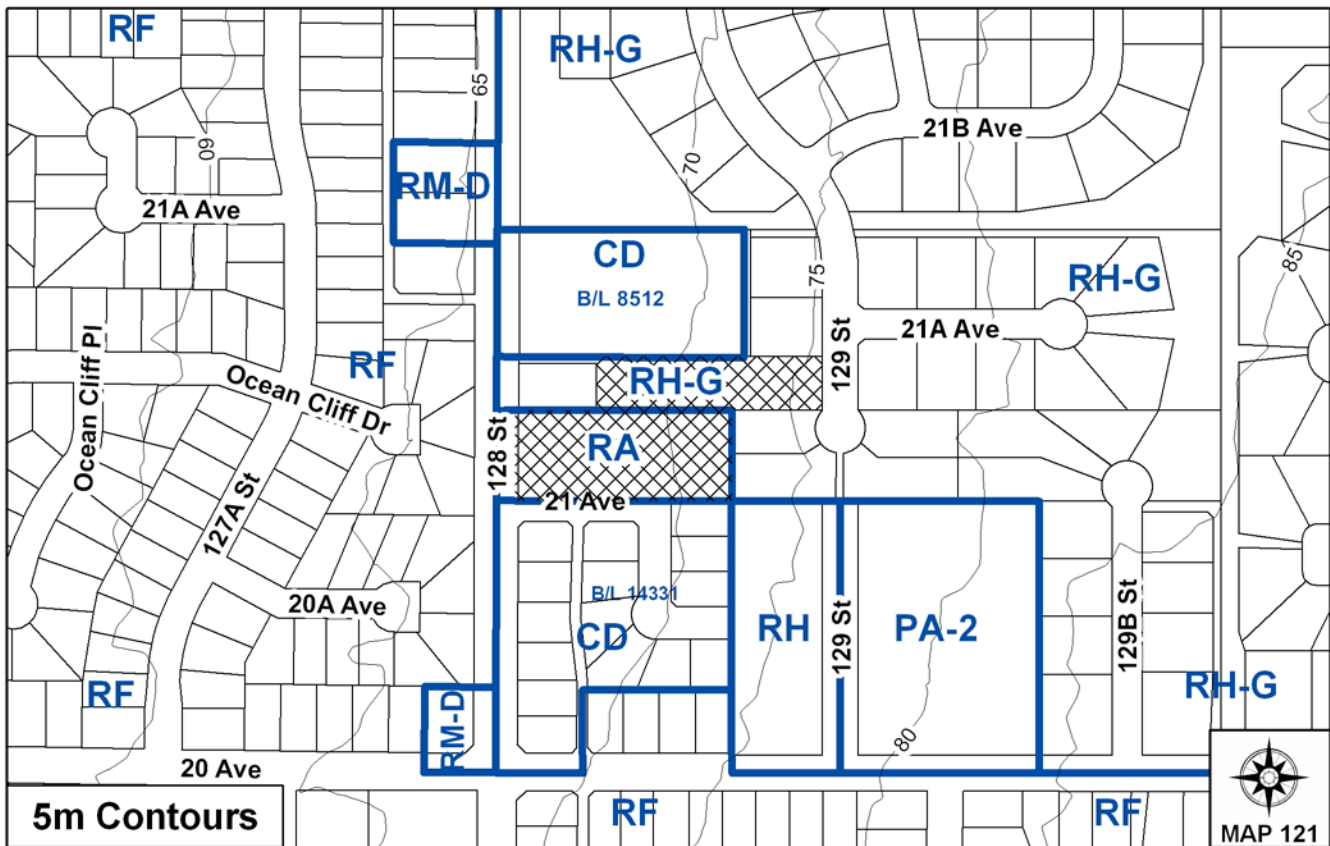
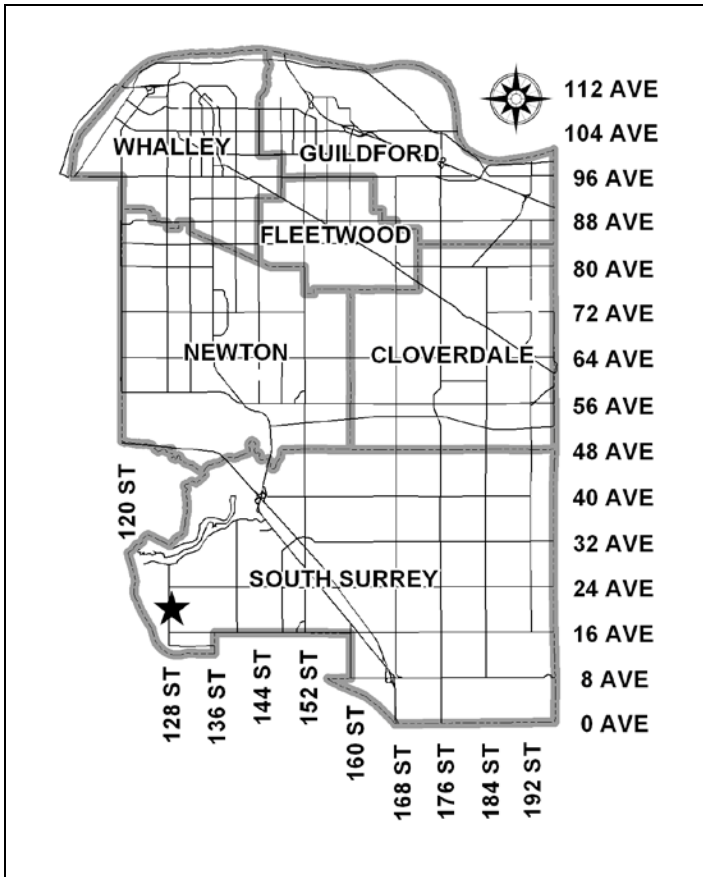
Planning Report Date: January 28, 2008

PROPOSAL:

- **Partial OCP Amendment** from Suburban to Urban
- **Rezoning** from RH-G and RA to CD

in the order to allow subdivision into 9 oversized urban lots and 1 remainder RH-G lot.

LOCATION: 2115 - 129 Street and 2092 - 128 Street
OWNER: Elsie Schussler and John Schussler
ZONING: RH-G/RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban ½ Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a partial OCP Amendment from "Suburban" to "Urban".
- Requires a partial LAP Amendment from Suburban ½ Acre to Urban Residential in the Semiahmoo Peninsula Plan.

RATIONALE OF RECOMMENDATION

- The proposed OCP/LAP amendments match the previous amendments approved on lands to the south and will complete this pocket in a consistent development form.
- The proposed larger urban lots, as well as additional lot restrictions and landscaping requirements, will ensure the establishment of an appropriate interface and transition between existing "Urban" and "Suburban" areas.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix VII).
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 the subject site, shown on the attached Survey Plan as Blocks 1 and 2, from "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and "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 (Appendix IX).
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;
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of future Lot 1 until future consolidation with the adjacent property (2106 - 128 Street);
 - (f) registration of a Section 219 Restrictive Covenant for a 7.5 metre (25 ft.) "no build" along the rear property lines of Lots 6, 7 and 8;
 - (g) registration of a Section 219 Restrictive Covenant and financial securities for the provision and maintenance of a 1.5 metre (5 ft.) landscaping buffer along the rear lot line of Lots 6, 7 and 8; and
 - (h) registration of a Section 219 Restrictive Covenant for tree preservation on Lots 7 and 8.
5. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate a portion of the land from Suburban ½ Acre to Urban when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

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

5 Elementary students at Crescent Park Elementary School
2 Secondary students at Elgin Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family home.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Retail nursery (instream Application No. 7906-0122-00).	Suburban	CD
East:	Single family homes.	Suburban	RH-G
South:	Newly developed single family homes.	Urban	CD
West:	Single family homes.	Urban	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is being proposed for development jointly with Development Application No. 7906-0122-00 immediately to the north. Both applications require an Official Community Plan (OCP) and Local Area Plan (LAP) Amendment to allow the creation of 16 larger single family lots. Both applications propose larger urban lots to provide an effective transition to the suburban designated RH-G lots to the east.
- Both the subject application and the companion project to the immediate north (7906-122-00) is intended to be developed in the same manner as the recently developed site (Genex) located further south of 21 Avenue. The Genex development was approved by Council in March of 2006, and required redesignation of the OCP from "Suburban" to "Urban" to create 19 large urban lots of approximately 660 square metres (7,100 sq.ft.) in size.

- During the review and approval process of the Genex application a land use concept was developed to illustrate a transitional land use pattern to interface with the existing half acre gross density area to the north and east (Appendix X).
- This transitional land use between the "Suburban" and "Urban" areas is achieved by creating larger urban lots and appropriate interface conditions along the edges.
- This development conforms with the transitional land use interface concept.

DEVELOPMENT CONSIDERATIONS

- The subject site is 0.993 ha (2.45 ac), is zoned "Half Acre Gross Density (RH-G)" and has an existing house on the site which is to remain zoned RH-G.
- The proposed development is to subdivide the site in order to retain the existing home under the RH-G zone and to rezone and subdivide the remaining portion under a CD Zone in order to create 9 larger urban lots.
- A CD Zone is proposed for the single family lots in order to ensure that specific lot areas, building design and restrictions and landscaping requirements are established.
- The minimum lot area is 660 square metres (7,100 sq.ft.), which matches the lot sizes approved for the Genex development to the south.
- A 4.0 metre (13 ft.) wide strip of land fronting 128 Street is created as a result of the subdivision that will be consolidated with the property to the north (2124 –128 Street), as shown on the proposed subdivision plan (Appendix II).
- A 2.9 metre (9.5 ft.) strip of land fronting 128 Street is created as a result of the subdivision, which will be consolidated with proposed Lot 1, which is intended to complete any future subdivision of the land to the north.
- A 6.0 metre (20 ft.) dedication and construction for the lane east of 128 Street is being achieved, with the exception of a 3.0 metre (10 ft.) dedication and construction behind 2106 - 128 Street. In addition to this, the applicant must secure a 3.0 metre (10 ft.) right-of way from 2106 –128 Street.

Interface Conditions

- In consultation with several adjacent neighbours to the east, special provisions have been established in order to create an appropriate interface along the RH-G zoned properties to the east.
- A 7.5 metre (25 ft.) "no-build" area along the rear yards of Lots 6, 7 and 8 will be secured by a Restrictive Covenant, in order to prevent construction of detached garages in the rear yard.
- A 1.5 metre (5 ft.) landscaping buffer will be installed and maintained along the rear property lines of Lots 6 to 8 in order to ensure that there is permanent screening of these lots. This

provision has been included in the CD Zone and will also be secured by a Restrictive Covenant. Securities for the landscape buffer will also be established.

- The urban residential type zones in Zoning By-law No. 12000 outline a 7.5 metre (25 ft.) rear yard setback with a provision that 50% of the building can be reduced to a 6.0 metre (20 ft.) rear yard setback. The suburban type zones require that a strict 7.5 metre (25 ft.) setback be maintained. In order to respect the RH-G interface along the eastern edge, a strict 7.5 metre (25 ft.) setback (no encroachment) requirement has been provided in the CD Zone for Lots 6 to 8.
- No detached garages are permitted on Lots 6, 7 and 8 in order to maintain open space within the rear yard. The remainder of the lots will be permitted to have detached garages.

CD Zone

- The CD Zone is based on the "Single Family Residential Zone (RF)" with increased minimum lot areas, restricted uses, increased setbacks and special landscaping requirements.
- The minimum lot area is 660 square metres (7,100 sq.ft.), which is greater than the 560 square metres (6,000 sq.ft.) minimum lot area requirement of the RF Zone.
- A 7.5 metre (25 ft.) rear yard setback requirement for Lots 6, 7 and 8 has been included which is based on the requirement of suburban zones, including the RH-G Zone. The remainder of the lots will be permitted to have a portion of the rear building face be setback 6.0 metre (20 ft.) from the rear property line, which is consistent with the RF Zone.
- A 1.5 metre (5 ft.) landscaping buffer requirement along the rear property lines of Lots 6, 7 and 8 has been included in order to ensure that there is permanent screening of these lots.
- No detached garages are permitted on Lots 6, 7, and 8 in order to maintain open space within the rear yard; the remainder of the lots will be permitted to have detached garages.

Tree Retention

- Randy Greenizan, from Clark Kavolinas & Associates Inc., prepared the Arborist Report and Tree Preservation/Replacement Plans for the subject site (Appendix VII). The plans have been reviewed by the City Landscape Architect and are generally acceptable, however some revisions are required some revisions in order to be approved.
- Their report identifies 45 mature trees, which are mainly Douglas Fir and some Cedar. A total of 8 trees are proposed for retention. 30 trees, in total, are proposed for removal with 7 trees identified as being hazardous. The trees are located in two (2) main areas on the site. A row of trees fronting 128 Street are in poor condition and cannot be retained. The majority of the remaining trees are located on Lots 7 and 8. Most of these trees are within future building envelopes and cannot be retained. .
- Eight (8) trees are being retained on Lots 7 and 8 and require Section 219 Restrictive Covenants to be registered to restrict building envelopes in order to preserve the trees on these lots.

- At this time, the current report that 26 replacement trees are proposed. The number of replacement trees should, however, be 28.
- The applicant will be providing funds for the shortfall of replacement trees. However, compensation for the tree deficit cannot be calculated at this time and will need to be determined prior to final adoption of the project.

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Cherry	1		1
Douglas Fir	42	8	34
Cedar	2		2
TOTAL	45	8	37

Lot Grading

- The preliminary lot grading plan has been reviewed and found to be acceptable at this time. As much as 2 metres (6.5 ft.) of fill is proposed on a portion of the site, however, no fill is proposed abutting the existing RH-G properties. The lot grading plan and fill must be amended to reflect the setbacks required for tree retention.

Building Design

- The style of the proposed homes include "Neo-Traditional", "Neo-Heritage", "Rural Heritage" or "Traditional English".
- Proposed homes are consistent with the recent "Genex" development just south of 21 Avenue.
- The massing of the rear elevations will be reduced by offsetting the upper floor back from the lower floor, or by the use of shed or gable roof forms at the lower floor that extend up and conceal upper floor wall mass.
- Provisions for the 7.5 metre (25 ft.) rear yard setback, the 1.5 metre (5 ft.) landscaping buffer and restriction of detached garages on Lots 6-8 have been included in the building scheme.
- All homes will have single storey entrances.
- The primary exterior materials will include hardiplank siding with wood and stone accents and shake profile asphalt roofs. No vinyl siding is permitted.
- No basement entry homes are permitted.

PRE-NOTIFICATION

- As mentioned previously in this report, the subject site is immediately south of Development Application No. 7906-0122-00 and these projects are being presented to Council concurrently. As a result of pre-notification, responses were received from 23 property owners who were opposed to the proposed developments. The 23 responses are being applied to both of the

development applications as the proposals are based on similar density, zoning, lot sizes, landscaping and house designs. The concerns expressed related to increased density, lot sizes, inappropriate interface with existing Residential Half-Acre Gross Density (RH-G) properties, tree preservation and landscaping, traffic and the negative impact to the Ocean Park neighbourhood.

- - *In order to address the concerns of the immediate area residents City staff responded to:*
 - 1) *lot sizes and lot interface;*
 - 2) *lot design and house design;*
 - 3) *landscaping and buffering; and*
 - 4) *tree preservation and replanting.*

Details and arrangements are discussed in the previous sections of this report.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, 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.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Map of Comments from Area Residents
Appendix IX.	Proposed CD By-law
Appendix X.	Land Use Concept

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.45 ac
Hectares	0.993 ha
NUMBER OF LOTS	
Existing	2
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	18.0 - 30.15 m
Range of lot areas (square metres)	660 m ² - 1,300 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10
Lots/Hectare & Lots/Acre (Net)	4
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	
	YES
BOUNDARY HEALTH Approval	
	YES
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO