

City of Surrey
ADDITIONAL PLANNING COMMENTS
 File: 7906-0122-00

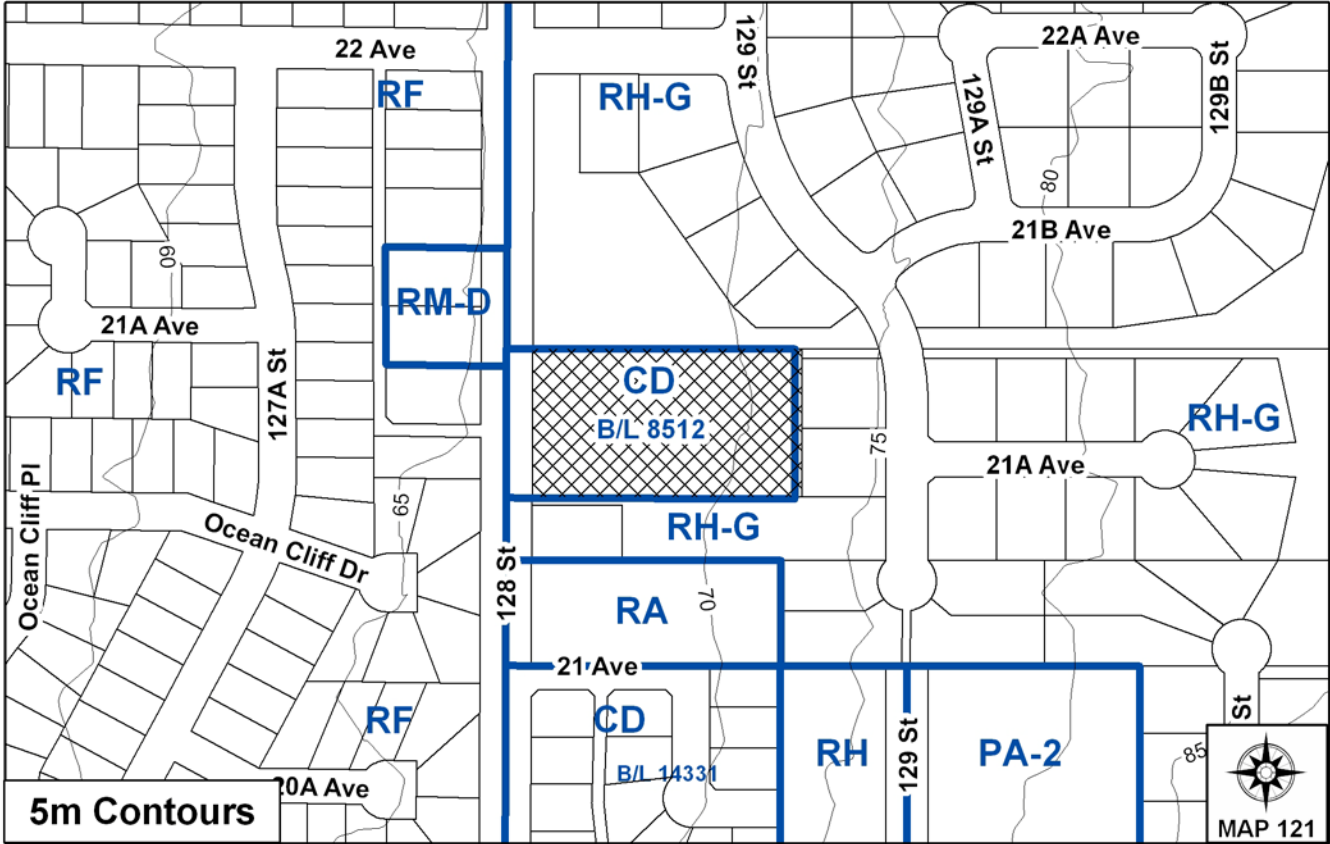
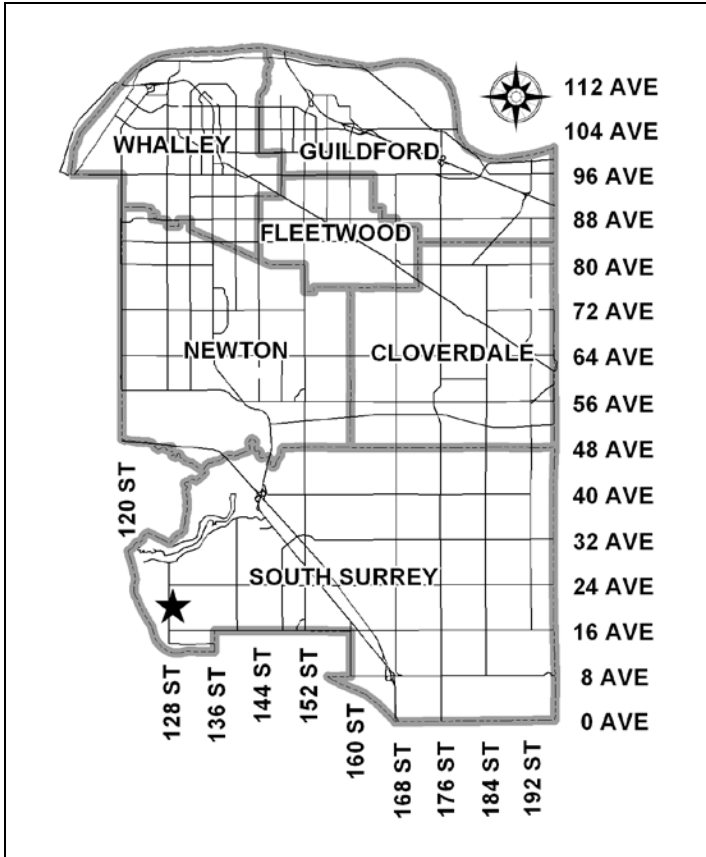
Planning Report Date: February 11, 2008

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** portion of site from CD (By-law No. 8512) to CD (based on RF)
- **Amending CD By-law No. 8512**
- **Development Variance Permit**

in order to allow subdivision into 7 oversized urban lots and reduce rear yard setbacks of the existing nursery.

LOCATION: 2124 - 128 Street
OWNER: Ocean Park Nurseries Ltd., Inc. No. 59836
ZONING: CD
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban ½ Acre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for :
 - OCP Amendment; and
 - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP Amendment from Suburban to Urban.
- Requires an LAP Amendment from Suburban to Urban Residential in the Semiahmoo Peninsula Plan.
- Requires a Development Variance Permit to reduce the rear yard setback for the existing nursery.

RATIONALE OF RECOMMENDATION

- The proposed Official Community Plan (OCP) and Local Area Plan (LAP) amendments match the previous amendments approved on lands to the south and will complete this pocket in a consistent development form.
- The proposed large urban lots, as well as additional lot restrictions and landscaping requirements, will ensure the establishment of an appropriate interface between the subject lots and existing half-acre gross properties to the east.
- The reduction of the rear yard setbacks are required to accommodate existing greenhouses on the retail nursery site.

ADDITIONAL PLANNING COMMENTS SUMMARY

- As a result of Council's resolution at the January 28, 2008 Regular Council - Land Use Meeting to refer the project back to staff to resolve interface issues, additional measures have been incorporated to further improve the interface arrangements on the two (2) interface lots (proposed Lots 1 and 2) as follows:
 - increasing the lot areas of these two lots from approximately 700 square metres (75,00 sq.ft.) to 832 square metres (8,960 sq.ft.);
 - increasing the rear yard setback from 7.5 metres (25 ft.) to 9.5 metres (31 ft.) for the main floor and 10.5 metres (35 ft.) for the upper floor; and
 - further reducing the massing of the second storey from 80% to 70% of the main storey.
- The proposed CD By-law has been modified to reflect the additional measures to further improve the interface with the lots to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set (Attachment A, 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 amend Comprehensive Development Zone (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512) and a date be set for Public Hearing (Attachment A, Appendix X).
4. a By-law be introduced to rezone the eastern portion of the subject site, shown on the attached Survey Plan as Block B, from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Attachment B).
5. Council approve Development Variance Permit No. 7906-0122-00 (Attachment A, Appendix XI) to proceed to Public Notification to reduce the minimum rear yard setback of CD Zone No. 8512 from 7.5 metres (25 ft.) to 2 metres (6.5 ft.) for the existing nursery buildings only.
6. 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 "no build" Restrictive Covenant to prohibit detached garages within a 7.5-metre (25 ft.) wide portion of the rear of proposed Lots 1 to 5;
 - (f) survey plan that confirms existing greenhouse buildings are in compliance with the proposed Zone;
 - (g) registration of a Section 219 Restrictive Covenant and financial securities for the maintenance of a 1.5-metre (5 ft.) wide landscaping buffer along the rear lot line of proposed Lots 1 - 5;

- (h) transference of the 4.5-metre (15 ft.) wide strip of land on the north portion of the site to Parks, Recreation and Culture; and
 - (i) registration of Section 219 Restrictive Covenants for tree preservation on proposed Lots 1 and 2.
7. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban ½ Acre to Urban when the project is considered for final adoption.

ADDITIONAL PLANNING COMMENTS

- The proposed development was considered by Council at the Regular Council - Land Use Meeting of January 28, 2008. At that meeting, Council's passed a resolution to refer the application back to staff in order to resolve the interface concerns. The January 28, 2008 Planning Report is attached as Attachment A.
- The subject lands are located at the edge of existing half-acre gross density lots. A land use context plan is attached as Attachment F. In response to Council directive, staff have worked with the applicant and incorporated additional measures to better address the interface between the two (2) existing "Half-Acre Residential Gross Density Zone (RH-G)" zoned properties to the east and the proposed subdivision.
- The total number of proposed single family residential lots remains at 7. However, changes to the lot dimensions have been made to increase the size of the two interfacing lots (proposed Lots 1 and 2). Details of the additional measures are as follows:
 - A revised subdivision layout (Attachment C) increases the lot areas of the two (2) interfacing lots from approximately 700 square metres (7,500 sq.ft.) to 832 square metres (8,960 sq.ft.) or 19% larger. The two neighbouring RH-G lots to the east are 1,310 square metres (14,100 sq.ft.) in area. As a result of this adjustment, the remaining 5 single family lots in this project have a smaller lot area (ranging from 560 square metres/6,000 sq.ft. to 704 square metres/7,500 sq.ft.). A comparison of the two layouts is illustrated in Appendices I and II.
 - For proposed Lots 1 and 2, the additional rear yard setbacks will be increased from 7.5 metres (25 ft.) to 9.5 metres (31 ft.) for the main floor and from 7.5 metres (25 ft.) to 10.5 metres (35 ft.) for the second storey. The additional setbacks will exceed the minimum rear yard setback of the RH-G Zone, which is 7.5 metres (25 ft.) and will help to reduce the impact on the two homes to the east.
 - The massing of the second storey has been decreased from the typical 80% of the main floor, outlined in urban residential zones, to not more than 70% of the main floor.
- The above additional measures will further augment the interfacing measures outlined in the original Planning Report to Council that include:
 - No detached garages permitted on proposed Lots 1- 5.

- A continuous landscaping buffer of 1.5 metres (5 ft.) along the rear property line of proposed Lots 1-5. This buffer requirement has been specified in the proposed CD Zone and by the registration of a Section 219 Restrictive Covenant.
- It is noted that this proposal maintains an interface of 2 lots to 2 lots, will result in increased setbacks and landscaping and will create dwellings that are smaller than would otherwise be the case were these lots to be zoned RH-G. On balance, therefore, a reasonable interface is proposed.
- In order to accommodate the above changes, the proposed CD By-law has been amended to reflect the revised subdivision layout and setbacks (Attachment B).
- Attachment D summarizes and illustrates the interfacing measures outlined above.

Neighbour Consultation

- Staff met with the two adjacent property owners of the RH-G lots to the east to discuss the proposed changes to the development. Both property owners expressed appreciation for the additional measures proposed to improve the interface conditions. It was also noted that the existing cedar hedging within the proposed landscaping buffer shall be retained.
- Nevertheless, the adjacent property owners stated that, although similar conditions to RH-G lots have been established for proposed Lots 1 and 2, the only appropriate interface for them is to have RH-G lots and zoning. Both owners, therefore, have requested that the number of lots be reduced from 7 to 6 to achieve their preferred interface.

Tree Preservation

- The tree preservation and replacement plan have been updated and one (1) additional tree is proposed for retention. The plan is generally consistent with the original plan attached in the original Planning Report (Attachment E).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Attachment A	January 28, 2008 Planning Report and Appendices
Attachment B	Proposed CD By-law
Attachment C	Revised Subdivision Layout
Attachment D	Revised Layout Interface Illustration
Attachment E	Tree Summary Report
Attachment F	Land Use Context Plan

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Planning and Development

