

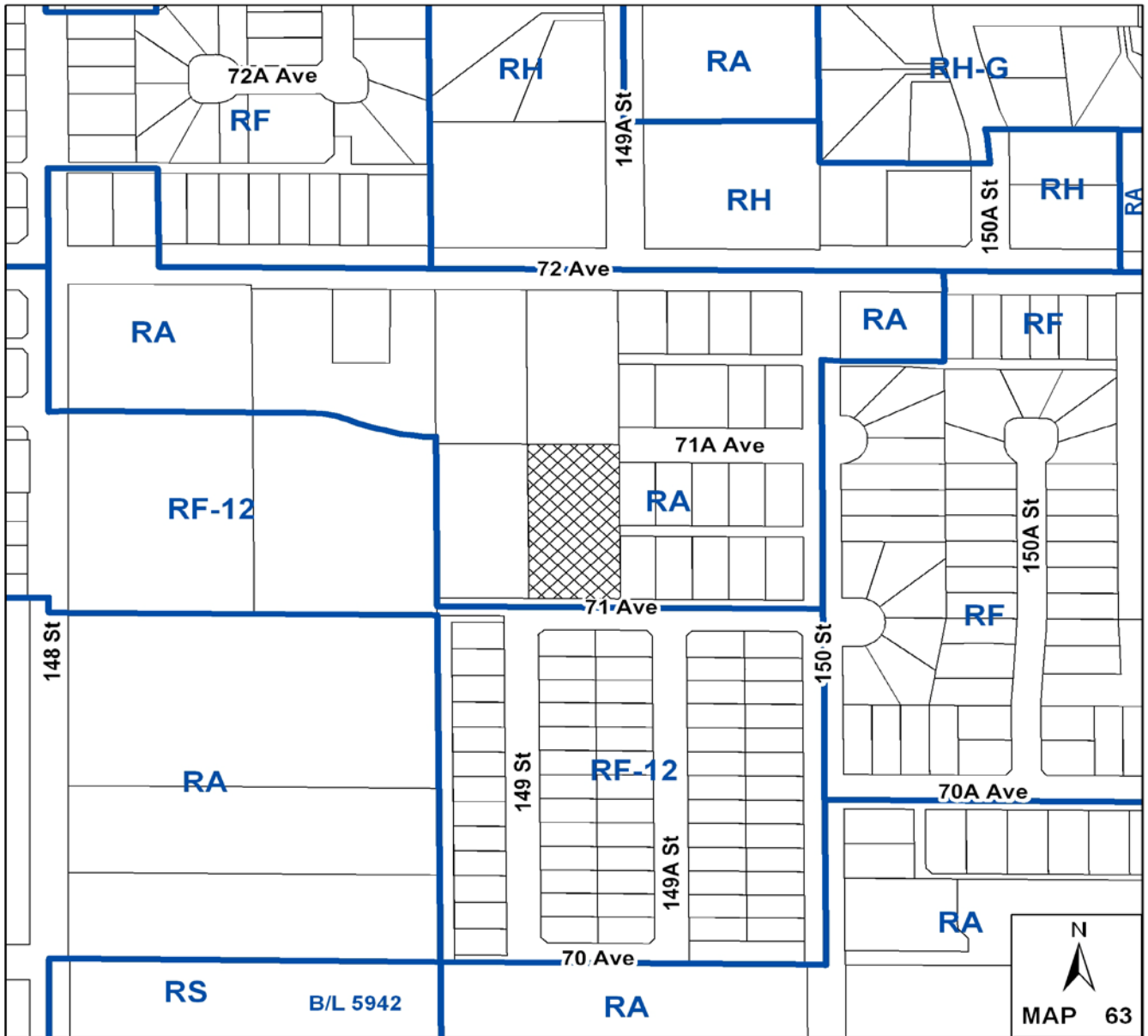
Proposal: Rezone from RA to RF-12C to permit the development of 8 single family residential small lots with coach houses.

Recommendation: Approval to Proceed

Location: 14937 - 71 Avenue **Zoning:** RA

OCP Designation: Urban

LAP Designation: Low Den. Compact Housing (max. 10 upa) **Owners:** Timothy and Denise Rousel



PROJECT TIMELINE

Completed Application Submission Date: March 29, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12C

in order to permit the development of eight (8) single family residential small lots with coach houses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (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; 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 identified in the attached (Appendix IV).

Parks: Support. The applicant will provide an NCP park amenity contribution and cash-in-lieu of open space. The proposed subdivision configuration also reflects the development of the adjacent property to the west, 14919 - 71 Avenue which will dedicate open space as per the East Newton South NCP (Appendix V).

School District:

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

Elementary students = 3 students
 Secondary students = 1 student
 Total new students = 4 students

School Catchment Area/Current Enrollment/School Capacity:

T.E. Scott Elementary School = 235 enrolled/215 capacity
 Frank Hurt Secondary School = 1,174 enrolled/1,250 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 = 127 students
 Secondary students = 106 students
 Total new students = 233 students

Approved Capacity Projects and Future Space Considerations

It is noted that when Chimney Hill Elementary School opened in 2001, there was a major enrollment move, leaving surplus capacity available at T.E. Scott for future growth. Enrollment has slowly increased with new housing over the last few years and this trend is expected to continue until the ultimate residential build out for the NCP is achieved. An addition to T.E. Scott is identified in the 2006 - 2010 Five Year Capital Plan for funding approval in 2009/2010. There are no capital projects identified for Frank Hurt Secondary

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling to be demolished.
- **Significant Site Attributes** The site contains several mature trees including a stand of conifers along the southerly boundary and 71 Avenue.
- **East:** Undeveloped land and heavily treed with deciduous trees, zoned RA, designated Urban Single Family Residential in the NCP.
- **South:** Single family residential small lots recently created through development No. 7904-0136-00, zoned RF-12, designated Single Family Small Lots in the NCP.
- **West:** Single family dwelling proposed to be removed through development application No. 7906-0277-00, which is pre-Council and proposes to rezone and subdivide this lot into

- **North:** single family residential small lots, zoned RA, designated Low Density Compact Housing in the NCP. Single family dwelling, zoned RA, designated Urban Single Family Residential in the NCP. The site is under a new development application No. 7906-0290-00, which is pre-Council and proposes to rezone and subdivide into single family residential small lots.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies. Minor amendments to road concept over the subject property. Under development No. 7904-0136-00, approved by Council on July 11, 2005, 150 Street will no longer be realigned. The proposed north-south road connection, shown in the NCP, will be removed from the subject property (Appendix VII).

DEVELOPMENT CONSIDERATIONS

Proposed Land Use & Density

- The applicant proposes to rezone the subject property (1.06 acre) from One-Acre Residential Zone (RA) to "Single Family Residential Coach House Zone (RF-12C)" to permit subdivision into eight (8) single family small lots with coach houses. The existing single family dwelling on the property is to be removed prior to subdivision approval.
- The proposed development is consistent with the "Urban" designation in the Official Community Plan (OCP), and the "Low Density Compact Housing" (maximum 10 units per acre) designation in the East Newton Neighborhood Concept Plan (NCP) (Appendix VII). The subject site is located within the core area of the NCP near an existing school and park. The proposed development will, therefore, create comprehensively designed, family-oriented low density compact housing, with potential for affordable housing units, in close proximity to school and park facilities, public transit and local retail and services, as intended by the NCP.
- The development will achieve a density of 8 units per acre (19 units per hectare), and the lot sizes will range from 373 m² (4,015 ft²) to 439 m² (4,725 ft²). All of the lots exceed the minimum lot width, depth and area requirements of the RF-12C Zone for Type I interior lots.
- The proposed lot depth of 36.5 metres (120 ft.) exceeds the minimum depth of 28 metres (91 ft.) in the RF-12C Zone and provides additional space for the coach house use.

Building Design

- The applicant has retained Mike Tynan 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 VIII).

- A Building Scheme shall be registered on the title of each lot in order to ensure that the homes are compatible with the emerging character of the surrounding neighborhood.
- The new homes will be consistent in design with recently constructed homes (post year 2000), and reasonably compatible with the older urban homes, in the immediate area. Design styles proposed include Neo-Traditional, Neo-Heritage, Craftsman-Heritage and Rural Heritage.
- Basement-entry homes are characteristic of this area, however, new construction in the surrounding neighborhood is characterized by two-storey homes and is absent of basement-entry homes. Therefore, basement-entry homes are not allowed or proposed in this development.
- A secondary suite or a coach house is permitted, provided it is in compliance with Surrey Zoning By-law, No. 12000 and building permit requirements. The suite/coach house is reviewed and approved by the Design Consultant, and it must conform with the criteria outlined in the approved building design guidelines.
- The design of the new homes will incorporate balanced massing, particularly on the front facades, with a high trim and detailing standard. The Design Consultant recommends using natural and neutral colours on the exterior and a combination of materials such as stucco, cedar, vinyl, hardiplank, brick and stone. The roofing will also reflect the style objectives with a minimum 7:12 pitch and either cedar, concrete or asphalt roof tiles in shake profile.

Lot Grading

- A preliminary Lot Grading Plan submitted by the applicant's consultant has been reviewed by staff and is considered satisfactory. The Plan indicates minimal fill, up to 0.5 m (1 ft 8 in), is required to meet the proposed road grades and the lane, and to achieve property drainage.
- In-ground basements are feasible and proposed on all of the lots.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans for this development. This information has been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report identifies 82 mature sized trees on the subject property. The Report proposes to remove 3 trees that have been assessed as hazardous, and an additional 79 trees because they are located either within building envelopes, within the footprint of the proposed driveways or impacted by required underground services.
- Since the proposed lots will have access from the rear lane staff reviewed the possibility of retaining a grove of trees in the southern portion of the site. However, these trees will be impacted by road upgrades and the extension of services to 71 Avenue.
- The Arborist recommends 16 replacement trees to be planted throughout the development site.
- In addition, approximately one boulevard tree per lot will be planted for a total of eight (8) trees.

PRE-NOTIFICATION

Pre-notification letters were sent on May 10, 2006, and staff received no comments.

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 and Development Concept
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	East Newton South NCP
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 4, 2006.
- Building Scheme dated June 26, 2006.
- Neighbourhood Character Study dated June 26, 2006.
- Tree Survey Plan dated August 3, 2006.
- Arborist Report dated August 3, 2006.
- Tree Preservation and Replacement Plan dated August 3, 2006.
- Lot Grading Plan dated July 7, 2006.
- Soil Contamination Review Questionnaire prepared by Baljit Johal dated March 29, 2006.

How Yin Leung
Acting General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Baljit Johal
 Address: 15872 - 109 Avenue
 Surrey, B.C.
 V4N 4W4
 Tel: 604-778-552-1661

- (b) Agent: Name: Roger Jawanda, CitiWest Consulting Ltd.
 Address: #101 - 9030 King George Highway
 Surrey, B.C.
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application

- (a) Civic Address: 14937 - 71 Avenue

- (b) Civic Address: 14937 - 71 Avenue
 Owner: Timothy and Denise Roussel
 PID: 005-591-996
 Lot 42 Section 15 Township 2 New Westminster District Plan 35589

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.06 ac
Hectares	0.43 ha
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	12.01 m
Range of lot areas (square metres)	373 m ² (4,725 sq.ft.) to - 439 m ² (4,015 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19 upha (8 upa)
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50% – 59%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	62% - 71%
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

CONTOUR MAP FOR SUBJECT SITE

