

Proposal: Rezone from RA to RF-9C, RF-9 and RH to allow subdivision into 9 single family lots with coach houses, one single family small lot and a remnant lot.

Recommendation: Approval to Proceed

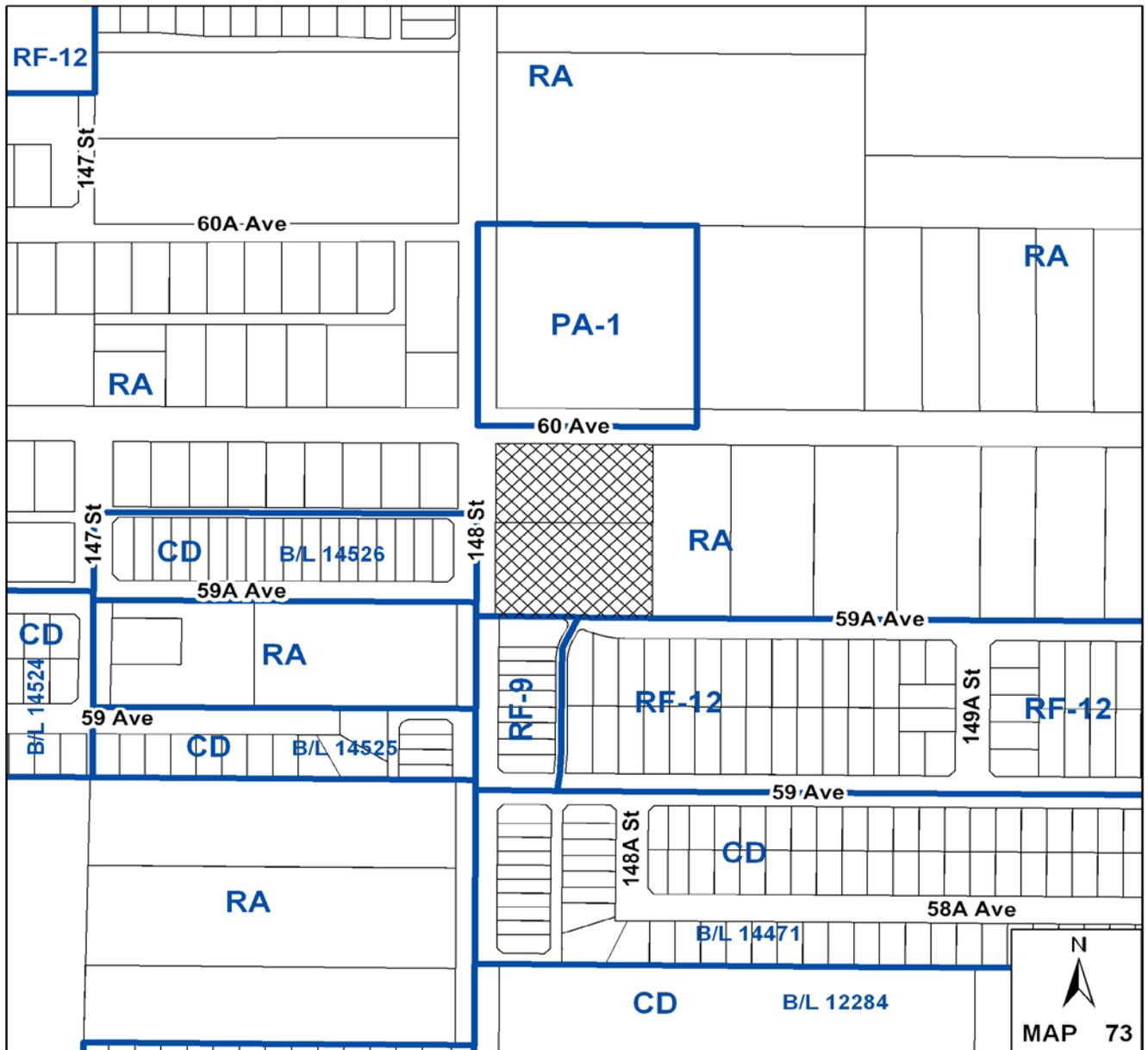
Location: 5964 - 148 Street and 14838 - 60 Avenue

Zoning: RA

OCP Designation: Urban

NCP Designation: SF Small Lots
Mixed Comm/Res
Townhouses

Owner: Rawlins Enterprises Ltd. Inc. No. 146044 et al



PROJECT TIMELINE

Application Submission Date:	May 16, 2006
Completed Application Submission Date:	November 3, 2006
Application Revision Re-submission Date:	January 26, 2007
Planning Report Date:	February 26, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-9C, RF-9 and RH

in order to allow nine (9) single family small lots (RF-9C) with coach houses, one single family small lot (RF-9) and a remnant lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000), to rezone Block B on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), to rezone Block C on Appendix VIII 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, including the property to the south at 5942 - 148 Street 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; and
 - (d) the applicant adequately address the shortfall on tree replacement resulting from tree cutting.

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: No concerns (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:

Cambridge Elementary School = 343 enrolled/480 capacity
 Sullivan Heights Secondary School = 1,063 enrolled/1,000 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 = 25 students
 Secondary students = 53 students
 Total new students = 77 students

Approved Capacity Projects and Future Space Considerations

Cambridge Elementary opened in September 2006, and reduced the enrolment for Sullivan Elementary. An enrollment move (French Immersion) to the new Panorama Ridge Secondary School occurred September 2006 in the table below. The proposed development will not have an impact on these projections.

Ministry of Transportation: Preliminary approval is granted for one year.

SITE CHARACTERISTICS

- **Existing Land Use** Single family residential.
- **East:** Single family residential units on larger properties, zoned RA, designated Urban in the OCP and Single Family Small Lots and mixed commercial/residential townhouse in the South Newton NCP.

- **South:** Across 59A Avenue, single family residential units on smaller lots, zoned RF-9 and RF-12, designated Urban in the OCP and Single Family Small Lots in the South Newton NCP.
- **West:** Across 148 Street, single family residential units on lots that vary from 350 square metres (3,770 sq.ft.) to 750 square metres (8,070 sq.ft.), zoned RA and CD (by-law No. 14526), designated Urban in the OCP and Single Family Small Lots in the South Newton NCP.
- **North:** Across 60 Avenue, United Church, zoned PA-1, designated Urban in the OCP and Institutional in the South Newton NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

NCP Designation: Single family small lots (southerly portion); mixed commercial/residential townhouses (northerly portion).
Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject 0.81 hectare (2.01 acres) site consists of two (2) properties that are located at the southeast corner of 60 Avenue and 148 Street. The properties are designated 'Urban' in the OCP and are located within the South Newton NCP. Under the NCP, the site has a combination of Single Family Small Lots and Mixed Commercial/Residential Townhouses designations.
- The subject properties are currently zoned 'One-Acre Residential (RA)'. Many properties to the east, west, and north are zoned RA, while the property immediately to the north is zoned PA-1 to accommodate a United Church. To the south, properties are zoned RF-9 and RF-12. A block immediately to the west is zoned CD, which has lots that are typically 9.8m (32 ft.) wide and 350 sq.m. (3,770 sq.ft.) in size.
- The South Newton NCP designates the subject site as Single Family Small Lots (southern portion) and Mixed Commercial/Residential Townhouses (northern portion). At this time, only the southern portion is being proposed for development.
- The Single Family Small Lot designation within the NCP was established to achieve the objective of building a community with a mix of housing densities and types with a density range of 3-4 upha (8-10 upa) within this designation. The nine (9) proposed RF-9C lots are maintaining this objective of the NCP.
- Immediately to the south, Surrey Project No. 7904-0374 created nine (9) RF-9 lots and sixteen (16) RF-12 lots. The road pattern for 59A Avenue that was established at that time will be completed with the current application. By incorporating curb extensions into the road design of

59A Avenue at 148 Street, 59A Avenue will align properly with the portion of 59A Avenue across 148 Street.

Proposed Development

- The proposed subdivision pattern is generally in keeping with the NCP layout, with an east-west lane dividing the mixed commercial/residential and the proposed small lots. However, a slight adjustment is proposed to the lane that would increase the size of the mixed commercial/residential townhouse portion. The reasons for this adjustment include:
 - Some of the proposed RF-9C lots would be approximately 17 m (56 ft.) deeper than required,
 - Maximizing the mixed commercial/ residential townhouse designation area would greatly assist in the future development of that portion of land,
 - The two neighbours immediately to the east have stated they have no concerns with the lane adjustment,
 - Engineering has stated they accept the proposed lane configuration, and
- The proposed RH area is not intended to be built upon as there already exists a home on this property. The rezoning of this portion of the land would enable the subdivision to occur while complying with Zoning By-law No. 12000. If this lot would remain RA, the subdivision of this portion of land would not be able to occur as it would not meet the size requirements of the RA zone.
- The proposed coach houses are an appropriate interface in this location. The proposed RF-9C lots are slightly smaller in size to the RF-12 lots to the south, but similar, and somewhat larger in size, than the RF-9 lots that are also located to the south. In light of the fact that there are larger lots zoned RA in this area, there are expectations that development will continue in this area to reflect smaller lot sizes. Therefore, in comparing the proposal to more recent developments rather than the RA zoned lots in this area, the proposal is appropriate at this location.
- With respect to the northern portion that is designated mixed commercial/ residential townhouses, having coach houses back onto such possible development potential would be a suitable interface at this location. This is further emphasized by the fact that the depths of many of the proposed RF-9C lots will be greater than what Zoning By-law 12000 requires.
- Immediately south of 59A Avenue, and still within the subject properties, is a thin piece of land that is required to be consolidated with the abutting property to the south, which is zoned RF-9. This consolidation would take place at the time of subdivision, and the Building Design Guidelines that exist for the RF-9 properties to south would apply to that thin piece of land associated with this development.

Subdivision Layout

- The proposed RH lot would meet the minimum size requirements of the RH zone. This portion of land that has been proposed to be rezoned to RH is due to the fact that after road dedication and lane construction the lot dimensions would not meet the size requirements of the RA Zone.

- All the proposed RF-9C lots meet the minimum size requirements of the RF-9C zone – Type I lots, and include an acceptable percentage Type II lots. The average size of the seven (7) Type I proposed lots is 303 sq.m. (3,265 sq.ft.), with an average frontage of 9.3m (30 ft.) and an average depth of 33.7m (110 ft). The two (2) Type II lots have proposed frontages of 7.9 m (26 ft.), depths of 39.6 m (130 ft.), and lot sizes of 313 sq.m. (3,370 sq.ft.).
- Given that the proposed development is primarily for RF-9C lots, lane access is required to these lots. The intersection of the proposed lane at 148 Street would align with the lane directly across 148 Street. From west to east, the proposed lane is designed to curve slightly south, travel parallel to 60 Avenue, and then curve back north and realign with the proposed lane location as illustrated in the NCP.
- The current applicant intends to curve the lane but not to the same degree as originally proposed. The lane is intended to curve back to where the NCP illustrates it to be on the two eastern lots, and the two property owners in the middle of this block have verified that they accept the curved lane as proposed through their properties.

Building Design Guidelines

- The applicant has retained Tynan Consulting Limited as the Design Consultant for this project. The Design Consultant conducted a character study of the surrounding homes and based on the findings proposed a set of building design guidelines for the proposed RF-9C lots (Appendix V).
- Tynan Consulting Limited had also been retained as the Design Consultant for the RF-9 lots immediately south of the subject property. In reviewing the Design Guidelines for these RF-9 lots and the proposed coach houses, the proposed houses will be similar in style, colour, and massing. The Design Guidelines that were established for the RF-9 lots south of the subject properties will apply to the thin portion of land south of 59A Avenue, as it will be consolidated with the abutting property to the south.
- The design for the proposed RF-9C lots will include Neo-Traditional, Neo-Heritage, and Urban-Heritage styles, which would meet current design standards. Additionally, the proposed homes would incorporate balance and simplicity of massing that reflects scale relationships associated with the styles selected to fit the area. The design is also proposing strong, dominant, and simple gable roof forms that provide interest and rhythm to the streetscape.
- The RF-9C zone allows either a coach house or a secondary suite. The guidelines reflect the fact that the coach house living area above the garage in the rear of the dwellings will form an integral part of the design of the coach house, and shall be compatible with the design of the principle dwelling.
- The Design Consultant recommends using grey or brown colors only, with main exterior materials consisting of stucco, vinyl, or hardiplank. The roofing will also reflect the style objectives with a minimum of 8:12 pitch with asphalt shingles in a ‘shake profile’ as the only material to be used on the roof.
- In-ground basements are feasible and proposed on all of the RF-9C lots. Basement entry homes, however, are not permitted.

Lot Grading

- A preliminary Lot Grading Plan submitted by McElhanney Consulting has been reviewed by staff and is considered acceptable. The plan indicates fill greater than 0.5 m (1.6 ft.) is proposed along the front of the proposed RF-9C lots at 59A Avenue. This fill is proposed to extend approximately 8.0m (26 ft) into the property from the edge of the road.
- There is an additional area in the rear of lot 9 where fill greater than 0.5m (1.6 ft) is also proposed. The rest of the site south of the proposed lane indicates a minimal amount of fill proposed. The fill throughout the lot is required to meet the existing road grade of 59A Street and to achieve proper drainage. No retaining walls are proposed. The preliminary plan has been reviewed by the Building Division and found satisfactory to proceed.

Tree Preservation

- Randy Greenizan from Clark Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans for the southern portion of the subject lot where the applicant is proposing to rezone the site to RF-9C (Appendix VI). The plans have been reviewed by the City's Landscape Architect and revisions are required to retain 2 trees shown on the neighbour's property.
- The South Newton NCP delineates preferred road and lane patterns in this area, which the applicant is reasonably adhering to. The curved laneway slightly differs from the NCP, but reasons for this have previously been discussed. The established road pattern in the NCP, in conjunction with single family small lots, make it difficult for the applicant to retain many of the existing trees on the property.
- Their report identifies 39 mature trees, which include Walnut, Cedar, Cherry, Chestnut, and Maple trees. Five of the trees are considered hazardous due to natural causes. The remaining 34 trees are affected by roadways, lane and building envelopes. Twenty-eight (28) of the 39 trees are deciduous trees (predominantly Red Alder) that have been stated to have no retentive value for the site.
- As a result, the report indicates that all 39 mature trees on the site will be removed and 9 replacement trees are proposed. Given the 2:1 tree replacement ratio, there is a substantial deficiency in the number of replacement trees proposed, which will need to be addressed through measures such as upsized replacement trees, additional planting, and/or a financial contribution to the City's Green Fund prior to final approval of the rezoning.

PRE-NOTIFICATION

Pre-notification letters were sent on August 9, 2005, and staff received two phone calls with the following comments:

- Concerns were raised with the additional automobile and pedestrian traffic that would occur with this development on top of the existing conditions. The nearby school further exasperates these concerns with increased vehicular and pedestrian traffic.

(Sidewalks will be constructed along 148 Street, which will assist in the pedestrian traffic. The existing traffic conditions are being managed properly through the Engineering Department, and as in any given area in Surrey, as traffic increases, appropriate changes are implemented to facilitate acceptable traffic flows.)

- Concerns were raised with the parking in the area and how the development would fit into the neighbourhood.

(The Zoning By-law requires a minimum of two (2) off-street parking spaces to be provided per dwelling unit, and one (1) additional off-street parking space to be provided for any coach house built. All parking requirements are to be met before Building Permit is issued. There are many larger lots in this area to which this development may not emulate. However, there are increasing numbers of smaller lots being created in this area, which is expected to continue and eventually dominate the neighbourhood. The expected and existing development is regulated with Design Guidelines that ensure there is conformity within the neighbourhood.)

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.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Zoning Block Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated December 6, 2006.
- Soil Contamination Review Questionnaire prepared by Noelle Rawlins dated May 3, 2006.

How Yin Leung
Acting General Manager
Planning and Development

RD/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: Dwight Heintz, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, B.C.
 V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

- (a) Civic Address: 5964 - 148 Street and 14838 - 60 Avenue
- (b) Civic Address: 5964 - 148 Street
 Owner: Rawlins Enterprises Ltd., Inc. No. 146044
 PID: 014-072-882
 Lot 49 Section 10 Township 2 New Westminster District Plan 61676
- (c) Civic Address: 14838 - 60 Avenue
 Owner: Noelle Lee Ann Rawlins
 PID: 002-834-022
 Lot 50 Section 10 Township 2 New Westminster District Plan 61676

3. Summary of Actions for City Clerks Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RH, RF-9C & RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.01 ac
Hectares	0.81 ha
NUMBER OF LOTS	
Existing	2
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	7.9 m - 37.1 m
Range of lot areas (square metres)	274 sq.m. - 3,301 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52% (RF-9C lots)
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% 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

