

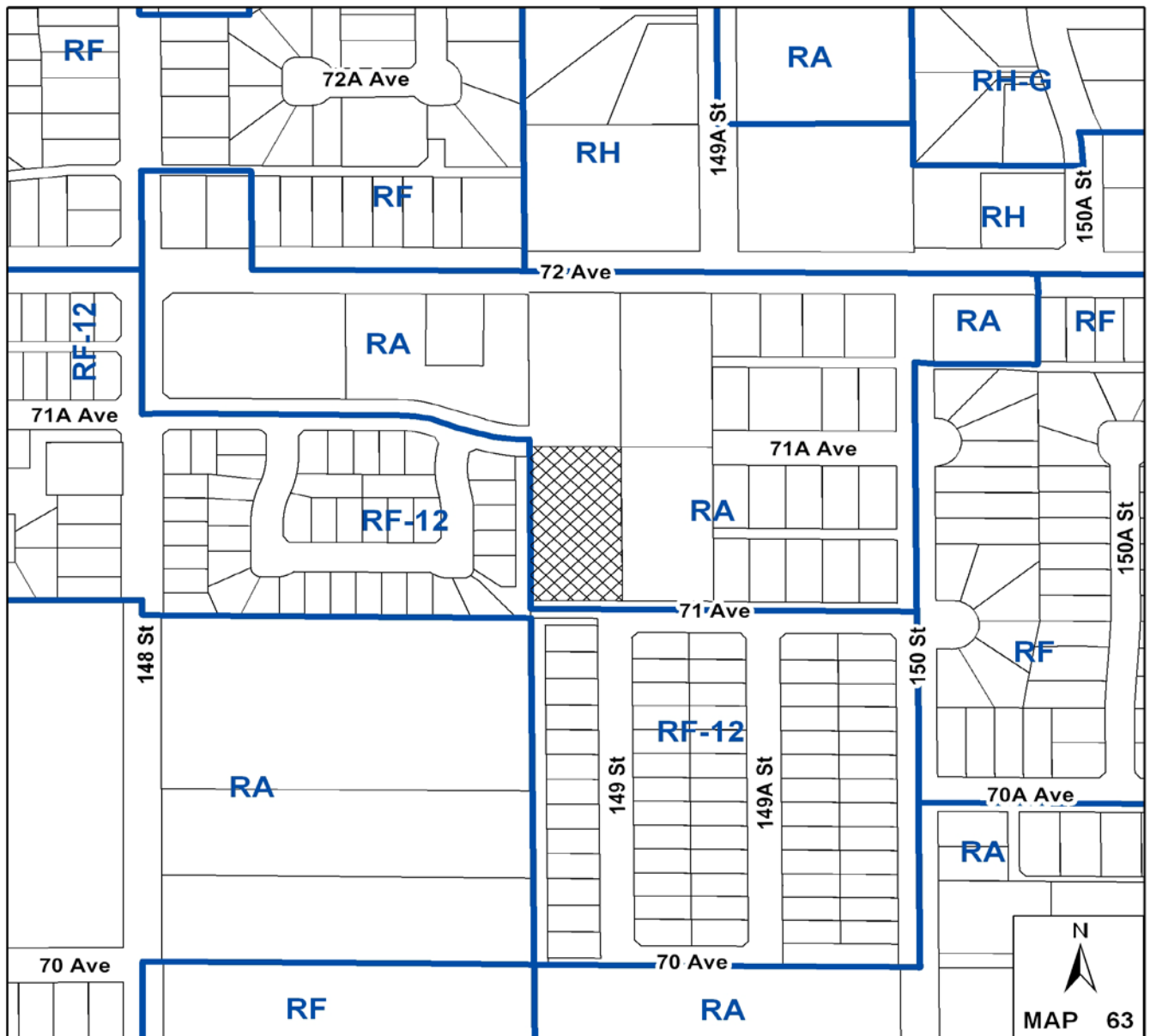
**Proposal:** Rezone from RA to RF-9C and RF-12C in order to permit subdivision into seven (7) single family residential small lots with coach houses and park. DVP to vary the minimum rear yard setback of the RF-12C Zone for proposed Lot 7.

**Recommendation:** Approval to Proceed

**Location:** 14919 - 71 Avenue      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** Low Density Compact Housing (max. 10 upa)      **Owner:** Rex Home Construction Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: June 14, 2006  
Layout Revised & Re-submitted Date: September 13, 2006  
Planning Report Date: October 30, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-9C and RF-12C; and
- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the minimum rear yard setback of the RF-12C Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for proposed Lot 7 only

in order to allow subdivision into seven (7) single family residential small lots, with coach houses and park.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A on Appendix V from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and to rezone Block B on Appendix V from "One-Acre Residential Zone (RA)" to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0277-00 (Appendix XI) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12C Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for proposed Lot 7 only.
3. 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 VI).

Parks: The Parks, Recreation & Culture Department supports the proposed open space dedication along the westerly part of the lot as required by the East Newton South Neighbourhood Concept Plan (NCP) (Appendix VII).

School District: **School Impacts:**

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

Elementary students = 3 students  
Secondary students = 2 students  
Total new students = 5 students

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

T.E. Scott Elementary School = 294 enrolled/215 capacity  
Frank Hurt Secondary School = 1,151 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 = 118 students  
Secondary students = 69 students  
Total new students = 187 students

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

*When Chimney Heights Elementary School opened in 2010, 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. The proposed development will not have an impact on these projections.*

(Appendix VIII)

## SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be removed before subdivision approval.
- **Significant Site Attributes** There are several mature trees around the perimeter of the site, particularly along 71 Avenue.
- **East:** Proposed development (No. 7906-0130-00) to create single family residential small lots with coach houses on a site. This proposal received Third Reading on September 25, 2006, site zoned RA, designated Low Density Compact Housing (maximum 10 upa) in the NCP.
- **South:** Single family residential small lots and park, recently completed, zoned RF-12, designated Single Family Small Lots in the NCP.
- **West:** Single family residential small lots and park recently completed, zoned RF, designated Low Density Compact Housing (maximum 10 upa) in the NCP.
- **North:** Proposed development (No. 7904-0253-00) by the same developer which is at Pre-Council. This proposal includes an NCP amendment to create single family residential small lots, currently zoned RA and designated Urban Single Family Residential in the NCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

East Newton South NCP Designation: Complies

## 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) and Single Family Residential (9) Coach House Zone (RF-9C) to permit subdivision into seven (7) single family small lots, with coach house, and park. 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 III). The development will achieve a density of 8 units per acre (19 units per hectare), and the lot sizes will range from 320 m<sup>2</sup> (3,444 ft<sup>2</sup>) to 606 m<sup>2</sup> (6,523 ft<sup>2</sup>) (Appendix IV).

- The subdivision pattern will complete the north half of the road at the corner of 71 Avenue and 149 Street. As per the NCP the end of 71 Avenue (unopened road allowance) will be preserved as City owned land for park purposes to provide a main entry point into the central park to the west (Appendix III). In addition, the requirement for small lots abutting the lane will ensure an uninterrupted pedestrian access from the end of 71 Avenue into this park.
- The proposed layout shows the extension of road dedication (71 Avenue) to the west to provide areas for servicing corridors outside of the Tree Protection Zone for trees retained in the front yard of proposed Lots 5 and 6. As a result of this road dedication, the lot depth is shortened and the applicant is, therefore, requesting a DVP to reduce the rear yard setback for proposed Lot 7 only, to improve the building envelope on this lot.

### Proposed Small Lots

- The proposed subdivision layout includes a blending of single family residential small lots with coach houses:
  - RF-9C Type I Interior lots will be a minimum 9 m (30 ft) wide and range in lot area from 320 m<sup>2</sup> (3,444 ft<sup>2</sup>) to 330 m<sup>2</sup> (3,552 ft<sup>2</sup>); and
  - RF-12C Type I Interior lots will be a minimum 12 m (40 ft) wide and range in lot area from 410.6 m<sup>2</sup> (4,420 ft<sup>2</sup>) to 606 m<sup>2</sup> (6,523 ft<sup>2</sup>).
- The proposed small lots can be supported because they will compliment the emerging development pattern of small lots in this neighborhood, particularly in the area of 148 Street to 150 Street, and from 71 Avenue to 72 Avenue. In addition, the creation of coach houses reinforces the NCP intent to provide low density compact housing (max. 10 upa) on this site as a means of providing affordable housing units in close proximity to park and school facilities, and retail services in the nearby Newton Town Centre.

### Park

- The applicant proposes to dedicate 555.6m<sup>2</sup> (5,980 ft<sup>2</sup>) of parkland, approximately 13% of the site area, along the west property line. This dedication exceeds the 5% open space requirement for a subdivision, but it is required by the NCP in order to complete the greenway connection into the central neighborhood park to the southwest. The Parks, Recreation and Culture Department has confirmed that the City will purchase the excess parkland dedication, totally 8% of subject site, approximately 343.17 m<sup>2</sup> (3,694 ft<sup>2</sup>).

### 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 IX). 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, and will incorporate the following key elements:
  - balanced massing, particularly on the front facades;
  - high trim and detailing standard;
  - natural and neutral color schemes on the exterior main cladding;
  - combination of materials such as stucco, cedar, vinyl, hardiplank, brick and stone;
  - minimum roof pitch of 7:12 on the RF-12C lots, and 8:12 on the RF-9C lots; and
  - roof materials consisting of either cedar, concrete or asphalt roof tiles in shake profile.
- 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.
- No Basement-Entry style homes will be permitted in this development.
- Access to all of the lots will be from the proposed rear lane.

#### 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, less than 0.5 m (1 ft 8 in), is required to achieve proper drainage and meet the grades of the proposed road and lane, the adjacent development to the east, and the park to the west.
- 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 15 mature sized trees on the subject property (Appendix X). Initially, all of these trees were proposed for removal because of their proximity to the proposed road dedication at the corner of 71 Avenue and 149A Street.
- Staff worked with the applicant to revise the subdivision layout and servicing concept, in order to retain five (5) trees in the front yards of proposed Lots 5 and 6. The Engineering department accepts the revised servicing concept, which shows servicing corridors for these lots being located along the outermost property lines, farthest away from the trees to be retained. Engineering has also confirmed that there will be sufficient road allowance to design the road, at the corner of 71 Avenue and 149A Street, in a way that will not negatively impact the retention of these trees.

- As a result, ten (10) of the fifteen (15) mature trees will be removed, and the Arborist recommends 18 replacement trees to be planted throughout the development site. In addition, approximately one boulevard tree per lot will be planted for a total of seven (7) trees. Since the proposed number of replacement trees is more than the numbers of trees to be removed, no additional compensation for upsizing or financial contributions for tree replacement are required.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 29, 2006, and staff received no comments.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the rear yard setback for proposed Lots 7 only from 7.5 metres (25 ft) in the RF-12C Zone, to 3.0 metres (10.0 ft) (Appendix XI).

Applicant's Reasons:

- The proposed configuration of the required road dedication (71 Avenue) has been extended further west in order to locate servicing corridors, in the front yards of proposed Lots 5 and 6, in such a way that facilitates the retention of five (5) trees within these lots. This extension, however, reduces the lot depth of proposed Lot 7 and results in an insufficient building depth, approximately 7.0 m (23 ft). Therefore, a reduced rear yard setback will provide an adequate building depth on this lot.

Staff Comments:

- A reduced rear yard setback on proposed Lot 7 will facilitate the retention of five Cedar trees, ranging in size from 30 cm – 87 cm diameter at chest height, that would otherwise need to be removed to accommodate servicing to proposed Lots 5 and 6 from 71 Avenue;
- Due to the configuration of this lot, most of the usable space will be located on the north side of the building envelope, thus the rear yard setback reduction will not decrease this functional area (Appendix XI);
- Despite the reduced rear yard setback the lot width and area exceed those required by the proposed RF-12C Zone;
- The reduced rear yard setback will apply only to the rear side that abuts the proposed park dedication, so there is sufficient separation from the homes under construction within the development to the west of the greenway (File No. 7904-0132-00); and
- In addition, since the proposed variance directly improves tree retention within the development, the Development Variance Permit fee will be waived, as permitted in the provisions of the recently amended Tree Preservation Bylaw No. 16100, approved by Council on September 11, 2006.

### 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.	East Newton South NCP
Appendix IV.	Proposed Subdivision Layout
Appendix V.	Survey Plan of Proposed Zones
Appendix VI.	Engineering Summary
Appendix VII.	Parks Comments
Appendix VIII.	School District Comments
Appendix IX.	Building Design Guidelines Summary
Appendix X.	Summary of Tree Survey and Tree Preservation
Appendix XI.	Development Variance Permit No. 7906-0277-00

### INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated October 20, 2006.
- Building Scheme dated September 23, 2006
- Neighbourhood Character Study dated September 23, 2006.
- Tree Survey Plan dated September 26, 2006.
- Arborist Report dated September 26, 2006.
- Tree Preservation and Replacement Plan dated September 26, 2006.
- Lot Grading Plan dated September 2006.
- Soil Contamination Review Questionnaire prepared by Mato Blazevic dated May 30, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

LCR/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

(b) Agent:     Name:             Rex Home Construction  
                  Address:         Box 280, 6832 King George Highway  
                                      Surrey, B.C.  
                                      V3W 4Z9  
                  Tel:                 604-599-0038

2.     Properties involved in the Application

(a)     Civic Address:         14919 - 71 Avenue

(b)     Civic Address:         14919 - 71 Avenue  
           Owner:                 Rex Home Construction Ltd.  
           PID:                    004-061-977  
           Lot 43 Section 15 Township 2 New Westminster District Plan 35589

3.     Summary

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

(b)     Proceed with Public Notification for Development Variance Permit No. 7906-0277-00.

## SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.06 ac	
Hectares	0.43 ha	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	7	
<b>SIZE OF LOTS</b>	RF-9C	RF-12C
Range of lot widths (metres)	9.0 m (30 ft.)	12 m (40 ft.)
Range of lot areas (square metres)	328 m <sup>2</sup> (3,526 sq.ft.) (average)	440 m <sup>2</sup> (4,736 sq.ft. to 573 m <sup>2</sup> (6,168 sq.ft.)
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	6.6 upa (16 upha)	
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>	RF-9C	RF-12C
Maximum Coverage of Principal & Accessory Building	28%	55%
Estimated Road, Lane & Driveway Coverage	49%	29%
Total Site Coverage	77%	84%
<b>PARKLAND</b>		
Area (square metres)	555.6 m <sup>2</sup> (5,980 sq.ft.)	
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	NO	
<b>TREE SURVEY/ASSESSMENT</b>	YES	
<b>MODEL BUILDING SCHEME</b>	YES	
<b>HERITAGE SITE Retention</b>	NO	
<b>BOUNDARY HEALTH Approval</b>	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

CONTOUR MAP FOR SUBJECT SITE

