

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0310-00

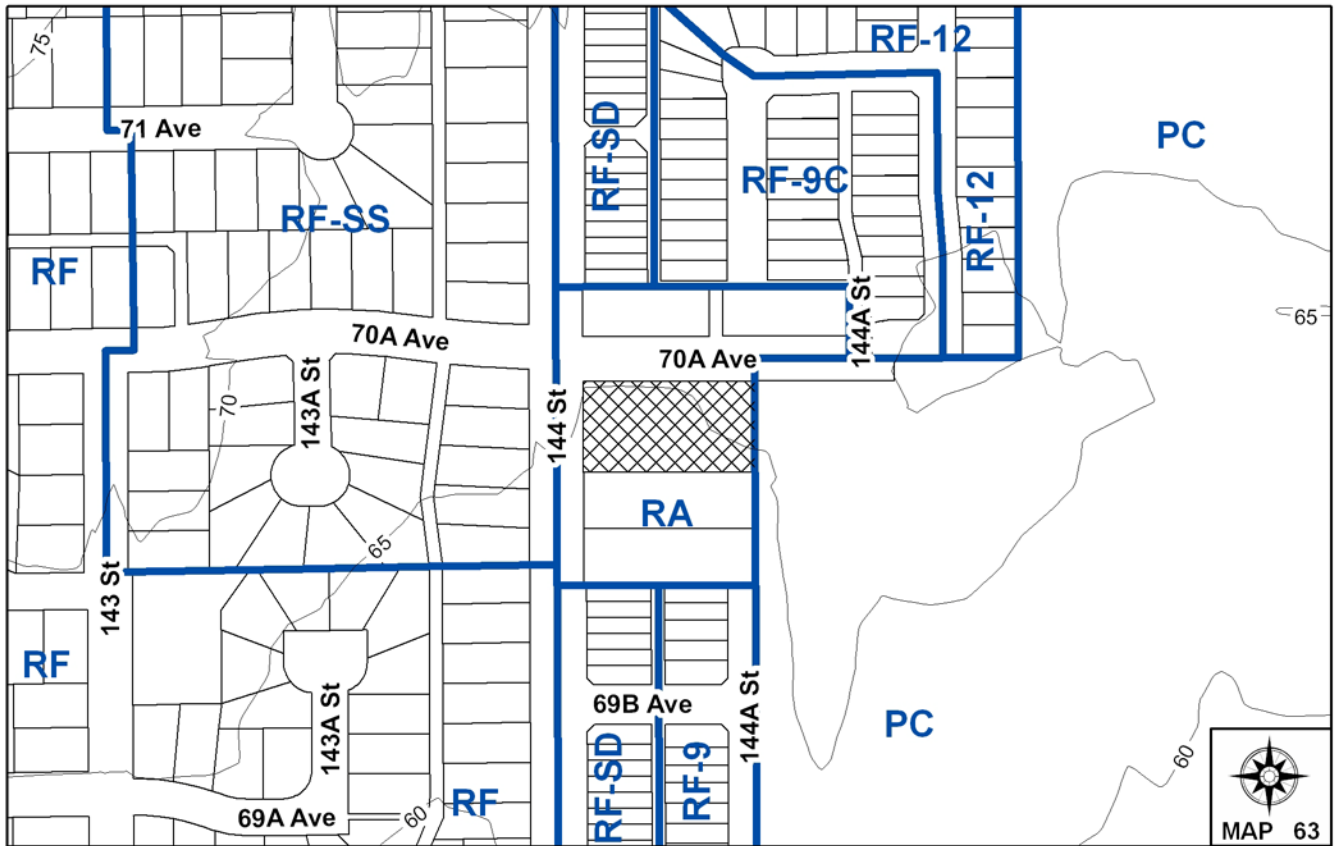
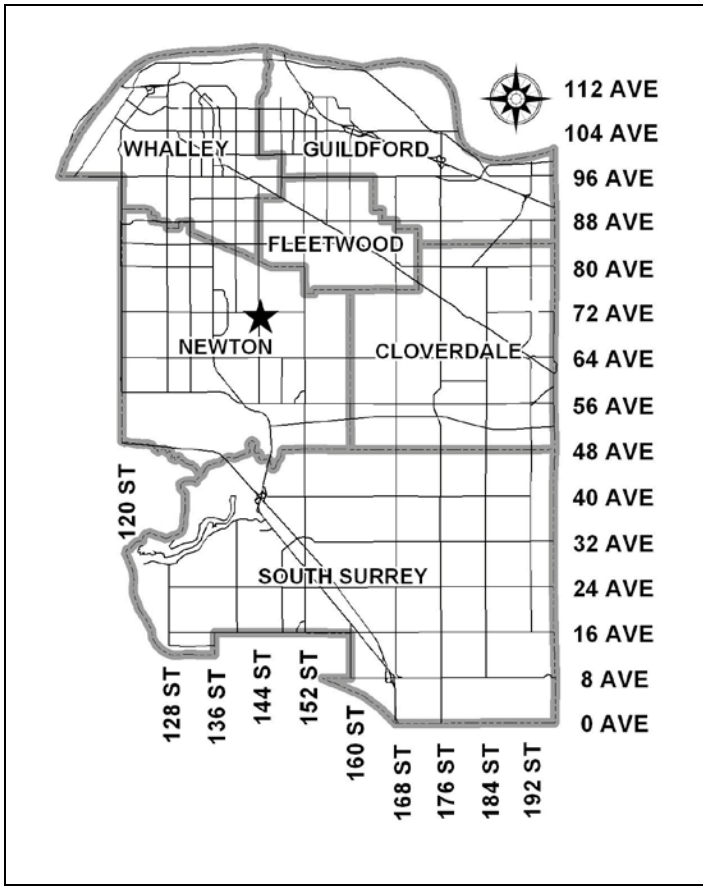
Planning Report Date: October 1, 2007

PROPOSAL:

- **NCP Amendment** from Townhouses (max. 15 upa) to Semi-detached and Single Family Small Lots; and
- **Rezoning** from RA to RF-SD and RF-9.

in order to allow subdivision into 5 semi-detached residential lots and 4 single family small lots.

LOCATION: 14432 - 70A Avenue
OWNER: Balbir Pannu
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses (max. 15 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with NCP Designation. Requires NCP amendment from "Townhouses (max. 15 upa)" to "Semi-Detached" and "Single Family Small Lots".
- Proposes a different built form (duplexes and single detached dwellings on fee simple lots) than envisioned by the NCP (townhouses).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP amendment is consistent in use and density with recently approved developments to the north and south of the subject site, and the proposed subdivision layout presents a continuation of the development pattern to the south.
- The proposed density is compatible with the maximum 15 upa permitted in the NCP.
- Previous public consultation for other NCP amendments in the immediate neighbourhood revealed support for the proposed change in built form from townhouses to a combination of single family small lots and semi-detached lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject property shown as Block "A" (0.3 ac) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and to rezone the portion of the property shown as Block "B" (0.4 ac) 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 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) registration of a Section 219 Restrictive Covenant for "no build" over proposed Lot 1 until this lot can be built on, as per the RF-SD Zone, in conjunction with the adjoining property to the south, at 7022 - 144 Street;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 9 until future consolidation with the adjacent property to the south at 7022 - 144 Street;
 - (f) the applicant adequately address the shortfall in tree replacement resulting from tree cutting; and
 - (g) applicant to address the issue of amenity shortfall due to the reduction in anticipated funds resulting from the proposed lower density.
3. Council pass a resolution to amend the East Newton South NCP to redesignate the land from Townhouses (max. 15 upa) to Semi-Detached and Single Family Small Lots 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 IV.

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

3 Elementary students at T.E. Scott School
1 Secondary students at Frank Hurt School

(Appendix V)

Parks, Recreation & Culture: No concerns. The applicant must provide amenity contributions, as required in the East Newton South NCP and pay cash-in-lieu of park dedication.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling to be removed prior to subdivision approval.

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|----------------------------|--|--------------------------------------|----------------------|
| North (Across 70A Avenue): | Existing single family homes. | Townhouses (max. 15 upa) in the NCP | RA |
| East: | Valley View Cemetery Memorial Gardens. | Cemetery in the NCP | PC |
| South: | Proposed development (Application No. 7906-0330-00) proceeding concurrently to Council for an NCP amendment to create single family small lots and duplexes. | Townhouses (max. 15 upa) in the NCP. | RA |
| West (Across 144 Street): | Existing single family lots. | Urban in the OCP. | RF-SS |

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property (0.78 acres) at 14432 – 70A Avenue is currently zoned RA, located within the East Newton South Neighborhood Concept Plan (NCP), and designated "Townhouses (maximum 15 units per acre)."
- The applicant proposes to re-designate the subject property to "Semi-Detached" and "Single Family Small Lots," and to rezone the site from One-Acre Residential Zone (RA) to Semi-Detached Residential Zone (RF-SD) (Block A) and Single Family Residential (9) Zone (RF-9) (Block B) (Appendix III), to permit subdivision into nine (9) residential small lots, comprising five (5) semi-detached lots and four (4) single family detached lots (Appendix II).

- The proposed amendment is consistent with adjacent developments to the north and south (Development Application Nos. 7905-0224-00 and 7904-0255-00), which were approved by Council in October 2005 and June 2007, respectively, and amended the NCP to permit the development of single family small lots and semi-detached lots (Appendix VIII).
- The proposed amendment is generally consistent with adjacent developments to the north and south (Development Application Nos. 7905-0224-00 and 7904-0255-00), which were approved by Council in October 2005 and June 2007, respectively, and amended the NCP to permit the development of a variety of attached and detached single family small lots (Appendix VIII).
- The proposed subdivision pattern is consistent with preliminary concepts previously shown to the public through Development Application No. 7904-0255-00, to the south (6892 to 6996 – 144 Street). These concepts showed a continuation of single family small lots up to 70A Avenue, including the subject property at 14432 – 70A Avenue.
- The proposed density, 12 units/acre (upa) / 28 units/hectare (upha), is within the typically accepted range for areas designated for townhouse development and is comparable with the maximum 15 upa / 37 upha permitted for on the subject property in the NCP. This density is consistent with adjacent developments to the south (12 upa / 29 upha) and north of 70A Ave (13 upa / 32 upha). The applicant will also be required to address any amenity funds shortfall resulting from a slightly lower density than anticipated by the NCP.

Public Information Meeting

- Several Public Information Meetings (PIM) were held in the immediate area for adjacent development applications as follows:
 - A PIM was held in 2005 for the neighboring development to the south (No. 7904-0255-00), which proposed a similar amendment to permit single family small lots and semi-detached lots. Only 4 persons attended this meeting and were generally supportive of the proposed development;
 - A subsequent PIM was held in 2006 for a development just north of 70A Ave (application No. 7905-0224-00). Only a few people attended this meeting, and none expressed any concern for the proposed amendment from townhouses to introduce single family small lots and semi-detached lots; and
- Pre-notification letters were sent in April 2007 for the proposed development of the subject property (14432 – 70A Avenue), and a similar proposal for the adjoining properties to the south, 7012 and 7022 – 144 Street (Development Application No. 7906-0330-00). Staff has not received any comments on either project.
- Based on previous Public Information Meetings and public consultation, additional public consultation was not required to support this NCP amendment.

DEVELOPMENT CONSIDERATIONS

- The applicant proposes semi-detached and small lot detached development, with five (5) semi-detached (RF-SD) lots fronting 144 Street, an arterial road, and four (4) single family detached (RF-9) lots in the eastern portion of the site, separated from the Cemetery by a road.
- The proposed RF-SD lots are a minimum 7.7 metres (25 ft) wide and 223 square meters (2,400 ft²) in area. The proposed RF-9 lots range in lot width, from 9 metres / 30 ft to 13 metres / 43 ft, and in area, from 254 square metres / 2,734 ft² to 323 square metres / 3,477 ft². The lot width for proposed Lot 9 exceeds the by-law requirement; however, a portion of this lot, approximately 2 metres, will be protected for future consolidation and development, to create an additional RF-9 lot, with the property to the south at 7022 – 144 Street. A Section 219 Restrictive Covenant will be required to protect this No-Build area on a portion of proposed Lot 9.
- Proposed Lot 1 is intended for a semi-detached unit, but requires an adjacent RF-SD lot to facilitate construction of two side-by-side semi-detached units. The neighboring development to the south (No. 7906-0330-00), which is proceeding concurrently to Council, proposes RF-SD lots fronting 144 Street that would enable such construction. However, until this neighboring development is completed, a No-build Restrictive Covenant will be registered on proposed Lot 1 to prohibit construction on this lot until a semi-detached unit can be built in conjunction with the development of 7022 – 144 Street.

Building Design

- The applicant for the subject site has retained Michael Tynan as the Design Consultant. The Design Consultant has conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of design guidelines for the new homes based (Appendix VI). The guidelines will be registered in a Building Scheme on the title of each lot to ensure the new homes are compatible with the emerging character of the neighborhood.
- The proposed design styles include Rural Heritage, Neo- Heritage, Craftsman-Heritage, or a complimentary variation of the Neo-Traditional style, and will incorporate the following objectives:
 - balanced massing and articulation
 - front entrances retain a human scale;
 - generous trim and detailing elements;
 - heritage colors with neutral and natural colors used for accents;
 - high quality of exterior cladding and detailing materials using a combination of stucco, cedar, vinyl, hardiplank, brick and stone;
 - minimum roof pitch of 8:12 with other roof slope combinations permitted if steep roof slope appearance is achieved;
 - roof materials include min. 30-year asphalt shingles in shake profile; and
 - semi-detached dwellings resemble single family homes not duplexes.
- Secondary Suites and Basement-Entry style homes are prohibited in this development.

- Access to the proposed lots will be limited to the rear lane, and parking structures will be located at the rear of the dwellings.
- Party wall agreements will be required on each fee simple lot for the proposed semi-detached units to regulate the maintenance and structural, and design, integrity of the overall building. The required party wall agreement will be a subject condition of subdivision.

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) for the majority of the site, with some fill along the west and north boundaries reaching a maximum depth of 1.0 m / 3 ft 3 in. This fill is required to meet the ultimate road grades within 70A Avenue and 144 Street, while also achieving proper drainage within the lots. However, no retaining walls will be required.
- In-ground basements are feasible and proposed on all of the lots.

Tree Retention & Replacement

- The Arborist Report prepared by Max Rathburn of Arbortech Consulting Ltd. for this development has been reviewed by the City's Landscape Architect and deemed acceptable.
- The Report identifies 24 protected sized trees within the subject site, including species such as Western Red Cedar (4), Douglas fir (5), Bigleaf Maple (1), Japanese Cherry (1) Grand Fir (1), Leyland Cypress (1), Black Locust (7), Serbia Spruce (1), Crabapple (1) and others (2).
- The Arborist recommends all 24 trees be removed because of their poor or very poor condition (Appendix VII). For example, some trees have been topped, leaving them with very little branches to sustain the trees health and structure. Other trees are growing out of old decaying stumps, making them prone to failure. Thus, these existing conditions make the trees unsuitable for retention.
- The Arborist recommends 9 replacement trees to be planted, one on each of the proposed single family small lots. Based on the required 2:1 tree replacement ratio, and site area, the proposed number of replacement trees is deficient by 30 trees. The applicant proposes to address this deficiency with a cash contribution of \$9,000 to the City Green Fund as a condition of final approval.

PRE-NOTIFICATION

- Pre-notification letters were sent on April 3, 2007. No comments have been received by Staff concerning this development proposal.

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. Block Survey Plan
- Appendix IV. Engineering Summary
- Appendix V. School District Comments
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Survey and Tree Preservation
- Appendix VIII. NCP Plan

Jean Lamontagne
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: Dexter Hirabe, CitiWest Consulting Ltd.
 Address: #101 - 9030 King George Highway
 Surrey, BC V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application

- (a) Civic Address: 14432 - 70A Avenue

- (b) Civic Address: 14432 - 70A Avenue
 Owner: Balbir Pannu
 PID: 002-390-132
 Parcel "A" (K5440E) of Block 4 Except: Part Subdivided by Plan 19852;
 Section 15 Township 2 New Westminster District Plan 5888

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD and RF-9

| Requires Project Data | Proposed | |
|--|---|---|
| GROSS SITE AREA | | |
| Acres | 0.78 ac | |
| Hectares | 0.32 ha | |
| | | |
| NUMBER OF LOTS | | |
| Existing | 1 | |
| Proposed | 9 | |
| | | |
| SIZE OF LOTS | RF-SD | RF-9 |
| Range of lot widths (metres) | 7.74 m - 11 m | 9.0 m - 13.0 m |
| Range of lot areas (square metres) | 223 m ² - 282 m ² | 254 m ² - 323 m ² |
| | | |
| DENSITY | | |
| Lots/Hectare & Lots/Acre (Gross) | 12 upa | |
| Lots/Hectare & Lots/Acre (Net) | 28 upha | |
| | | |
| SITE COVERAGE (in % of gross site area) | RF-SD | RF-9 |
| Maximum Coverage of Principal & Accessory Building | 60% | 52% |
| Estimated Road, Lane & Driveway Coverage | 9% | 20% |
| Total Site Coverage | 69% | 72% |
| | | |
| PARKLAND | | |
| Area (square metres) | cash-in-lieu to be provided | |
| % 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 | |