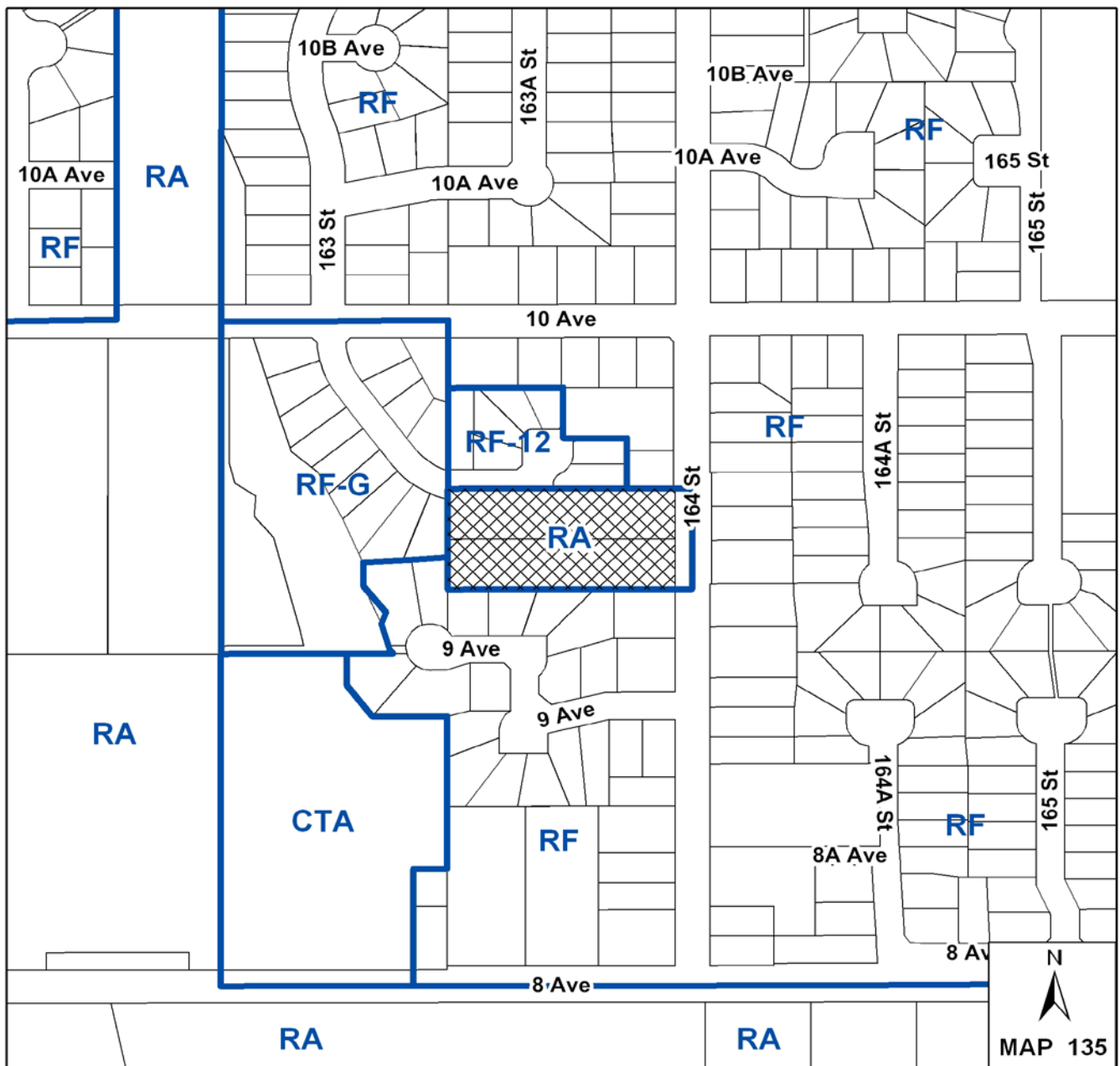


Proposal: Rezone from RA to RF and RF-12 to permit subdivision into 14 single family lots.

Recommendation: Approval to Proceed

Location: 925 and 941 - 164 Street **Zoning:** RA
OCP Designation: Urban
LAP Designation: Urban Res. **Owners:** Frederick Thomas Slade et al



PROJECT TIMELINE

Completed Application Submission Date: October 31, 2006
Planning Report Date: December 18, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF and RF-12

in order to permit subdivision into three (3) RF and eleven (11) RF-12 single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block "A" shown on Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), to rezone Block "B" shown on Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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) submission of a landscaping cost estimate and financial securities for tree retention and replanting to the specifications and satisfaction of the City Landscape Architect; and
 - (e) the applicant address the shortfall in tree replacement.

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 has been asked to address the pressure this development will put on existing park facilities in the neighbourhood and ensure Fergus Creek and parkland is not impacted by the development (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 4 students
 Secondary students = 2 students
 Total new students = 6 students

School Catchment Area/Current Enrollment/School Capacity:

South Meridian Elementary School = 276 enrolled/305 capacity
 Earl Marriott Secondary School = 1,629 enrolled/1,500 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 = 0 students
 Secondary students = 264 students
 Total new students = 264 students

Approved Capacity Projects and Future Space Considerations

There are no projects identified at South Meridian in the Capital Plan proposes the purchase of a new secondary school site in the Grandview Heights area to relieve projected capacity shortfall in the long-term. The proposed development will not have an impact on these projections.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Two (2) single family residential lots with existing dwellings. One of the dwellings is proposed to be moved and retained.

- **East:** Across 164 Street, single family dwellings, zoned RF, designated Urban in the OCP.
- **South:** Single family dwelling lots, zoned RF, designated Urban in the OCP.
- **West:** Single family small lots, zoned RF-G, designated Urban in the OCP.
- **North:** Across 9A Avenue, RF-12 small single family lots designated Urban in the OCP and created under Development Application No. 7901-0258-00 by the same developer as the subject site. RF zoned lots fronting 164 Street.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

LAP Designation: Urban Residential. Complies.

DEVELOPMENT CONSIDERATIONS

- The site is located on 164 Street near 9 Avenue and is within the Semiahmoo Peninsula Local Area Plan (LAP). It is surrounded by RF lots to the east, RF-G (single family gross density) to the west and RF-12 small lots to the north. The applicant proposes to rezone the subject properties from One-Acre Residential (RA) to Single Family Residential (RF) on Block "B" for Lots 12-14 and Single Family Residential (12) (RF-12) on Block "A" for Lots 1-11 to subdivide into fourteen (14) single family lots in total. There are large single family dwellings on both properties, one is to be demolished and the other is to be moved and retained on proposed Lot 12 with this proposal.

Proposed Subdivision Layout

- The subject site is designated Urban in the OCP. Three (3) RF lots are proposed fronting 164 Street and 11 RF-12 lots on the remaining western portion. The RF-12 lots are to be accessed off of 163 Street.
- 163 Street is currently built through to a cul-de-sac providing access to the lots to the north. A new cul-de-sac is proposed to be dedicated and built as part of the subject development to the south of 163 Street to roughly mirror what already exists to the north.

Proposed Single-Family Residential (12) (RF-12) on Block "A"

- Eleven (11) proposed lots (Lots 1-11) are 13.4 metres (44.0 ft.) to 16.9 metres (55.4 ft.) in frontage. The proposed lots range from 359.2 m² (3,866.4 ft²) to 559.3 m² (6,020.3 ft²) and comply with the requirements of the RF-12 Zone.

- The proposed RF-12 lots are consistent with the existing RF-12 lots to the north created under Development Application No. 7901-0258-00, as well as similar to the RF-G immediately to the west.
- To address the interface of RF-12 lots with the existing single-family residential lots to the south and south-west, the proposed lot layout was revised to achieve a minimum 26 metre depth for the proposed RF-12 lots, and increased lot sizes. Lots range in size from 359.2 m² (3,866.4 ft²) to 559.3 m² (6,020.3 ft²), which substantially exceeds the RF-12 minimum area of 320 m² (3,444.6 ft²), and approximates the RF lot size requirement of 560 m² (6,028.0 ft²). There is an existing chain link fence and some landscaping along most of the property line adjacent to the large single-family lots. The developer has volunteered to install additional landscaping in the areas where there is no landscaping to further soften this interface, namely the along the western property lines of proposed Lots 3 and 4 and the south property lines of proposed Lots 6 and a portion of Lot 7.
- It is noted that the RF-12 zoning will result in smaller (size) houses as the maximum permitted floor area on an RF-12 lot is 260 m² (2,800 ft²), as opposed to larger dwellings that could be build under the RF zone (330 m²/3,550 ft²). This will also ensure a sensitive transition to the existing properties to the south.

Proposed Single-Family Residential (RF) on Block "B"

- Three (3) proposed lots (Lots 12 –14) are 19.7 metres (64.6 ft.) to 21.3 metres (69.9 ft.) in frontage. The proposed lots range from 560.4 m² (6,032.1 ft²) to 719.5 m² (7,744.6 ft²) and comply with the requirements of the RF Zone. These lots are intended to complete the interface between the proposed lots and the existing RF lots along 164 Street.

Proposed Building Scheme

- 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 IV).
- The character of the new homes will be consistent with the emerging built form of the neighbourhood similar to other Building Schemes in the area, namely the homes to the immediate north across 163 Street.
- The design of the new homes will be "Neo-Traditional", "Neo-Heritage", "Craftsman Heritage", or "Rural-Heritage" housing styles.
- Exterior building materials include stucco, cedar, vinyl, hardiplank, brick and stone. The minimum roof pitch is 7:12, with permitted roof materials being cedar shingles and grey or brown shake profile concrete roof tiles only.
- Basement-entry homes and secondary suites will not be permitted in this development.
- A Building Scheme will be registered on the title of each new lot in order to ensure that the homes are compatible with the character of the existing neighbourhood.

Lot Grading

- In-ground basements are proposed based on lot grading and tree preservation information provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Tree Replacement Plans. The City's Landscape Architect has reviewed the report and plans.
- The Arborist Report indicates that there are 53 protected trees on the subject site, 43 of the protected trees have been declared hazardous due to natural causes (Appendix VII). Three non-hazardous protected trees will be removed and 7 protected trees are proposed to be retained. Thirty-six (36) replacement trees are to be planted.
- The applicant has volunteered to upsize the required 36 replacement trees, as well as provide a voluntary monetary contribution to the Green City Fund in the amount of \$16,800.00 to address the short fall of replacement trees and install an additional landscaping buffer.

PRE-NOTIFICATION

Pre-notification letters were sent on October 18, 2006 and staff received the following comments:

- Concern regarding tree retention within the development site, specifically along the southern property lines of proposed Lots 5 and 6

(The tree preservation and replacement plans prepared by the applicant's arborist have been reviewed by the City Landscape Architect. The existing trees on proposed Lots 5 and 6 have been identified as maple and alder trees in extremely poor condition and hazardous due to natural causes. They are to be removed. The applicant has proposed three replacement trees on both Lots 5 and 6 as well as an additional landscape buffer along the southern property line of proposed Lot 6 and a portion of proposed Lot 7.)

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

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 30, 2006.
- Building Scheme dated September 23, 2006.
- Arborist Report and Tree Preservation & Replace Plan dated November 14, 2006.
- Soil Contamination Review Questionnaire prepared by John Kaethler dated June 19, 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: Abbey Downs Development Corporation
 Address: 2607 - 139 Street
 Surrey, B.C.
 V4P 3K5
 Tel: 604-541-6229

- (b) Agent: Name: Coastland Engineering & Surveying Ltd.
 Address: #101 - 19292 - 60 Avenue
 Surrey, B.C.
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Addresses 925 and 941 - 164 Street

- (b) Civic Address: 925 - 164 Street
 Owner: Frederick Thomas Slade
 PID: 009-358-374
 Lot 5 Section 12 Township 1 Plan 10644

- (c) Civic Address: 941 - 164 Street
 Owner: Frank and Jean Thurston
 PID: 001-898-604
 Lot 4 Section 12 Township 1 Plan 10644

3. Summary of Actions for City Clerks Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.98 ac	
Hectares	0.80 ha	
NUMBER OF LOTS		
Existing	2	
Proposed	14	
SIZE OF LOTS	RF-12	RF
Range of lot widths (metres)	13.4 - 16.9 m	19.7 m - 21.3 m
Range of lot areas (square metres)	371.5 m ² - 559.3 m ²	560.4 m ² - 719.5 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	7.3 upha/18.0 upa	6.4 upha/15.8 upa
Lots/Hectare & Lots/Acre (Net)	9.9 upha/24.7 upa	6.6 upha/16.2 upa
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	30%	
Estimated Road, Lane & Driveway Coverage	28%	
Total Site Coverage	58%	
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

