

City of Surrey
PLANNING & DEVELOPMENT REPORT

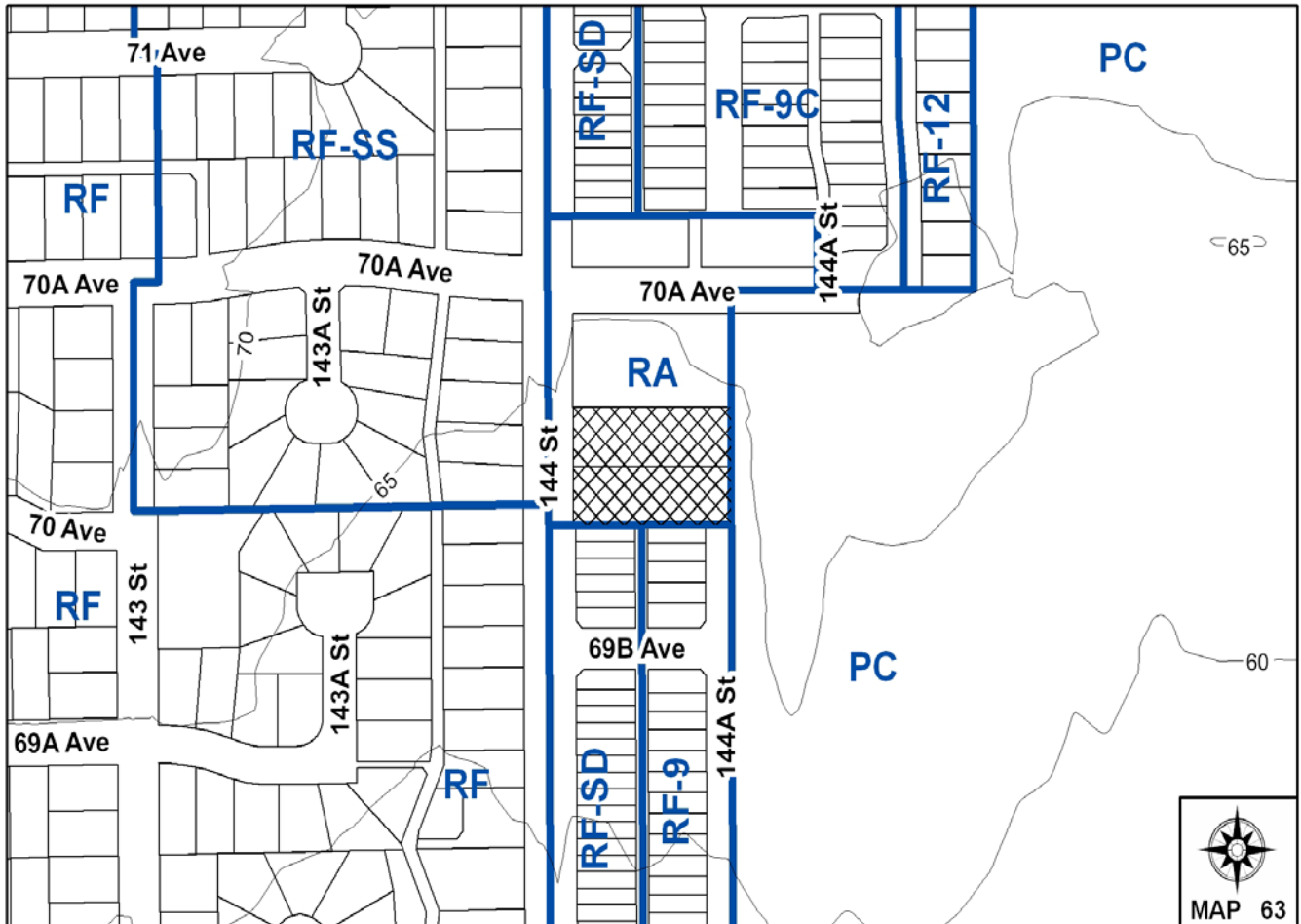
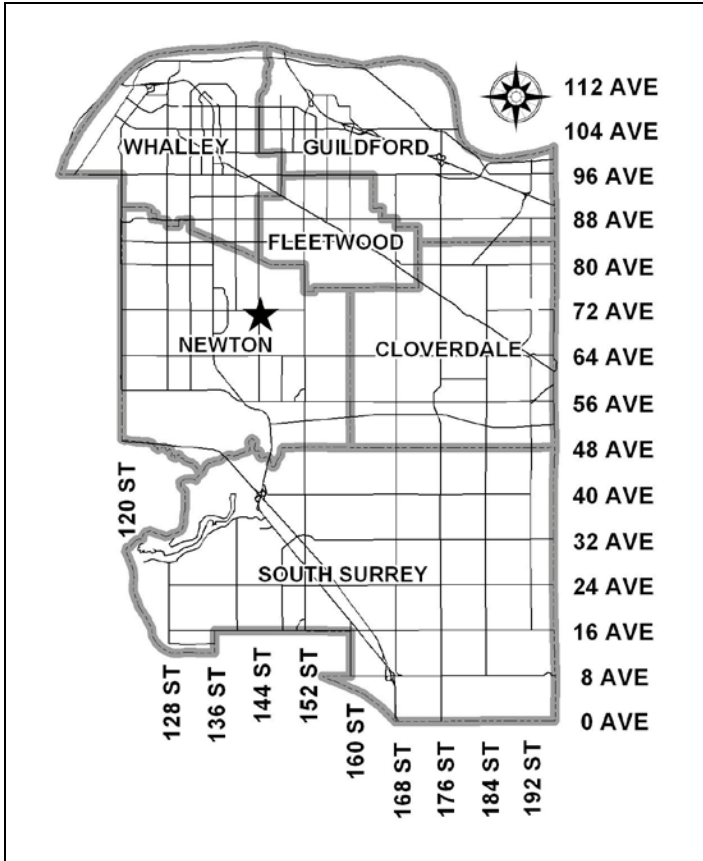
File: 7906-0330-00

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 single family small lots and 7 semi-detached residential lots.

LOCATION: 7012 and 7022 - 144 Street
OWNER: Kappa Financial Services Inc.
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

- 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.
- The proposed density is also compatible with the maximum 15 upa permitted in the NCP.
- The proposed subdivision layout presents a continuation of the development pattern to the south.
- 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 site shown as Block "A" (0.4 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 site shown as Block "B" (0.6 ac) from "One-Acre Residential Zone (RA)" 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" on a portion of proposed Lot 8 until future consolidation with the adjacent property to the north within 14432 - 70A Avenue;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 7 until this lot can be built on, as per the RF-SD Zone, in conjunction with adjoining property to the north at 14432 - 70A Avenue;
 - (f) applicant to address the issue of amenity shortfall due to the reduction in anticipated funds resulting from the proposed lower density; and
 - (g) the applicant address the shortage in tree replacement.
3. Council pass a resolution to amend the East Newton South NCP to redesignate the lands 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:**

4 Elementary students at T.E. Scott Elementary School
2 Secondary students at Frank Hurt Secondary School

(Appendix V)

Parks, Recreation &
Culture:

No concern. 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: Single family dwellings to be removed prior to subdivision.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Proposed development (Application No. 7906-0310-00 proceeding concurrently to Council for an NCP amendment to create single family small lots and duplexes.	Townhouses (15 upa) in the NCP	RA
East:	Valley View Memorial Gardens Cemetery	Cemetery in the NCP	PC
South:	Single family small lots and duplexes.	Semi-Detached and Single Family Small Lots in the NCP.	RF-SD and RF-9
West (Across 144 Street):	Existing single family lots.	Urban in the OCP.	RF-SS and RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject properties (0.97 acre) at 7012 and 7022 – 144 Street are 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 properties 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 twelve (12) residential small lots, comprising seven (7) semi-detached lots and five (5) single family detached lots (Appendix II).

- 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.
- The proposed density, 12 units/acre (upa) / 32 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 properties (7012/7022 – 144 St), and a similar proposal for the adjoining property to the north, 14432 – 70A Avenue (Development Application No. 7906-0310-00). 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 seven (7) semi-detached (RF-SD) lots fronting 144 Street, an arterial road, and five (5) 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 approximately 7.3 metres (24 ft) wide and 212 square metres (2,282 ft²) in area. The proposed RF-9 lots range in lot width, from 9 metres / 30 ft to 14.9 metres / 49 ft, and in area, from 233 square metres / 2,508 ft² to 422 square metres / 4,542 ft². Proposed Lot 8 is approximately 15 metres / 49 ft. wide, and will have future subdivision potential to create two RF-9 lots, upon consolidation and development with a portion of the property to the north at 14432 – 70A Avenue. This future subdivision would include one Type II RF-9 lot, as permitted in the RF-9 Zone, that is 8 metres wide, but exceeds the minimum lot area and depth requirements of the RF-9 Zone. A Section 219 Restrictive Covenant will be required for registration on proposed Lot 8 to protect the northern portion of this lot for future subdivision.
- Proposed Lot 7 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 north (No. 7906-0310-00), 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 7 to prohibit construction on this lot until a semi-detached unit can be built in conjunction with the development of 14432 – 70A Avenue.

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 up to 0.3 m (1 ft) of fill is needed to meet the ultimate boulevard grades along the frontages of lots along 144 Street and 144A Street. Some fill (0.2 m / 8 in to 0.6 m / 2ft) will be required within the lots to ensure proper drainage; however, no retaining walls are proposed.
- 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 21 protected sized trees on the subject property, including Western Red Cedar (2), Douglas fir (14), Bigleaf Maple (1), Japanese Cherry (1) and Alder (2) tree species.
- The Arborist recommends all 21 trees be removed (Appendix VII), including 19 trees that have poor health or weak structure, and 2 trees #2683 and #2699) that are in fair condition, but are located within the proposed road. Thus, these trees are not suitable for retention.
- The Arborist recommends 13 replacement trees to be planted, one on each of the proposed single family small lots, with two on proposed Lot 8 because it has future subdivision potential. Based on the required tree replacement ratio (1:1 for Alders and 2:1 for all other trees) the proposed number of replacement trees is deficient by 26 trees. The applicant proposes to address this deficiency with a cash contribution of \$7,800 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 Addresses: 7012 and 7022 - 144 Street

 - (b) Civic Address: 7012 - 144 Street
 Owner: Kappa Financial Services Inc.
 PID: 001-696-424
 Lot K Section 15 Township 2 New Westminster District Plan 19852

 - (c) Civic Address: 7022 - 144 Street
 Owner: Kappa Financial Services Inc.
 PID: 007-329-440
 Lot J Section 15 Township 2 New Westminster District Plan 19852

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	0.97 ac	
Hectares	0.39 ha	
NUMBER OF LOTS		
Existing	2	
Proposed	12	
SIZE OF LOTS	RF-SD	RF-9
Range of lot widths (metres)	7.28 m	9.0 m - 14.9 m
Range of lot areas (square metres)	212 m ²	233 m ² - 422 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	12 upa	
Lots/Hectare & Lots/Acre (Net)	31 upa	
SITE COVERAGE (in % of gross site area)	RF-SD	RF-9
Maximum Coverage of Principal & Accessory Building	60%	52%
Estimated Road, Lane & Driveway Coverage	21%	9%
Total Site Coverage	81%	61%
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	