

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0417-00

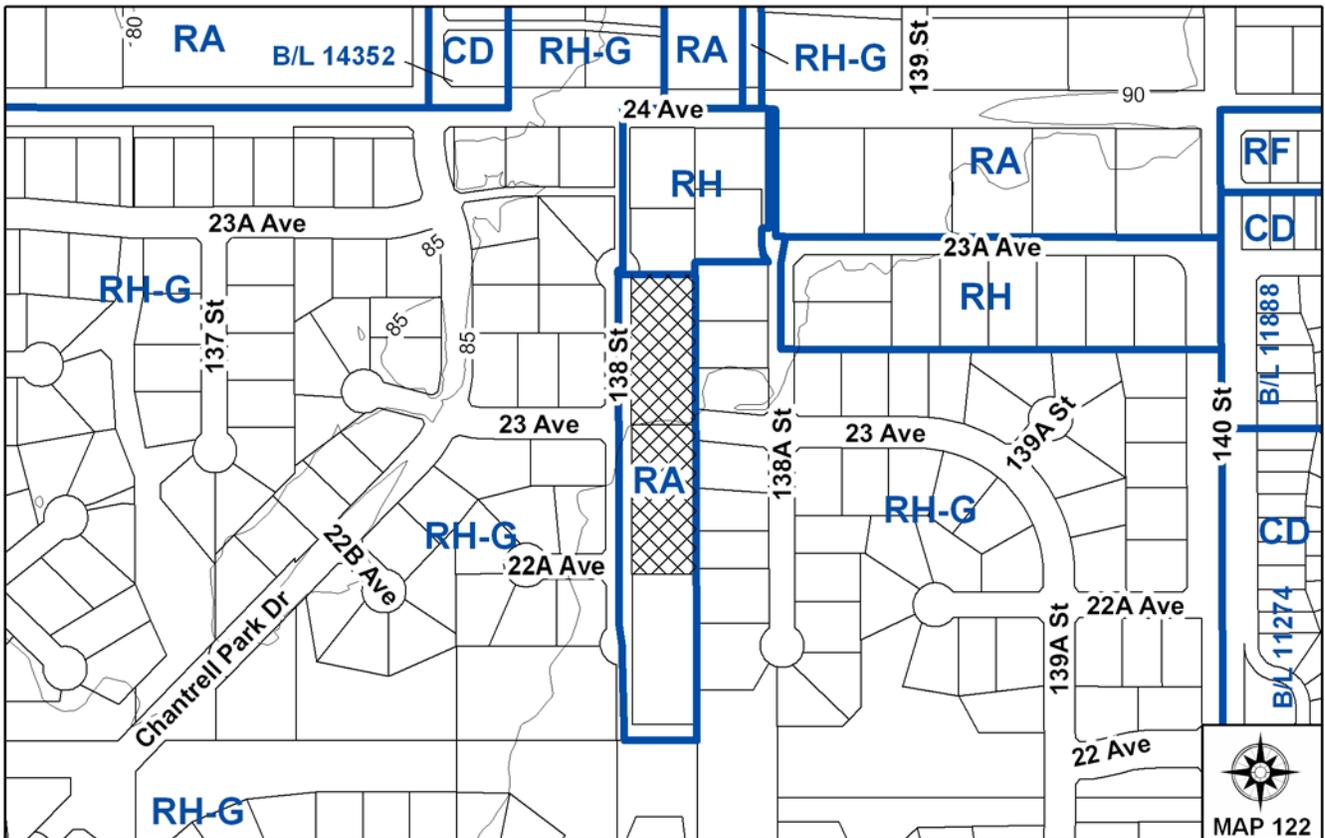
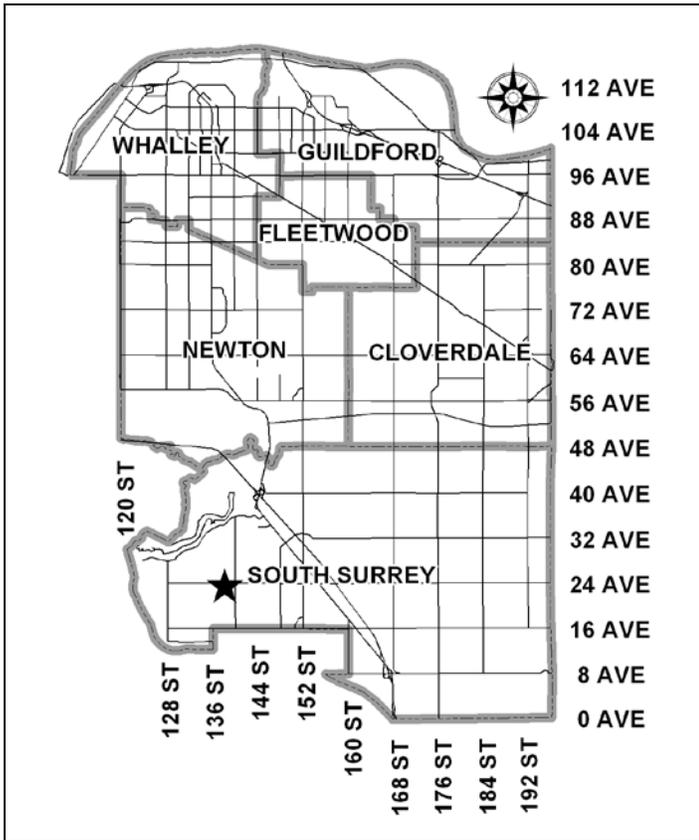
Planning Report Date: December 17, 2007

PROPOSAL:

- **Rezone** from RA to CD

in order to allow subdivision into 2 half-acre and 2 half acre gross density type lots.

LOCATION: 2278 and 2306 - 138 Street
OWNERS: David Richard Sutton et al
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Half-Acre Gross Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- 23 Avenue road dedication is being provided as per the approved road concept plan, but this connection will be constructed only as a pedestrian and emergency access. Vehicular access will not be permitted.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with Central Semiahmoo Peninsula Local Area Plan Designation.
- The Engineering Department has reviewed the 23 Avenue connection, including public consultation, and supports the revision to convert this connection to pedestrian, cyclist and emergency access only.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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; and
 - (d) submission of a cash-in-lieu of parkland contribution to achieve half-acre gross density type lots.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District:

Projected number of students from this development:

1 Elementary student at Chantrell Creek Elementary School
1 Secondary student at Elgin Park Secondary School

(Appendix IV)

Parks, Recreation &
Culture:

No objections.

SITE CHARACTERISTICS

Existing Land Use: Two newer single family dwellings to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Suburban	RH
East:	Single family dwellings.	Suburban	RH-G
South:	Proposed rezoning from RA to RH to permit subdivision into two lots at Third Reading (No. 7905-0367-00)	Suburban	RH
West (Across 138 Street):	Single family dwellings.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of two adjacent one-acre parcels located on the east side of 138 Street between two existing sections of 23 Avenue. Both parcels contain newer single family dwellings constructed a few years ago. The two subject properties are two of the three remaining one-acre parcels within a large half-acre gross density subdivision in the vicinity of Chantrell Park. The other remaining parcel immediately to the south (2230 – 138 Street) is currently under Development Application No. 7905-0367-00 which proposes a rezoning from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to permit subdivision into 2 half-acre single family lots. This application is currently at Third Reading and a PLA for the proposed subdivision has been issued.
- The subject properties are designated "Suburban" in the Official Community Plan (OCP) and "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The applicants propose to rezone the subject site from "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone (CD)" to allow subdivision into 4 single-family suburban lots. The 2 existing homes on the site, which are in good condition are to be retained on 2 of the lots.

Proposed CD Zone

- The proposed CD Zone is based on the RH and RH-G Zones and is, therefore, compatible with the existing RH and RH-G zoned lots in the surrounding Chantrell Park neighbourhood.

- The proposed CD Zone is divided into 2 Blocks (A & B). Block A, which includes proposed Lots 3 and 4 is based on the RH Zone, with a minimum lot size of 1,672 square metres (18,000 sq.ft.), 0.25 floor area ratio (FAR) and 25% lot coverage. Block B, which includes proposed Lots 1 and 2, is based on the RH-G Zone, with a minimum lot size of 1,500 square metres (16,150 sq.ft.), 0.32 floor area ratio (FAR), and 25% lot coverage. The applicant has agreed to contribute a cash-in-lieu of parkland contribution to achieve the half-acre gross density type lots.

23 Avenue Connection

- Development of the Chantrell Park Area was initiated in the early 1990's under a number of development applications on both sides of 24 Avenue, between 134 Street and 140 Street. In 1993, Council approved a road network plan for the area, which indicated a connection of 23 Avenue from Chantrell Park Drive to 139A Street. Twenty third (23) Avenue has been completed and opened as a public street from Chantrell Park Drive to 138 Street and from 138A Street to 139A Street. A section of 23 Avenue between 138 Street and 138A Street is missing and has been identified in the City's approved road concept plan to be completed as a condition of subdivision of the subject properties.
- When the subject redevelopment application was initiated, the Engineering Department indicated that dedication and construction of the missing 23 Avenue road connection would be a condition of rezoning and subdivision. However, very strong community objections were received in response to the pre-notification, primarily in opposition to this road connection. As a result, the City Engineering Department initiated a detailed review process to determine whether this connection is necessary, including public consultation.
- The Engineering Department concluded its review of the 23 Avenue Connection and subsequently presented Corporate Report No. R234 to Council on November 5, 2007 (Appendix VIII). In this report, the Engineering Department recommended that the missing section of 23 Avenue be fully dedicated as part of the subject subdivision application, but that this linkage be constructed only to allow use and connectivity by pedestrians, cyclists and emergency vehicles. Normal vehicular access between 138 and 138A Street will not be permitted. This recommendation was based on the recognition that the Chantrell Park area is almost fully developed, and that residents in and near the area have come to accept the traffic patterns and limitations imposed by the current road network. The recommendation also acknowledges that many residents did not anticipate any new road connections being implemented by the City, and the fact that the area is very low density. Council endorsed the recommendation of the report at the Regular Council - Public Hearing Meeting of November 5, 2007.
- Accordingly, the proposed subdivision has been designed in accordance with the recommendations documented in Corporate Report R234, including a full 20-metre road dedication, which will only be constructed to an emergency and pedestrian/cyclist standard with landscaping. A design has been provided as per this standard and has been accepted by the Engineering Department (Appendix VIII).

Lot Grading

- The applicant submitted a lot-grading plan and stated that they intend to have in-ground basement potential on all the lots. No filling is proposed on the site. The Building Division has reviewed the lot grading information provided by the applicant and has found it to be acceptable.

Tree Survey and Arborist Report

- The applicant retained Mike Fadum (Mike Fadum and Associates Ltd.) to conduct a tree survey and prepare an Arborist report. The report identifies 47 mature trees on the site, and concludes that 20 of the trees are required to be removed. Ten (10) of the trees to be removed (1 Douglas Fir and 9 Western Red Cedar) conflict with the construction of the 138 Street cul-de-sac bulb and cannot be retained. Nine (9) trees to be removed (1 Willow, 1 Apple, 3 Pear, 1 Maple, 2 Alder, 1 Birch), which are located on proposed Lots 2 and 4, have structural defects, decay, and/or rot, and are not recommended for retention. Only one (1), otherwise healthy tree, (Maple) needs to be removed to accommodate a future building envelope. The 27 trees to be retained are scattered throughout the site and will be complemented by 22 replacement trees in both coniferous and deciduous varieties. It is noted that the construction of 23 Avenue to only a pedestrian/cyclist and emergency access standard, allows a large Douglas Fir tree to be retained. The proposed tree retention and replanting results in an average of 11.5 trees per lot (Appendix VIII). The applicant also proposes a \$4,200 contribution to the City's Green Fund.

Building Design

- A proposed Building Scheme has been prepared by Mark Ankenman (Sandbox DesignWorks) and is based on a Neighborhood Character Study of the area. This Character Study suggests that the subject site is located in an area characterized by 1 to 20 year old homes ranging in style from Neo-Heritage to Neo-Traditional. The proposed Building Scheme is designed to compliment this existing context.
- According to the Building Scheme, the new homes will be Neo-Heritage or Neo-Traditional in style with balanced massing, consistent scale and proportion of elements and clean lines, using design elements to lower the apparent massing at the front. The homes will have well identified entries and moderate pitched hip and gable roof lines/elements.
- Basement-entry homes and secondary suites will not be permitted.
- According to the Building Scheme, exterior building materials will consist of stucco, cedar siding, and cementitious siding (wood grain look), singularly or in combination with brick/cultured brick, stone/cultured stone, cedar wall shingles or cementitious wall shingles in earth grey tones with solid subtle or bold colour accents. (Appendix VI).
- The proposed roofing materials will consist of cedar shakes/shingles or concrete tiles (shake or slate profile); in natural earth & grey tones.

PRE-NOTIFICATION

Pre-notification letters were sent on February 14, 2007 and staff received the following comments:

- Many letters, calls, e-mails and a petition were received during the processing of this project in relation to the 23 Avenue connection issue, mostly in opposition to the construction of 23 Avenue as a road linkage.

(The 23 Avenue connection has been reviewed by Engineering and has been resolved as per Corporate Report R234, endorsed by Council on November 5, 2007. The missing section of 23 Avenue will be fully dedicated as a standard road, but will be constructed to only allow use and connectivity by pedestrians, cyclists, and emergency vehicles.)

- Staff received 1 letter from a neighbouring resident concerned with tree preservation on the site and design of the future homes on the site.

(The applicant retained a certified arborist to conduct a tree survey and prepare an arborist report for the site. Of the 47 mature trees on the site, 27 are to be retained. Ten of the trees to be removed conflict with the construction of the 138 Street cul-de-sac bulb and cannot be retained. Nine trees to be removed, which are located on proposed Lots 2 and 4, have structural defects, decay, and/or rot, and are not recommended for retention. Only one, otherwise healthy tree, needs to be removed to accommodate a future building envelope. The 26 trees to be retained are scattered throughout the site and will be complemented by 22 replacement trees in both coniferous and deciduous varieties. The proposed tree retention and replanting results in an average of 11.5 trees per lot (Appendix VIII). The applicant also proposes a \$4,200 contribution to the City's Green Fund).

Building Design Guidelines will be registered on title to ensure that the homes constructed on the lots will be high quality and complementary to the existing character of 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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	CD By-law
Appendix VIII.	Corporate Report R234 - Connection of 23 Avenue

Jean Lamontagne
General Manager
Planning and Development

RG/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: Richard Brooks, H.Y. Engineering Ltd.
 Address: #200 - 9128 - 152 Street
 Surrey, BC
 V3R 4E6
 Tel: 604-583-1616

2. Properties involved in the Application

- (a) Civic Addresses: 2278 and 2306 - 138 Street
- (b) Civic Address: 2278 - 138 Street
 Owner: David Richard Sutton and Madeline Anne Sutton
 PID: 010-146-806
 Lot 3 Section 16 Township 1 New Westminster District Plan 16199
- (c) Civic Address: 2306 - 138 Street
 Owner: Michael Scott Nelson
 PID: 010-146-784
 Lot 2 Section 16 Township 1 New Westminster District Plan 16199

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.95
Hectares	0.79
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	32 m - 49 m
Range of lot areas (square metres)	1,500 m ² - 2,033 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.06 lots/ha 2.05 lots/ac
Lots/Hectare & Lots/Acre (Net)	5.19 lots/ha 2.10 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	24.3%
Estimated Road, Lane & Driveway Coverage	5.2%
Total Site Coverage	29.5%
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