

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0002-00

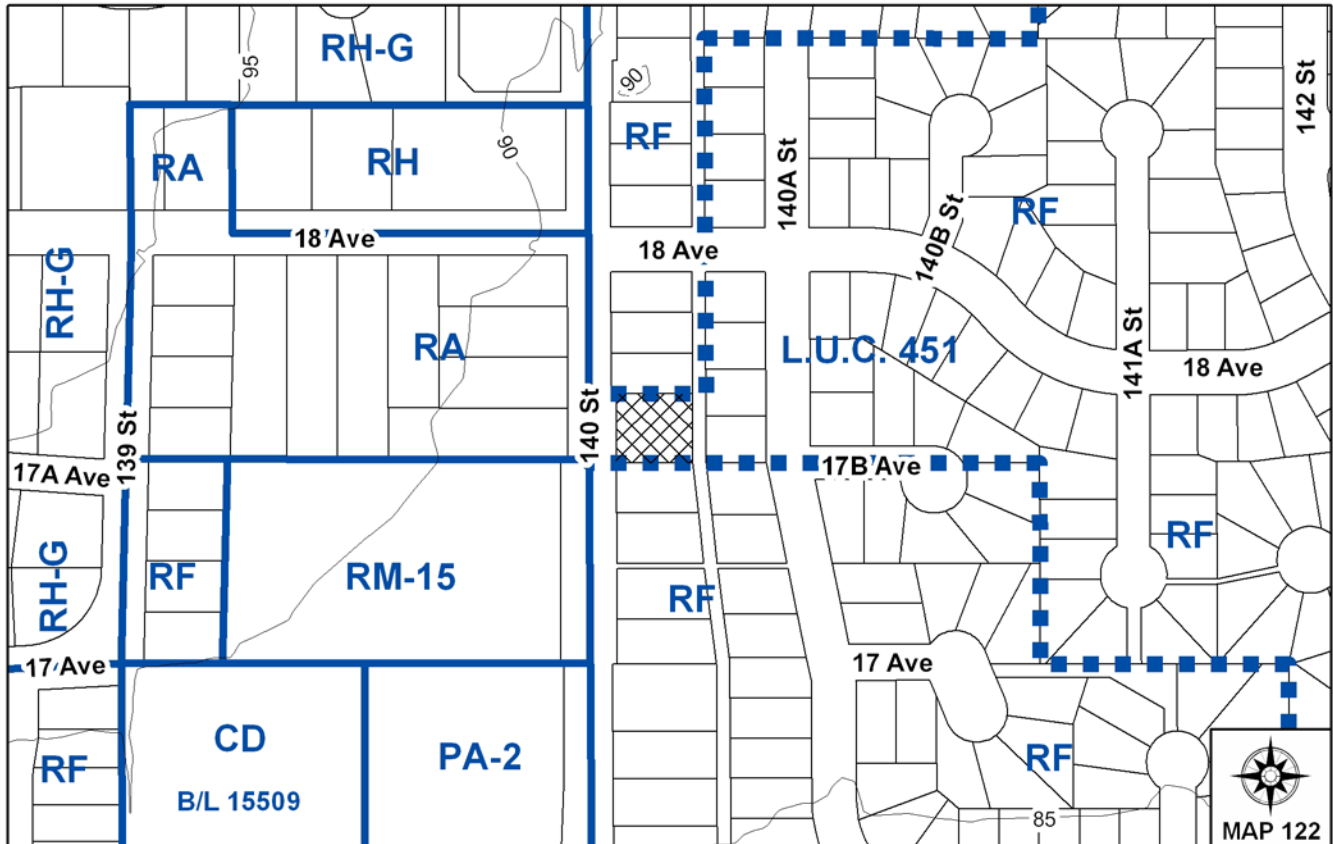
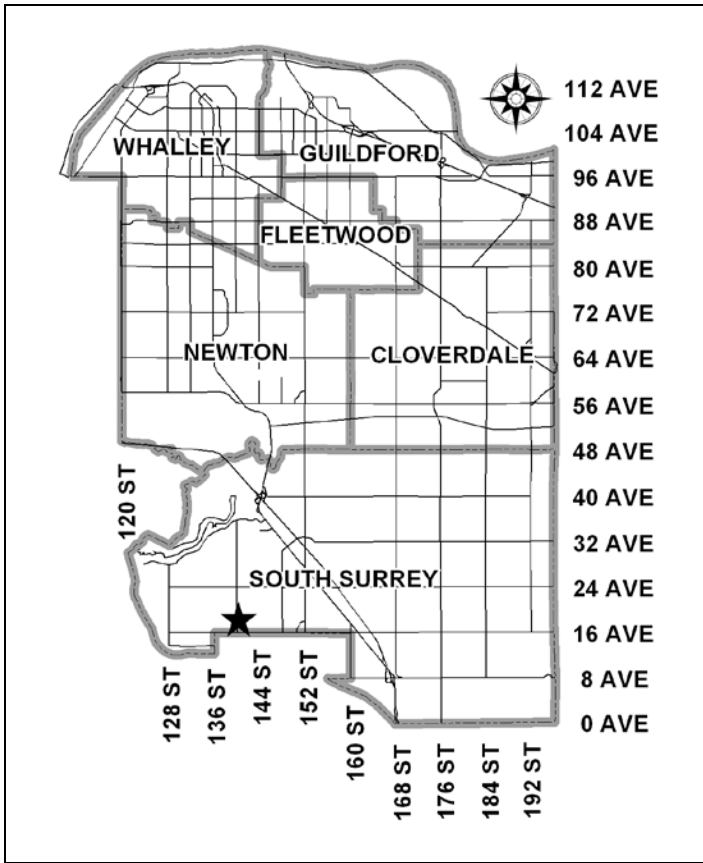
Planning Report Date: April 28, 2008

PROPOSAL:

- Partial LUC Discharge
- Rezoning from RF to RF-9

in order to allow subdivision into three small single family lots.

LOCATION: 1752 - 140 Street
OWNER: 0796380 B.C. Ltd, et al
ZONING: LUC No. 451
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law introduction and set date for Public Hearing for partial Land Use Contract discharge and rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Semiahmoo Peninsula Local Area Plan designated the site for Urban Residential. The proposal to rezone and subdivide into 3 small lots with lane access requires an amendment to the Local Area Plan to Urban Residential Small Lots.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The Local Area Plan historically did not anticipate the possibility of small lot development at this location as small lots had not been developed at the time when the LAP was adopted in 1983.
- The redevelopment of the subject property on 140 Street for small lots has merit given the higher density uses along 140 Street, the location of this property is an arterial road and the availability of rear lane access.
- The applicant, in conjunction with the applicant to the north (1690 - 140 Street; Project No. 7907-0274-00) has canvassed and received favourable response from the majority of surrounding properties affected by the development and has prepared a development concept plan to ensure coordinated development along 140 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract 451 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
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;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) demolition of existing buildings at 1752 - 140 Street, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Semiahmoo Peninsula LAP to redesignate the site from Urban Residential to Urban Residential Small Lots when 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 III.

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

1 Elementary students at Bayridge Elementary School
0 Secondary students at Semiahmoo Secondary School

SITE CHARACTERISTICS

Existing Land Use: Single family home to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Residential single family.	Urban	RF
East and South:	Residential single family.	Urban	LUC No. 451
West (Across 140 Street):	Residential	Suburban and Urban to the southwest.	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located within the Semiahmoo Peninsula Local Area Plan (LAP) (adopted by Council in 1983).
- The site is designated "Urban Residential" in the LAP, which outlines for a variety of housing types.
- The surrounding land use context is mixed, with single family residential immediately north, south and east. A townhouse site and church are located across 140th Street and higher density senior's oriented housing and neighbourhood commercial developments are located near the corner of 140th Street and 16th Avenue.
- 140th Street has an arterial road classification, which seeks to limit access. The lane east of 140th Street is secured and partially constructed from 16th Avenue to 18th Avenue. The lane is constructed along the site.
- The Semiahmoo LAP does not outline for small lots, because they were not in existence when the Plan was adopted, but outlines for a variety of housing types. The LAP amendment map is attached (Appendix VII).
- The RF-9 lots allow for gradual redevelopment with some increase in density while maintaining an appropriate interface with the existing single family lots to the east.
- The surrounding land use context lends itself to some increase in density.
- A development concept has been prepared to allow this to occur for the lots from 16th Avenue north to 18th Avenue (Appendix VI).
- A similar development for Rezoning to RF-9 and an LAP amendment at 1690 –140 Street was considered by Council at the Regular Council - Land Use Meeting of April 14, 2008 and will be considered at the Public Hearing on April 28, 2008.

- A Public Information Meeting (PIM) was held regarding the proposed development. Seven (7) people attended the meeting and five (5) comment sheets were filled out. The comments were generally in support of the proposal with some concern over the provision for adequate parking and the condition of the walkway between 1710 and 1720 – 140th Street.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo LAP. The site is surrounded by "Urban" designated properties. "Commercial" designated properties are in close proximity at 16th Avenue. The site is located on 140th Street which is an arterial road.
- The property is governed by a Land Use Contract and this same Land Use Contract also applies to properties to the east.
- Single family homes are located directly north, south and east. West, across 140th Street, is an existing church and townhouse development.
- The surrounding land use context of higher uses and density across 140th Street, commercial activities at 16th Avenue lend merit to increased single family density along the eastern portion of 140th Street in the immediate area.

Proposal and Subdivision Layout

- The proposal is to subdivide into three RF-9 lots and demolish the existing house.
- The Land Use Contract governing the lot is proposed to be partially discharged. It will remain in place for the subdivision immediately east, on the other side of the existing laneway behind the subject properties.
- The lot widths are 9 metres (30 ft.), 33 metres (108 ft.) deep and 297 square metres (3,197 sq.ft.) in area.
- Access to these lots will be via the lane, which is constructed.

Building Design Guidelines

- Tynan Consulting has been retained as the Design Consultant for this project and has produced a set of design guidelines (Appendix IV).
- The architectural character of the homes are proposed to be "Urban Heritage", "Neo-Heritage" or "Neo-Traditional".
- Elements include strong and simple roof forms, steeply sloped street facing gables, front porches and/or verandas, high quality exterior cladding (vinyl is not permitted) with regional elements.

- In-ground basements are not proposed.
- Basement entry homes and secondary suites are not permitted.

Lot Grading

- A preliminary lot grading plan submitted by CitiWest has been reviewed by staff and considered acceptable. The plan indicates that fill of greater than 0.5 metre (1.6 ft.) is proposed in the middle of the lots for drainage purposes, which does not create interface issues. In-ground basements are not proposed.

Tree Preservation

- Randy Greenizan from Clark Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plan for the subject site (Appendix V). The plan has been reviewed by the City's Landscape Architect and deemed acceptable.
- The trees on the site are predominantly Douglas Fir. The report identifies 14 mature trees. 2 trees are proposed for retention, 0 are declared hazardous due to natural caused and 12 are proposed for removal because of proximity to building envelopes. It is very difficult to save trees on small lot development. The trees proposed for retention are located within the "no-build" area to be consolidated for future development.
- There is a row of 20 undersized Spruce trees along 140 Street, located within the City boulevard, which are proposed for retention. In order to accommodate this, servicing will be through the rear lane.
- A deficit will exist in the number of replacement trees that are required and can be accommodated on the site. The applicant will provide cash-in-lieu for the deficit in replacement trees.

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	8	1	7
Pine	1	0	0
Poplar	1	0	1
Spruce	3	0	3
Alder	1	1	0
Total	14	2	12

PRE-NOTIFICATION

- As a result of pre-notification, sent out March 9, 2007, the City received 1 letter expressing support for the project.

Public Information Meeting

- The applicant was required to hold a Public Information Meeting (PIM) to determine the support or opposition in the area for the 3 RF-9 lot proposal.
- A PIM was held on January 31, 2008. A total of six (6) property owners attended the meeting. Of those 6 property owners, 5 expressed general support for the project and 1 property owner commented that adequate parking should be provided on the lots.

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.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Concept Plan
Appendix VII.	Local Area Plan Amendment Map

Jean Lamontagne
General Manager
Planning and Development

TB/IM/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 Hirable, CitiWest Consulting
 Address: #101 - 9030 King George Highway
 Surrey, BC
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application

(a) Civic Addresses: 1752 - 140 Street

(b) Civic Address: 1752 - 140 Street
 Owners: 796380 B.C. Ltd.
 Director Information:
 Gurkamal Loodu
 Avtar Maheem

No Officer Information Filed

PID: 000-776-238
Lot 114 Section 16 Township 1 New Westminster District Plan 57778

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to partially discharge Land Use Contract No. 541.
- (b) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.46
Hectares	0.19 ha
NUMBER OF LOTS	
Existing	2
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	16 - 20 m
Range of lot areas (square metres)	531 - 705 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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

DEVELOPMENT DATA SHEET

Proposed Zoning: RF-9

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1,796 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (South)	1.8 m	1.8 m
Side #2 (North)	1.2 m	0.72 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	
Accessory	4 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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