

City of Surrey
PLANNING & DEVELOPMENT REPORT

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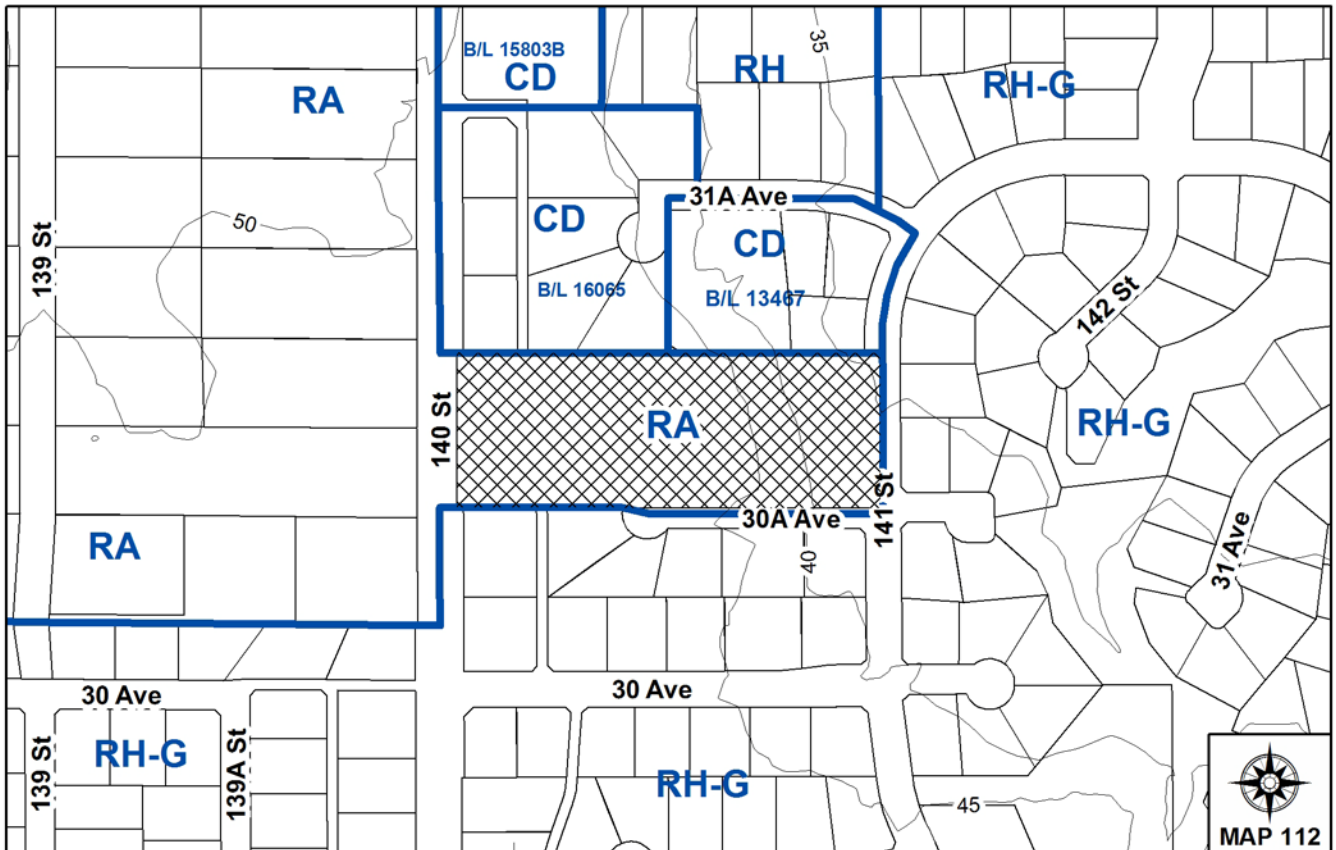
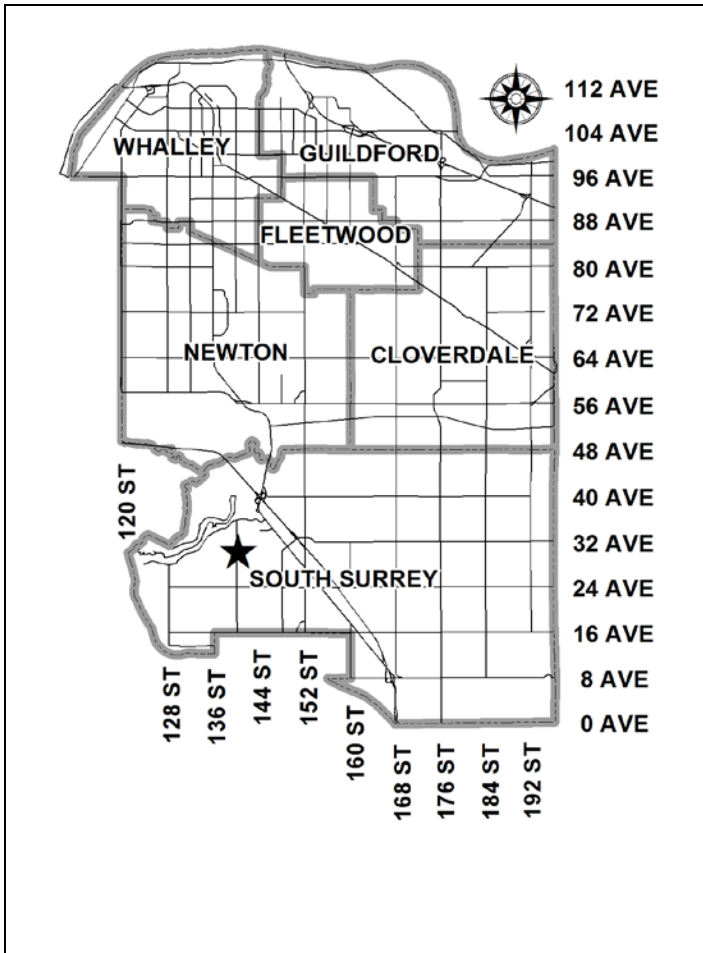
Planning Report Date: October 20, 2008

PROPOSAL:

- **Rezoning from RA to RH-G.**

to allow phased subdivision into 11 half-acre gross-density lots, with phase one consisting of three new lots, one remnant lot and parkland dedication.

LOCATION: 3066 - 140 Street
OWNERS: Amrik Singh Sidhu and Harcharan Kaur Sidhu
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Half-Acre Gross Density in the Central Semiahmoo Peninsula Local Area Plan.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- The applicant proposes rezoning to allow a phased subdivision and permit the existing dwelling to be retained on a large remnant lot that will be subdivided in the future. The applicant will be completing the surrounding road works and overall parkland dedication as part of Phase 1 of the subdivision.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (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 Statutory Right-of-Way and a "no-build" Restrictive Covenant over Lot 4 to ensure future lane dedication and construction, and prohibit future development except in accordance with the subdivision concept;
 - (e) the applicant address the deficit in tree replacement; and
 - (f) the applicant provide for improvements to the dedicated park lands in accordance with the requirements of the RH-G Zone.

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

(Appendix IV)

Parks, Recreation & Culture:

Parks will accept the 15% land dedication and requests that homes adjacent to the park land utilize CPTED principles by ensuring that household high-activity rooms face towards the park and by limiting fencing adjacent to parkland to a maximum height of 1.2 metres (4 ft.).

SITE CHARACTERISTICS

Existing Land Use: Large single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential lots	Suburban in OCP/Half-Acre Gross Density in Central Semiahmoo Peninsula LAP	CD
East (Across 141 Street):	Single family residential lots	Suburban in OCP	RH-G
South (Across 30A Avenue):	Single family residential lots	Suburban in OCP/Half-Acre Gross Density in Central Semiahmoo Peninsula LAP.	RH-G
West (Across 140 Street):	Single family residential lots	Suburban in OCP/Half-Acre Gross Density in Central Semiahmoo Peninsula LAP.	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 140 Street in the Central Semiahmoo Peninsula area. The site is designated "Suburban" in the Official Community Plan (OCP) and "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The subject site is currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Half-Acre Residential Gross Density Zone" (RH-G) to allow subdivision into eleven half-acre gross density single family lots, including 15% park land. The proposed RH-G Zone is consistent with the designations in the Official Community Plan (OCP) and the Local Area Plan (LAP).
- The applicant is proposing to dedicate and construct the remaining half of both 141 Street and 30A Avenue along the east and south property lines. A portion of the site along the west property line will also be dedicated for the widening of 140 Street.

- 15% of the total site area will be dedicated as parkland in Phase 1, in compliance with the RH-G Zone. The park will be located in between the RH-G sized lots and the remnant lot, and will be accessible both from 141 Street and 30A Avenue, in accordance with the requirements of the Parks, Recreation and Culture Department.
- All three proposed lots in Phase 1 conform to the minimum requirements of the RH-G Zone in terms of lot area, width and depth. The three half-acre-type lots range in size from 1120 square metres (12,056 sq.ft.) to 1300 square metres (13,994 sq.ft.). The lot widths are from 24 metres (79 ft.) to 30 metres (98 ft.). See layout Appendix II.
- The three proposed half-acre-type lots will be located on the eastern portion of the site. Two will be oriented south towards 30A Avenue and one will face east towards 141 Street.
- The proposed remnant lot (Lot 4), containing the existing dwelling to be retained, will be approximately 1.2 hectares (3.0 acres). Driveway access for the existing home is currently from 140 Street. When Lot 4 is subdivided in the future, no driveway access will be permitted from 140 St, which is designated as an arterial road. Access to future lots will be achieved from a lane that will run parallel to 140 St, and from 30A Avenue.

Future Subdivision Potential

- A subdivision concept has been provided by the applicant showing that the remnant lot (Lot 4) will have the potential to subdivide into a further 8 lots in the future, in compliance with the RH-G zone.
- Subdivision of Lot 4 will require future dedication of a cul-de-sac in order to access new lots. At the time of future subdivision the City will also require dedication of a lane connecting the lane portions to the north and south of the subject site, parallel to 140 Street. In order to ensure that dedication of this lane is secured, the applicant will be required to register a Statutory Right of Way and a no-build Restrictive Covenant over this portion of Lot 4 as part of the current application.
- The applicant is proposing to retain the existing home on Lot 4. Minor changes and alterations will be permitted to this home, however if a new dwelling is constructed it must conform to the future subdivision concept for the remnant lot. See Appendix II. In addition, any new home on Lot 4 must obtain driveway access from 30A Avenue, not 140 Street.

Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. 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 V).
- In-ground basements are proposed based on the lot grading and tree preservation information that was 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.
- Basement-entry homes and secondary suites will not be permitted.

Park

- In accordance with the requirements of the RH-G Zone, the applicant will dedicate 15% of the total site area for park as part of the Phase 1 subdivision.
- Across 30A Avenue from the subject site is a portion of a Parks greenbelt that, through dedication of the park land on the subject site, will continue north and exit via a path to 141 Street. In accordance with the requirements of the Parks, Recreation and Culture Department, the dedicated park area will be configured in order to provide this connectivity, and also to maximize tree protection.
- One portion of the site is heavily wooded, and this area will be located within the dedicated park land in order to preserve the maximum number of trees.
- In accordance with the provisions of the RH-G Zone, the applicant must provide for construction of a public pathway, configured as per Parks standards, though the dedicated area.
- Parks requires that all homes constructed adjacent to the park or trail incorporate CPTED principles into the design. This will include orienting the home such that they provide "eyes on the park", and ensuring that fencing constructed adjacent to the park is not more than 1.2 m (4 ft.) in height.

Tree Preservation/Replacement

- Diamondhead Consulting Ltd. prepared the Arborist Report and C. Kavolinas and Associates Inc. prepared the Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed.
- The Arborist Report indicates there are 55 mature trees within the boundaries of the three new RH-G lots, 34 of which are alder or cottonwood. The report proposes the removal of all alder and cottonwood trees because they have no retentive value, plus 15 of the remaining 21 trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes six trees be retained; two on proposed Lot 1, and four on proposed Lot 3. Eight (8) replacement trees will be planted for a total of fourteen (14) trees on site, providing for an average of 4.6 trees per lot.
- The applicant's arborist estimates that there are approximately 50 trees to be retained within the park area, the majority of which are douglas fir.
- The following is a table summarizing the tree preservation plan:

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Red Alder	29*	5*	24
Douglas Fir	55*	41*	14
Western Red Cedar	6*	5*	1
Cottonwood	10	0	10
Western Hemlock	5*	5*	0
TOTAL	105*	56*	49

*Includes estimated number of trees in dedicated park area

- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 34 alder and cottonwood trees are proposed to be removed, and 15 other trees are to be removed, a total of 64 replacement trees would be required for this application. The applicant proposes eight (8) replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 56 trees. As such, under the new By-law, monetary compensation for the remaining 56 trees would be \$16,800 based on \$300/tree. This issue will be required to be addressed prior to final approval of the rezoning.

PRE-NOTIFICATION

Pre-notification letters were sent out on July 7, 2008 and staff received the following responses:

- One neighbour wrote a letter in support of the application.
- Two neighbours phoned with concerns that 141 Street and 30A Avenue are too narrow where they border the subject site, causing potential safety hazards.

(141 Street and 30A Avenue are presently at a half-road interim standard because the subject property has remained undeveloped. As a condition of the current application, the property owner will be required to dedicate and construct the remaining width for both 141 Street and 30A Avenue to full standard, thus addressing these concerns.)

- The owner of one adjacent property called to express a preference to have the trees on the subject site removed in order to minimize the debris on neighbouring lots.

(The applicant will be required to comply with the City's Tree Protection Bylaw and has been encouraged to retain the maximum number of trees possible on the subject site, particularly within the future park lands. There will, however, be a number of trees removed in order to allow for subdivision of the land and construction of three homes on the site.)

- A nearby property owner stated his opinion that rezoning of the subject property should not be supported in order to maintain some larger lots in the neighbourhood.

(Rezoning of the subject property to RH-G will generate a density of two units per acre, which is consistent with the pattern of density and zoning in the surrounding area and in accordance with the Central Semiahmoo Peninsula LAP.)

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

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RH-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	5.00 ac
Hectares	2.03 ha
NUMBER OF LOTS	
Existing	1
Proposed (11 Total; 4 in Phase I)	11 (ultimate)
SIZE OF LOTS	
Range of lot widths (metres)	24.0m - 86.0 m
Range of lot areas (square metres)	1,120 m ² - 12,000 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.4 uph / 2.2 upa - ultimate subdivision
Lots/Hectare & Lots/Acre (Net)	2.0 uph / 0.8 upa - current application
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	21%
Estimated Road, Lane & Driveway Coverage	18%
Total Site Coverage	39%
PARKLAND	
Area (square metres)	3,034.9 m ²
% of Gross Site	15%
Required	
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