

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0046-00

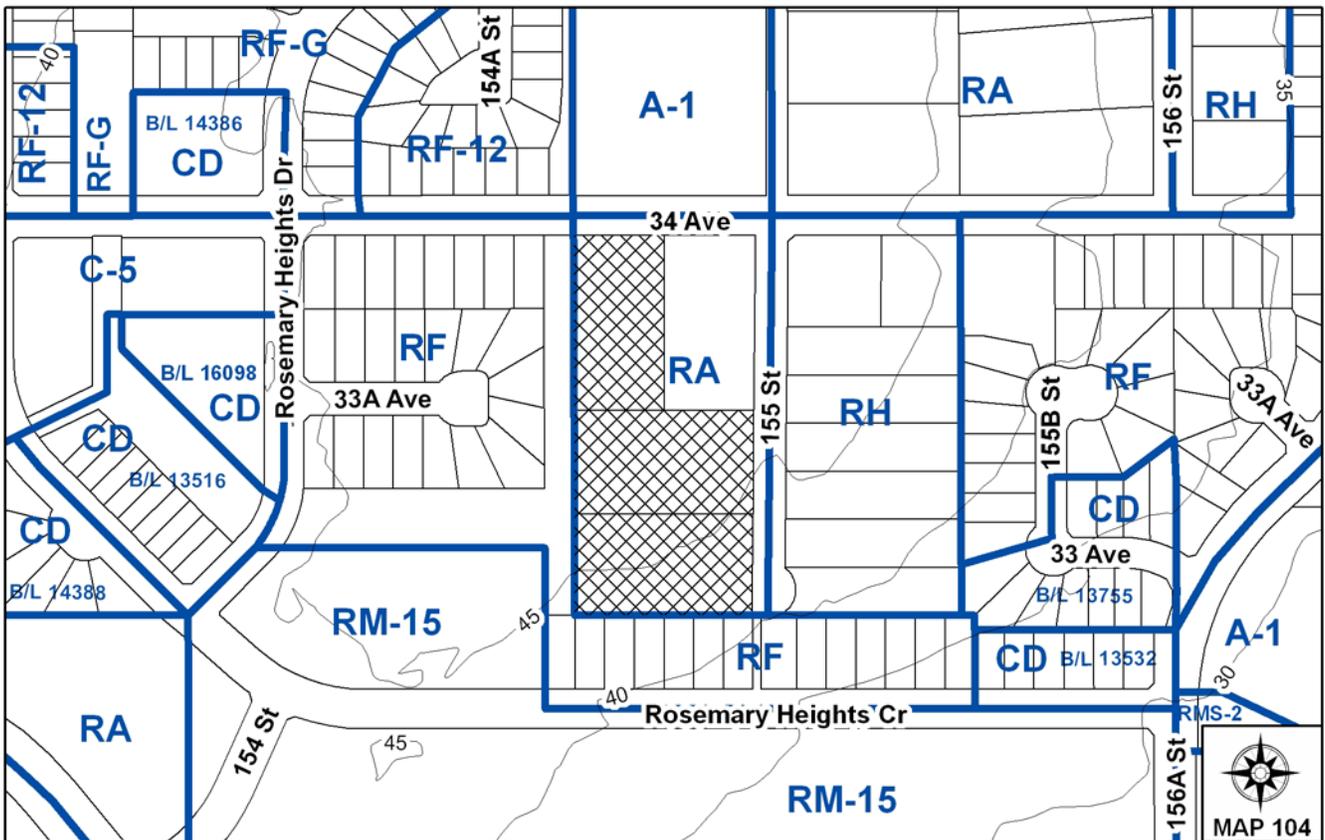
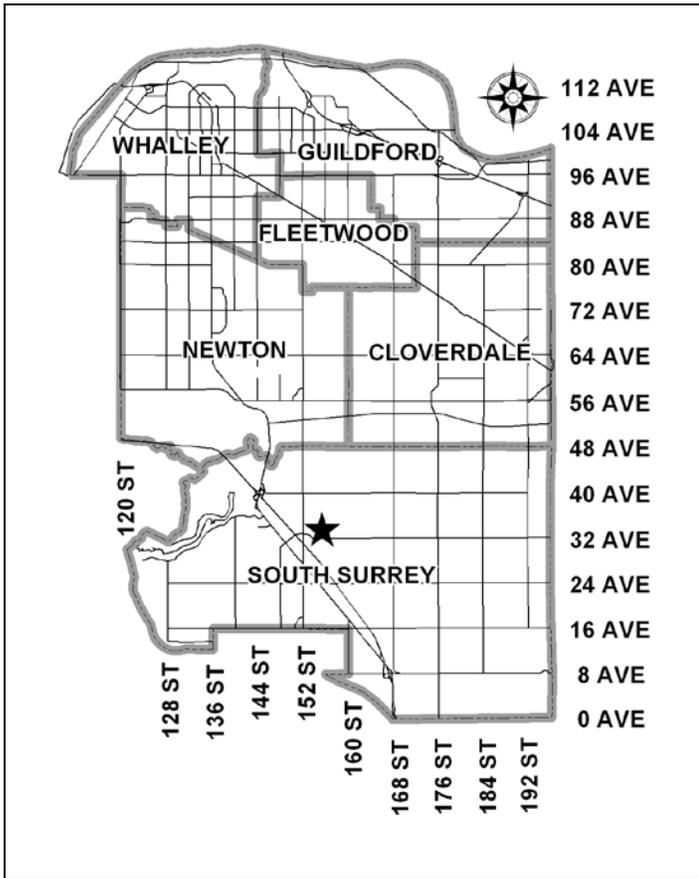
Planning Report Date: June 16, 2008

**PROPOSAL:**

- Rezoning from RA to RH

in order to allow subdivision into six half-acre single family lots.

**LOCATION:** 3315/33- 155 St. & 15458 34 Ave  
**OWNER:** Farden et al  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** Suburban ½ Acre Residential



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 NCP Designation.
- Complies with the City Policy on Panhandle Lots (Policy No. 0-15)

## 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 Zone (RH)" (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) demolition of existing buildings and structures on proposed Lot 6 to the satisfaction of the Planning and Development Department;
  - (e) registration of an access easement over the Lot 2 panhandle driveway to achieve access to Lot 3 also;
  - (f) registration of a Section 219 Restrictive Covenant to limit building envelopes and ensure tree protection including the hedge on Lots 3 and 4;
  - (g) completion of minor upgrading and exterior improvements to the dwelling at 3333 - 155 Street; and
  - (h) applicant to ensure that visibility of homes built on the rear panhandle lots is minimized, to the satisfaction of the Planning and Development Department.

## 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:**

2 Elementary students at Morgan Creek Elementary School  
1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

**Parks, Recreation & Culture:** Parks supports the proposed development and will accept 5% cash-in-lieu of parkland dedication. The applicant is required to pay NCP amenity fees and follow CPTED design principles adjacent to the parks greenway.

**Min. of Transportation:** Comments remain outstanding due to the Ministry's concern about potential impacts on the Highway 99 Corridor. The application will be permitted to proceed to Third Reading but final approval will be held pending completion and full resolution of MOT issues. The applicant has been made aware of this issue.

### SITE CHARACTERISTICS

Existing Land Use: One-acre residential lots.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LUP Designation</b>	<b>Existing Zone</b>
North (Across 34 Avenue):	Park	Park	A-1
East (Across 155 Street):	Single family residential.	Suburban/Suburban ½ Acre Residential	RH
South:	Single family residential.	Urban/Single Family Residential	RF
West:	Parks greenway.	Park	RF

### DEVELOPMENT CONSIDERATIONS

- The subject site is comprised of three existing properties, located on the west side of 155 Street and the south side of 34 Avenue in the Rosemary Heights area. The site is designated "Suburban" in the Official Community Plan (OCP) and "Suburban ½ Acre Residential" in the Rosemary Heights Central Land Use Plan.
- The subject site is currently zoned "One-Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Half-Acre Residential Zone" (RH) to allow subdivision of the three properties into six half-acre single family lots. The proposed \_\_ Zone is consistent with the designations in the Official Community Plan (OCP) and the Rosemary Heights Central Land Use Plan
- The applicant is proposing to dedicate some land at the southeast corner of the site in order to complete the cul-de-sac bulb that was partially constructed as part of the subdivision to the east.

### Lot Layout

- Subdivision of all three lots is proposed in a panhandle configuration, with four lots achieving access from 155 Street and two from 34 Avenue. The remaining lot on this block (15486 – 34 Avenue), which is not part of the subject application, will not require a panhandle if it subdivides in the future, due to its long street frontage.
- All 6 proposed lots conform to the minimum requirements of the RH Zone in terms of lot area, width and depth. They range in size from 1,858 square metres (20,000 sq.ft.) to 2,318 square metres (24,952 sq.ft.). The lots are between 39 metres (128 ft.) and 53 metres (174 ft.) wide.
- The proposed panhandle subdivision allows for retention of two homes on the existing three lots, which are both in good condition. One of these homes (3333 – 155 Street) will be upgraded. The third home was considered to be unsuitable for retention and will be demolished.
- Council Policy No. O-15 (Appendix VII) guides the application of panhandle subdivisions by stating that they should be considered only under the following circumstances:
  - In suburban or agricultural zones;
  - When, due to physical constraints on the site, a panhandle lot is the best solution to providing both access and frontage;
  - When, due to the configuration of the site, lot yield would be unreasonably reduced without the use of panhandles.
- The subject application complies with the provisions of Council's Policy, as this is a Suburban-designated site and the lots would not meet the minimum RH-zone frontage if they were to be subdivided using a more conventional pattern. The lots on the east side of 155 Street were created with reduced frontages, but in this case preservation of the existing homes makes a panhandle layout more appropriate. Tree preservation is also more easily achievable under a panhandle configuration.
- In accordance with notification procedures, staff referred the application to the Rosemary Heights Neighbourhood Committee (RHNC) for review and comment. The committee raised concerns about the visual impact of the panhandle driveways and indicated their preference to have a shared driveway for Lots 2 and 3. An existing hedge will therefore remain in its present location along Lot 4's east property line and Lot 3's south property line. This will restrict access to and visibility of the Lot 3 panhandle driveway. As a result, both Lots 2 and 3 will share usage of the Lot 2 panhandle driveway. An access easement will be registered on the panhandle portion of Lot 2 to secure this restriction.

### 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).
- The Design Consultant has also submitted a proposal for exterior modifications to the existing home at 3333 – 155 Street (see Appendix VIII). While the home is in good condition and its retention is desirable, neighbours had some concerns that the character of the home was not in

keeping with the newer homes that have recently been constructed on the other side of 155 Street and those that will be constructed as part of the subject application. The applicant proposes the addition of cultured stone, slop-dash stucco and wood window trim, and a change in the exterior colours to make the character of the home more compatible with the newer homes in the area. These modifications will be required to be completed prior to approval of the rezoning and the signing of the subdivision plans.

- 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.

### Tree Preservation/Replacement

- C. Kavolinas & Associates Inc. prepared the Arborist Report and 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 25 mature trees on the subject site. The report proposes the removal of 1 tree because it is located within the building envelope on proposed Lot 1. The Report proposes 24 trees be retained. The majority of the trees (19) will be retained on proposed Lot 6. 23 replacement trees will also be planted for a total of 47 trees on site, providing for an average of 7.8 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees proposed for removal
Japanese Cedar	1	0	1
Douglas Fir	8	8	0
Cherry	1	1	0
Cedar	14	14	0
Norway Maple	1	1	0
<b>TOTAL</b>	<b>25</b>	<b>24</b>	<b>1</b>

- A detailed review of building envelopes will be required prior to final approval to ensure retention of the trees on site. Restrictive Covenants for tree retention will also be required.
- The Rosemary Heights Neighbourhood Committee has asked that the locations of planted trees be such that they maximize screening of the rear homes. The exact locations of these trees will be determined prior to final approval of the rezoning.

## PRE-NOTIFICATION

Pre-notification letters were sent out on April 20, 2007 and staff received the following responses:

- One neighbour called to say that he has no objection to the proposal, however he would like to see street lighting installed on 155 St as part of the development.

*(Engineering requirements include installation of street lighting.)*

- Planning staff also spoke with representatives of the Rosemary Heights Neighbourhood Committee, who had some concerns relating to the visual impact of the panhandle lots from the street, and the character of two of the existing homes.

*(Staff have worked with the applicant to mitigate some of the Committee's concerns. Panhandle driveways for proposed Lots 2 and 3 will be twinned, with both lots sharing access over the Lot 2 driveway. An existing hedge will remain in place, blocking access to the Lot 3 panhandle driveway and reducing visibility of this lot from 155 Street. The applicant has been asked to illustrate the proposed siting of the new homes, in order for new trees to be planted to maximize screening of the rear homes. Exact locations of these trees will be established prior to final approval. Further, the existing home on proposed Lot 6 is required to be removed and the home on Lot 4 will be given exterior modifications (see Appendix VIII) in order to make it more compatible with the character of surrounding homes. The Neighbourhood Committee is satisfied that these measures will address their concerns.)*

## 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.	Panhandle Policy (O-15)
Appendix VIII.	Proposed Exterior Modifications to the Home at 3333 - 155 Street (Lot 4)

Jean Lamontagne  
General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RH**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.3 ac
Hectares	1.3 ha
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	38.6 m - 48.1 m
Range of lot areas (square metres)	1,858 m <sup>2</sup> - 2,318 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.6 uph/1.8 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	15%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	25%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO