

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0054-00

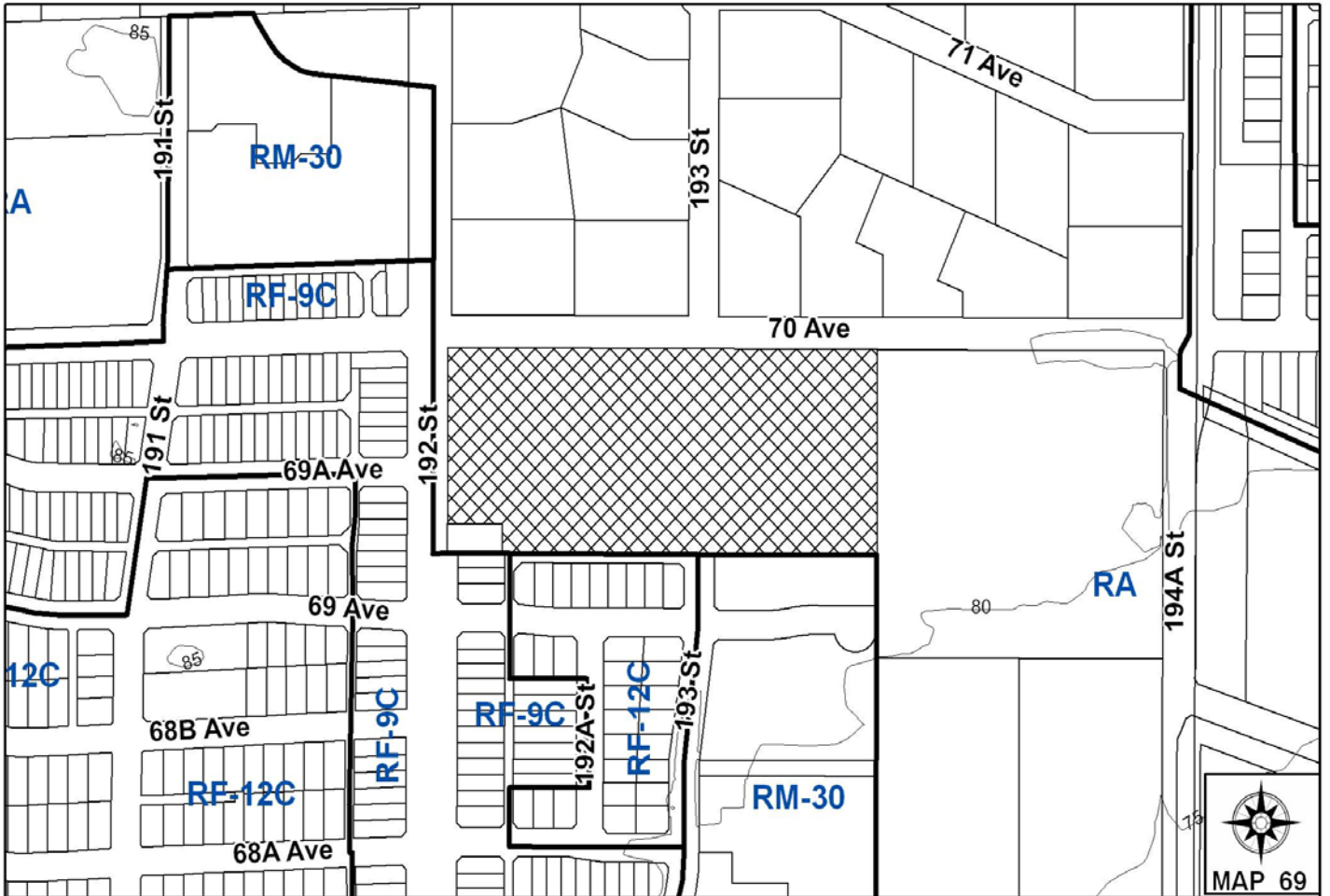
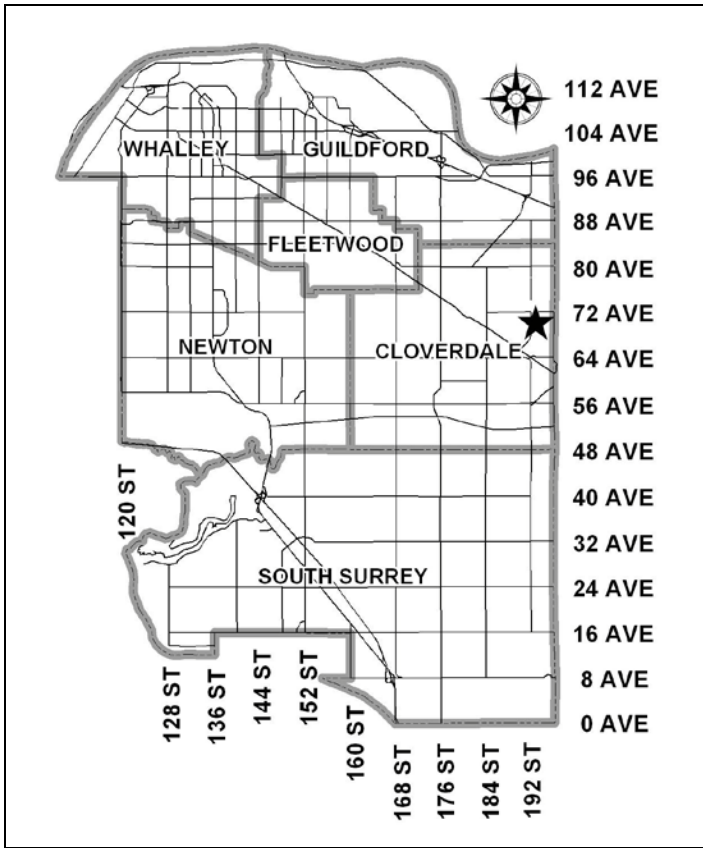
Planning Report Date: September 10, 2007

PROPOSAL:

- **Rezoning** of a portion of the property from RA to RF-9C

in order to allow subdivision into 45 single family lots and 1 remainder lot.

LOCATION: Portion of 6970 - 192 Street
OWNER: Karen Rosenberg
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Low Density and Medium Density



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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the property (Block A as shown on the Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) (Appendix I).
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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 37 to 45 to require a minimum front yard setback of 7.5 metres (25 ft.);
 - (f) submission of a landscape plan and cost estimate for the 3-metre (10 ft.) wide buffer along 192 Street for proposed Lots 37 to 45;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 37 to 45 to secure the required landscaping within the buffer area along 192 Street; and
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 45 until future consolidation with the adjacent property at 6938 - 192 Street.

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:**

15 Elementary students at Clayton/East Clayton Elementary School
7 Secondary students at Clayton Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture:

- The Clayton Multi-Use Pathway runs along 192 Street and 70 Avenue and is to be secured through road dedication. This pathway should be constructed through the land development process as per the guidelines in the East Clayton Land Use Plan.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory structures proposed to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 70 Avenue):	Acreage residential lots.	Half-Acre Residential	RA
East:	Large acreage property.	School and Park	RA
South:	Small residential lots and townhouses.	Low, Medium and Medium-High Density	RF-9C, RF-12C and RM-30
West (Across 192 Street):	Small residential lots.	Medium Density	RF-9C

DEVELOPMENT CONSIDERATIONS

- The proposed rezoning of the west portion of the subject site from One-Acre Residential (RA) Zone to Single Family Residential (9) Coach House (RF-9C) Zone is to allow subdivision into approximately 45 small single family lots with a coach house or a secondary suite permitted on each lot, and a 1.3-hectare (3.38-acre) remainder lot that is proposed for townhouses, under application number 7907-0063-00. The townhouse application is pre-Council.
- The subject west portion of the property is 2.25 hectares (5.56 acres) in size and is designated Urban in the Official Community Plan (OCP). The East Clayton NCP indicates a mix of densities for the subject site including Medium Density (10-15 u.p.a.) and Low Density (6-10 u.p.a.).
- The proposed RF-9C lots will continue the established pattern of small single family lots designated Low and Medium Density, that exist directly south and west of the subject site, approved under Application No. 7903-0166-00 (Final Adoption on November 7, 2005) and Application No. 7905-0081-00 (Final Adoption on July 27, 2006).
- All lots created under this proposal will have access from proposed lanes.
- In accordance with the East Clayton NCP, a multi-use pathway is proposed along the 192 Street corridor and along 70 Avenue in this location. The multi-use pathway will be secured through road dedication and will be constructed through the land development process as per the guidelines in the East Clayton NCP.

- The proposed lots conform to the requirements of the RF-9C Zone. All proposed lots are Type I and range in area from 267 sq.m. (2,874 sq.ft.) to 406 sq.m. (4,370 sq.ft.). The proposed lots range in width from 9.3 m. (30.5 ft.) to 13.1 m. (43 ft.) and the lot depths range from 28 m. (91.8 ft.) to 41.5 m. (136 ft.).
- In accordance with the RF-9C Zone, coach houses are permitted at grade for lots that have a minimum lot depth of 36 metres (118 ft.). Therefore, proposed Lots 25 to 33 may have coach houses at grade, while for the remainder of the proposed lots coach houses will only be permitted above the garage.
- The applicant will be required to register a "no build" covenant along the southern leg of proposed Lot 45 for future consolidation with the adjacent property at 6938 - 192 Street. In the future when the property owner of 6938 - 192 Street proceeds with a rezoning and subdivision application for 2 RF-9C lots, this consolidation will ensure that the rear lot lines align sufficiently with the adjacent properties and rear lane access can be gained.
- In accordance with the East Clayton NCP, the applicant will be required to provide a front yard setback of 7.5 metres (25 ft.), compared to the 3.5-metre (11-ft.) minimum front yard setback of the RF-9C Zone, for proposed Lots 37 – 45. This is in order to improve livability for the proposed lots along 192 Street, a designated arterial road and to ensure consistency. The proposed lot depth of 31.5 metres (103 ft.) for the lots along 192 Street will allow for an adequate building envelope with the increased front yard setbacks. The increased setback will be specified in the associated Building Scheme and secured through a Restrictive Covenant registered on title.
- To further assist in creating interesting streetscapes in this neighbourhood, a 3-metre (10-ft.) wide landscaped buffer will be secured within the designated front yards of proposed Lots 37 – 45 fronting 192 Street. The submission of a suitable landscape plan for the designated buffer and the corresponding security deposits will be a subject condition of rezoning.
- The applicant for the subject site has retained Michael E. Tynan 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 VII). The proposed building design guidelines comply with the General Urban Design Guidelines established in the East Clayton NCP. The design guidelines stipulate that new homes follow the Craftsman-Heritage, Rural-Heritage, Neo-Traditional and Neo-Heritage styles, that are evident in the newly-built homes in this neighbourhood.
- The design guidelines prohibit the construction of basement-entry homes.
- Clark J. Kavolinas prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 9 mature trees on the subject site. The report proposes the removal of all the mature trees because they are located either within the building envelopes, within the footprint of the proposed roadway, or are in poor condition. The Report proposes 134 replacement trees to provide 3 tree per lot.

- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. There will be minimal cut or fill throughout the site. The information has been reviewed by staff and found to be acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 17, 2007 and staff received four responses.

- Two phone calls were received from residents living in the Aloha Estates development, north of the subject site, concerned about increased traffic in their area resulting from the proposal and requesting that traffic calming be incorporated in their neighbourhood.

(It is not anticipated that there will be a significant increase in traffic into the Aloha Estates neighbourhood as a result of the subject proposal. The residents were advised by the Engineering Department of the process for requesting traffic calming in their area.)

- A resident called to express their lack of support for coach houses.

(The East Clayton NCP allows for a diversity of housing types and densities to be accommodated in the community including coach houses which serve as affordable secondary dwelling units.)

- The resident to the south-west of the subject site, at 6938 - 192 Street, called to inquire about the rear portion of their property and how it would align with the adjacent proposed lots if their property proceeds in the future for rezoning and subdivision into 2 RF-9C lots.

(The applicant will be required to register a "no build" covenant along the southern leg of proposed Lot 45 for future consolidation with the adjacent property at 6938 - 192 Street in order to ensure the rear lot lines align sufficiently with the adjacent properties and access can be gained from the rear lane.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheet and Survey Plan
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 Preservation
Appendix VII.	NCP Plan

Jean Lamontagne
General Manager, Planning and Development

SR/kms

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Eric Aderneck, Aplin & Martin Consultants Ltd.
 Address: 201 - 12448 - 82 Avenue
 Surrey, B.C.
 Tel: 604-597-9058

2. Properties involved in the Application
 - (a) Civic Address: Portion of 6970 - 192 Street

 - (b) Civic Address: Portion of 6970 - 192 Street
 Owner: Karen Rosenberg
 PID: 012-386-880
 Lot 1 Except: Parcel "D" (Explanatory Plan 13056) Section 15 Township 8
 New Westminster District Plan 1809

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone a portion of the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	Excluding proposed remainder Lot 46
Acres	5.56 ac
Hectares	2.25 ha
NUMBER OF LOTS	
Existing	1
Proposed	45 plus 1 remainder lot
SIZE OF LOTS	
Range of lot widths (metres)	9.3 m - 13.1 m
Range of lot areas (square metres)	262 m ² - 406 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.1 upa/20.0 uph
Lots/Hectare & Lots/Acre (Net)	12.4 upa/30.6 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	35%
Total Site Coverage	85%
PARKLAND	n/a
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