

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0072-00

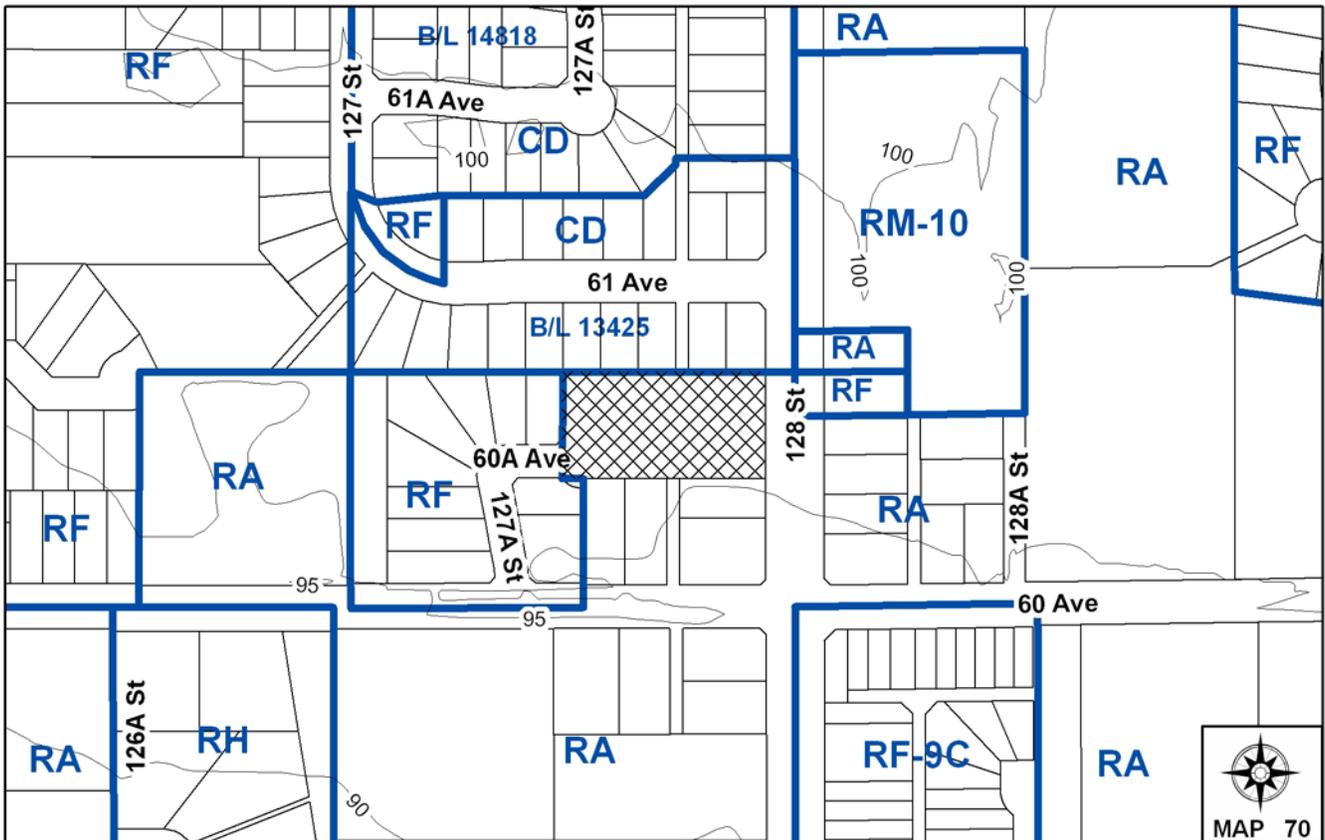
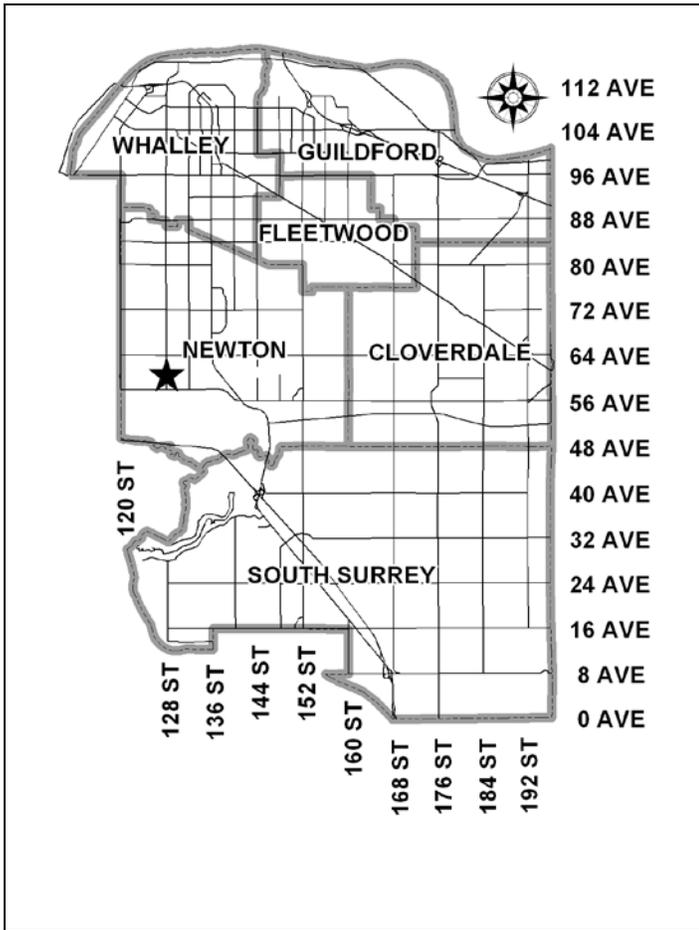
Planning Report Date: April 14, 2008

PROPOSAL:

- Rezoning from RA to RF and RF-12
- Development Variance Permit

in order to allow subdivision into 4 single family small lots and a remnant single family residential lot and to relax the front and rear yard setbacks for an existing dwelling being retained on the remnant RF lot.

LOCATION: 6045 - 128 Street
OWNERS: Gurjit Gill et al
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family (6 upa) and Small Lot (10 upa)



RECOMMENDATION SUMMARY

- By-law introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to retain the existing dwelling, which is in good condition, and variances to the front and rear yard setbacks are required due to the creation of new lot lines.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed variances will allow the existing dwelling to be retained. Any new dwelling on the remnant lot will be required to comply with the RF Zone requirements.
- The applicant proposes to retain numerous significant trees fronting the remnant RF lot, mostly within the cul-de-sac road dedication area, which is proposed to be specifically designed to retain these trees. Access to the RF lot will be achieved via the rear lane to allow these trees to be retained on the cul-de-sac and maintained by the Parks, Recreation & Culture Department.

School District: Projected number of students from this development:

2 Elementary students at J.T. Brown Elementary School
1 Secondary student at Tamanawis Secondary School

(Appendix VI)

Parks, Recreation & Culture:

The Parks, Recreation and Culture Department supports the proposed development application, advises that the applicant will be required to provide Park Amenity Contributions per the NCP and provide cash-in-lieu for the 5% subdivision requirement.

Ministry of Transportation (MOT):

The Ministry of Transportation has granted preliminary approval for one year as of May 11, 2007.

SITE CHARACTERISTICS

Existing Land Use: Single family house on a large lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family homes on a RF-12 sized lots.	Urban and existing single family.	CD
East (Across 128 Street):	Single family homes.	Urban and Approved Cluster Housing, Small Lot with Lane	RF and RA
South:	Single family homes.	Urban and Single Family Small Lot	RA
West:	Single family homes.	Urban and Single Family	RF

DEVELOPMENT CONSIDERATIONSBackground

- The West Newton/Highway No. 10 NCP (Stage 2) was adopted by Council on July 28, 2004. The plan features a variety of small and conventional single family housing, several small commercial nodes and community park uses. Numerous re-zonings and a few re-designations have been approved in the area since that time. The overall form and density of this development is regulated by the NCP, which suggests a street pattern and designates a density for the site. The subject site is designated "Single Family (6 UPA)" and "Small Lot (10 UPA)" in the NCP.
- The applicant pre-serviced the 4 proposed RF-12 lots fronting 128 Street when this road was being widened and repaved in 2007, and these lots were seen to be generally in accordance with the NCP. Water and Sewer connections are now in place along that frontage.

- Upon subsequent review of the remainder of the site and the Tree Location and Retention Plan, it was determined that removal of the trees in the proposed cul-de-sac to complete the layout at the south west corner of the site would not be acceptable.
- The applicant, his consultants, and City Staff have been working on various alternative scenarios that would result in both the retention of significant mature trees on the site and retention of the existing home.

The Subject Site

- The site is 4704 square metres (1.16 acres) in size, and is currently the site of a large rancher-style house set well back from 128 Street. The house is connected to a septic field, and is slightly lower than 128 Street.
- A large stand of mature cedar trees is located where there is a cul-de-sac shown in the NCP at the south west corner of the property. A second stand of trees is located at the northeast corner of the subject property near 128 Street.
- There are a total of 26 protected trees on the site, 25 of which were originally proposed to be removed in order to accommodate houses and a cul-de-sac. There are very few additional undersized trees.
- The property is relatively open and flat with the exception of the above noted trees and the existing dwelling.

Proposed Subdivision Layout

- The applicant seeks to subdivide the property into 4 RF-12 with one remainder RF lot in general accordance with the NCP. The RF-12 lots will exceed the minimum area (320 square meters, or 3445 square feet is the minimum, and 450 square metres (4,844 square feet) is the smallest RF-12 proposed) (Appendix II).
- The existing dwelling is to be retained on an oversized RF lot at the westerly portion of the site. This would permit future subdivision and the creation of two further RF lots once the home is removed.
- The proposal involves dedication of the cul-de-sac bulb and a section of laneway as shown the NCP. Only the laneway portion can be constructed, while the cul-de-sac bulb is proposed to be dedicated as public road, but not constructed in order that the majority of the trees can be retained.
- The access to the existing dwelling will be relocated to the new lane.

Road and Servicing Issues

- The existing NCP for this area calls for completion of the cul-de-sac terminus of 60A Avenue at the west end of the subject site. However, completion of this cul-de-sac and subdivision of the property as proposed would result in a significant number of protected trees being removed.
- The subject site is able to be connected to the local road network entirely through the laneway. Construction of the laneway and connection to existing laneways to the north and south as shown in the NCP would result in the loss of 1 protected tree at the north end. The existing home is required to utilize this new laneway connection for vehicular access.
- The proposal includes servicing the retained home from the west, which requires removal of four trees in the cul-de-sac area. This allows for servicing and potential future access for the RF lots while retaining of the majority of on-site trees.
- Not constructing the cul-de-sac bulb as shown in the NCP would mean that 60A Avenue would not achieve a standard turn-around. Transportation Engineering can accept this arrangement in order to retain trees as a temporary measure until such time as the remainder RF lots are realized. At this time, the applicant will dedicate the cul-de-sac but submit cash-in-lieu for construction. Eventual completion of this subdivision could be achieved while saving the trees in the cul-de-sac through construction of a non-standard bulb including permeable paving, the details of which will be developed by the applicant in the future.
- Completion of this portion of 60A Avenue cul-de-sac will be explored with regard to road and turn-around construction when the remainder lot re-develops. Access to all future RF lots could be achieved from the rear lane, therefore the cul-de-sac design could be resolved such that the trees are retained. This may include a non-standard turn-around or additional road dedication being required at the time of further subdivision. The final design is dependant upon the health of the trees over the longer term.

Interfacing Guidelines

- The RF remainder lot is oversized, and only consistent with older existing housing stock to the south of the subject property. However, future subdivision potential of this portion of the site would be consistent with RF lots already approved and built under another subdivision immediately west (Development Application No 7901-0208-00), as well as with the existing homes to the north.
- The RF-12 lots proposed along 128 Street are not consistent with the neighbouring subdivision to the north, which is CD zoned and RF sized. However, they are in accordance with the density identified in the NCP, and form an appropriate gradient with properties to the east and south identified for densification.

Tree Survey & Arborist Report

- The subject property is heavily treed, with a total of 26 protected trees identified on the site. The developer engaged C. Kavolinas & Associates Inc. to prepare the Arborist Report, Tree Preservation and Replacement Plans for this project (Summary - Appendix VIII). The trees are identified as being predominantly Cedar, healthy, 60 years old, and 90-100 feet in height.
- The report submitted proposes the removal of 9 protected trees from the site because they are either within the building envelopes, or are within the footprint of proposed driveways, roadways, underground services. Trees are generally removed on the western and northern portions of the site, in the future lane Right Of Way, and in the dedicated cul-de-sac.
- A Section 219 Restrictive Covenant will be required over portions of lots 1 and 5 to ensure tree retention. This is listed as a condition of final approval.
- Securities will be required in the amount of \$21,000 for the trees to be retained in the cul-de-sac (7 trees) and \$18,000 for the trees retained on lots 1 and 5 (a total of 6 trees). Securities are to be deposited as a condition of final approval of the rezoning, and to be held for 2 years from the date of final approval of the last house to be built on any of the lots (funds to be held for 2 years from the date of occupancy permit issuance on the last of the RF-12s, or as directed by the City Landscape Architect.) This is in accordance with the Tree By-law, and will help to ensure that the trees survive. In case they falter, the City will have securities in place to both remove them and construct the cul-de-sac to standard specifications.
- A Section 219 Restrictive Covenant will be required as part of the servicing package along the south edge of the retained lot (Lot 5) for protection of a shared tree at the south property line. The proposed swale and underground servicing required in this vicinity have been shifted north to sufficiently protect this tree. This tree will require reassessment at the time of future subdivision if a house is to be located on a future RF lot at this location, as the easement required for servicing may not allow appropriate buildable area on this lot.
- The below chart provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Cedar	24	17	7
Cypress	2	0	2
Total	26	17	9

Lot Grading

- In-ground basements are proposed based on the lot grading information provided by the applicant. Basements will be achieved with some fill on the lots. The proposed grading plan has been reviewed by staff and found to be acceptable. It should not affect the trees proposed to be retained. The site as a whole will drain towards the south west.

Proposed Building Scheme

- The developer engaged 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. A summary of the proposed design guidelines is attached as Appendix V, which will deviate from some of the older 1970's detached bungalows in the area, in favor of a more contemporary standard similar to what is now under construction in the immediate area.
- West Coast Modern, Neo-Traditional, and Modern California Stucco housing styles were identified as the predominant building styles in the area, and Neo-Traditional, Neo-Heritage, Classical, and Craftsman-Heritage style will be the design style for the new homes.
- The highlights of the proposed Building Scheme are as follows:
 - Two story dwellings and bungalows are permitted;
 - Basement entry dwellings are not permitted;
 - No access to the in-ground basements from outside, other than the rear of the dwellings;
 - No secondary suites permitted;
 - Minimum 7:12 roof pitch on the main roof structure;
 - Shake profile asphalt or cedar shingles, or shake profile concrete roof tiles in grey or brown tones will be the only roofing materials permitted;
 - Only high quality exterior finish and detailing with stucco, vinyl, cedar, "Hardiplank", and brick and stone accent veneers in brown or grey hues are to be used as cladding materials; and
 - A minimum of 17 shrubs (of at least 5 gallon pot size) are to be provided per RF-12 interior lot, and 25 shrubs (of at least 5 gallon pot size) are to be provided per corner lot.
- The home to be retained will be required to undergo some minor modifications in keeping with the re-orientation of the home on the lot relative to the street façade of the building. As the former rear of the dwelling will effectively become the front, and access will be required to be toward the new laneway, the garage door towards the west will be required to be removed, and the existing garage door on the east used exclusively. A security for these works is a requirement of final approval.
- A review of Building Code compliance (Fire Separation) for the existing dwelling as a result of the reduced setbacks is a requirement of final approval.

PRE-NOTIFICATION

- Pre-notification letters were sent on September 25, 2006, and to date staff have received no responses.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances (for the RF lot) for the existing dwelling only:

- To vary the minimum front yard setback for 1 (one) RF lot (proposed Lot 5) from 7.5 metres (25 ft.) to 4.31 metres (14.1 ft.).
- To vary the minimum rear yard setback for 1 (one) RF lot (proposed Lot 5) from 7.5 metres (25 ft.) to 3.84 metres (12.6 ft.).

Justification for Variances:

- The existing dwelling is in good condition and there is merit in retaining it.
- The proposed subdivision is located in and adjacent to a large stand of Western Red Cedar trees, which has necessitated an alternative development concept for the western portion of this property. For the foreseeable future, this will result in the retention of the existing house in combination with the dedication (without construction) of the cul-de-sac.
- In order to retain the existing house on the property and allow for dedication of a standard cul-de-sac bulb, a reduced setback from both the road and lane dedication is required. Since the road is not proposed to be built at this time, the existing home will maintain a generous setback.
- The variances will only apply to the existing house; any new construction on the property would require that the RF Zone requirements are met.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Project Data Sheets and Survey Block Plan
Appendix II.	Engineering Comments
Appendix III.	Proposed Subdivision Layout
Appendix IV.	West Newton Highway No. 10 NCP Plan
Appendix V.	Parks Comments

- Appendix VI. School District Comments
- Appendix VII. Building Design Guidelines
- Appendix VIII. Summary of Tree Survey and Tree Preservation
- Appendix IX. Development Variance Permit No. 7907-0072-00

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.16 ac
Hectares	0.47 ha
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	12.4 m - 19.5 m
Range of lot areas (square metres)	446 sq.m. - 711 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
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 (setbacks)	YES
Others	NO