

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0073-00

Planning Report Date: October 20, 2008

**PROPOSAL:**

- **Rezoning** from RA to RF
- **Heritage Alteration Permit** to allow services within Semiahmoo Trail

in order to allow subdivision into 7 single family lots.

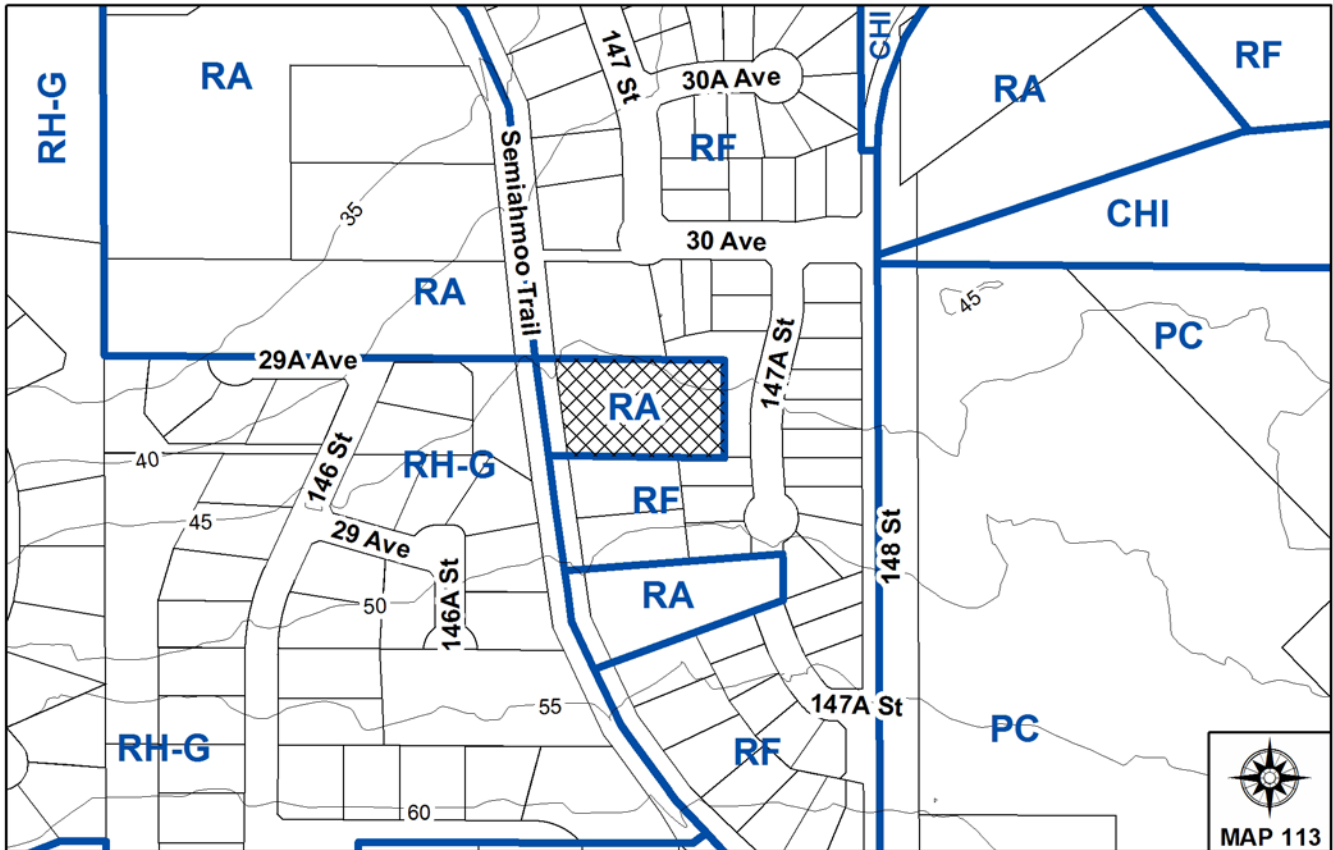
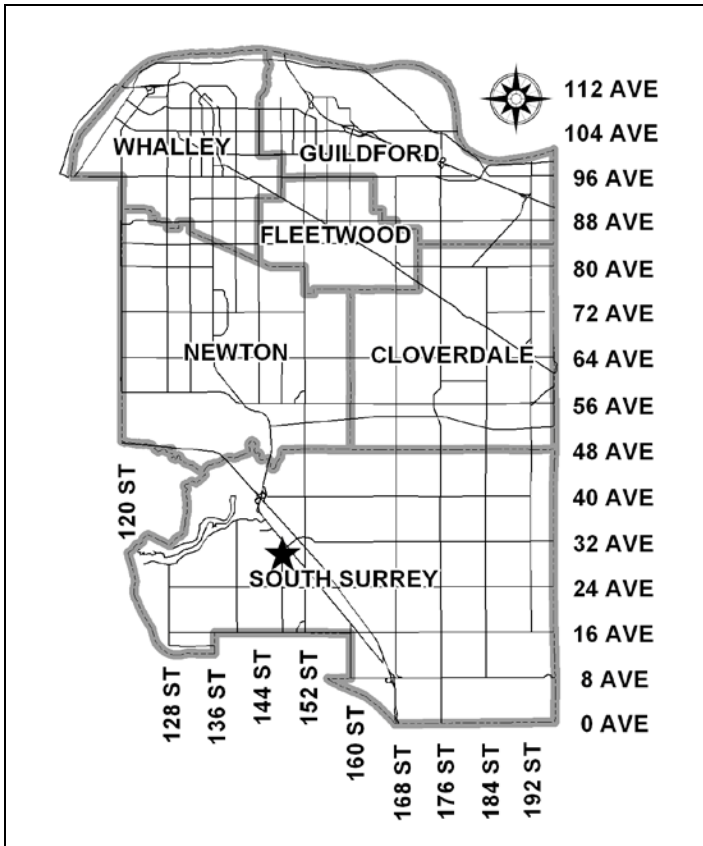
**LOCATION:** 2956 Semiahmoo Trail and 2969 - 147A Street

**OWNER:** Nanoose Harbour Holdings Ltd. (Inc. No. 630303)

**ZONING:** RA and RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Clustering at Urban Single Family Density (8 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Heritage Alteration Permit is proposed to allow municipal services within the Semiahmoo Trail.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the King George Highway Corridor Local Area Plan.
- The proposal generally complies with the development concept for the east side of Semiahmoo Trail and adheres to the Semiahmoo Trail Design Guidelines, including elimination of vehicular accesses, installation of landscaping and split-rail fencing, and creation of increased front yard setbacks to Semiahmoo Trail.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property at 2956 Semiahmoo Trail from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Heritage Alteration Permit (HAP) No. 7907-0073-00, generally in accordance with the attached (Appendix VIII).
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, a statement regarding tree preservation, to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant and submission of financial securities to ensure a 17 metre (55 ft.) building setback for all buildings from Semiahmoo trail and construction of a 10 metre (30 ft.) landscaped buffer and split-rail fence in accordance with the Semiahmoo Trail Design Guidelines;
  - (g) registration of a Section 219 Restrictive Covenant to prohibit vehicular access from Semiahmoo Trail;
  - (h) registration of separate Building Design Guidelines for 3 lots fronting Semiahmoo trail, including heritage design considerations, to the satisfaction of the Heritage Planner;
  - (i) registration of a shared driveway access easement for Lots 2 and 3;
  - (j) registration of a Section 219 Restrictive Covenant to ensure tree retention on Lots 1, 3, 4 and 5; and
  - (k) the applicant address the concern that the development will place additional pressure on existing Parks facilities to the satisfaction of the General Manager, Parks, Recreation & Culture.

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 Semiahmoo Trail Elementary School  
1 Secondary students at Semiahmoo Secondary School

(Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department supports the proposed development but has some concerns about the pressure this project will place on existing Parks facilities in the area. Staff and the applicant will work together to resolve this issue.

Heritage Advisory Committee: The Surrey Heritage Advisory Commission (HAC) endorsed this application subject to:

- compliance with Semiahmoo Trail Guidelines;
- registration of a Building Scheme;
- achieving a 17 metre (55.7 ft.) setback along the Trail; and
- issuance of Heritage Alteration Permit No. 7907-0073-00 to allow services to be placed within the Semiahmoo Trail.

The applicant has agreed to address these issues as per the above requirements.

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family home on 2956 Semiahmoo Trail, trees and vegetation on 2969 - 147A Street.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, South and East (Across 147A Street):	Single family homes.	Urban	RF
West (Across Semiahmoo Trail):	Single family homes.	Suburban	RA

## DEVELOPMENT CONSIDERATIONS

- The two properties at 2956 Semiahmoo Trail and 2969 - 147A Street encompass 0.57 ha (1.40 acres) in area. The area is designated "Urban" in the Official Community Plan (OCP) and "Clustering at Urban Single Family Density (8 upa)" in the King George Highway Corridor Local Area Plan (LAP).
- The proposal is to rezone one property (2956 Semiahmoo Trail) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to develop seven (7) single family lots along with the other property which is currently zoned RF.
- The development proposal has a density of 12.3 units/hectare (5.0 units/acre) which complies with the "Urban" designation of the OCP and the Single Family designation of the King George Highway LAP.
- The applicant has also applied for a Heritage Alteration Permit to permit underground servicing works to be undertaken in the Semiahmoo Trail.

## Development Concept

- In 1996, as a result of Development Application No. 7992-0479-00, which created approximately 78 single family lots on the eastern side of the Semiahmoo Trail in this area, a development concept was developed for properties along the eastern side of the Semiahmoo Trail.
- The development concept called for:
  - larger lots (approximately 1,120 sq.m./12,000 sq.ft.) along the Trail to be consistent with the larger lots in the "Suburban" designated lands on the west side of the Trail;
  - the elimination of driveway access to the Trail;
  - adoption of a 10 metre (33 feet) landscaped buffer along the Trail;
  - adoption of building design guidelines that are sensitive to the rural nature of the area; and
  - development of a right-of-way to act as lane access for lots fronting the Trail.
- The subject application follows these development concepts, as discussed below.

## Proposed Subdivision

- The proposal is for a seven-lot single family residential subdivision with access to the lots fronting Semiahmoo Trail provided through a laneway segment and temporary tie-in across one of the proposed lots (Appendix II). Home construction on this encumbered lot will only be possible once adjacent lands are subdivided, providing a permanent outlet to the proposed laneway section either to the north or south as shown on the plan.

- In keeping with the suburban character west of Semiahmoo Trail, the RF lots proposed along the Trail are oversized, ranging from 759 square metres (0.18 acres) to 844 square metres (0.21 acres) in size, and are larger than the lots proposed away from the Trail. The lots are a bit smaller than some other similar developments on the east side of the Semiahmoo Trail but that is largely because the lane is dedicated here, as opposed to a right-of-way that was taken in earlier developments. The lots, while larger than the minimum RF Zone standard, will be restricted to the normal maximum house size of 330 sq.m. (3,550 sq.ft.) in this Zone.
- The lots on the east side of the Semiahmoo Trail, which are smaller than typical suburban lots (as compared to lots on the west side of the Trail) were designed to allow the lane to curve toward the west in order to retain more mature trees. This is considered an acceptable way of retaining more trees while still achieving large urban lots.
- The existing driveway access from Semiahmoo Trail will be removed and landscaped. The driveway and house will have to be demolished prior to the subdivision being approved. The developer shall provide a financial security for landscaping the buffer area fronting the Trail.
- The proposal will conform with the Zoning By-law and the Semiahmoo Trail Design Guidelines by protecting a 10 metre (32.8 ft.) wide landscaped buffer adjacent to Semiahmoo Trail and an additional 7 metre (23 feet) setback (total of 17 metres/55 feet) to the proposed dwellings on the 3 oversized RF lots. The Surrey Heritage Advisory Commission (HAC) supports this arrangement.
- Until lands to the north and south develop, a temporary access over proposed Lot 6 is proposed to provide access to the lane and to the 3 proposed lots fronting Semiahmoo Trail. A temporary turnaround is also to be provided for in the lane.

#### Building Scheme and Lot Grading

- The applicant for the subject site has retained Mike 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.
- The dwellings shall be complementary to homes being proposed within this area and with other new developments. The applicant will be required to register a Restrictive Covenant for the Building Scheme prepared by Tynan Consulting Ltd. in order to ensure that the styles of the proposed dwellings will complement the character of other homes in the immediate neighbourhood.
- Basement entry homes and secondary suites are not permitted.
- The applicant is proposing in-ground basements and a satisfactory lot grading plan has been submitted and reviewed by staff.

Tree Preservation

- The applicant's arborist has identified 59 protected trees on the subject site (includes one boulevard tree). Twenty-four (24) trees are proposed to be removed and thirty-seven (35) trees are proposed to be retained (Appendix V). The trees proposed for removal are within the building envelope, will be affected by lane construction or are in poor condition for retention.

Tree Species	Total No. of Mature Trees	Total proposed for retention	Total proposed for removal
Red Alder	3	0	3
Birch	2	0	2
W. Red Cedar	8	6	2
Cherry	1	0	1
Cypress	1	1	0
Douglas Fir	42	27	15
W. Hemlock	1	1	0
Plum	1	0	1
<b>Total</b>	<b>59</b>	<b>35</b>	<b>24</b>

- The applicant is proposing to plant 45 replacement trees on the site; 45 replacement trees are required.
- There are two additional undersized trees proposed to be retained as part of this development.
- A Section 219 Restrictive Covenant will be required on proposed Lots 1, 3, 4 and 5 to ensure that trees identified for retention are preserved.
- A shared driveway on proposed Lots 2 and 3 is required to facilitate tree retention on Lot 3. A shared driveway access easement is required to be registered on proposed Lots 2 and 3.

Semiahmoo Trail: Landscaping

- The existing single family dwelling at 2956 Semiahmoo Trail will be demolished to accommodate this subdivision. The existing driveway will be removed and the new driveways for proposed lots fronting Semiahmoo Trail will have access to the laneway and to a local street (147A Street) via a temporary right-of-way.
- In accordance with Heritage Designation By-law No. 15280 and the Semiahmoo Trail Design Guidelines, the applicant proposes a 10 metre (33 feet) wide landscaped buffer along the Semiahmoo Trail on proposed Lots 1, 2 and 3. The proposed landscaping treatment will include a variety of shrubs including ferns, huckleberries to be planted with existing shrubs and mature trees. Additionally, split rail fencing will be installed generally along the west property line, inside the buffer area, immediately after final adoption of the rezoning By-law.
- A detailed landscaping plan for the buffer fronting Semiahmoo Trail is provided, showing retention of existing mature trees augmented with landscaping (Appendix VIII). Pedestrian path connections will be permitted for residents of proposed Lots 1, 2 and 3 wishing to have direct access to Semiahmoo Trail, via a gap in the split-rail fence.

- The proposed landscaping will be secured by a Section 219 No-Build Restrictive Covenant as well as financial securities for the installation of material specified in the plan. It is also included in the Building Scheme to be registered on title for this subdivision.
- The proposed home on Lots 1, 2 and 3 are to incorporate sufficient detailing on all elevations visible to Semiahmoo Trail to suggest a street fronting elevation. This is to ensure compatibility with existing dwellings on both the east and west sides of Semiahmoo Trail, and in keeping with the Trail Design Guidelines.

#### Semiahmoo Trail: Heritage Alteration Permit

- The Heritage Designation By-law states that "no person shall undertake any actions to construct buildings, structures, driveways, or alter, excavate or build anywhere on the property (including utilities) except as expressly authorized by a Heritage Alteration Permit". The applicant has applied for a Heritage Alteration Permit (HAP) (Appendix VII) to allow for the installation of underground servicing within the Semiahmoo Trail.
- The applicant is proposing to install a temporary 300 mm storm main, 3 sanitary service connections, 2 water service connections, remove 2 existing driveways and provide hydro, gas, cable and telephone connections as required within the Semiahmoo Trail. The Semiahmoo Trail will be restored to the satisfaction of the City.
- The HAP was presented to the Heritage Advisory Commission (HAC) at the October 1, 2008 HAC meeting and this approach was endorsed by the HAC (Appendix VI).

#### PRE-NOTIFICATION

Pre-notification letters were sent on August 28, 2007 to area residents. Staff received one telephone call and two letters. The residents had the following comments:

- Wished to express concern about the density proposed, particularly along the Trail.

*(The Planning and Development Department considers the oversize RF lots proposed along the trail to be consistent with surrounding development, and the significant setback required along the trail will act to preserve the existing character of this Heritage feature.)*

- Expressed concern with the manner in which contractors surveying the property misrepresented themselves as City employees.

*(The City does not condone the behavior of contractors acting on behalf of applicants).*

- A neighbour expressed concern about the number of trees being removed in proximity to a common property line.

*(The City is satisfied with the tree protection efforts of the applicant, given the laneway construction required to service these sites).*



- The "Friends of the Semiahmoo Heritage Trail" community group submitted a letter in support of the proposed Heritage Alteration Permit.

*(At the October 1, 2008 HAC meeting the HAC approved the HAP approach.)*

#### 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.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Minutes of the January 30, 2008 and October 1, 2008 Heritage Advisory Commission Meeting
Appendix VII.	Heritage Alteration Permit No. 7907-0073-00
Appendix VIII.	Landscaping Plan

Jean Lamontagne  
General Manager  
Planning and Development

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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:                      Theresa Rawle, H.Y. Engineering Ltd.  
                         Address:                      200 - 9128 - 152 Street  
                                                              Surrey, BC  
                                                              V3R 4E7  
                         Tel:                                      604-583-1616
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      2956 Semiahmoo Trail and 2969 - 147A Street
  
  - (b)      Civic Address:                      2956 Semiahmoo Trail  
                         Owner:                                      Nanoose Harbour Holdings Ltd., Inc. No. BC0630303  
                         PID:    012-065-943  
                         Parcel "A" (Explanatory Plan 35526) Lot 17 Section 22 Township 1 New  
                         Westminster District Plan 1266
  
  - (c)      Civic Address:                      2969 - 147A Street  
                         Owner:                                      Nanoose Harbour Holdings Ltd., Inc. No. BC0630303  
                         PID:    012-065-943  
                         Lot 55 Section 22 Township 1 New Westminster District Plan LMP32921
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property (2956 Semiahmoo Trail).

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1,4015 ac
Hectares	0.5672 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	7
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.2 m - 19.9 m
Range of lot areas (square metres)	701 m <sup>2</sup> - 844 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.0 lots/ac    12.3 lots/ha
Lots/Hectare & Lots/Acre (Net)	5.3 lots/ac    13.0 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<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 (Semiahmoo Trail Issues)</b>	
	YES
<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