

City of Surrey
PLANNING & DEVELOPMENT REPORT

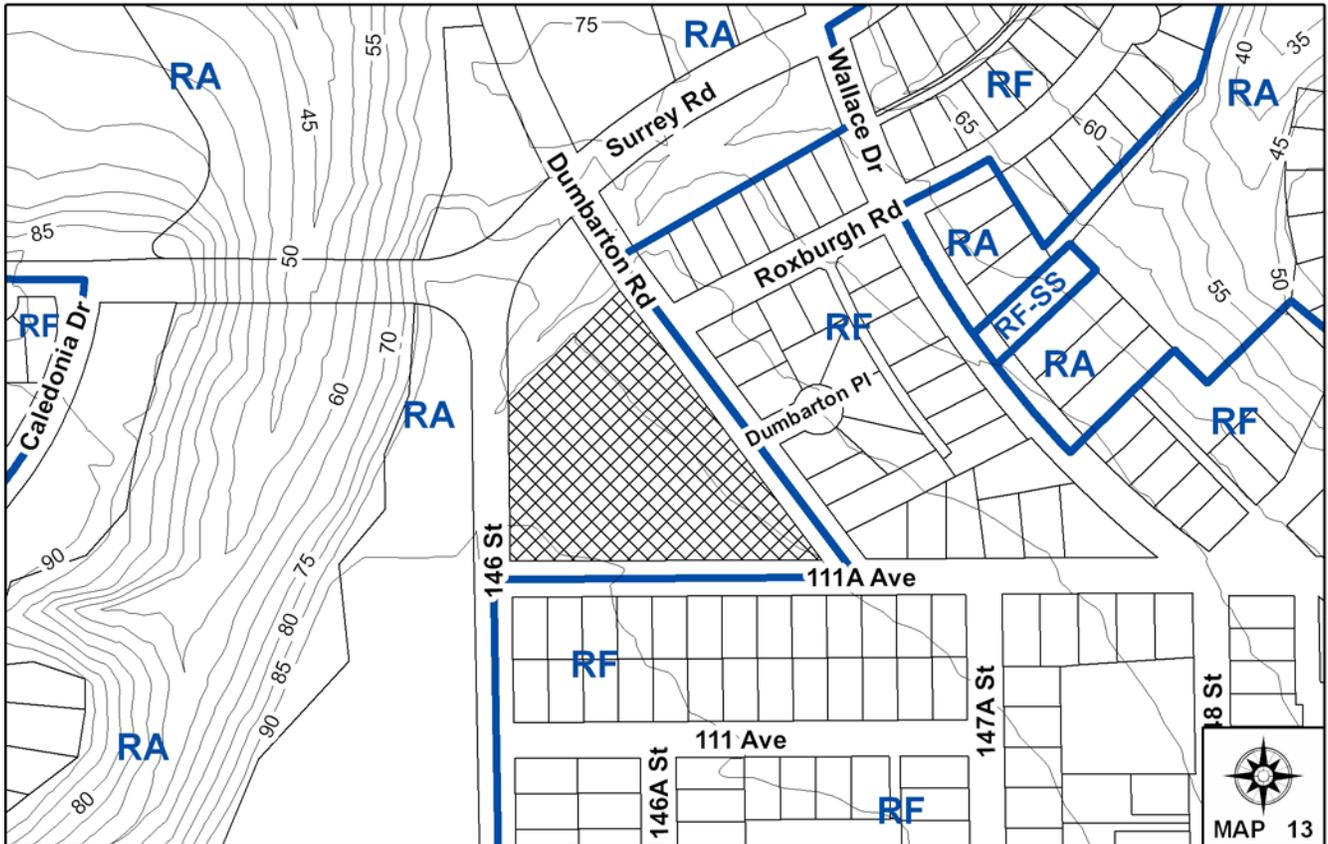
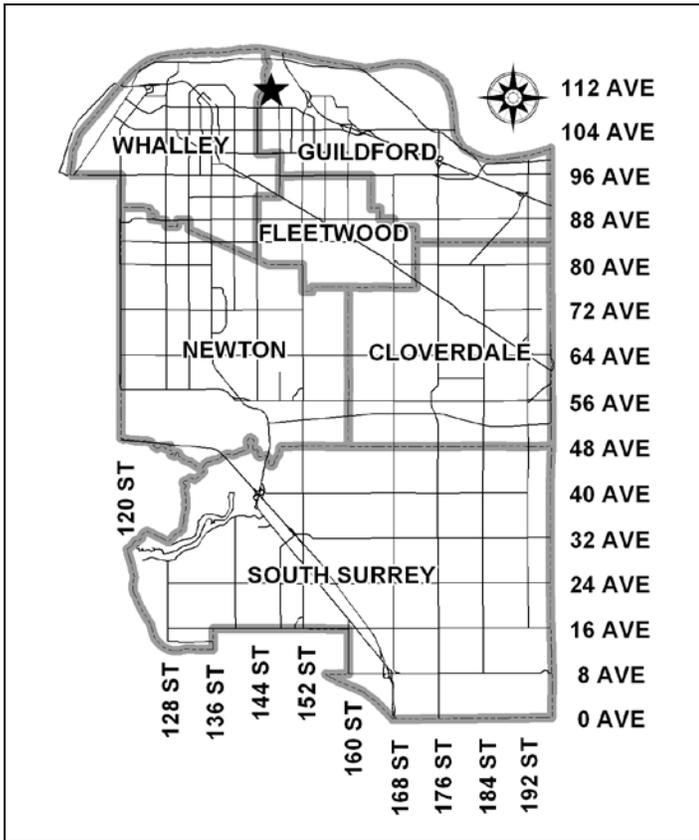
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Planning Report Date: June 23, 2008

PROPOSAL:

- Rezoning from RA to RF and RF-12 in order to allow subdivision into 11 standard single family lots and 17 small single family lots.

LOCATION: 14633 - 111A Avenue
OWNER: Ekam Development Ltd.
ZONING: RA
OCP DESIGNATION: Urban



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.
- The proposed subdivision conforms to the City's Infill Policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning & 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 IV.

School District: **Projected number of students from this development:**

10 Elementary students at Ellendale Elementary School
4 Secondary students at Guildford Park Secondary School

(Appendix V)

Parks, Recreation & Culture: Parks has no concerns with the proposed layout and the walkway linking the proposed cul-de-sac to the 146 Street right-of-way. Parks will accept the proposed park dedication. Due to pressure on Parks, Recreation & Culture facilities resulting from this project, the applicant is requested to contact Parks staff to address this issues.

SITE CHARACTERISTICS

Existing Land Use: Existing single family house, garage, shed and barn on a large acreage lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Invergarry Park.	Urban	RA
East (Across Dumbarton Road):	Existing single family homes.	Urban	RF
South (Across 111A Avenue):	Existing single family homes.	Urban	RF
West (Across unconstructed 146 Street):	Forested portion of Ellendale Elementary School site.	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The applicant has submitted an application at 14633 - 111A Street (Guildford area) to rezone a 1.593-hectare (3.94-acre) parcel from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential (12) Zone (RF-12)" to allow for subdivision into 11 standard single family lots and 17 small single family lots for a total of 28 residential lots.
- The applicant's original submission proposed 31 residential lots be created and involved the development of a portion of the 146 Street right-of-way. For a variety of reasons, including local community concern and staff recommendation, this application has been amended to its present form.

Rezoning From RA to RF (Block A on Survey Plan)

- The applicant proposes to rezone a +/- 0.62 ha (+/- 1.54 ac) portion of the subject parcel, comprised of lands immediately north of 111A Avenue and those in the north-east portion of the parcel, from RA to RF. Lands proposed as RF would comprise approximately 39% of the parent parcel (Appendix II).
- A summary of the 11 proposed RF lots is as follows:

	RF Requirements	Proposed (Lots 1-8, 26-28)
Lot Size	560 m ² (6,000 ft ²)	Min. 560 m ² (6,028 ft ²) *
Lot Width	15 m (50 ft.)	Min. 15 m (50 ft.)
Lot Depth	28 m (90 ft.)	Min. 28 m (90 ft.)

* Except proposed Lot 26 at 505 m² (5,436 ft.²)

- All lots, with the exception of proposed Lot 26, meet the requirements for size, width, and depth of the RF Zone. Lot 26 has a lot size of 505 square metres (5,346 sq.ft.). However, Zoning By-law No. 12000 allows the Approving Officer to permit one lot to be less than the minimum lot area, provided it is not less than 90% of the minimum lot area required for the zone (See Part 4 Section E 21(h)).

Rezoning From RA to RF-12 (Block B)

- The applicant proposes to rezone the remaining +/- 0.97 ha (+/- 2.4 ac) of the subject parcel from RA to RF-12 (Appendix II).
- The proposed subdivision layout identifies a combination of Type II Interior Lots (proposed Lots 10 - 24) and Corner Lots (proposed Lots 9 and 25). All proposed RF-12 lots conform to the RF-12 Zone for size, width and depth as shown in the tables below.

	RF-12 Requirements Type II (Interior)	Proposed (Lots 10-24)
Lot Size	320 m ² (3,445 sq. ft.)	328 m ² (3,531 sq. ft.)
Lot Width	13.4 m (44 ft.)	Min 13.4 m (44 ft.)
Lot Depth	22 m (72 ft.)	22.6 m (74.1 ft)

	RF-12 Requirements Type II (Corner)	Proposed (Lots 9 & 25)
Lot Size	375 m ² (4,037 sq. ft.)	Min 389.4 m ² (4,191 sq. ft.)
Lot Width	15.4 m (51 ft.)	Min. 15.4 m (50.5 ft.)
Lot Depth	22 m (72 ft.)	Min. 24 (78.7 ft.)

- Approximately 0.12 ha (0.30 acre), are identified as open space to provide a 15-metre (49 ft.) setback from the top-of-bank of a local creek (Appendix III) and will be dedicated as park. The adjacent areas to the north and north-west of the subject parcel form part of Invergarry Park and the dedicated land will complement this use.

Building Design Guidelines & Proposed Lot Grading

- Tynan Consulting Ltd prepared the Neighbourhood Character Study and Building Design Guidelines dated May 23, 2008. The Character Study involved reviewing a number of existing homes in the neighbourhood to establish suitable design guidelines for the proposed subdivision. A summary of the guidelines is attached (Appendix VI).
- The Design Guidelines prohibit the construction of basement-entry homes and secondary suites.
- The applicant has submitted a preliminary lot grading plan prepared by Coastland Engineering & Surveying Ltd., which has been reviewed by staff and found to be acceptable. The applicant is proposing to incorporate up to 1.5 metres (5 ft.) of fill throughout the site (approximate).
- In-ground basements are proposed based on the preliminary lot grading information submitted by the applicant.

Arborist Report and Tree Location/ Retention Plan (Appendix VII)

- The Arborist Report, prepared by C. Kavolinas & Associates Inc. and dated June 9, 2008, identifies 9 mature trees on the developable portion of the site, 8 of which are proposed to be removed. These will be removed based on a variety of factors, including being located within the building envelope, the roadway or in an area requiring fill (more than 2 ft.).
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Dogwood	1	0	1
Magnolia	1	0	1
Walnut	5	1	4
Cypress	1	0	1
Cherry	1	0	1
Totals	9	1	8

- Two additional Alder will be retained within the open space parcel as identified on the tree location/ retention plan.
- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (replaced at a 1:1 ratio). The application proposes 84 replacement trees to be provided, exceeding the 16 replacement trees required under the Tree Protection By-law. An average 3.03 trees per new lot will be provided.

PRE-NOTIFICATION

Pre-notification letters were sent on September 20, 2007 and April 17, 2008. The majority of responses received from both pre-notifications were from residents residing on the south side 111A Avenue, on large RF lots with older bungalow-type homes.

The initial letter identified that the applicant had applied to have the subject parcel rezoned from RA to RF and RF-12 to permit subdivision into approximately 3 standard single family lots and 26 small single family lots. In response, correspondence was received from 7 concerned residents who identified the following concerns and issues:

- Proposed density is too high.

(In responding to local concerns, the number of residential lots was reduced to 28. The original submission proposed 31 lots. In response to staff concerns, the number of lots along 111A Avenue was reduced to 8 from 9 and the number of lots fronting Dumbarton Road were reduced to 3 from 5. In both situations, lot sizes were increased which was facilitated by changing the proposed zoning from RF-12 to RF.)

- The proposed development will alter the existing character of the area. (NOTE: Community character was deemed to include the form (size and height) of new homes and the potential for secondary suites, in addition to changes in how the community presently feels or functions.)

(In responding, it is felt that by reducing the number and size of lots interfacing with the existing built form, future development can be more contextual and sensitive to existing development. It should also be noted that the proposed building scheme does not allow for secondary suites.)

Additional changes were implemented to the design and functioning of the cul-de-sac, including for the provision of a walkway linking the cul-de-sac with Invergarry Park to the west.)

- Increased traffic and congestion.

(The addition of 28 single family dwellings is unlikely to duly impact the existing infrastructure and functioning of the local road network.)

- Views being impacted.

(The inclusion of any urban development into the area will regrettably impact existing sightlines. The maximum building height will be in accordance with RF (9m/30 ft.) and RF-12 zoning (9.5 m/31 ft.).

- School Overcrowding (Ellendale Elementary and Guildford Park Secondary)

(The Surrey School District notes that the development will have a slight impact on local schools. Ellendale Elementary has been, and continues to operate, below capacity and the proposal is anticipated to add 4 additional students to Guildford Park Secondary.)

A second Pre-Notification letter describing the proposed layout changes was sent out on April 17, 2008. In response, Planning and Development received 4 new but similar responses from the initial mail-out and 2 more from residents who had previously provided comment.

- The extension of the undeveloped road allowances for 146 Street and Dumbarton Road will negatively impact Invergarry Park

(There are no plans to develop either road allowance further at this time.)

- The applicant was made aware of community opposition to the proposal and was advised by staff that a Public Information Meeting (PIM) should be held. The applicant was not receptive and noted that their previous experience had shown that such efforts helped to galvanize opposition rather than to assist in finding consensus or support.

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. Survey Plan
- Appendix III. Proposed Subdivision Layout
- Appendix IV. Engineering Summary
- Appendix V. School District Comments
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Survey and Tree Preservation

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	3.936 ac	
Hectares	1.593 ha	
NUMBER OF LOTS	RF	RF-12
Existing	1	
Proposed	11	11
SIZE OF LOTS		
Range of lot widths (metres)	15.0-33.1 m	13.4-23.5 m
Range of lot areas (square metres)	505-635 m ²	328-482m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	7.2/17.7	8.1/19.9
Lots/Hectare & Lots/Acre (Net)	7.2/17.7	10.7/26.6
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	40.0%	37.5%
Estimated Road, Lane & Driveway Coverage	8.0%	34.0%
Total Site Coverage	48.0%	71.5%
PARKLAND		
Area (square metres)	1.172 m ²	
% of Gross Site	7.4%	
	Required	
PARKLAND		
5% money in lieu	NO	
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	