

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0132-00

Planning Report Date: March 31, 2008

PROPOSAL:

- **Rezoning from RM-D to RF-SD**

in order to permit the development of 3 semi-detached residential buildings on 6 small single family residential lots.

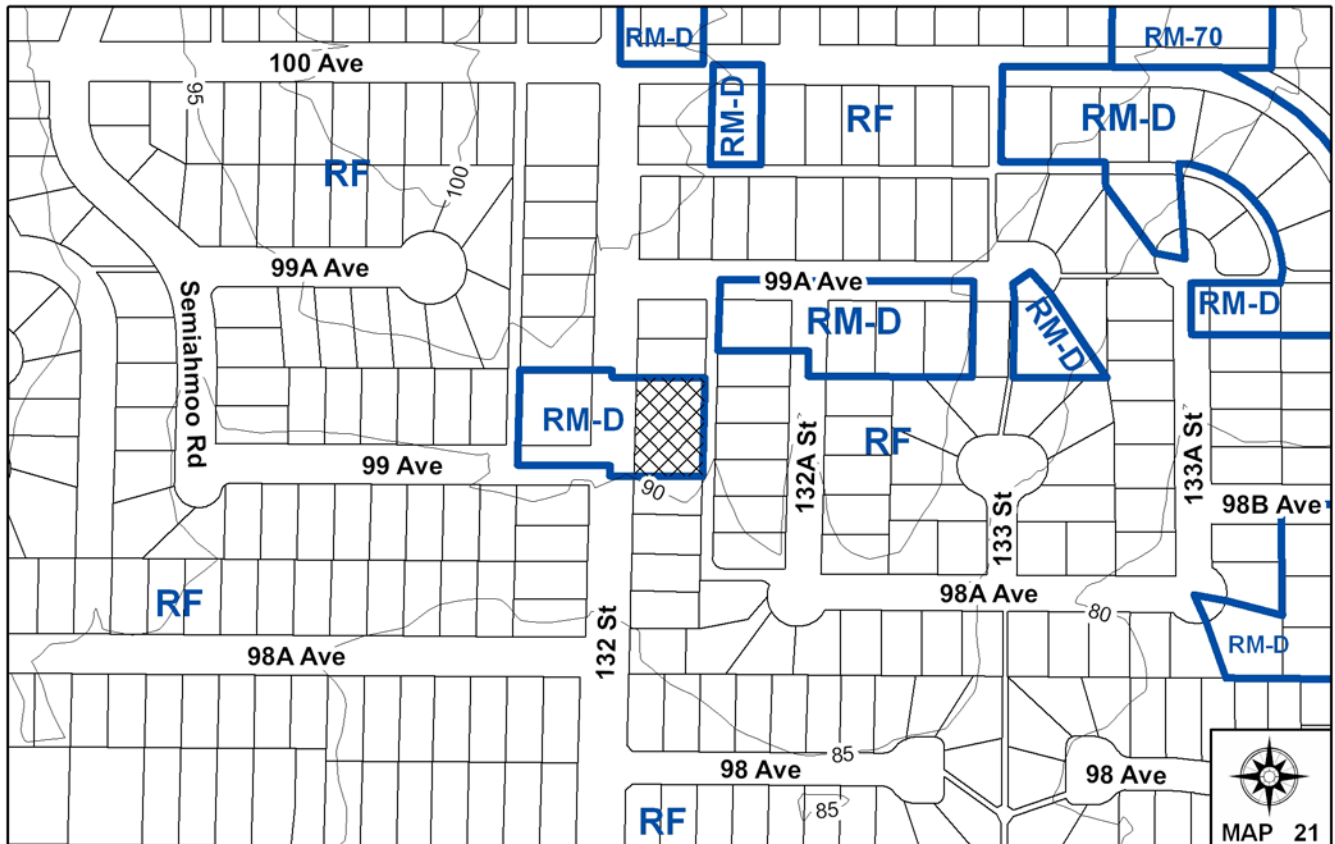
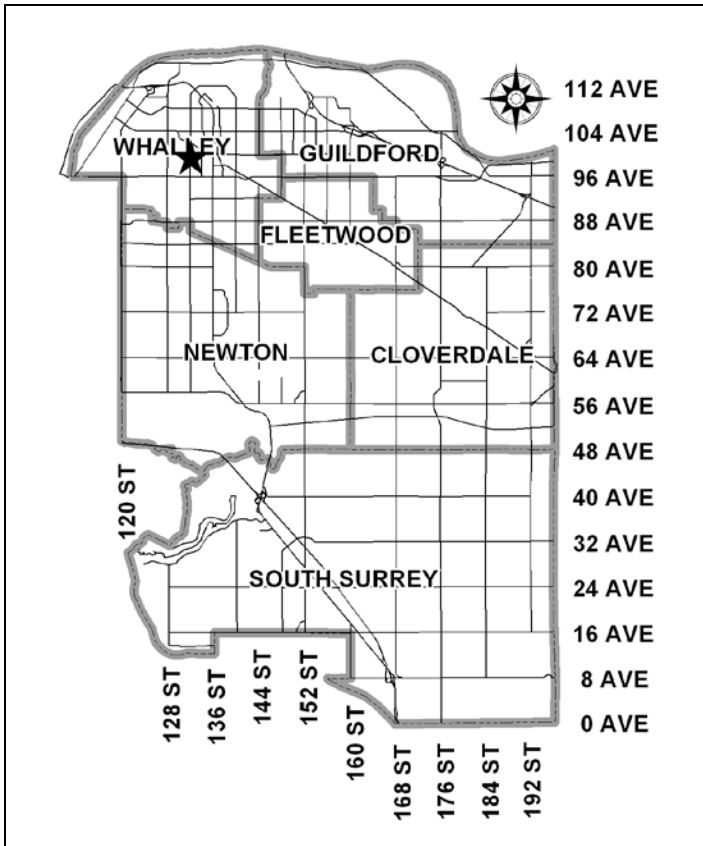
LOCATION: 9908 - 132 Street

OWNER: Paul Bar

ZONING: RM-D

OCP DESIGNATION: Urban

LAP DESIGNATION: Single Family



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 the OCP designation.
- Consistent with the current duplex zoning on the site and the existing duplex zoned properties in the vicinity of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (d) registration of a party wall and corresponding easement agreement for proposed Lots 1 to 6 inclusive;
 - (e) registration of a Section 219 Restrictive Covenant for building siting and for the increased front yard setbacks; and
 - (f) resolution of the concern regarding pressure on existing park 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 AHP Elementary School
1 Secondary student at Queen Elizabeth Secondary School

(Appendix IV)

Parks, Recreation & Culture: Concern about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood. The applicant is requested to meet with Parks staff to resolve their concerns. The applicant may provide cash-in-lieu of parkland dedication.

SITE CHARACTERISTICS

Existing Land Use: Duplex dwelling and accessory buildings to be removed as part of this development.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|--|------------------------|----------------------|
| North: | Single family residential. | Urban | RF |
| East (Across Rear Lane): | Single family residential. | Urban | RF |
| South: | Single family residential. | Urban | RF |
| West (Across 132 Street): | Duplex dwelling and single family residential dwellings. | Urban | RM-D and RF |

DEVELOPMENT CONSIDERATIONS

Site Context and Layout

- The 0.18-hectare (0.4 acre) site is located in Whalley, on the southwest edge of City Centre. The property is located on the east side of 132 Street between 98 and 99A Avenues and is designated Urban in the Official Community Plan.
- The property is currently zoned Duplex Residential Zone (RM-D). The applicant is proposing to rezone the entire site to Semi-Detached Residential Zone (RF-SD) to allow subdivision into six (6) single family residential lots in order to permit development of three (3) semi-detached buildings (i.e. fee simple duplexes).
- The surrounding established residential neighbourhood is a combination of Single Family Residential (RF) and Duplex Residential (RM-D) zoned properties.

Subdivision Layout

- The proposed subdivision layout is consistent with development in the area.
- 132 Street is designated as an arterial road and driveway access is only permitted from the rear of each of the proposed lots. The 6 proposed lots will front 132 Street, but will each be accessed from the existing lane located at the rear of the site.

- The 6 proposed fee-simple lots conform with the lot area and lot dimensions of the RF-SD Zone, as demonstrated in the following table:

| | RF-SD Zone | Proposed RF-SD Lots |
|------------------------------------|----------------------------|----------------------------|
| Lot Size (<i>interior lots</i>) | 200 sq. m. (2,150 sq. ft.) | 273 sq. m. (2,940 sq. ft.) |
| Lot Width (<i>interior lots</i>) | 7.2 m. (24 ft.) | 8.3 metres (27 ft.) |
| Lot Depth | 28 m. (90 ft.) | 33.1 m. (110 ft.) |

- Each of the proposed homes will have single-car detached garages at the rear of the dwelling. Each garage will be attached to the adjacent garage along the common side yard and will be accessed from the lane at the rear of the lot. A second parking space will be provided on a parking pad.
- As semi-detached units, the proposed homes and detached garages will have shared walls (party walls) and therefore, a party wall agreement will be required, as well as an easement agreement to facilitate future maintenance and repair. Registration of party wall agreements and the associated easement agreements are a subject condition of rezoning.
- The existing dwelling on the site will be demolished and removed as part of the development.
- The Parks, Recreation and Culture Department has not identified a need for parkland at this location. The applicant will provide 5% cash-in-lieu of parkland dedication.

Lot Grading

- The applicant has submitted a preliminary lot grading plan that has been reviewed by staff and found acceptable.
- The applicant is not proposing in-ground basements on any of the 6 proposed lots.
- In order to service the six proposed lots the development will require fill in excess of 0.5 metre on the front portion of the site. To accommodate the fill, two retaining walls will be constructed as part of the development. In the future when the neighbouring properties redevelop, the height of these properties will also increase to accommodate servicing and the retaining walls will not be necessary.
- Along the north property line of proposed Lot 1, adjacent to 9928 – 132 Street, a retaining wall will extend from the front property line approximately three-quarters of the length of the proposed lot. This retaining wall will range in height from approximately 0.6 metre (2 ft.) to 0.9 metre (3 ft.). There will be drain tile running along the north side of the retaining wall on proposed Lot 1. This drain tile will terminate at a dissipation trench at the rear of the proposed Lot 1. This drainage system will address the impact of the retaining wall on the existing drainage pattern for the lands north of the site.
- A second retaining wall is required along the south property line of proposed Lot 6. This retaining wall also extends from the front property line approximately three-quarters of the length of the proposed lot. This retaining wall ranges in height, with the maximum height being approximately 0.65 metre (2 ft.). There will be drain tile connecting to the storm sewer running the length of this retaining wall as well.

Residential Design Guidelines

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant for the project. The Design Consultant conducted a character study of the surrounding residential area and based on this review proposed a set of building design guidelines (Appendix V) and sample building façades and building siting requirements (Appendix VI).
- The character study identified that the homes in the surrounding neighbourhood do not provide a suitable architectural reference for current development standards. The proposed guidelines strive to set a good standard for potential future redevelopment in the area.
- Sample building façades for the proposed dwellings were reviewed by City staff and found to be generally acceptable. The dwellings are designed to appear as single family dwellings.
- In the RF-SD Zone the minimum front yard setback is 3.5 metres (11 ft.) from the front property line to the principal building and 2.0 metres (7 ft.) to an unenclosed porch or veranda. Due to the context of the proposed development within an older established neighbourhood with predominately single family homes with a minimum front yard setback of 7.5 metres (25 ft.) and the sites location on an arterial road (132 Street), the Design Consultant recommends that the proposed dwellings have increased front yard setbacks.
- Staff concur with the Design Consultants' recommendation. Therefore, a Section 219 Restrictive Covenant will be required to increase the minimum setback to 5.5 metres (18 ft.) from the front property line to the principal dwelling and 4 metres (13 ft.) to a porch or veranda. These increased setbacks are possible due to the proposed 33.1-metre (110 ft.) lot depths.
- The increased front yard setbacks will provide a more desirable transition between the existing homes setbacks and the new homes setbacks from the property line. In addition, the additional space in the front yard will provide more room for landscaping, which will provide more vegetative relief for the proposed dwellings from the traffic along 132 Street.
- No basements are proposed for the development. Basement-entry homes and secondary suites are not permitted.

Arborist Report and Tree Retention/Replanting

- The applicant retained Mike Fadum and Associates Ltd. to conduct a tree survey and to prepare an Arborist Report.
- The arborist report identifies seven mature trees on the site and on the adjacent City boulevard. The report recommends that all seven trees be removed due to the condition of the trees, the impact of servicing the site or their location within the proposed building envelopes. The chart below provides a summary of tree retention and removal by species:

| <u>Tree Species</u> | <u>Total # of Trees</u> | <u>Total Proposed for Retention</u> | <u>Total Proposed for Removal</u> |
|---------------------|-------------------------|-------------------------------------|-----------------------------------|
| Cedar | 2 | 0 | 2 |
| Maple | 2 | 0 | 2 |
| Cypress | 3 | 0 | 3 |

- The applicant is proposing a total of 12 replacement trees, which results in an average of two trees per lot (Appendix VII). This results in a deficit of two trees. Therefore the applicant will be required to compensate through cash-in-lieu, in accordance with the Tree Protection By-law.
- The Parks, Recreation and Culture Department accepts the removal of the tree located within the 132 Street boulevard. The installation of new services will severely impact this tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on July 26, 2007, and staff received calls/inquiries from six residents.

- Three people called to get more information about the application.

(Staff outlined to the callers the proposed rezoning and subdivision application. In one case, the caller also wanted information on how to purchase one of the proposed lots. Staff indicated that the application has not yet been introduced to Council, however, if the caller wanted more information of this nature they should contact the agent for the application.)

- Three other residents called to express concern about the proposed development. Concerns identified included: proposed development is too dense, out of context with surrounding neighbourhood, may increase traffic congestion and parking issues in neighbourhood, and compatibility of building form and height of proposed semi-detached dwellings with existing single family dwellings in neighbourhood.

(Staff explained to the callers the property is currently zoned RM-D and therefore already permits a duplex dwelling. The primary difference between the existing RM-D Zone and the proposed RF-SD Zone is that the semi-detached structures are on fee-simple lots rather than on strata lots.

Regarding the traffic and parking concerns, staff explained that 132 Street is designated as an arterial road. Parking is not allowed on the street. The proposed lots will all have driveway access from the rear of the site.

In response to concerns about the height and design of the proposed semi-detached buildings, staff explained that the building designs would be regulated by a Building Scheme crafted specifically for this neighbourhood. Furthermore the height of the building would be regulated by the height restrictions in the RF-SD Zone. The RF-SD restricts building height to 9.5 metres (31 ft.), which is comparable to the existing RM-D Zone and neighbouring RF Zones, which restrict building height to 9 metres (30 ft.).

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. Sample Building Facades and Building Siting
- Appendix VII. Summary of Tree Survey and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

AP/kms

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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: Lori Richards, 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: 9908 - 132 Street

(b) Civic Address: 9908 - 132 Street
 Owner: Paul Brar
 PID: 004-962-397
 Lot 113 Section 34 Block 5 North Range 2 West New Westminster District
 Plan 51529

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

| Requires Project Data | Proposed |
|--|------------------------------|
| GROSS SITE AREA | |
| Acres | 0.4217 ac |
| Hectares | 0.1707 ha |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 6 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 8.3 m |
| Range of lot areas (square metres) | 273 m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 14.2 lots/ac 35.1 lots/ha |
| Lots/Hectare & Lots/Acre (Net) | 15.2 lots/ac 37.6 lots/ha |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 56% |
| Estimated Road, Lane & Driveway Coverage | 25.5% |
| Total Site Coverage | 81.5% |
| PARKLAND | |
| Area (square metres) | n/a |
| % 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 |