

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0137-00

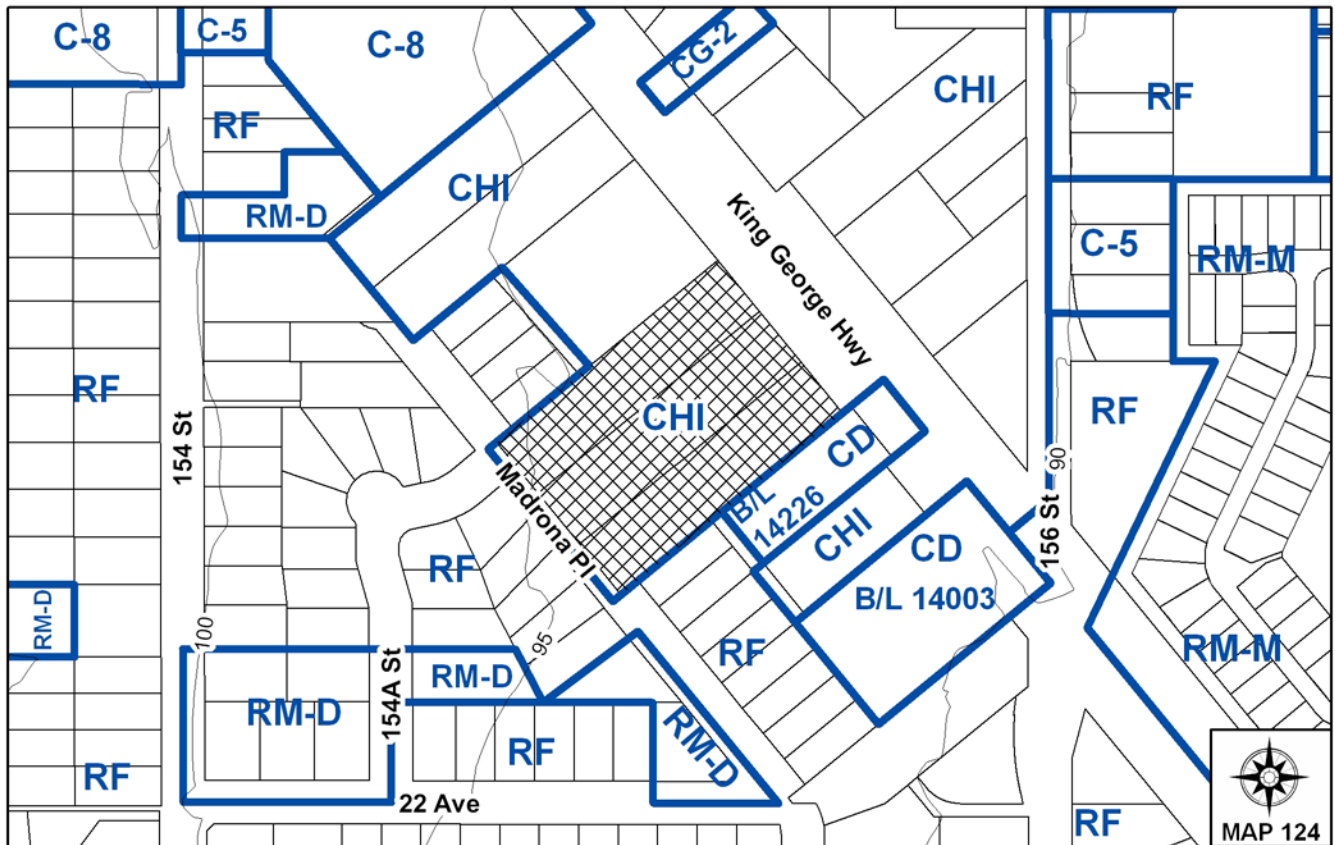
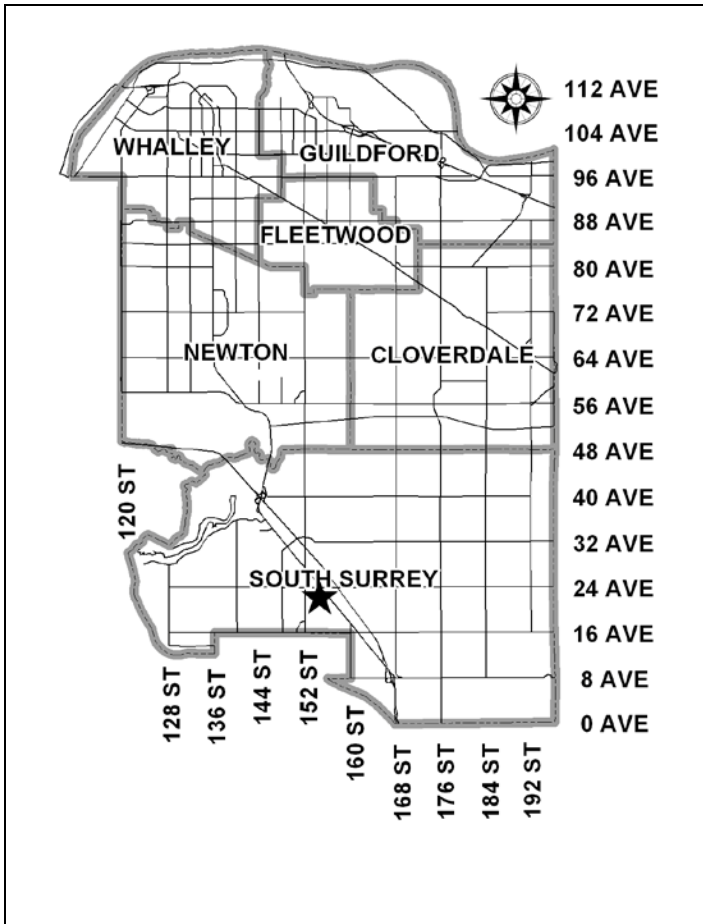
Planning Report Date: January 28, 2008

**PROPOSAL:**

- **Rezoning from CHI to RF**

for a portion of the site to allow subdivision into six (6) single family lots and one (1) consolidated commercial lots for future development.

**LOCATION:** 2297, 2301 and 2315 King George Highway  
**OWNER:** Astral Development Corp.  
**ZONING:** CHI  
**OCP DESIGNATION:** Commercial and Urban  
**LAP DESIGNATION:** Commercial and Single Family Residential (6 upa)



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 the King George Highway Land Use Concept Plan.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block B on Appendix VII from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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) input from the Ministry of Transportation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (e) the applicant address the shortfall in tree replacement.

## 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 Jessie Lee Elementary School  
1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

Parks, Recreation & Culture: 

- Provide 5% cash-in-lieu of parkland

Min. of Transportation: Preliminary Approval is granted of one year.

## SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LUC Designation</b>	<b>Existing Zone</b>
North (Across King George Highway):	Highway commercial.	Commercial	CHI
East:	Highway commercial and single family residential.	Commercial/Urban Commercial/Single Family Residential	CD (based on CHI) and RF
South:	Single family residential.	Urban/Single Family Residential	RF
West:	Highway commercial and single family residential.	Commercial and Urban/ Commercial/ Single Family Residential	CHI and RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject 1.2 hectares (3.0 acres) site consists of three (3) properties that are located on the west side of King George Highway, south of 24 Avenue. In the OCP, the subject site is split-designated; the eastern portion abutting King George Highway is designated 'Commercial', while the western portion abutting Madrona Place is designated 'Urban'. The site is located within the King George Highway Corridor Land Use Concept Plan. Within this Plan, the eastern portion the subject site is designated 'Commercial', and the western portion is designated 'Single Family Residential (6 upa)' to correspond to the OCP designations.
- To the south, Application No. 7900-0269 created two (2) RF lots along Madrona Drive and a single lot fronting King George Highway, which was zoned CD, based on the CHI Zone, in order to construct a hotel. That application was approved on November 28, 2006.
- The King George Highway Corridor Land Use Concept Plan designations are intended to allow completion of commercial use along King George Highway and single family residential lot fronting Madrona Place. The proposal complies with these concepts.

Proposed Development

- The proposed development would create one (1) consolidated CHI zoned lot fronting King George Highway and six (6) RF lots fronting Madrona Place. This proposal is in keeping with the King George Highway Land Use Plan by maintaining the 'Commercial' component of the subject site along King George Highway and the 'Single Family Residential (6 upa) aspect of the site along Madrona Place.
- The consolidation of the three properties along King George Highway, creating one (1) CHI lot, provides for a larger and more preferable sized CHI lot. The increase in lot size allows for a wider variety of future development options of this portion of the subject site. This portion of

the site is not proposed to be developed at this time. A Development Permit will be required in the future for development of this remnant commercial property.

- The proposed single family lots along Madrona Place are an appropriate development at this location. The proposed lots would complete the undeveloped portion between the existing RF lots on Madrona Place, and would be similar in width and size of the surrounding RF lots.
- The RF lots would meet the minimum size requirements of the RF zone. The average size of the six (6) proposed lots is 640 sq.m. (6,865 sq.ft.), with an average frontage of 15.2 m (50 ft.), and an average depth of 42 m. (138 ft.).

### Proposed Lane

- A proposed lane will be dedicated and would bisect the two designations of this site and would align with the laneway dedicated on both properties to the north and south of the subject site. The lane is consistent with the King George Highway Land Use Plan, and will provide alternate access for commercial uses, and can also be utilized by residential lots fronting Madrona Place.
- In spite of the fact that a lane is proposed at the rear of the RF lots, access to these lots will be from Madrona Place, which is where the existing RF lots on both sides of this street have access from. Rear access to the abutting lane for the new single family lots is not required as it will result in inconsistent development pattern, and also due to the fact that a connection to a road does not currently exist for this lane (Appendix VIII).
- Previous applications to the north and south of the subject site have dedicated portions of the lane as per the King George Highway Land Use Plan, however, there are a few properties within this neighbourhood that have not developed yet. Without completion of development on these properties, day-lighting of the lane to a road has not be able to be achieved at this time (Appendix VIII).

### Building Design Guidelines

- The applicant has retained Tynan Consulting Limited as the Design Consultant for this project. The Design Consultant conducted a character study of the surrounding homes and based on the findings proposed a set of building design guidelines for the proposed RF lots (Appendix V).
- The design for the proposed RF lots will include Neo-Traditional, Neo-Heritage, Craftsman-Heritage and Rural-Heritage styles, which would meet current design standards. Additionally, the proposed homes would include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front façade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives.
- The Design Consultant recommends using 'natural' or 'neutral' colors for the exterior walls, with the main materials consisting of stucco, cedar, vinyl, hardiplank, brick, or stone. The roofing will also reflect the style objectives with a minimum of 8:12 pitch with possible materials consisting of cedar shingles, shake profile concrete roof tiles, or shack profile asphalt shingles.

- In-ground basements are feasible and proposed on all of the RF lots. Basement entry homes, however, are not permitted.

### Lot Grading

- A preliminary Lot Grading Plan submitted by CitiWest Consulting has been reviewed by staff and is considered acceptable. The plan indicates fill greater than 0.5 m. (1.6 ft.) is proposed on the western portion of the site along Madrona Place. On the eastern portion of the site along King George Highway, no fill is proposed.
- The fill throughout the lot is required to meet the existing road grade of Madrona Place and to achieve proper drainage. No retaining walls are proposed. The preliminary plan has been reviewed by the Building Division and minor changes are required.

### Tree Preservation

- Randy Greenizan prepared the Arborist Report for C. Kavolinas & Associates Incorporated. The report addresses the trees along the western portion of the site in relation to the proposed residential development. The Tree Preservation Summary is attached to this report as Appendix VI. The plans have been reviewed by the City's Landscape Architect and deemed acceptable.
- The report identifies 42 by-law sized trees on the western portion of this site. The large majority of the trees (38) are Black Cottonwoods, which are not considered suitable for retention and are recommended to be removed. The remaining four (4) trees (3 Douglas Firs and 1 Pine Tree) have been identified to be growing within a building envelope or the future lane dedication. These four (4) trees have also been recommended to be removed. The amount of the fill needed on this portion of the site also impacts the ability to retain the identified trees.
- The following chart provides a summary of the tree retention and removal on that portion of the subject site proposed for residential development:

<b>Tree Species</b>	<b>Total No. of Protected Trees</b>	<b>Total Proposed for Retention</b>	<b>Total Proposed for Removal</b>
Douglas Fir	3	0	3
Pine	1	0	1
Cottonwood	38	0	38
Total	42	0	42

- As a result, the report recommends that all 42 mature trees identified be removed, and proposes 18 replacement trees. Given the 2:1 tree replacement ratio (and 1:1 for Cottonwood Trees), there is a deficiency in the number of replacement trees proposed, which will need to be addressed through measures such as upsized replacement trees, additional planting, and/or a financial contribution of approximately \$8,400 to the City's Green Fund prior to final approval of the rezoning.

## PRE-NOTIFICATION

Pre-notification letters were sent on July 19, 2007, and staff received 3 phone calls inquiring about the proposed layout, and 1 letter with the following comments:

- Concerns were raised with potential street parking, potential secondary suites, and homes that are 5,000 sq.ft.

*(The Zoning By-law requires a minimum of two (2) off-street parking spaces to be provided per dwelling unit, which provides sufficient parking for a typical family. The RF zone does not permit secondary suites, and the building design guidelines will also include this restriction. Additionally, the RF zone does not permit a dwelling unit to be larger than 3,550 sq.ft.)*

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets 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 Survey and Tree Preservation
Appendix VII.	Zoning Block Plan
Appendix VIII.	Future and Existing Lane Layout

Jean Lamontagne  
General Manager  
Planning and Development

RD/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:                      Ken Schuurman, Cameron Land Surveying  
                         Address:                      #206 - 16055 Fraser Highway  
                                                              Surrey, BC  
                                                              V4N 0G2  
                         Tel:                                      604-597-3777

2.      Properties involved in the Application

(a)      Civic Addresses:      2297, 2301 and 2315 King George Highway

(b)      Civic Address:              2297 King George Highway  
            Owner:                              Astral Development Corp.  
            PID:                                      011-306-858  
            Lot 8 Section 14 Township 1 New Westminster District Plan 8443

(c)      Civic Address:              2301 King George Highway  
            Owner:                              Astral Development Corp.  
            PID:                                      008-166-005  
            Lot 7 Section 14 Township 1 New Westminster District Plan 8443

(d)      Civic Address:              2315 King George Highway  
            Owner:                              Astral Development Corp.  
            PID:                                      005-767-351  
            Lot 6 Section 14 Township 1 New Westminster District Plan 8443

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 and CHI**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.0 ac
Hectares	1.2 ha
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	7
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 m - 91 m
Range of lot areas (square metres)	600 m - 6,840 m
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.8 upha/2.3 upa
Lots/Hectare & Lots/Acre (Net)	6.7 upha/7.6 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	12%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	24%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<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 Retention</b>	
	NO
<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