

City of Surrey
PLANNING & DEVELOPMENT REPORT

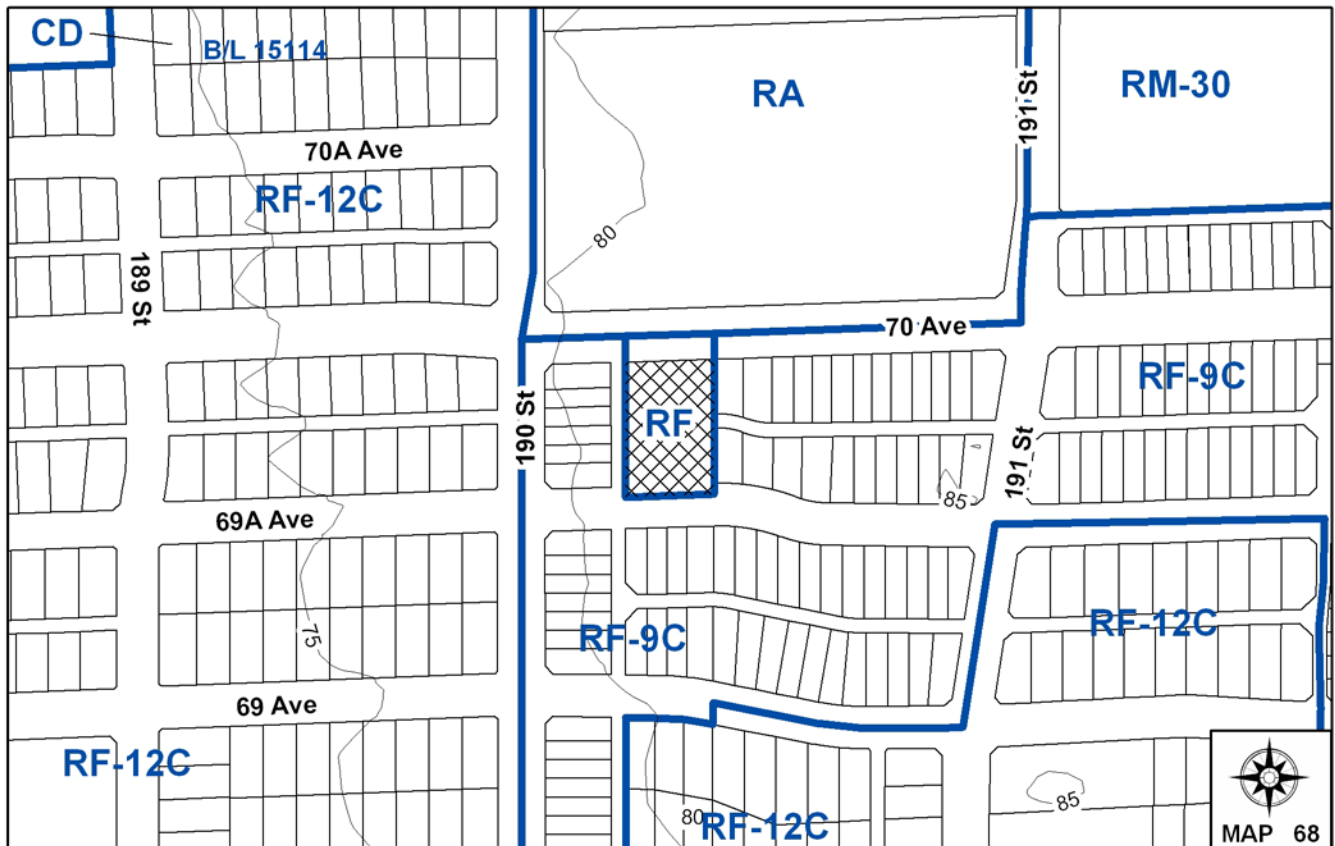
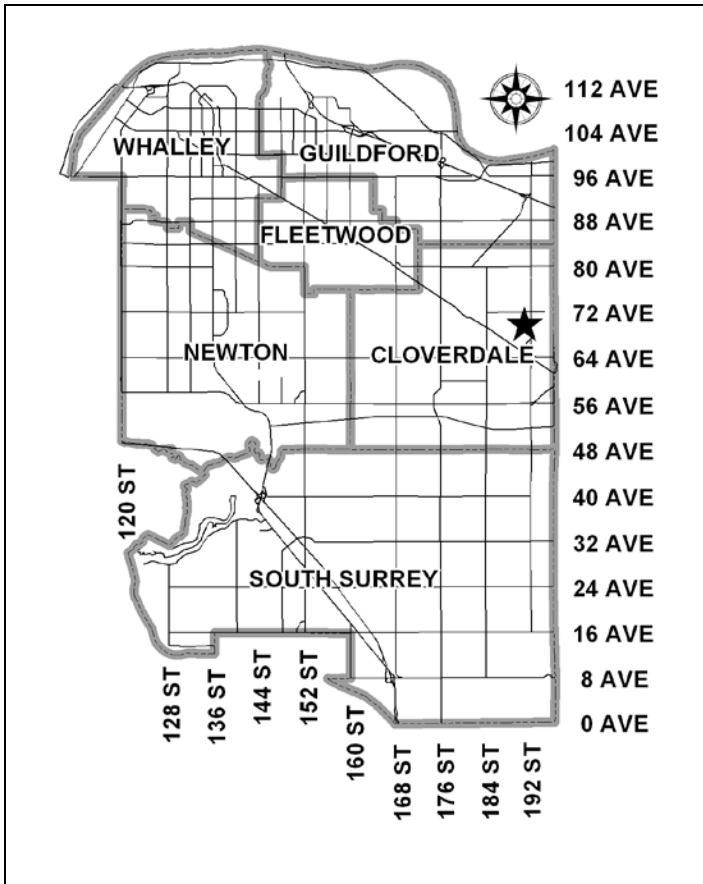
File: 7907-0180-00

Planning Report Date: January 28, 2008

PROPOSAL:

- **Rezoning from RF to RF-9C**
 in order to allow subdivision into 6 small single family lots.

LOCATION: 19024 - 70 Avenue
OWNER: Jacob R. Dekens
ZONING: RF
OCP DESIGNATION: Urban
NCP DESIGNATION: Low Density Residential (6-10 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 NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

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 Clayton/East Clayton Elementary Schools
1 Secondary student at Clayton Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory building to be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 70 Avenue):	Vacant site owned by School District.	School and Park	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single family dwellings on small lots (approved Development Application No. 7904-0160-00).	Low Density 6 - 10 upa	RF-9C
South (Across 69A Avenue):	Single family dwellings on small lots (approved Development Application No. 7903-0287-00).	Low Density 6 - 10 upa	RF-9C
West:	Single family dwellings on small lots (approved Development Application No. 7903-0287-00).	Low Density 6 - 10 upa	RF-9C

DEVELOPMENT CONSIDERATIONS

- The subject property is located on the south side of 70 Avenue, east of 190 Street, in East Clayton. It is designated Urban in the Official Community Plan (OCP) and Low Density Residential (6-10 upa) in the East Clayton Neighbourhood Concept Plan (NCP). The site is currently zoned Single Family Residential (RF), and is designated Urban in the Official Community Plan (OCP). The applicant is proposing to rezone the subject property to Single Family Residential (9) Coach House Zone (RF-9C) to allow subdivision into six small single family lots with a coach house or a secondary suite permitted on each lot (Appendix II). The proposed development complies with the OCP and NCP designations.
- The subject site was created under Development Application No. 7903-0278-00, which was approved by Council on July 26, 2004. The original application was to rezone this site from RA and subdivided into 53 RF-9C lots, 12 RF-12C lots, 16 RF-9S lots, and 1 RF lot. The RF lot (the subject property) was created with the intent of being further subdivided into 6 RF-9C lots in the future.
- The subject site is located within a neighbourhood of small single family lots with coach houses or secondary suites. The property is surrounded on three sides (east, west and south) by recent development applications for small single family lots with coach houses or secondary suites (Development Application Nos. 7904-0160-00 and 7903-0287-00). A school and park is proposed for the site to the north of the subject property.

Proposed Subdivision Layout

- The six proposed lots conform to the minimum requirements of the RF-9C Zone (Type III) in terms of lot area, width and depth. The lots range in size from 285 m² (3067 ft²) to 288 m² (3100 ft²), and will have lot frontages of 12.3 metres (40 ft) to 13.1 metres (43 ft). An existing dwelling on the subject property will be removed.
- The proposed lots will be consistent with neighbouring lots, as most properties in the immediate area are small single family lots where coach houses or secondary suites are permitted.
- The proposed lots are RF-9C Type III, which are shallow/wide lots. Coach houses are not permitted on RF-9C Type III lots, however secondary suites are permitted

- This application proposes to complete the lane running east-west between 190 Street and 191 Street. All lots created under this proposal will have access from the lane.

Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated December 6, 2007. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- The design guidelines prepared for this development application are in accordance with those established in the East Clayton Neighbourhood Concept Plan. The design guidelines reinforce the relationship of the residential units to the street.
- Basement-entry homes will not be permitted

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by Hunter Laird Engineering Ltd. The plans were reviewed by staff and found acceptable.
- The applicant proposes in-ground basements on all of the lots. Basements will be achieved with minimal cut or fill.
- C. Kavolinas and Associates Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and are acceptable.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Cherry	1	0	1
Maple	2	2	0
Spruce	1	0	1
Total	4	2	2

- According to the tree summary, 4 mature trees are identified on the subject site with 2 of them to be removed (Appendix VI) because they are either located within a proposed building envelope or within the lane right-of-way.
- The 2 trees proposed for retention are located in the future road right-of-way for 69A Avenue. The existing sidewalk on 69A Avenue, constructed under Development Application 7903-0287-00, was aligned in such a way to retain these two trees.
- Based on the Tree Protection Bylaw (No. 16100), 4 replacement trees are required. The applicant is proposing to retain 2 trees on the road right-of-way and plant 6 replacement trees, for a total of 8 trees for this development.

PRE-NOTIFICATION

Pre-notification letters were sent on October 25, 2007 and staff received three phone calls and one e-mail with the following comments (*staff comments in italics*):

- One resident asked about the proposed timeline for construction of the School and Park site located across 70 Avenue from the subject site.

(Staff directed the caller to the Parks, Recreation, and Culture Department, as this is the department that will manage and oversee construction and maintenance of the park site. The school, to be located at 70 Avenue and 191 Street, is projected to open in September 2009. The resident did not have any concerns regarding this application.)

- Two callers expressed concern about the proposed zoning permitting coach houses on top of detached garages and how that may impact the form and character of a family-oriented neighbourhood. They also expressed concern about how the ability for each lot to have a secondary suite and coach house impacts the amount of available on-street parking.

(Staff explained to the callers that the proposed zoning for the subject site is the same as the zoning for the single family residences surrounding the site. A neighbourhood character study and building scheme will be prepared for this development application in order to ensure that the character of existing homes in the neighbourhood is maintained. Furthermore, the lots proposed are RF-9C Type III, which are shallow/wide lots. Coach houses are not permitted on RF-9C Type III lots, however secondary suites are allowed.

With respect to on-street parking, staff explained that three off-street parking spaces are required for each single family dwelling which includes a secondary suite. Staff further explained that the RF-9C Zone permits either a secondary suite or a coach house on a lot, but not both.)

- One resident e-mailed their comments, expressing concern with regards to the form and character of coach houses. Currently, there are no coach houses in the immediate vicinity of the subject property. The resident was also concerned about the retention of mature trees on the site.

(Because the lots proposed for this development are RF-9C Type III, they are shallow/wide lots and do not permit coach houses. Secondary suites, however, are permitted on RF-9C Type III lots.

There are four mature trees on this site, two of which will be retained. The two trees to be removed are located within a proposed building envelope and within the lane right-of-way. The applicant is proposing to retain two trees on the road right-of-way and plant six replacement trees, for a total of eight trees for this development.)

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. Summary of Tree Survey and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

v:\wp-docs\planning\plncom08\01141550.sal.doc
KMS 1/14/08 4:16 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 19024 - 70 Avenue

(b) Civic Address: 19024 - 70 Avenue
 Owner: Jacob Randall Dekens
 PID: 026-060-736
 Lot 82 Section 16 Township 8 New Westminster District Plan BCP13426

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C (Type III)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.53 ac
Hectares	0.2145 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	12.3 m - 13.1 m
Range of lot areas (square metres)	285 m ² - 288 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	27.97 uph/11.32 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	3%
Total Site Coverage	63%
PARKLAND	
Area (square metres)	
% of Gross Site	
	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