

City of Surrey
PLANNING & DEVELOPMENT REPORT

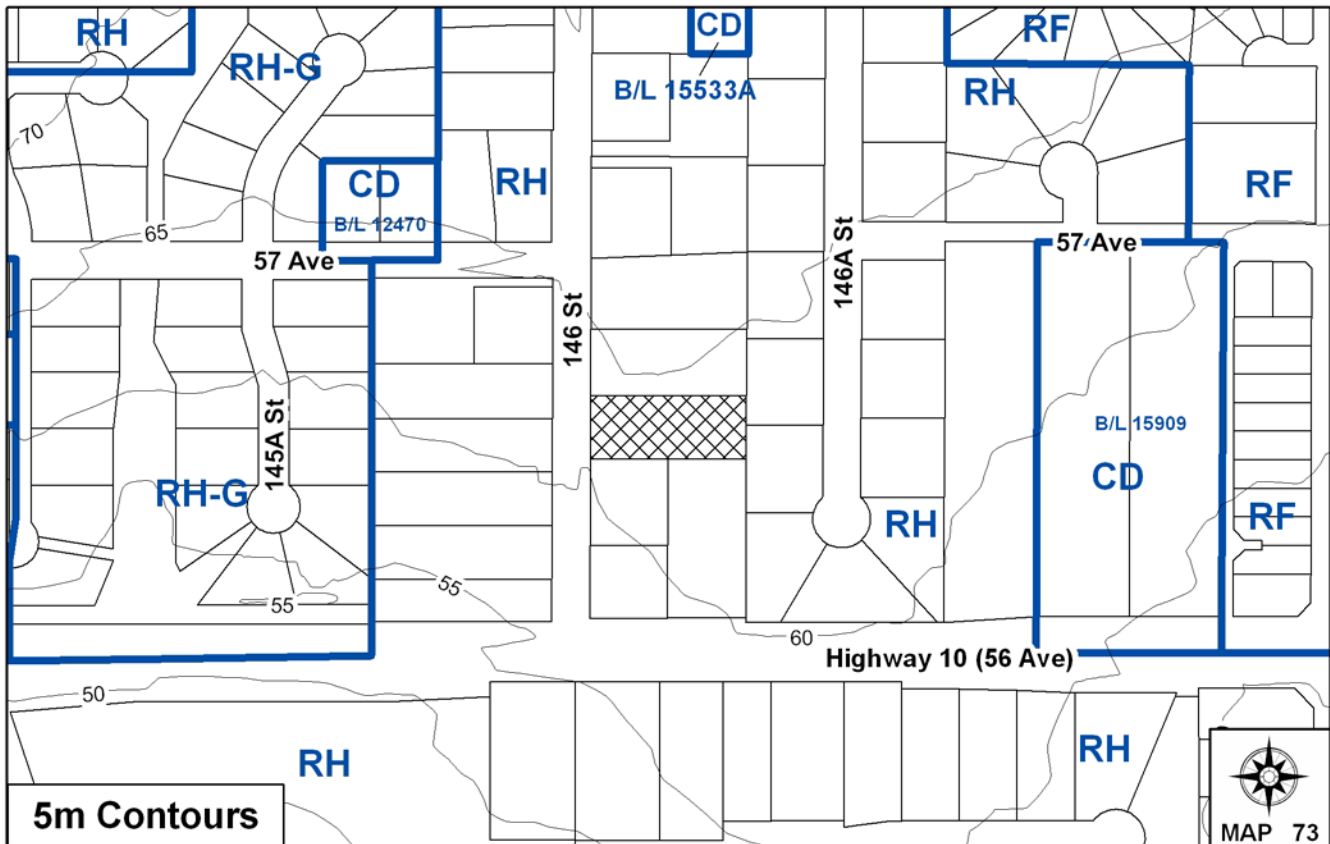
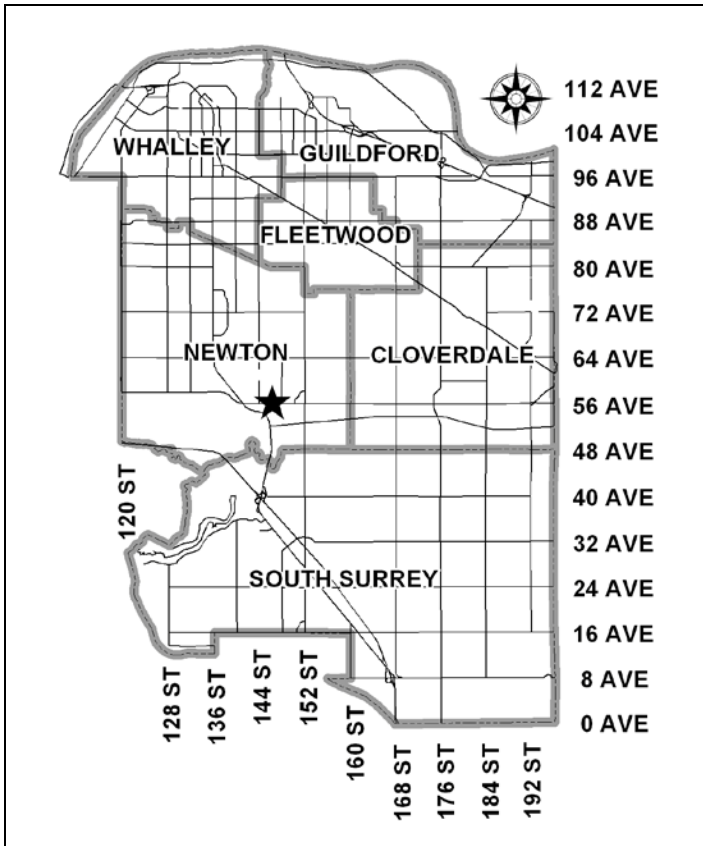
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Planning Report Date: May 26, 2008

PROPOSAL:

- **Rezoning** from RH to CD (based on RH-G) in order to allow subdivision into two gross density type suburban residential lots.

LOCATION: 5656 - 146 Street
OWNER: Evershine Development Ltd.
ZONING: RH
OCP DESIGNATION: Urban
NCP DESIGNATION: Suburban Residential ½ Acre



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/Does not comply with NCP Designation.
- Complies with the City Policy on Panhandle Lots (Policy No. O-15).
- The development of gross density suburban type lots is consistent with the existing lot pattern in this suburban pocket.
- Some letters of support have been received from surrounding properties for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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) approval 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;
 - (e) resolution of tree replacement deficit to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of an access easement adjacent to the south property line to secure access for the possible future subdivision of 14633 - 56 Avenue (Highway No. 10); and
 - (h) the applicant satisfies the 15% cash-in-lieu of parkland requirements associated with gross density type lots.

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:**
1 Elementary students at Cambridge Elementary School
0 Secondary students at Sullivan Heights Secondary School
(Appendix IV)

Parks, Recreation & Culture:

Parks will accept 15% cash-in-lieu rather than the 15% land dedication that would be required under the RH-G Zone.

Min. of Transportation:

The Ministry of Transportation has granted preliminary approval for the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East, South and West:	Single family residential lots.	Urban/Suburban Residential ½ Acre	RH

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 146 Street in the South Newton area. The site is designated "Urban" in the Official Community Plan (OCP) and "Suburban Residential ½ Acre" in the South Newton Neighbourhood Concept Plan (NCP).
- The subject site is currently zoned Half-Acre Residential Zone (RH). The applicant is proposing to rezone the site to "Comprehensive Development Zone" (CD) to allow subdivision into two suburban gross-density type half-acre single family lots. The proposed CD Zone, based on the RH-G Zone, is consistent with the designations in the Official Community Plan (OCP) and the South Newton Neighbourhood Concept Plan (NCP). A panhandle subdivision is proposed to achieve this subdivision, as discussed below.

Neighbourhood Context

- The subject site is located within a pocket of properties on 146 Street between 57 Avenue and Highway 10 that are similarly-sized and all fall under the same OCP and NCP designations. The properties are all currently zoned RH and would all be eligible to subdivide in a manner consistent with what is proposed for this application. One of the properties on the opposite side of 146 Street but within the same block has applied for a similar subdivision under application #7907-0266-00.
- To the immediate west of this pocket of properties is an existing subdivision zoned RH-G. The subdivided lots proposed as part of the subject application will be compatible with the existing RH-G lots in terms of area.
- As part of the project submissions, the applicant was required to canvass surrounding property owners and provide evidence that they support the proposed rezoning and subdivision. The majority of neighbours signed letters indicating their support for the application.

- The applicant was further required to submit a subdivision concept showing how the properties on this block may be subdivided using a similar pattern of panhandle lots (Appendix IX). The majority of lots can be developed according to this pattern, however the concept will be subject to revision at the time of future applications due to issues such as trees, lot grading, or topography.

Panhandle Subdivision Proposal

- The two lots will achieve access from 146 Street using a panhandle configuration.
- Panhandle subdivisions will allow for increased housing density on this block without substantially altering the existing suburban character of the neighbourhood. In addition, subdivision using a panhandle configuration often increases the potential for tree retention over the development of more conventional lots.
- Council Policy No. O-15 (Appendix VIII) guides the application of panhandle subdivisions by stating that they should be considered only in the following circumstances:
 - In suburban or agricultural zones;
 - When, due to physical constraints on the site, a panhandle lot is the best solution to providing both access and frontage;
 - When, due to the configuration of the site, lot yield would be unreasonably reduced without the use of panhandles.
- The subject application complies with the provisions of Council's Policy, as the lots are suburban gross-density type half-acre, and the proposed subdivision would not be feasible using a different lot configuration.
- Several panhandle lots currently exist to the north of the subject site, on 146 Street between 58 Avenue and Highway 10. The addition of further panhandles would not be incompatible with the existing character of the area.
- Based on the subdivision concept that was submitted by the applicant for the surrounding properties, the panhandle driveway location on the subject site has been located in such a way as to maximize the driveway pairings. This in turn will minimize the visual impact of the panhandles on the streetscape.
- An access easement will be required to be registered adjacent to the south property line in favour of one property to the south of the subject site, at 14633 Highway 10. This is to ensure that the neighbouring property will have future subdivision potential without requiring additional driveway accesses to Highway 10.

CD Zone

- Both proposed lots conform to the minimum requirements of the RH-G Zone in terms of lot area, width and depth. Proposed lot sizes are 1300 m² and 1468 m², widths are 29.0 m and 33.5 m, and depths are 44.8 m and 37.8 m for Lots 1 and 2 respectively.

- A comparison of the proposed CD Zone and the RH-G Zone is provided below:

	CD	RH-G
Lot Size	1300 m ² , 1185 m ²	1300 m ² , 1120 m ²
Width	28 m, 23 m	30 m, 24 m
Depth	45 m, 49 m	30 m, 30 m
Open Space	15% cash-in-lieu proposed	15% dedication required

The lot sizes proposed under the CD zone are compatible with the lot sizes permitted under the RH-G zone. In support of the gross density lot sizes proposed, the applicant has volunteered 15% cash in lieu of parkland.

Building Scheme and Lot Grading

- The applicant for the subject site has retained Apex Design Group 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 (Appendix V).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

Tree Preservation/Replacement

- C. Kavolinas & Associates prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 20 mature trees on the subject site. The report proposes the removal of 8 trees because they are located within the building envelopes, within the footprint of proposed driveways, or are assessed as hazardous. The Report proposes 12 trees be retained: 1 on proposed Lot 1, and 11 on proposed Lot 2. 10 replacement trees will be planted for a total of 22 trees on site, providing for an average of 11 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Mountain Ash	1	0	1
Balsam Fir	1	1	0
Birch	2	0	2
Poplar	1	0	1
Dawn Redwood	1	0	1
Birch Clump	1	0	1
Willow	1	0	1
Douglas Fir	10	10	0
Maple	1	0	1
Walnut	1	1	0
TOTAL	20	12	8

- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As there are no alder or cottonwood on the site, all 8 trees that are proposed for removal are required to be replaced at a 2:1 ratio, requiring 16 replacement trees. The applicant proposes 10 replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 6 trees. As such, under the new By-law, monetary compensation for the remaining 6 trees would be \$1,800 based on \$300/tree.
- The applicants have yet to indicate how they will address the tree replacement deficit. However, the resolution of this issue will be a condition of Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent out on November 23, 2007 and staff received the following responses:

- Some neighbours indicated that they do not support the proposed panhandle configuration of the new lots.

(Council's Panhandle Policy states that panhandles can be supported in suburban areas where there are no viable access alternatives. This application meets the conditions of the Panhandle Policy (No. O-15), as the proposed zoning is based on Half-Acre Residential Gross Density Zone (RH-G) and the properties in this area have access limitations would not have subdivision potential without the use of panhandle lots.)

- Two respondents voiced their opposition to the notion that lots in this block may be permitted to be reduced to smaller than half acre lots.

(The properties in this area are designated Suburban Residential 1/2 Acre in the South Newton Neighbourhood Concept Plan and Urban in the Official Community Plan. While the subject application proposes to create two lots that are smaller than would be permitted under the RH zone, they will be consistent with the lot sizes of the RH-G zone, which is a suburban type of lot pattern and is considered to be compatible with the NCP designation. Similarly, because the area is designated Urban in the OCP, lots may be slightly smaller than one full half-acre while remaining consistent with both the NCP and the OCP. The application is consistent with the current plan designations.)

- The applicant also submitted several letters of support signed by surrounding property owners.

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
- Appendix VII. Proposed CD By-law
- Appendix VIII. Panhandle Policy (O-15)
- Appendix IX. Subdivision Concept for Surrounding Properties

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.7 ac
Hectares	0.28 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	29.0 - 33.5 m
Range of lot areas (square metres)	1,266 sq.m. - 1,300 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.1 uph/2.8 upa
Lots/Hectare & Lots/Acre (Net)	7.1 uph/2.8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25.0%
Estimated Road, Lane & Driveway Coverage	10.8%
Total Site Coverage	35.8%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
15% money in lieu (based on RH-G)	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