

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0274-00

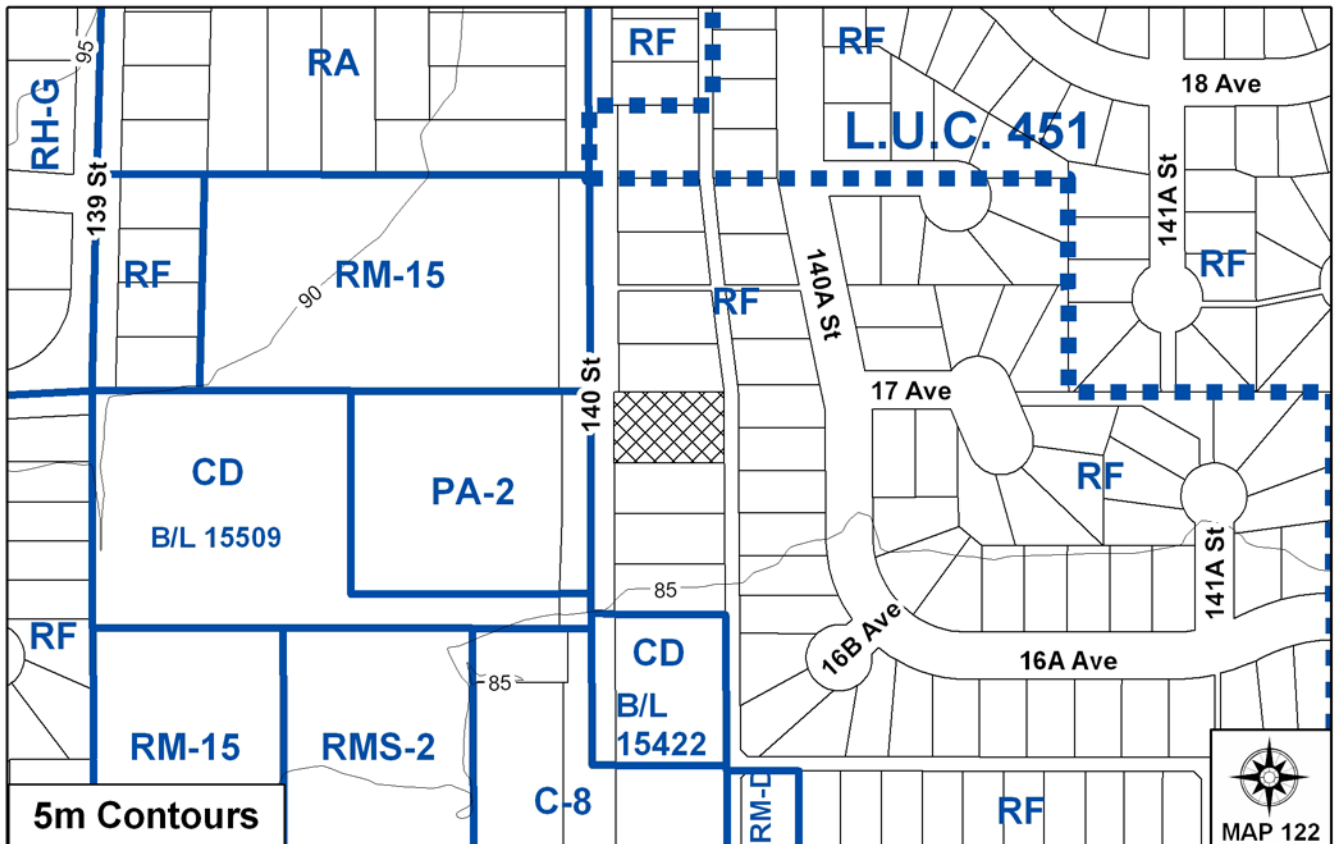
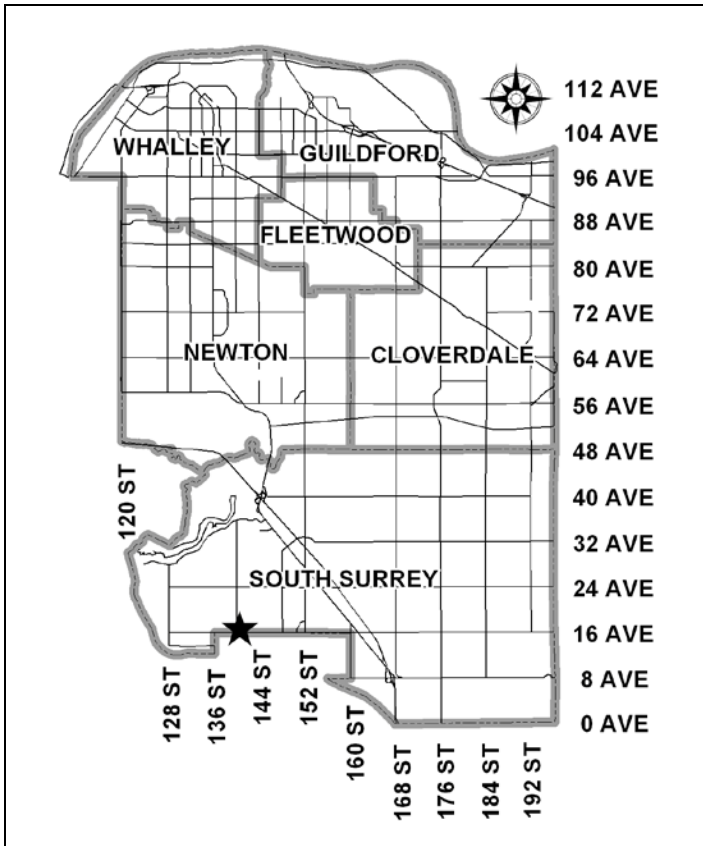
Planning Report Date: April 14, 2008

PROPOSAL:

- Rezoning from RF to RF-9

in order to allow subdivision into 3 single family small lots.

LOCATION: 1690 - 140 Street
OWNERS: Terraden Holdings Ltd., Inc. No. 689184 et al
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Semiahmoo Peninsula Local Area Plan designates the site for Urban Residential. The proposal to rezone and subdivide into 3 small lots with lane access requires an amendment to the Local Area Plan to Urban Residential Small Lots.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The LAP historically did not anticipate the possibility of small lot development at this location, as small lots had not been developed at the time when the LAP was adopted in 1983.
- The redevelopment of the subject property and other properties on 140 Street for small lots has merit given the higher density uses in the area along 140 Street, the location of these properties on an arterial road and the availability of rear lane access.
- The applicant has canvassed and received favourable response from the majority of surrounding properties affected by the development and has prepared a development concept plan to ensure coordinated development along 140 Street.

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) Zone (RF-9)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant to restrict driveway locations for the purpose of tree preservation on Lots 1, 2 and 3;
 - (f) registration of a Section 219 Restrictive Covenant to restrict front yard setbacks to 7 metres (23 ft.) for Lots 1 and 2 for the purpose of tree preservation; and
 - (g) registration of an easement/party wall agreement and Section 219 Restrictive Covenant to ensure joint maintenance of zero lot line garages.
3. Council pass a resolution to amend the Semiahmoo Peninsula LAP to redesignate the land from Urban Residential to Urban Residential Small Lots when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family home.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, East and South:	Single family home.	Urban	RF
West (Across 140 Street):	Church/townhouse.	Urban	PA-2/RM-15

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located within the Semiahmoo Peninsula Local Area Plan (LAP) (adopted by Council in 1983).
- The surrounding land use context is mixed, with single family residential immediately north, south and east. A townhouse site and church are located directly across 140th Street and higher density (10 upa) senior's oriented housing and neighbourhood commercial developments are located near the corner of 140th Street and 16th Avenue.
- 140 Street has an arterial road classification, which seeks to limit accesses. The lane dedication east of 140th Street is secured and partially constructed from 16th Avenue to 18th Avenue. This application will construct their portion of the lane.
- The Semiahmoo Local Area Plan does not outline for small lots, because they were not in existence when the Plan was adopted, but outlines for a variety of housing types.
- The RF-9 lots will allow for gradual redevelopment with some increase in density while maintaining an appropriate interface with the existing single family lots to the east.
- The surrounding land use context lends itself to some increase in density and an opportunity to achieve access from the lane.
- A development concept has been prepared to allow this to occur for the lots from 16th Avenue north to 18th Avenue (Appendix VII).
- A Public Information Meeting (PIM) was held and the neighbourhood was canvassed regarding the proposed development. Overall, the neighbourhood were generally in support of the proposal, provided there were no coach houses.

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo LAP. The site is surrounded by "Urban" designated properties. "Commercial" designated properties are in close proximity at 16th Avenue. The site is located on 140th Street which is an arterial road.

- The development proposes three (3) single family small lots (RF-9) which results in the creation of an additional two (2) lots. The existing dwelling will be demolished.
- The surrounding land use context of higher uses and density across 140th Street, commercial activities at 16th Avenue and a senior's oriented strata development three parcels south of the subject site, lend merit to increased single family density along the eastern portion of 140th Street in the immediate area.

Subdivision Layout

- The subdivision layout proposes 3 RF-9 parcels that are all approximately 430 square metres (4,628 sq.ft.). These lots are larger than the 250 square metres (2,690 sq.ft.) area requirement of the RF-9 Zone.
- These lots front 140 Street and access from 140th Street is prohibited. All lots will be accessed via the rear lane.
- Section 219 Restrictive Covenants will be registered on Lots 1 and 2, to restrict the minimum front yard setback to 7 metres (23 ft.). This is to ensure that adequate front yard setbacks are provided in order to preserve a large cedar tree on this portion of the property. This issue is discussed later in this report.
- A Section 219 Restrictive Covenant will be registered on Lot 2 to restrict the minimum setback for the garage at 5 metres (16.5 ft.), also for the purpose of tree preservation.
- Section 219 Restrictive Covenants will also be registered on Lots 2 and 3 to restrict the location and width of driveways, for the purposes of tree preservation.

Proposed Lane Construction

- The lane east of 140th Street is dedicated and not yet constructed along this property. This application will construct their portion of the lane.
- The proposed lots will have access via the lane from the north, which has been constructed.
- Future development of the 3 properties to the south will complete the thru lane from 16th Avenue to 18th Avenue.

Building Design Guidelines

- Tynan Consulting has been retained as the Design Consultant for this project and has produced a set of design guidelines (Appendix IV).
- The architectural character of the homes are proposed to be "Urban Heritage", "Neo-Heritage" or "Neo-Traditional".
- Elements include strong and simple roof forms, steeply sloped street facing gables, front porches and/or verandas, high quality exterior cladding (vinyl is not permitted) with regional elements.

- Basement entry homes and secondary suites are not permitted.

Lot Grading

- A preliminary lot grading plan submitted by Coastland Engineering has been reviewed by staff and considered acceptable. The plan indicates that the proposed fill is less than 0.5 metre (1.6 ft.) on the site and no interface issues exist.

Tree Preservation

- Randy Greenizan from Clark Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plan for the subject site (Appendix V). The plan has been reviewed by the City's Landscape Architect and deemed acceptable.
- The trees on the site are predominantly Cedar. The report identifies 13 mature trees. Six (6) trees are proposed for retention, 4 are declared hazardous due to natural causes and 3 are proposed for removal because of proximity to building envelopes.
- Section 219 Restrictive Covenants will be registered on all 3 lots, as outlined above, for the purposes of tree retention.

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Cedar	10	6	4
Birch	1	0	1
Maple	1	0	1
Alder	1	0	1
Total	13	6	7

PRE-NOTIFICATION

- As a result of pre-notification, sent out January 14, 2008, the City received 2 letters and 2 phone calls expressing opposition to the project. Their concerns were related to traffic, interface and crime in the area. They also expressed that they did not want coach houses permitted on the lots.
 - *The existing lane dedication east of the subject property is currently not constructed but will be constructed as part of this development application. The lane will not yet be continuous from 16th Avenue to 18th Avenue as the remaining portions of the lane, to the south, will not be constructed until future development. While the lane will bring some additional traffic behind the existing homes to the east, this will be minor, as properties east of the lane do not take access from the lane. Coach houses are not proposed.*

Public Information Meeting

- Because the single family lots in the area are RF zoned, the applicant was required to hold a Public Information Meeting (PIM) to determine the support or opposition in the area for the 3 RF-9 lot proposal.

- A PIM was held on January 31, 2008. A total of six (6) property owners attended the meeting. Of those 6 property owners, 5 expressed general support for the project and 1 property owner commented that adequate parking should be provided on the lots.

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, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	LAP Amendment Map
Appendix VII.	Area Development Concept Plan

Jean Lamontagne
General Manager
Planning and Development

IM/kms

v:\wp-docs\planning\plncom08\03191400.im.doc
KMS 3/19/08 2:13 PM

Information for City Clerk

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

1. (a) Agent: Name: Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, B.C.
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 1690 - 140 Street

(b) Civic Address: 1690 - 140 Street
 Owners: Terraden Holdings Ltd., Inc. No. 689184

771080 B.C. Ltd., Inc. No. 771080

Director Information:

Stephen Bekar

Officer Information: (as at October 6, 2007)

Stephen Bekar (President, Secretary)

PID: 011-252-839

Lot 9 Section 16 Township 1 New Westminster District Plan 6915

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.35 ac
Hectares	0.14 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	10 m
Range of lot areas (square metres)	430 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21.3 upha/8.57 upa
Lots/Hectare & Lots/Acre (Net)	23.2 upha/9.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	6.09%
Total Site Coverage	52.09%
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