

City of Surrey
PLANNING & DEVELOPMENT REPORT

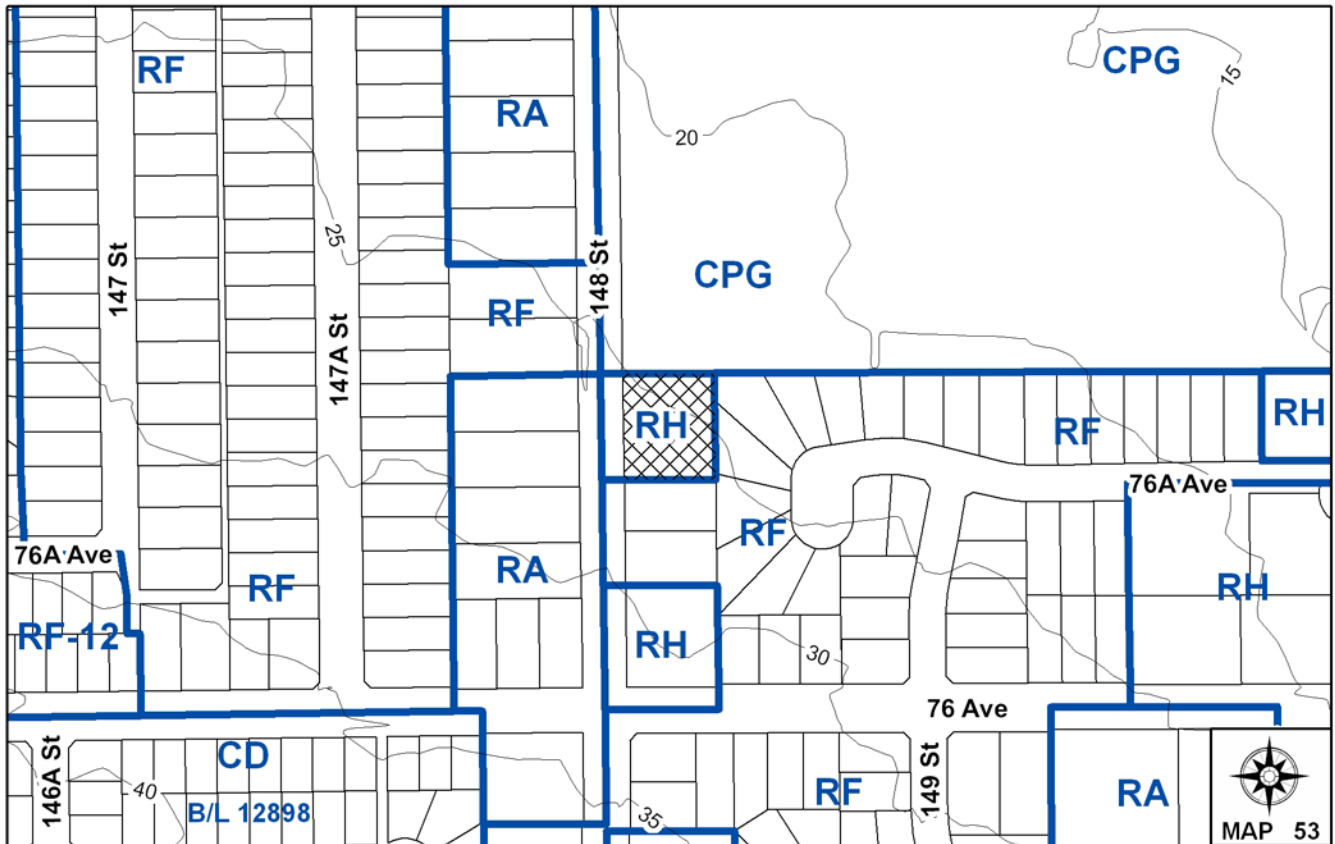
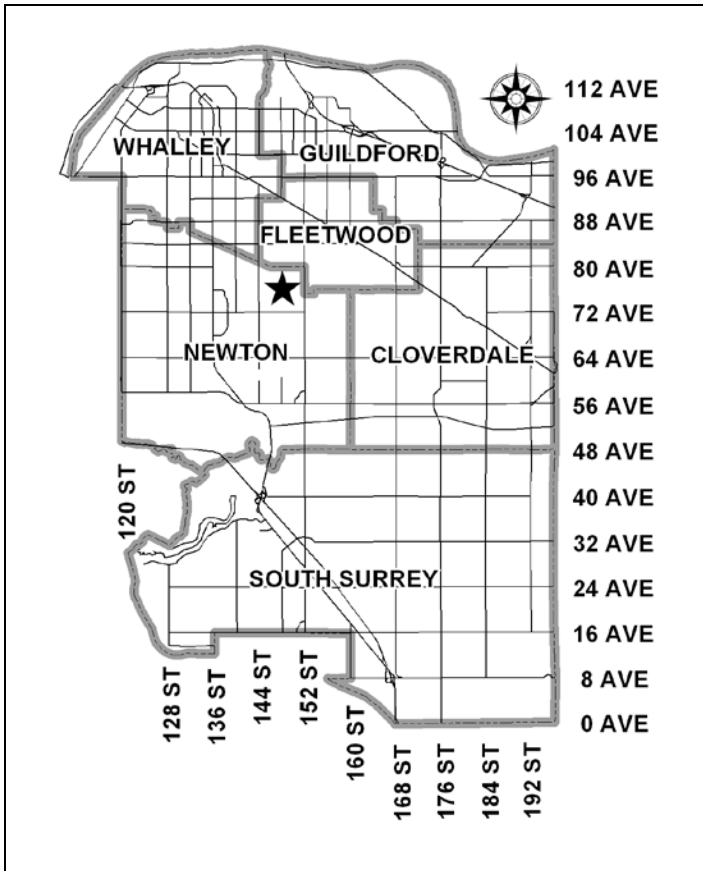
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Planning Report Date: October 20, 2008

PROPOSAL:

- Partial **NCP Amendment** from "Proposed Transitional Suburban" to "Proposed Urban Residential"
- **Rezoning** from RH to CD (based on RF) in order to allow subdivision into 2 single family lots.

LOCATION: 7640 - 148 Street
OWNERS: Gurprem Singh Rai and Karamjit Kaur Rai
ZONING: RH
OCP DESIGNATION: Urban
NCP DESIGNATION: Proposed Transitional Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Current NCP designation is "Proposed Transitional Suburban". The applicant proposes a partial NCP amendment to allow subdivision of the site and retention of the existing dwelling.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The applicant has demonstrated community support for the proposal.
- The proposal will allow the existing dwelling, which is in good condition, to be retained on an oversized lot, while enabling a 2-lot subdivision to be achieved. The proposed CD Zone will ensure that there is no future subdivision of the larger lot, thus resulting in the same number of lots as would be the case under the existing NCP designation.
- The applicant will retain significant trees along the north property line adjacent to the golf course.

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/approval:
 - (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; and
 - (d) registration of a "no-build" Section 219 Restrictive Covenant to ensure tree retention on both Lots 1 and 2.
3. Council pass a resolution to amend East Newton North NCP to redesignate proposed Lot 1 from "Proposed Transitional Suburban" to "Proposed Urban Residential" 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 I.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Golf course.	Agricultural/ALR	CPG
East:	Single family.	Urban Residential	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Single family.	Transitional Suburban	RF
West (Across 148 Street):	Single family.	Transitional Suburban	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The East Newton North Neighbourhood Concept Plan (NCP) designates a group of properties on the east side of 148 Street and north of 76 Avenue for "Proposed Transitional Suburban" in order to ensure an appropriate interface with the existing "One-Acre Residential Zone" (RA) properties across the street to the west. The NCP identifies a lot size of 1,068 square metres. The RA zoned properties on the west side of 148 Street, north of 76 Avenue, were in existence prior to the adoption of the NCP. These properties are approximately 1,430 square metres (15,470 sq.ft.) or approximately 1/3 of an acre in area, and are designated "Suburban" in the OCP.
- The area east of the subject was originally designated "Proposed Transitional Suburban" in the NCP. Amendments to the NCP were approved to allow Urban Residential (RF) lots. However, the area along the east side of 148 Street, north of 76 Avenue, remains "Proposed Transitional Suburban".
- Under the existing "Proposed Transitional Suburban" designation, the subject property may be subdivided into 2 lots, but this will require removal of the existing dwelling which is in good condition.
- The applicant, therefore, proposes to amend the NCP to allow one lot to be undersized in order to allow the existing dwelling to be retained on an oversized lot. The net effect remains to create a 2-lot subdivision.
- The proposal will allow the existing dwelling, which is in good condition, to be retained while enabling a 2-lot subdivision to be achieved. The proposed CD Zone will ensure that there is no future subdivision of the larger lot, thus resulting in the same number of lots as would be the case under the existing NCP designation.
- The applicant will retain significant trees along the north property line adjacent to the Guildford Golf and Country Club.
- The applicant has canvassed the surrounding residents through a Public Information Meeting and there was general support for the proposal.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the east side of 148 Street in the East Newton North Neighbourhood Concept Plan (NCP) area. The site is designated "Urban" in the Official Community Plan (OCP) and "Proposed Transitional Suburban" in the East Newton North Neighbourhood Concept Plan (NCP). Properties to the west are zoned RA, and are designated "Suburban" in the OCP. The subject site is bounded on the north by the Guildford Golf and Country Club which is in the Agricultural Land Reserve (ALR).
- 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 subdivide into 2 lots and retain the existing house on an oversized lot.

Development Proposal and CD Zone

- The applicant is proposing to retain the existing house on an oversized lot, and subdivide off 17.7 metres (58 ft.) of the remaining frontage. The remaining lot (Lot 2) will have a 30 metre (98 ft.) frontage.
- To meet the intent of the "Proposed Transitional Suburban" designation, a CD Zone (Appendix VII) is proposed based on the "Single Family Residential Zone (RF)". The CD Zone is identical to the RF Zone, but requires larger lot sizes (727 square metres/7825 sq.ft. for Lot 1; 1,236 square metres/13,304 sq.ft. for Lot 2) to accommodate the proposal and prevent future subdivision of these lots. Subdivision will result in creating a single family building lot similar in size to the lots located west (across the street) and south (adjacent) to the site (Block B). The resultant width of Lot 1 (Block A) is similar in size to lots adjacent to the property to the east. The CD Zone will restrict future subdivision of either Lot 1 or Lot 2.
- Maximum house size in the CD Zone is 330 square metres (3,550 sq.ft.).

Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. 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 IV).
- The development site is located in an area where the homes range from new to approximately 60 years old, and comprise different styles such as Modern California Stucco, West Coast Modern, Neo-Traditional and Neo-Heritage. Existing homes are both one and two storeys.
- The design guidelines aim to preserve and create Neo-Heritage and Neo-Traditional housing styles.
- Basement-entry homes and secondary suites are not permitted.

- Permitted exterior materials include stucco, cedar, vinyl, hardiplank, brick, and stone. Colours will be from a neutral and natural (earth tone) palette.
- Roofing materials will include cedar shakes and shingles, concrete tiles, or asphalt shingles. Colours will be grey or brown.

Trees and Landscape Buffer

- The tree retention/replacement report and plan by Glenn Murray of Froggers Creek Tree Consultants Ltd., has been deemed acceptable by the City Landscape Architect to proceed to a detailed stage.
- Nine (9) mature trees are identified on the site. Three (3) protected trees are proposed for removal. The trees to be removed are Red Alder, which are located in the proposed driveway. Alders are not considered a retainable species in an urban setting. The applicant is required to replace at a 1:1 ratio since the new lot can only accommodate one tree. They are paying cash-in-lieu for two trees.
- The six (6) remaining trees are listed in the table below. A Section 219 Restrictive Covenant will be registered to ensure tree retention.
- Additionally, six (6) large Douglas Firs are located on the Guildford Golf Course close to the northern boundary of the site, as shown on the tree protection and replacement drawing of Appendix V.
- Froggers Creek Tree Consultants Ltd. proposes 1 replacement tree; a 6 cm calliper Katsura Tree. The lot that is not being developed has three significant trees and 6 undersized trees that will be remaining. There is only room for one tree on the new lot.
- Staff determined that the interface with the Country Club can be adequately addressed by preserving the existing trees on and adjacent to the northern boundary of the site.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Red Alder	4	1	3
Japanese Maple	1	1	0
Western Red Cedar	3	3	0
Shore Pine	1	1	0
Total	9	6	3

Lot Grading

- In-ground basements are proposed on both lots, 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.
- The Building Division has found the lot grading information adequate to allow the project to proceed to the next stage.

PRE-NOTIFICATION

Pre-notification letters were sent on June 13 2008; staff received one phone call regarding the project. The following information was provided in order to address the concerns that were raised:

- Ensure that house is not oversized. Oppose mega houses.

(The CD Zone (based on the RF Zone) will ensure the dwelling size is limited to a maximum floor area of 330 m² (3550 sq ft), which is a conventional urban single family dwelling. Building design guidelines restrict new building to massing characteristics similar to houses included in the character study. New construction will be similar to neighbouring properties.)

- In response to concerns raised by Planning staff, the applicant held a Public Information meeting on April 16 2008 and provided a report of the results. Fourteen (14) area residents attended. No concerns were raised and written comments were in support of the project provided the building design blends into the existing neighbourhood.

PUBLIC INFORMATION MEETING

The applicant held a public information meeting on April 16 2008; no concerns were raised and written comments were in support of the project provided the building design blends into the existing neighbourhood.

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.	Public Information Meeting Map of Responses
Appendix VII.	Proposed CD By-law
Appendix VIII.	NCP Amendment Plan

Jean Lamontagne
General Manager
Planning and Development

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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: 7640 - 148 Street

 - (b) Civic Address: 7640 - 148 Street
 Owners: Gurbpreem Singh Rai and Karamjit Kaur Rai
 PID: 001-892-657
 Lot 47 Section 22 Township 2 New Westminster District Plan 61937

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RF)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	0.485 ac	
Hectares	0.1963 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	2	
SIZE OF LOTS		
Range of lot widths (metres)	17.65 m - 30.0 m	
Range of lot areas (square metres)	727 m ² - 1,236 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	4.2/ac	10.1/ac
Lots/Hectare & Lots/Acre (Net)	4.2/ac	10.1/ac
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	40%	
Estimated Road, Lane & Driveway Coverage	18.2%	
Total Site Coverage	58.2%	
PARKLAND	n/a	
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	