

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0311-00

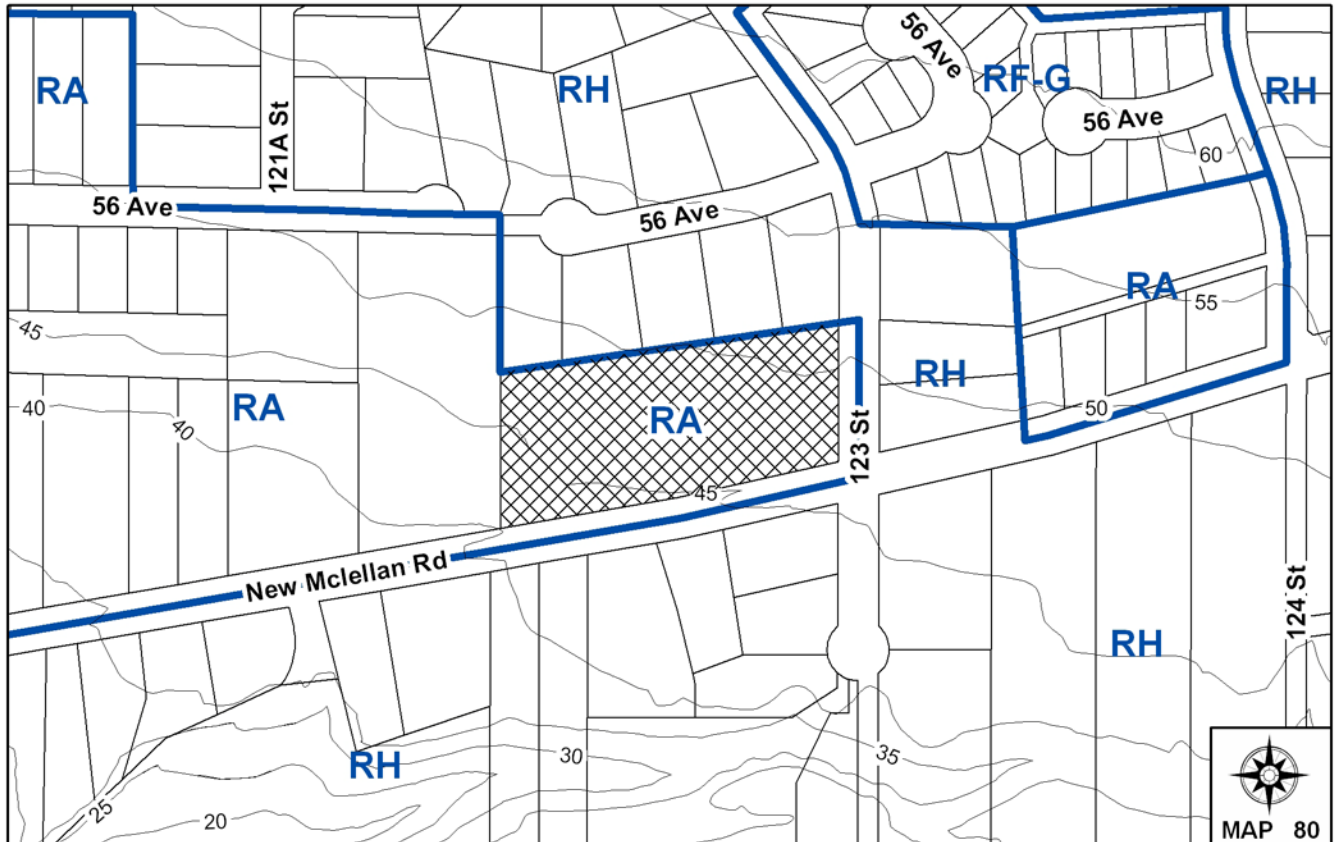
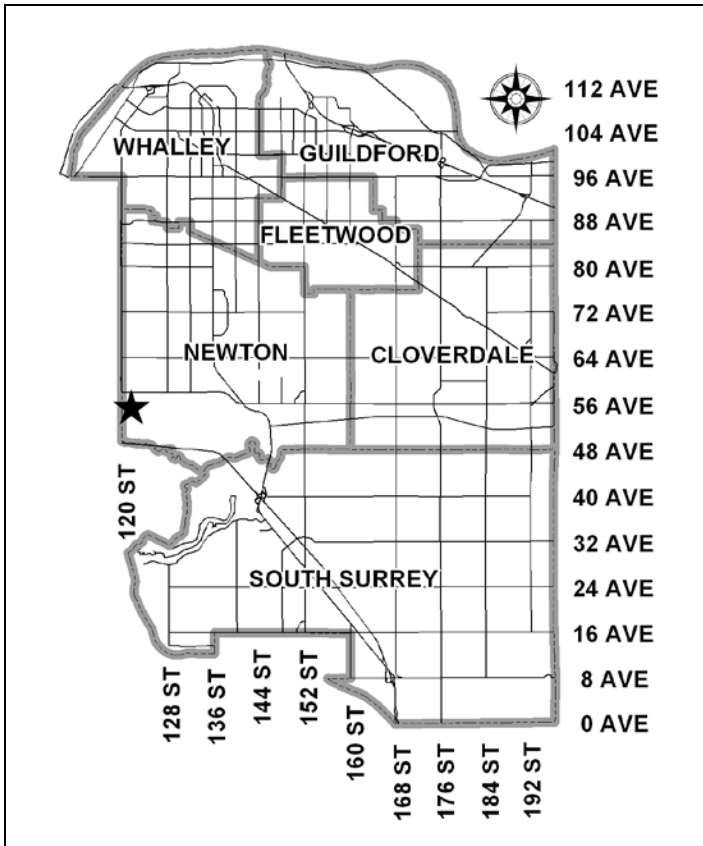
Planning Report Date: February 11, 2008

PROPOSAL:

- **Rezoning from RA to RH**

in order to allow subdivision into five half-acre single family lots.

LOCATION: 5543 - 123 Street
OWNERS: McIntosh Estates Ltd. et al
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban Residential One-Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal complies with the Suburban designation of the OCP but does not comply with the Suburban Residential One-Acre designation of the West Panorama Ridge Local Area Plan.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed half-acre zoning and form of development is in keeping with the nature of development with the surrounding RH zoned residential lots.
- The proposal is appropriate for this part of West Panorama Ridge.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping plan including a landscaping buffer along New McLellan Road and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) registration of a Section 219 Restrictive Covenant to establish a minimum 12.5 metre (41 ft.) building setback and landscape buffer along New McLellan Road to preserve the estate character.
3. Council pass a resolution to amend the West Panorama Ridge NCP/Local Area Plan to redesignate the land from Suburban One-Acre Residential to Suburban Half-Acre 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 III.

School District: **Projected number of students from this development:**
2 Elementary students at Colebrook Elementary School
1 Secondary student at Panorama Ridge Secondary School

(Appendix IV)

Parks, Recreation & Culture: No comments.

Min. of Transportation: The Ministry has granted preliminary approval for one year.

SITE CHARACTERISTICS

Existing Land Use: Vacant land zoned RA.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East and South:	Single family half-acre lots.	Suburban	RH
West:	Single family one-acre lots.	Suburban	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located on the north side of New McLellan Road in the West Panorama Ridge area. The site is designated Suburban in the Official Community Plan (OCP).
- The subject site is currently zoned "One-Acre Residential Zone (RA). The applicant is proposing to rezone the site to "Half-Acre Residential Zone (RH) to allow subdivision into five half-acre single family lots. The proposed RH Zone is consistent with the designation in the Official Community Plan (OCP) and with the nature of the surrounding RH zoned residential neighbourhood.
- An application was made in 2004 for the same proposal: to rezone to RH and subdivide into five half-acre lots. The rezoning was defeated by Council at Third Reading on February 7, 2005.

DEVELOPMENT CONSIDERATIONS

Subdivision Layout

- All five proposed lots well exceed the minimum requirements of the RH Zone in terms of lot area, width and depth. They are all proposed to be 2,430 square metres (26,157 sq.ft.) in size. The lots range in width from 32.3 metres (106 feet) to 36.1 metres (118 feet). Lot depths range from 69.8 metres (229 feet) to 75.7 metres (248 feet).
- Proposed Lots 1-3 will front onto New McLellan Road, while Lots 4-5 will front onto 123 Street.
- The applicant has agreed to plant a 5 metre wide landscaped buffer for all lots that face or flank New McLellan Road in order to provide a rural "estate street" character on the properties.

- The applicant's arborist will submit a tree preservation plan that includes a buffer planting plan. Low split-rail fencing will be incorporated into the buffer to augment the landscaping. Financial securities for the buffer will be required as a condition of rezoning approval.
- Dwellings on Lots 1 – 3, fronting New McLellan Road, will have a required 12.5 metre (41 foot) front yard setback. This is 5m larger than the 7.5 metre (25 foot) setback required by the RH zone. The increased setback and the landscape buffer, which will be within the setback, will combine to enhance the rural "estate" streetscape along New McLellan Road.
- The increased setback will be secured in the Building Scheme and through a "no-build" Restrictive Covenant.

Building Scheme and Lot Grading

- The applicant for the subject site has retained Sandbox Design Works 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.
- The design guidelines aim to enhance the relationship with neighbouring "context homes" that will be of a similar style to the homes proposed for this subdivision. Surrounding homes are considered to be "Heritage", "Traditional", "Neo-Heritage" and "Neo-Traditional" in style.
- Exterior materials will include cedar, vinyl, or cementitious siding, stucco, cedar, cementitious or vinyl wall shingles, brick and stone. Heritage colours will be encouraged.
- Roof materials include cedar shakes/shingles, high profile duroid shingles, or concrete tile in brown, grey or black tones. Minimum roof pitch will be 6:12.
- Clark Kavolinas prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable. The following trees have been identified:

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Douglas Fir	3	3	0
Cottonwood	7	0	7
TOTAL	10	3	7

- The Arborist Report indicates there are 10 mature trees on the subject site. The report proposes the removal of 7 Cottonwood trees, which are considered non-retainable species. The Report proposes 3 Douglas Fir trees be retained, all on proposed Lot 4. Fourteen (14) replacement trees will be planted for a total of seventeen (17) trees on site, providing for an average of 3.4 trees per lot.
- 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 seven (7) alder and cottonwood trees are proposed to be removed, and no other trees are to be removed, a total of seven (7) replacement trees would be required for this application. The applicant proposes fourteen (14) replacement trees, in excess of the Bylaw requirement.

PRE-NOTIFICATION

Pre-notification letters were sent out on December 10, 2007 and staff received one e-mail from the West Panorama Ridge Ratepayers' Association indicating their opposition to the proposal. The Association did not provide any comments on the layout specifically.

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

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: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: #101 - 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 5543 - 123 Street

(b) Civic Address: 5543 - 123 Street
 Owners: McIntosh Estates Ltd., Valsol Management Ltd., and
 Cresta Management Ltd.

PID: 025-606-760
Lot 2 Section 6 Township 2 New Westminster District Plan BCP3827

3. Summary of Actions for City Clerk's Office

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

(b) Application is under the jurisdiction of MOT.

MOT File No. 1-6-25007.

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.01
Hectares	1.22
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	31.6 m - 33.3 m
Range of lot areas (square metres)	2,430 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.10 lots/ha 1.66 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	3.75%
Total Site Coverage	27.75%
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