

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

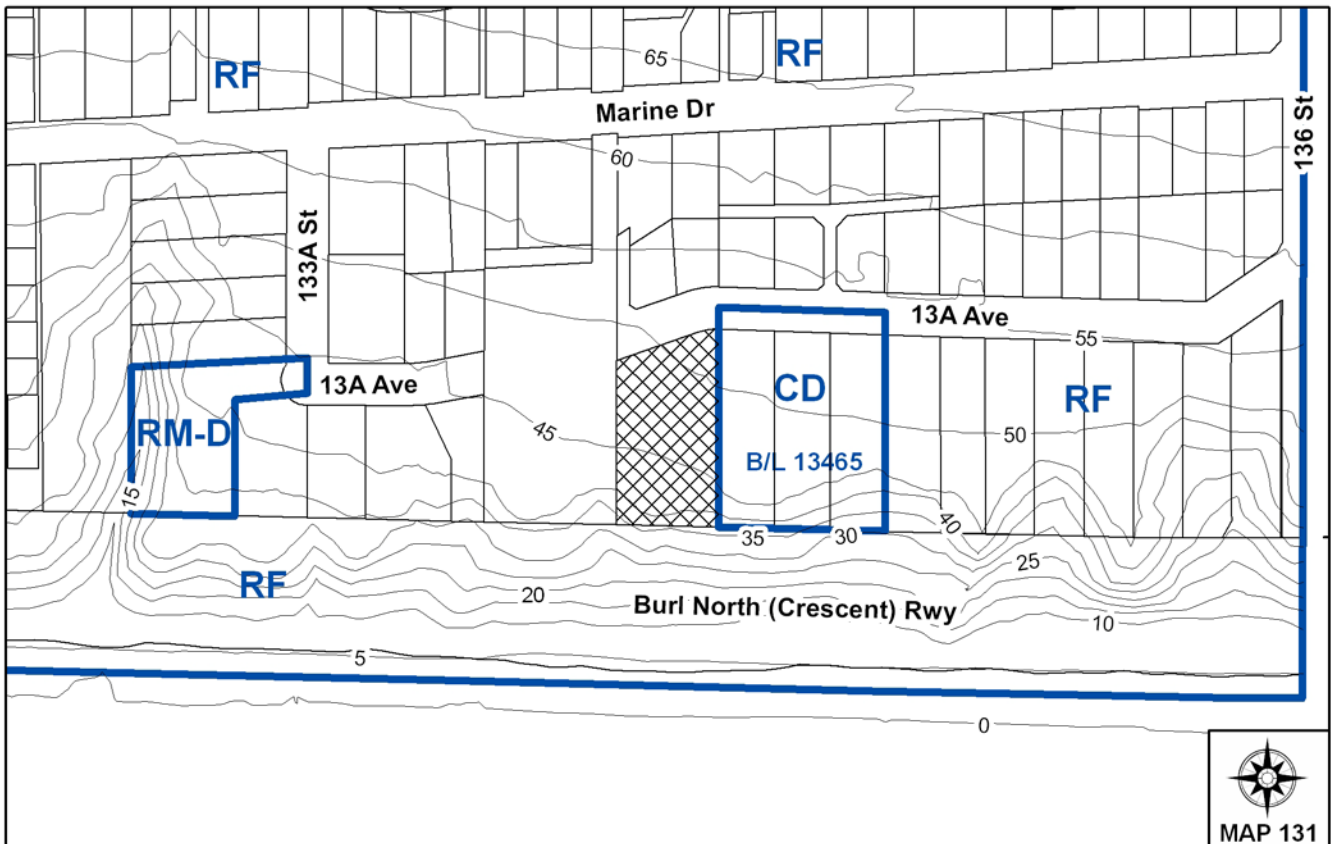
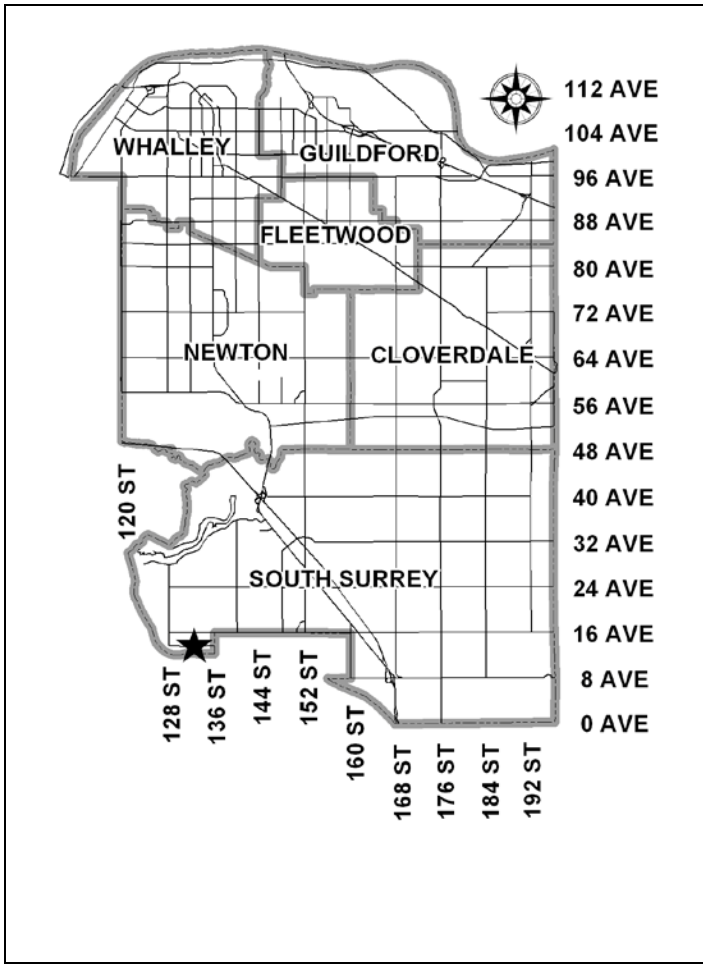
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Planning Report Date: April 28, 2008

**PROPOSAL:**

- Rezoning from RF to RF-O  
 in order to allow subdivision into 2 single family residential ocean front lots.

**LOCATION:** 13456 - 13A Avenue  
**OWNER:** Peter and Donna Harco  
**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

- None

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Semiahmoo Peninsula Plan (Local Area Plan).
- The application complies with the intent of the RF-O Zone, which is only appropriate for new development along the ocean bluff.

## 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 Oceanfront Zone (RF-O)" (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) demolition of the existing detached garage;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) finalization of the geotech report and final lot grading plan, and registration of a Section 219 Restrictive Covenant to tie the geotechnical report conditions to the site;
  - (f) registration of a Section 219 Restrictive Covenant to establish design guidelines on the subject RF-O lots; and
  - (g) the applicant satisfactorily address the shortfall in tree retention.

## 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: The School District has indicated that the proposed development will only generate one (1) elementary school student.
- Building Division: The Building Division has reviewed and accepted the geotechnical report prepared by Geo Media Engineering Ltd., and dated March 19, 2008 (Appendix VI). The report must be registered through a Restrictive Covenant on each of the proposed lots as a condition of subdivision.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling to be retained on proposed Lot 2. The existing detached garage is to be removed as a condition of subdivision. The site is treed on the west side and along the bluff side of the property.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 13A Avenue):	Single family lot recently created through subdivision Application No. 7906-0251-00.	Urban/Urban Residential	RF
East:	Single family dwelling.	Urban/Urban Residential	CD (By-law No. 13465)
South:	Burlington Northern Railway and Semiahmoo Bay	Urban/Open Space	RF
West:	Single family dwelling.	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONSProposed Zoning and Subdivision Layout

- The subject property located at 13456 - 13A Avenue is designated "Urban Residential" in the Semiahmoo Peninsula Local Area Plan (LAP), and abuts the Burlington Northern Railway along the foreshore of Semiahmoo Bay. The site contains an existing single family dwelling in good condition, which the applicant proposes to retain.
- The applicant proposes to rezone the property from "Single Family Residential (RF) Zone" to "Single Family Residential Oceanfront (RF-O) Zone," in order to permit subdivision into two (2) single family ocean fronting residential lots (Appendix II).
- The proposed zoning complies with the Urban designation of both the Local Area Plan and Official Community Plan. The proposed zoning is also consistent with the intent of the RF-O Zone, to accommodate the construction of large single family dwellings on large lots where there are no lots except for railway land located between the subject property and an oceanfront. Prior to the creation of the RF-O Zone, Comprehensive Development Zones (CD) were create on a site-by-site basis to accommodate these larger, ocean front single family dwellings in such locations. The adjacent properties to the east, are zoned CD (By-law No. 13465) and allow such dwellings. Therefore, the proposed zoning is consistent with City practice and neighboring developments.

- The proposed subdivision is also consistent with a development concept, prepared through the development project (No. 7906-0251-00) that created the subject property. The proposed lot areas (1,718 m<sup>2</sup> / 0.4 acre and 2,506 m<sup>2</sup> / 0.6 acre) and lot widths (22.1 m and 28.8 m) also exceed the minimum requirements of the proposed RF-O Zone.
- The applicant proposes to retain the existing single family dwelling on proposed Lot 2 and has confirmed that retention of this house can be achieved in compliance with the requirements of the proposed RF-O Zone.

### Building Design

- The applicant has retained Mark Ankenman as the Design Consultant. The Design Consultant has conducted a character study of the surrounding homes and, based on the findings of the study, proposed a set of design guidelines for the new homes (Appendix IV). The guidelines will be registered through a Section 219 Restrictive Covenant and Section 220 Building Scheme on the title of each lot to ensure the new homes are sensitively designed as ocean front dwellings and are compatible with the emerging character of the neighbourhood.
- The existing house is to be retained in the subdivision on proposed Lot 2. Substantial modifications or alterations to this existing structure would not be permitted unless such changes complied with the design guidelines in the Building Scheme.
- Secondary suites and basement-entry style homes are prohibited in this development.
- The new homes will be consistent in design with the emerging residential character of the neighborhood. Design styles proposed include Neo-Traditional and Neo-Heritage, and will incorporate the following key elements:
  - no rancher or basement-entry style dwellings will be permitted, only two storey dwellings;
  - balanced massing, particularly on the front facades with well identified front entries;
  - high trim and detailing standard;
  - earth/grey tones, off-white with complimentary accent colors on the exterior
  - combination of materials such as stucco, cedar, cementitious siding (woodgrain look), cultured brick and stone. Vinyl is not permitted;
  - roof pitch variations from 3:12 to 12:12; and
  - roof materials consisting of either cedar, concrete or duroid roof tiles in shake profile. Both of the proposed lots will have direct access from 13A Avenue.

### Geotechnical Assessment & Lot Grading

- The property is moderately sloped from 13A Avenue to the oceanfront edge along southern boundary. A geotechnical assessment report (Appendix VI), prepared by Geo Media Engineering Ltd., and dated March 19, 2008, confirmed that the soil and groundwater conditions of this site are suitable for the proposed development. The recommendations of this report will be further be tied to the proposed lots through a Section 219 Restrictive Covenant as a condition of subdivision to ensure that all construction on the new lots will comply with the recommendations made in this report.

- The Geotechnical Report recommends the site grade should not be raised more than one metre (3.3 ft), and that the minimum setback of proposed building footings from the crest of existing south facing slope should be 12 metres (39.4 ft). Furthermore, retaining walls or structures, if permitted within this 12-metre (39.4 ft) setback area, do not exceed one metre (3.3 ft) in height.
- A preliminary Lot Grading Plan, prepared by H.Y. Engineering and dated December 2007, confirms the proposed lots could accommodate in-ground basements, depending on building siting and architectural design, without any significant filling. The Plan indicates minimal to no fill will be required, less than 0.5 m / 1 ft 8 in, and no retaining walls are proposed. This Plan has been reviewed by staff and deemed acceptable.

### Tree Retention & Replacement

- The Arborist Report prepared by Norm Hol of Arbortech Consulting Ltd. for this development has been reviewed by the City's Landscape Architect and deemed acceptable. The Report identifies 26 protected trees (Appendix V), including a mix of species growing in groves and in semi-open conditions as summarized in the table below:

### Tree Inventory

	Grand Fir	Douglas Fir	Big Leaf Maple	Bitter Cherry	Western Red Cedar	TOTAL
<b>Fair</b>	0	1	0	0	2	<b>3</b>
<b>Poor</b>	2	4	0	0	3	<b>9</b>
<b>Very Poor</b>	5	1	2	0	2	<b>10</b>
<b>Hazardous</b>	2	1	0	1	0	<b>4</b>
<b>TOTALS</b>	<b>9</b>	<b>7</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>26</b>

- The Arborist determined three (3) of these trees are in fair condition with no significant defects. Nine (9) trees were assessed as presently being in poor condition due to defects from previous storm damage, topping or disturbances to their root zones. However, the Arborist recommended retaining some of these trees with treatments such as pruning.
- The remaining fourteen (14) trees were deemed unsuitable for retention due to their poor or hazardous condition with severe structural defects, decay, and/or damaged root zones, and their proximity to dwellings and the proposed building footprint on proposed Lot 1. The defects were considered too severe to be mitigated or restored, therefore, the existing condition and location of these trees make them undesirable to retain.
- In total, the Arborist proposes to retain eleven (11) trees, including seven (7) within the subject property, two (2) City trees located in the boulevard of 13A Avenue, and two (2) trees that are located off-site within adjacent property to the west (13424 Marine Drive). The Arborist proposes to remove fifteen (15) trees within the subject property, which are predominantly located in the western portion of the property, for the reasons described above.
- The Arborist recommends seven (7) replacement trees be planted. Based on the required 2:1 tree replacement ratio the proposed number of replacement trees is deficient by 23 trees. The applicant proposes to address this deficiency with a cash contribution of \$6,900 to the Green City Fund as a condition of final approval.

## PRE-NOTIFICATION

Pre-notification letters were sent on January 24, 2008. Staff have not received any comments from the public for this proposal.

## 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.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Geotechnical Report

## INFORMATION AVAILABLE ON FILE

- Geotechnical Study prepared by Geo Media dated March 19, 2008.
- Arborist Assessment prepared by Arbortech Consulting Ltd. dated January 14, 2008.
- Design Guidelines prepared by Mark Ankenman dated January 3, 2008.

Jean Lamontagne  
General Manager  
Planning and Development

LCR/kms

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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:                      13456 - 13A Avenue
- (b)      Civic Address:                      13456 - 13A Avenue  
            Owners:                              Peter and Donna Harco  
            PID:                                      027-124-592  
            Lot 5 Section 8 Township 1 New Westminster District Plan BCP31252

3.      Summary of Actions for City Clerk's Office

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



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-O**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.0 ac
Hectares	0.42 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	22.1 m to 28.8 m
Range of lot areas (square metres)	1,718 m <sup>2</sup> (0.4 ac) to 2,506 m <sup>2</sup> (0.6 ac)
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2 upa/5 upha
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	2.5%
Total Site Coverage	27.5%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO