

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0330-00

Planning Report Date: September 8, 2008

PROPOSAL:

- **OCP amendment** from Suburban to Urban
- **Rezoning** from RA to RF-9C

in order to allow subdivision into 10 small single family lots with coach houses and one remnant lot.

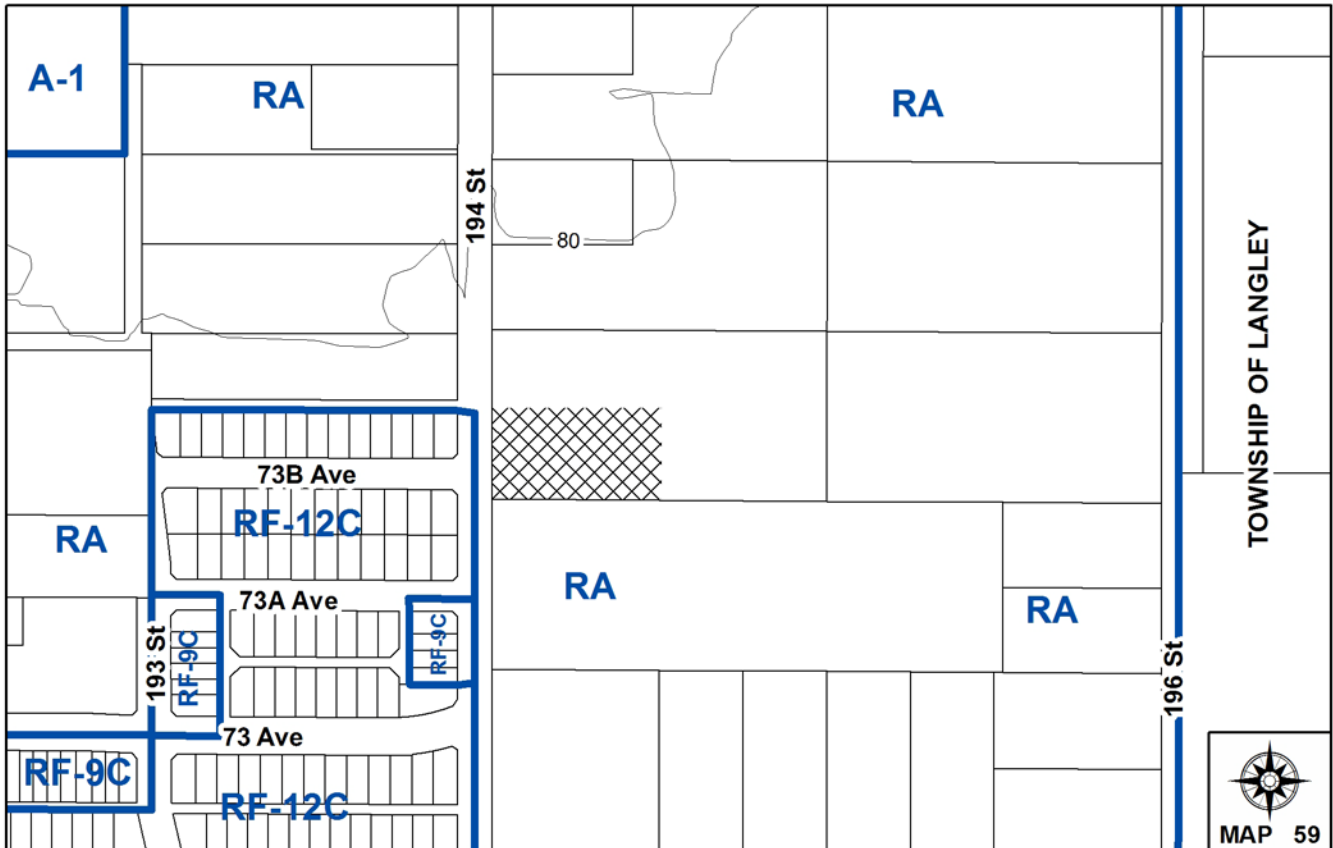
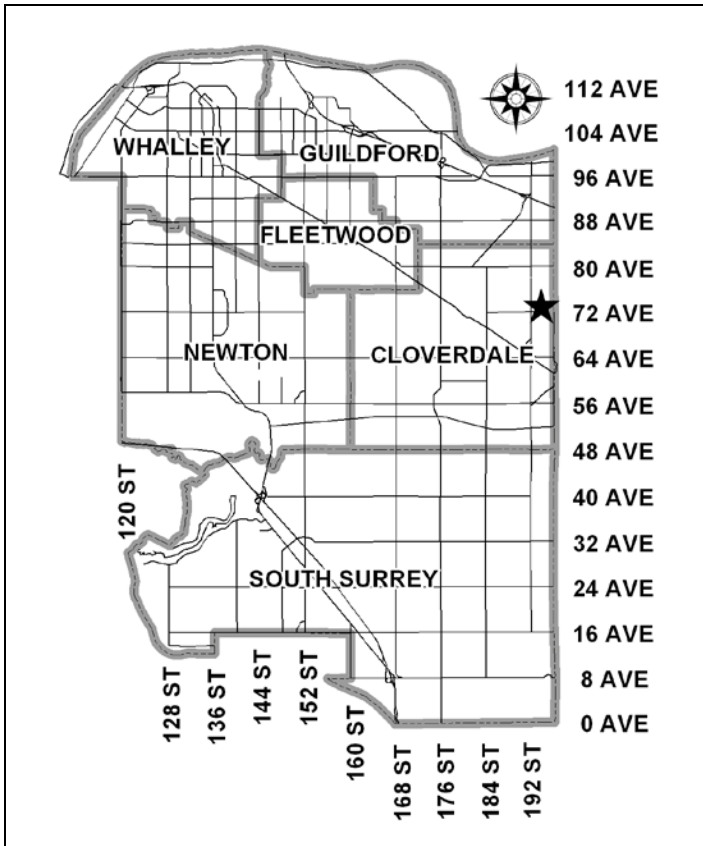
LOCATION: Portion of 7354 - 194 Street

OWNER: Gurpreet Dhillon et al

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: 10-15 upa (Medium Density)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- Continues the land use and subdivision pattern proposed for the neighbouring parcel to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the property (Block A on Survey Plan) from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A, as shown on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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 for "no build" on the northwest (RA) portion of 7354 - 194 Street until such time as conditions permit development of the site; and
 - (f) finalization of the agreement for the acquisition by the City and dedication of the proposed greenway on the east side of the site for park purposes.

REFERRALS

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

School District: Projected number of students from this development:

4 Elementary students at Clayton and East Clayton Elementary School
2 Secondary students at Clayton Heights Secondary School

(Appendix V)

Parks, Recreation & Culture:

Support. Parks will accept a portion of the greenway section on the east side of the development as the required 5% subdivision dedication for parkland, and will acquire the remainder. The applicant should provide park amenity contributions on a per unit basis in keeping with the Stage II NCP adopted by Council.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel, with existing single family dwelling that will be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Acreage residential lot.	Suburban in the OCP.	RA
East:	Vacant acreage residential lot, under Application No. 7905-0406-00 for proposed 186-unit townhouse development (Third Reading).	Public Open Space and Park, 15 to 25 upa (Medium High Density).	RA
South:	Acreage residential lot, under Application No. 7907-0086-00 for proposed small lot residential development (Third Reading).	10 to 15 upa (Medium Density), 15 to 25 upa (Medium High Density).	RA
West (Across 194 Street):	Small single family lots.	6 to 10 upa (Low Density).	RF-12C RA

JUSTIFICATION FOR PLAN AMENDMENT

- The approximately 1.93 - hectare (4.77 - acre) site is designated Suburban in the Official Community Plan (OCP). The servicing boundary for the area is located in the middle of this site; lands north of this boundary are outside of the sanitary sewer catchment area and stormwater drainage basin serving the East Clayton NCP – North Extension area (Appendix VIII).

- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. C009), which deals with land use designations and road network in the area of the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. C011).
- Currently, the land use designations that are reflected in the East Clayton NCP Extension – North of 72 Avenue require corresponding OCP designation amendments from the current Suburban designation. The approved Stage 2 Report (Corporate Report No. C011) directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site-specific rezoning applications. The applicant is requesting an OCP amendment from Suburban to Urban (see Appendix III) for a portion of the subject site.
- The proposal is generally consistent with the designations in the East Clayton NCP Extension – North of 72 Avenue (Appendix VIII).

DEVELOPMENT CONSIDERATIONS

Site Context

- The approximately 1.93-hectare (4.77-acre) subject site is located on the east side of 194 Street in the East Clayton Neighbourhood Concept Plan Extension – North of 72 Avenue.
- The site is designated Suburban in the Official Community Plan (OCP) and Public Open Space and Park, 10 to 15 upa (Medium Density), and 15 to 25 upa (Medium High Density) in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- The current proposal is for the portion of the site designated 10 to 15 upa (Medium Density). In addition, the applicant is providing parkland in accordance with the Open Space and Park designation of the NCP. The 15 to 25 upa (Medium High Density) portion will be the subject of a future development application.

Current Proposal (Appendix III)

- The applicant is proposing to rezone the 5,328-square metre (1.32-acre) western portion of the subject site (Block A on the Survey Plan) from "One-Acre Residential Zone" (RA) to "Single Family Residential (9) Coach House Zone" (RF-9C) to permit subdivision into 10 small single family lots with coach houses, two remnant RA parcels, and a 2,178-square metre (0.54 -acre) Greenway along the eastern edge of the subject site. This proposal is in compliance with the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- Of the two remnant parcels, the 3,396-square metre (0.84-acre) remnant parcel to the north of the proposed RF-9C lots will be hooked to proposed Lot 6. When conditions permit development, this 3,396-square metre (0.84-acre) remnant parcel, which is beyond the servicing boundary, is anticipated to be rezoned to permit additional small single family lots, as per the NCP. A Section 219 Restrictive Covenant (No Build) will be registered over this remainder parcel until such time as conditions permit redevelopment.

- The 6,890-square metre (1.7-acre) remnant parcel to the east of the proposed RF-9C lots (west of the future Greenway) is anticipated to be the subject of a future multi-family development application, as per the NCP.

Proposed Subdivision Layout

- All 10 proposed RF-9C Lots conform to the minimum requirement of the RF-9C Zone in terms of lot area, width and depth. Proposed Lot 6 will be hooked to one of the remnant parcels. The remnant parcel may be developed into similar single family small lots pending future servicing conditions
- All ten proposed lots, including proposed Lot 6, will ultimately range in area from 339 square metres (3,649 sq.ft.) to 405 square metres (4,360 sq.ft.), and in width from 9.0 metres (29.5 ft.) to 11.26 metres (37 ft.). Furthermore, all lots are will ultimately be 37.72 metres (124 ft.) in depth.
- Proposed Lots 1-5 will front onto 194 Street, while proposed Lots 6-10 will front onto the future 194A Street. Two lanes, one north-south lane that bisects the proposed RF-9C development, and one east-west lane at the northern edge of the proposed development, will provide vehicle access to the proposed lots.
- 194A Street will be dedicated and constructed by the developer to a 22.0-metre (72 ft.) Major Collector standard. Additional widening will be required along 194 Street to contribute towards the ultimate 20.0-metre (66-ft.) wide two-way local road.
- 194A Street will not be constructed through to the future 74 Avenue until such time as the servicing boundary is extended further to the north and the northern remnant parcel is developed. It is anticipated that vehicles accessing the proposed lots in this development, as well as the proposed lots directly to the south, will use the east-west lane for access. As such, the applicant is required to provide a 2.5-metre (8-ft.) wide temporary right-of-way for additional lane width to accommodate the added traffic.
- The applicant will also be required to construct a 4.0-metre (13-ft.) wide walkway along the southern property line connecting 194 Street to 194A Street.

Proposed Lot Grading and Tree Preservation/Replacement

- The applicant for the subject site has retained Sandbox Design Works Inc. 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 VI).
- 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.
- Senga Landscape Architecture prepared the Arborist Report and Trees Preservation/Replacement Plans (Appendix VII). They have been reviewed by the City's Landscape Architect and deemed acceptable.

- The Arborist Report indicates there are five (5) protected trees on the proposed RF-9C portion of the subject site (no trees in the remnant parcels are proposed to be removed). The report proposes the removal of all trees because they are located either within the building envelopes, or within the footprint of proposed lanes. The Report proposes no trees be retained on the proposed RF-9C portion (approximately 46 trees will remain on the remnant parcels). Ten (10) trees will be planted on the proposed RF-9C lots, providing for an average of 1.0 tree per lot.
- The following chart provides a summary of the proposed retention and removal of protected trees by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
<i>Protected trees</i>			
Cherry	2	0	2
Maple	1	0	1
Willow	1	0	1
Pine	1	0	1
Total	5	0	5

- Under the 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 five (5) protected trees are to be removed, a total of ten (10) replacement trees would be required for this application. The applicant proposes ten (10) replacement trees. Under the requirement of the Tree Preservation By-law, this does not result in a tree replacement deficit.

PRE-NOTIFICATION

Pre-notification letters were sent out on December 7, 2007 and staff received no responses.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, public consultation took place as part of the preparation of the East Clayton - North Extension NCP. Given that the proposal is in compliance with the NCP, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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. OCP Redesignation Map
- Appendix III. Proposed Subdivision Layout
- Appendix IV. Engineering Summary

- Appendix V. School District Comments
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Survey and Tree Preservation
- Appendix VIII. NCP Plan

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.77 ac (1.31 ac NET)
Hectares	1.96 ha (0.53 ha NET)
NUMBER OF LOTS	
Existing	1
Proposed	11 (incl. 1 remainder)
SIZE OF LOTS	
Range of lot widths (metres)	9 m - 11.26 m
Range of lot areas (square metres)*	340 m ² - 405 m ² (*excl. remnant parcels)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)*	2.3 upa / 5.7 upa (*incl. remnant parcels)
Lots/Hectare & Lots/Acre (Net)	7.3 upa / 18.8 upa
SITE COVERAGE (in % of gross site area, excluding remnant parcels)	
Maximum Coverage of Principal & Accessory Building	34.6%
Estimated Road, Lane & Driveway Coverage	34.2%
Total Site Coverage	68.8%
PARKLAND	
Area (square metres)	2,178 m ² (0.54 ac)
% of Gross Site	11.29%
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