

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0332-00

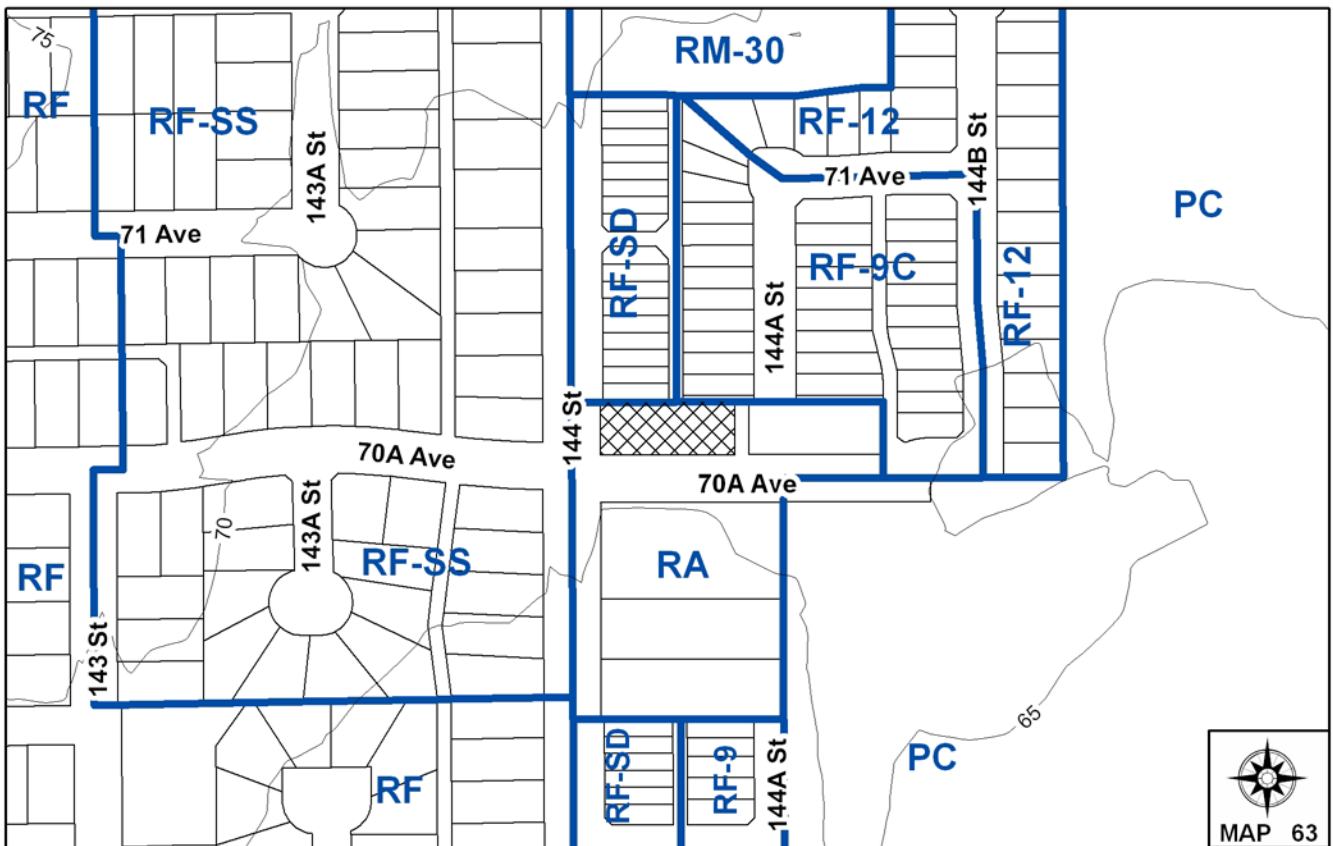
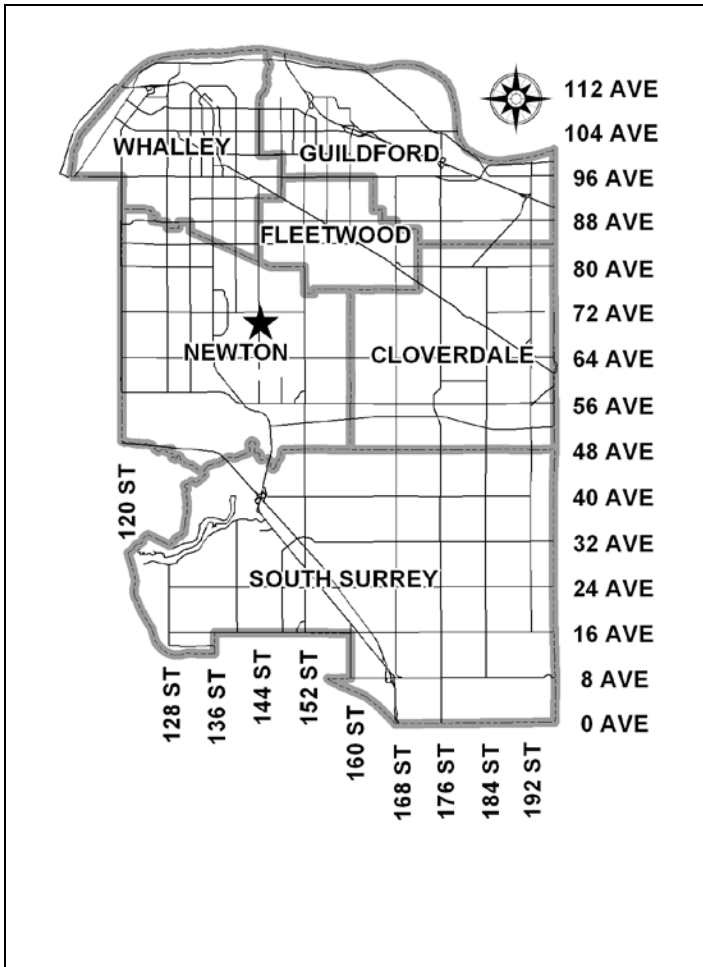
Planning Report Date: March 9, 2009

PROPOSAL:

- **NCP Amendment** from Townhouse to Single Family Small Lots
- **Rezoning** from RA to RF-SD and RF-9C

in order to permit the development of 4 semi-detached single family lots and remnant parcel for future subdivision for small lots with coach houses.

LOCATION: 7070 - 144 Street
OWNERS: Gurpal Singh Gill and Charanjit Kaur Gill
ZONING: RA
OCP DESIGNATION: Urban
NCP/LAP DESIGNATION: Townhouse (max. 15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with NCP Designation. Requires a NCP Amendment from "Townhouses (Max 15 UPA)" to "semi-detached" and "single family small lots".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP Amendment to allow semi-detached and single family detached dwellings on small lots with coach houses is consistent in use and density with surrounding approved developments to the north and south of the subject site. A similar NCP Amendment was approved by Council previously. The proposed subdivision layout is consistent with the development to the north (7905-0224-00).
- The proposed density is similar to the maximum 15 UPA permitted in the NCP

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and to rezone the portion of the subject site shown as Block B 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.
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) registration of a Section 219 Restrictive Covenant on the whole of Lot 5 until future consolidation with the adjacent property at 14456 - 70A Avenue;
 - (e) applicant to address the tree retention shortfall; and
 - (f) applicant to address the need for a party-wall agreement, shared drainage and roof agreement, and an independent structural integrity agreement for all Semi-Detached units.
3. Council pass a resolution to amend East Newton South Neighbourhood Concept Plan to redesignate the land from "Townhouse (15 upa max.)" to "Single Family Small Lots" and "Semi-detached" 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:**

1 Elementary students at George Vanier Elementary School
1 Secondary students at Frank Hurt Senior School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential (completed Project No. 7905-0224-00).	Urban/Single Family Small Lots	RF-SD and RF-9C
East:	Single family residential.	Urban/Townhouses (15 upa max.)	RA and RF-9C
South (Across 70A Avenue):	Single family residential (under application for rezoning, subdivision and NCP Amendment (No. 7906-0310-00).	Urban/Townhouses (15 upa max)	RA
West (Across 144 Street):	Single family residential.	Urban/n/a	RF-SS

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is 0.12 hectare (0.31 acre) in size and is designated Urban in the Official Community Plan (OCP) and is designated "Townhouses (15 UPA Max.)" in the East Newton South Neighbourhood Concept Plan (NCP).
- The applicant proposes to continue the land use and subdivision pattern established to the north under application no. 7905-0224-00 by redesignating the subject property from "Townhouses (15 UPA Max)" to both "Semi-Detached" and "Single Family Small Lots" AND to rezone the site from One-Acre Residential Zone (RA) to Semi-Detached Residential Zone (RF-SD) (Block A), and Single Family Residential (9) (RF-9C) (Block B) as seen in Appendix I.
- The applicant is proposing to subdivide the RF-SD lots (Block A) into three (3) lots immediately and will seek to subdivide the RF-9C lots in the future when the land assembly requirements and road dedication issues can be addressed. The subdivision pattern, established through project 7905-0224-00 identifies the completion of 144A Street. As part of this application, the applicant will be required to purchase the City-owned laneway, and when possible, work with the owner of 14455 - 70A Avenue to complete the subdivision including the dedication of the remainder of 144A Street.
- The proposed amendment is consistent with adjacent and approved developments (NCP amendments) (No. 7905-0224-00 to the north and No. 7906-0310-00 to the south across 70A Avenue), which were approved by Council in December 2006 and October 2007 respectively.

- The density of the proposed development, approximately 12 units/acre (UPA)/28 units per hectare (UPHA) is within the accepted range for the areas currently designated for townhouse development.

DEVELOPMENT CONSIDERATIONS

- As Phase 1, the applicant proposes four (4) Semi-Detached Residential Zone (RF-SD) lots (one of these RF-SD lots was created as part of project No. 7905-0224-00 and will be combined with this application). The completion of this phase of the development will complete the streetscape along 144 Street and will have minimal impact on the surrounding developments as it is consistent with existing and approved developments. Phase 2 will consist of small lot development (likely "Single Family Residential (9) Coach House Zone (RF-9C)") when road dedication and lot consolidation can occur in cooperation with 14455 - 70A Avenue.
- The proposed RF-SD lots are a minimum 7.7 metres (25 ft) wide with the exception of the corner RF-SD lot which meets the minimum 8.70 metre (29 ft.) width. Each pair of semi-detached lots will contain two single family dwellings that share a common wall.
- Proposed Lot 1 is a remnant parcel created through development No. 7905-0224-00 with the intent of combining it with proposed Lot 2 to create a buildable RF-SD lot.
- The remnant portion of the site (Lot 5) which is proposed to be rezoned to RF-9C, will be restricted by way of a No-Build Restrictive Covenant, to prevent any development until such time as lot consolidation with the adjacent lot at 14455 - 70A Avenue to the east is completed in order to ensure shared road dedication. At that time, a new joint development application will be required to complete the subdivision.

Building Design

- The applicant has retained Michael Tynan, of Tynan Consulting Limited, as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and based on the findings of the study, has proposed a set of design guidelines for the Semi-Detached Homes.
- The proposed design styles for the Semi-Detached homes include Rural Heritage, Neo-Heritage, Craftsman Heritage, or variations of Neo-Traditional styles.
- The guidelines will be registered on title of the RF-SD lots to ensure that the new homes are compatible with the neighbourhood character.
- Some of the features to be included in the design of new RF-SD homes include:
 - Balances massing and building articulation;
 - Human scaled front entrances;
 - Generous trim and detailing elements including dominant and steeply sloped street facing gables;
 - High quality exterior cladding and detailing materials that reflect a regional context such as wood siding, wood shingles, or stone;

- Minimum roof pitch of 8:12 with other rood slope combinations permitted if steep rood slope appearance is achieved; and
- Semi-detached dwellings to resemble single family homes as opposed to duplexes.
- Secondary suites and basement-entry style homes are not permitted in this development.
- Additionally, the design considerations must consider the necessity of a party-wall agreement, structural integrity for each unit, shared drainage systems, and shared roof systems.

Lot Grading

- A preliminary lot grading plan, prepared by Hunter Laird Engineering Ltd., has been reviewed by staff and is considered satisfactory. The plan indicates that very little fill is required (less than 0.5 metre/1.7 ft.) for the site.
- In-ground basements are feasible and are proposed on the RF-SD lots.

Tree Retention and Replacement

- The arborist report prepared by C. Kavolinas and Diamond Head Consulting Ltd. has been reviewed by the City's Landscape Architect and deemed acceptable.
- The report identifies nine (9) protected trees on site including cedar, Douglas fir, Norway maple, and pine trees. All of the trees, with the exception of the Norway Maple, are in poor condition and are not suitable for retention including two trees located in the City right-of-way. The Parks, Recreation & Culture Department has reviewed the report and supports the removal of the City trees as they are in poor condition.
- The Norway maple, while in good condition, is too close to a future building envelope to be retained.
- The report identifies the need for 16 replacement trees (8 trees replaced at a 2:1 ratio), however, the site can only accommodate 3 upsized replacement trees. Given 2 for 1 credit for the upsized replacement trees there remains a deficit of 10 trees. The applicant proposes to address this deficiency with a cash contribution of \$3,000 to the City Green Fund as a condition of final approval.

PRE-NOTIFICATION

- Public Information meetings have been held for neighbouring projects, including File No. 7905-0224-00 (of which this project is a direct continuation) and no additional public meetings were required.
- A pre-notification letter was sent to surrounding property owners in September 2008. Staff have received no comments to date.

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

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C and RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	
Hectares	1,273 m ²
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	n/a
Area (square metres)	
% 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