

City of Surrey
PLANNING & DEVELOPMENT REPORT

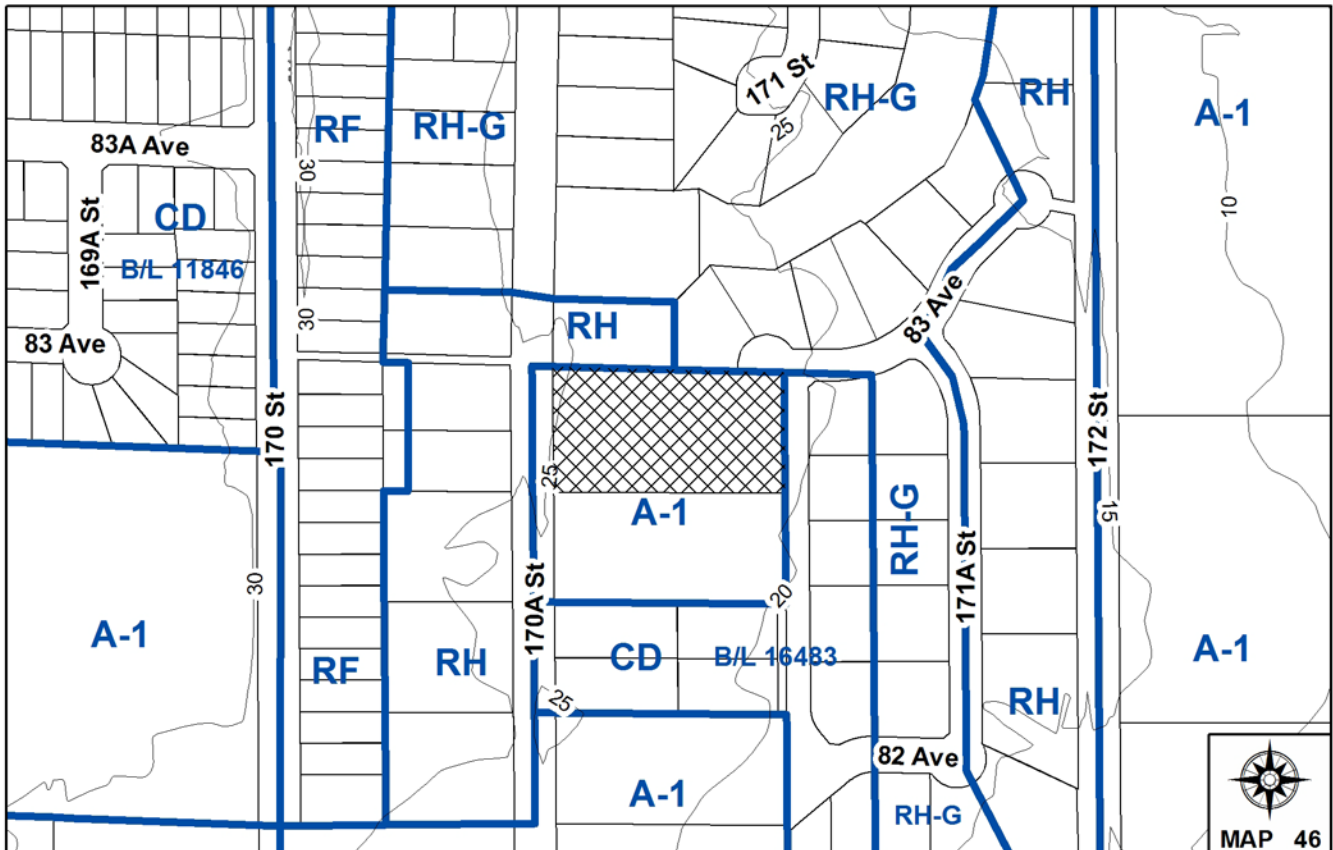
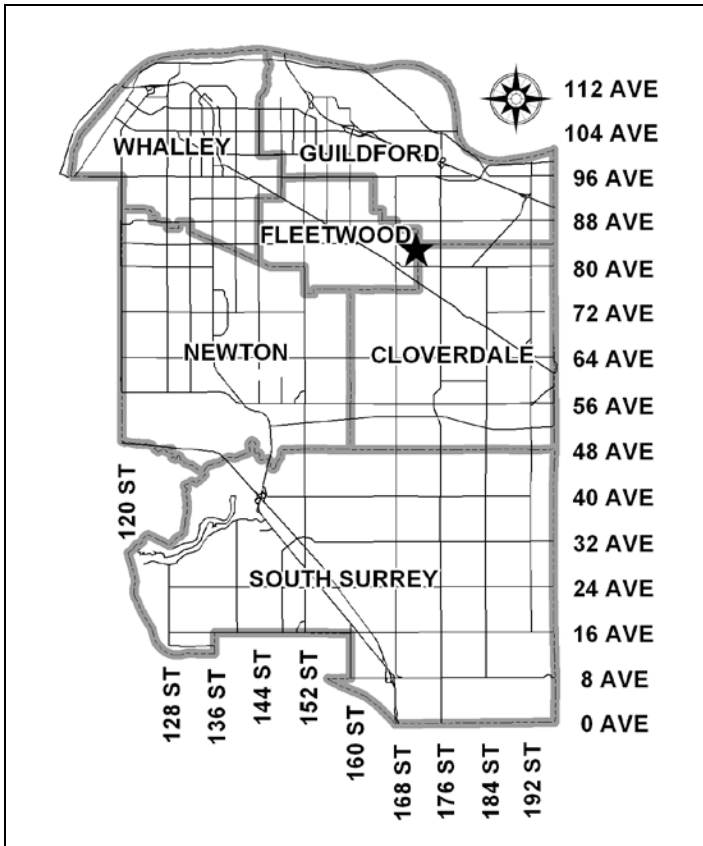
File: 7907-0385-00

Planning Report Date: February 9, 2009

PROPOSAL:

- **Rezoning** from A-1 to CD (based on RH-G) in order to allow subdivision into four (4) suburban residential lots.

LOCATION: 8292 - 170A Street
OWNERS: Jacob and Marie Harcoff
ZONING: A-1
OCP DESIGNATION: Suburban



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.
- Consistent with the land use and subdivision pattern established in the area.
- Complies with City Policy No. 0-23 regarding residential development near agricultural lands.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (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:
 - (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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lot 2 along the south side yard setback for tree protection.

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 student at Coast Meridian Elementary School
1 Secondary student at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Parks has some concerns regarding the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to resolve these concerns. The applicant should also provide cash-in-lieu of parkland dedication.

Agricultural Advisory Committee (AAC):

This project was considered at the January 8, 2009 AAC meeting and the proposed subdivision was supported with the recommendation that a Restrictive Covenant be registered on all of the lots notifying owners of farm practices in the area (Appendix VIII). It should be noted that the City of Surrey legal counsel have advised Planning staff that a separate Restrictive Covenant is not the proper legal mechanism. However, a notation can be included in the Building Scheme Restrictive Covenant, which will be registered on the four (4) proposed lots.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling with detached garage and sheds.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Suburban residential lots.	Suburban	RH and RH-G
East:	Suburban lot.	Suburban	CD (By-law No. 16483)
South:	Suburban residential lots.	Suburban	A-1
West (Across 170A Street):	Half-Acre Suburban lots.	Suburban	RH

DEVELOPMENT CONSIDERATIONS**Background & Proposed Subdivision**

- The subject property is located at 8292 – 170A Street in Fleetwood, just outside the Fleetwood Town Centre plan boundaries, and is approximately 0.64 hectares (1.6 acres) in size. The property is zoned General Agriculture (A-1), designated Suburban in the Official Community Plan (OCP), and is located within a neighbourhood of suburban lots.
- The applicant is proposing to rezone the subject property from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)" to allow subdivision into four (4) half-acre gross density lots (Appendix II). The applicant will provide cash-in-lieu of parkland dedication.

- Rezoning to CD (based RH-G) of land directly east of the subject site (Development Application No. 7906-0450-00) was recently approved by Council on December 14, 2008 to allow subdivision (with a property to the south) into 11 residential lots and open space. The proposed subdivision layout of the current application (No. 7907-0385-00) will continue the road network and land use pattern established by these adjacent residential developments, which includes an in-process development application (No. 7908-0171-00) proposing four (4) similar-sized lots on the property directly south of the subject site.
- The subject property is located within a Suburban transition area and is subject to City Policy No. O-23 (Residential Buffering Adjacent to the ALR / Agricultural Boundary). The policy defines two sub-transition areas for residential lands in proximity to the ALR or the Agricultural Designation boundary: an Outer Ring Transition Area between the 200-metre (656 ft.) line and the ALR / Agricultural Boundary and an Inner Ring Transition Area between the existing Urban Designation boundary and the 200-metre (656 ft.) line.
- The eastern portion of the subject property is located within the Outer Ring Transition Area, while the western portion is located within the Inner Ring Transition Area. In accordance with City Policy No. O-23, within the Outer Ring Transition Area, half-acre subdivisions including gross density development may be considered provided the separation distance and landscape buffer requirements of Policy No. O-23 are met (Appendix IX). Within the Inner Ring Transition Area, lot sizes may be a minimum of to 930 square metres (10,000 ft²) at a maximum gross density of 10 units per hectare (4 upa).
- The gross density of the proposed development is 5 units per hectare (2 upa) on the eastern portion of the subject property (Outer Ring- proposed Lots 3 and 4), while the density for proposed Lots 1 and 2 (Inner Ring) on the western portion of the property is 6.7 units per hectare (2.7 upa). Both proposed densities are in compliance with City Policy No. O-23. The proposed densities are also consistent with the maximum densities permitted in the Suburban designation within the Official Community Plan (OCP). The OCP Amendment (By-law No. 16067) to permit 10 units per hectare (4 upa) in the Suburban designation was approved on September 25, 2006.
- The dimensions of the four (4) proposed lots will be consistent with neighbouring properties. The lot widths are between 28 metres (92 ft) and 32 metres (105 ft), and the proposed lots range in size from approximately 1,396 m² (15,025 ft²) to 1,584 m² (17,050 ft²). All existing dwellings and structures on the subject property will be demolished.

Proposed CD By-law

- The proposed CD By-law is based on the requirements of the RH-G Zone with modifications to density, lot widths and open space. The differences between the RH-G Zone and the proposed CD By-law are identified in the table below:

	Existing RH-G Zone	Proposed CD By-law
Density	Maximum density is 5.0 units per gross hectare (2.0 upga)	Maximum density on Block A is 5.0 units per hectare (2.0 upa) and Block B is 10 units per hectare (4.0 upa)
Lot Width	30 metres [100 ft]	28 metres [92 ft]
Open Space	15% land set aside	5% cash-in-lieu of parkland dedication

- The proposed CD By-law reduces the lot widths and increases the maximum density of the development. The overall gross density for the proposed development is 10 units per hectare (4.0 upa) for that portion of the subject property falling within the Inner Ring Transition Area under City Policy No. O-23 (Block B). Block B consists of proposed Lots 1 and 2.
- All other aspects of the proposed CD By-law comply with the RH-G Zone except the open space component.

Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- In order to reflect the established character of the newer homes within the neighbourhood, the design consultant recommends that the following styles of homes be permitted: 'Neo-Traditional' and 'Traditional', or compatible 'Neo-Heritage' or 'Craftsman Heritage'.
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by H.Y. Engineering Ltd. The plans were reviewed by staff and generally found acceptable.
- The applicant proposes in-ground basements on all of the lots. However, final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.
- BC Plant Health Care Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and the applicant must resolve a number of minor issues prior to Final Adoption.
- The City Landscape Architect requires that a Restrictive Covenant be registered on the south side yard setback on proposed Lot 2 in order to retain a stand of trees (Maple and Douglas Firs) located on the abutting property to the south.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Cedar	13	4	9
Alder	10	0	10
Big Leaf Maple	3	0	3
TOTAL-	26	4	22

- According to the tree summary, 26 trees are identified on the subject site. The applicant proposes to remove 22 of the trees and retain the remaining four (4) trees. Most of the trees proposed for removal are ones that are in poor or declining condition. The total number of replacement trees being proposed is 34, resulting in an average of 8.5 trees per lot. This complies with the Tree Protection By-law (No. 16100).

PRE-NOTIFICATION

Pre-notification letters were sent on July 14, 2008 and staff received no comments on the current application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
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
Appendix VII.	Proposed CD By-law
Appendix VIII.	Agricultural Advisory Committee Minutes
Appendix IX.	City Policy No. 0-23

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: Marie Harcoff
 Address: 8292 - 170A Street
 Surrey, BC
 V4N 3G4
 Tel: 604-576-3836

2. Properties involved in the Application

(a) Civic Address: 8292 - 170A Street

(b) Civic Address: 8292 - 170A Street
 Owner: Jacob Peter Harcoff and Marie Christine Harcoff
 PID: 010-316-205
 Lot 9 Section 30 Township 8 New Westminster District Plan 17602

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 RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.59 ac
Hectares	0.64 ha
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	27.9 m - 33.0 m (91.5 ft.-105 ft.)
Range of lot areas (square metres)	1,441 m ² - 1,684 m ² (15,510 sq.ft. - 18,126 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	Outer Ring: 5.7 uph/2.3 upa Inner Ring 6.7 uph/2.7 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	9%
Total Site Coverage	34%
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