

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0003-00

Planning Report Date: June 23, 2008

PROPOSAL:

- **Rezoning from RA to RH**

in order to allow subdivision into 3 suburban half-acre single family lots.

LOCATION:

13608 - 20 Avenue

OWNERS:

Dean Warren Johnson & Lois Wickert

ZONING:

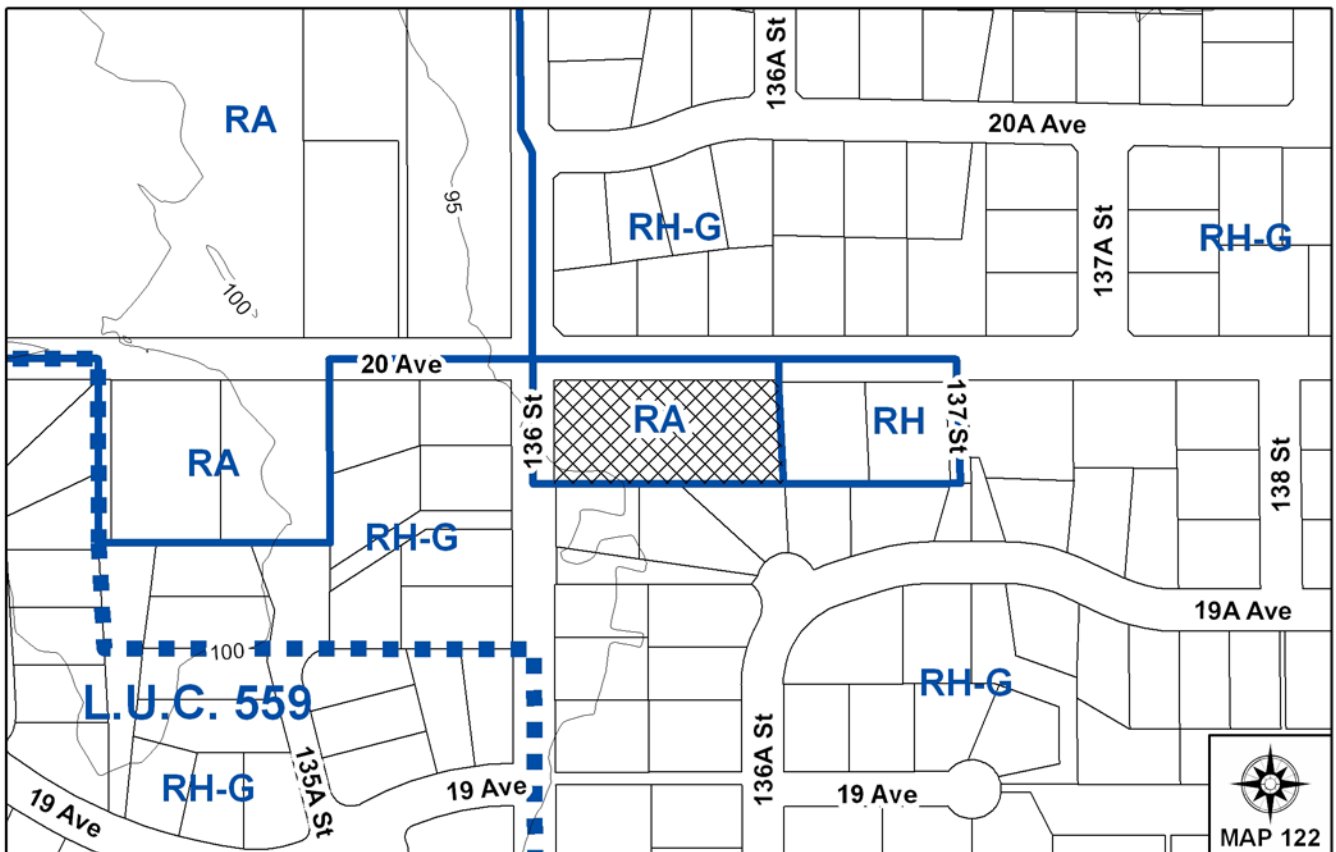
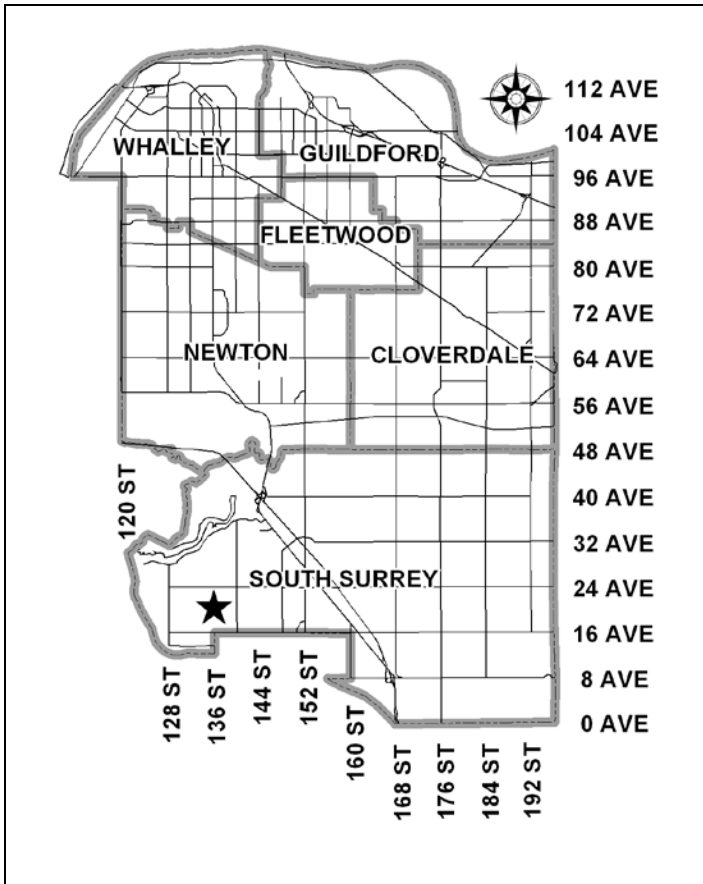
RA

OCP DESIGNATION:

Suburban

LAP DESIGNATION:

Suburban Residential ½ Acre



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 Local Area Plan.

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; and
 - (d) completion of upgrades of the existing dwelling proposed for retention on proposed Lot 1 in accordance with the minimum standard identified by the Design Consultant and to the satisfaction of the City.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family home to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North and West:	Single family homes.	Suburban	RH-G
East and South:	Single family homes.	Suburban	RH

DEVELOPMENT CONSIDERATIONS

Background

- The rezoning application is on the property at 13608 – 20 Avenue and involves the adjacent lot at 13668 – 20 Avenue. The second property is involved to incorporate a "no-build" area for inclusion in proposed Lot 3.
- The subject property was originally part of a Development Application No. 7997-0164-00 with the adjacent property at 13668 – 20 Avenue. The application involved rezoning and subdivision of the two lots, zoned "One-Acre Residential" (RA), into five residential lots, zoned "Comprehensive Development Zone" (CD) and based on "Half-Acre Gross Density Zone" (RH-G). This proposal received Third Reading on June 19, 2000. However, the application could not proceed as a joint application due to the differences between the two owners. Subsequently the joint application was closed and new applications were submitted independently for each of the two properties.
- The Development Application for the adjacent property at 13668 – 20 proceeded under Application No. 7903-0028-00 and involved a rezoning from RA to RH in order to subdivide one (1) lot into two (2). This project was completed in February 2007. In order to ensure coordination of the two subdivisions, a Section 219 "no-build" Restrictive Covenant was established over the westerly 2m of 13668 – 20 Avenue. The current rezoning and subdivision will reconcile the overall subdivision plan and complete the phased subdivision of the two original parcels.

Proposed Land Use

- The applicant proposes to rezone the subject property from One-Acre Residential Zone (RA) to Half-Acre Residential Zone (RH) and to subdivide the property into three suburban half-acre residential lots with the existing single family home retained on proposed Lot 1.
- The proposed development is consistent with the "Suburban" designation in the Official Community Plan (OCP) and the Semiahmoo Peninsula Local Area Plan, with a proposed density of 2 units per acre (5 units per hectare).
- A Section 219 Restrictive Covenant for a no-build was registered on the adjacent parcel to the east (13668 – 20 Avenue) for future consolidation with the current subject application. Therefore, the adjacent property at 13668 – 20 Avenue, forms part of the subject development application.
- The area of the no-build was intended to provide sufficient lands to facilitate the three (3) proposed lots.
- The width of the no-build area is 2.58 metres (8.5 ft.) and the total area is 124.6 square metres (1,341 sq.ft.).
- This no-build area is zoned RH and is to be subdivided and consolidated with proposed Lot 3.

- The inclusion of the no-build area in proposed Lot 3 is required to establish the minimum required lot area. If the area of no-build cannot be consolidated, the subject subdivision proposal could only achieve 2 lots.

Building Design Guidelines

- The Building Design Guidelines have been submitted and prepared by Mark Ankenman of Sandbox Designworks.
- The proposed homes are neo-heritage in style with balanced massing, consistency in scale and use design elements to lower the apparent massing at the front.
- The homes will have moderate pitched hip and gable roof lines/elements.
- Exterior cladding materials include stucco, cedar siding and cementitious siding (wood grain look), used with brick/cultured brick, stone/cultured stone, cedar wall shingles.
- Roofing materials include shake profile duroid shingles, cedar shakes/shingles and concrete tiles in natural earth and grey tones.
- Upgrades to the existing home to be retained are proposed and are outlined within the design guidelines.
- In-ground basements are not currently proposed.

Tree Preservation

- An arborist report and tree preservation plan has been prepared by Randy Greenzian and submitted by Clark Kavolinas and Associates (Appendix V). The report has been reviewed by the City's Landscape Architect and, although not approved, is deemed acceptable to proceed.
- The report identifies 24 mature trees on site. 15 of the 24 trees are Cottonwoods or Alders, with little retentive value, and the remaining trees are Cedars and Douglas Firs. 5 trees are declared hazardous due to natural causes and 13 trees are proposed for removal. A total of 6 trees are proposed for retention, 5 of which are cedars and 1 Douglas Fir.

Tree Species	Total No. of Trees	Total Retained	Total Removed
Cedar	7	5	2
Douglas Fir	2	1	1
Alder	1	0	1
Cottonwood	14	0	14
Total	24	6	18

Lot Grading

- A preliminary lot grading plan submitted by Hunter Laird Engineering has been reviewed by staff and considered generally acceptable. The plan indicates that no fill of greater than 0.5 metres is proposed.

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

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: Hunter Laird Engineering
 Address: 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 13608 - 20 Avenue

 - (b) Civic Address: 13608 - 20 Avenue
 Owner: Dean Warren Johnson and Lois Marie Wickert
 PID: 001-355-601
 Lot 1 Except: Parcel "A" (Explanatory Plan 14471) Section 16 Township 1
 New Westminster District Plan 7224

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.35 ac
Hectares	0.55 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	34.5 m - 38.3 m
Range of lot areas (square metres)	1,675 m ² - 1,858 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5 upha/2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	7.5%
Total Site Coverage	32.5%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES