

City of Surrey
PLANNING & DEVELOPMENT REPORT

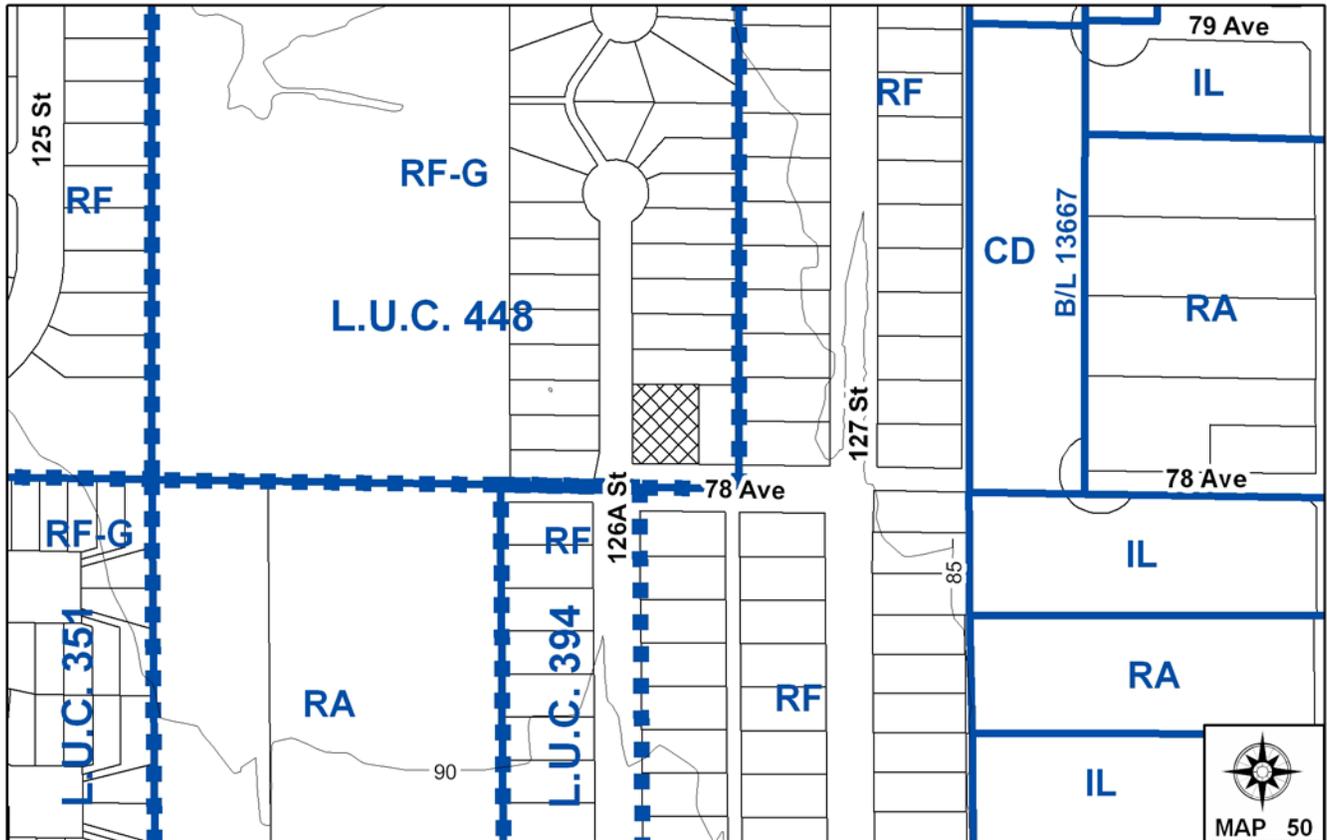
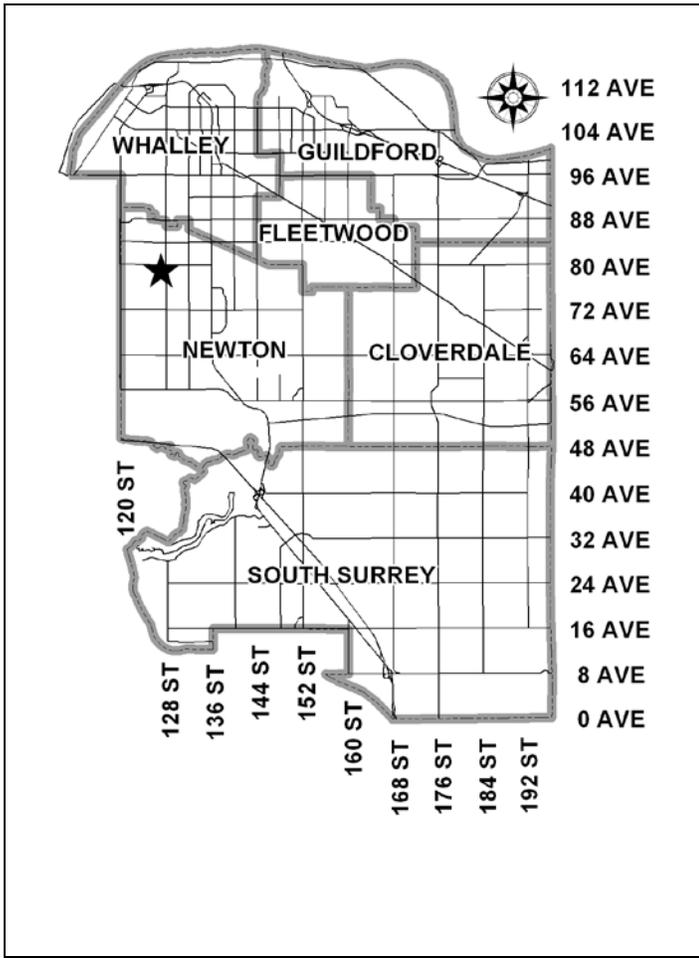
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Planning Report Date: November 24, 2008

PROPOSAL:

- Partial **Land Use Contract** discharge in order to allow the underlying RF-G Zone to come into effect and permit subdivision into two single family gross density lots.

LOCATION: 12685 - 78 Avenue
OWNERS: Manjit and Jasbir Kaila
ZONING: RF-G
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for partial Land Use Contract Discharge.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to discharge LUC No. 448 in order to allow the underlying RF-G Zone to come into effect and permit subdivision of the subject property into 2 RF-G lots.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Local Area Plan.
- The proposed partial discharge of LUC No. 448 would allow for subdivision of the subject property into two lots with smaller house sizes consistent with the neighbourhood character. Were the property not subdivided, the LUC would permit a very large dwelling on this property, which would be out of character with the neighbourhood.
- This property is vary large (971 sq.m./10,451 sq.ft.) and is therefore unique to the area; there are no surrounding properties with further potential for subdivision. Subdivision of this property, therefore, would not establish an undesirable precedent or encourage further development in the area.
- The public consultation undertaken with this proposal has not generated any significant concerns with the proposed LUC Discharge.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 448 and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption/approval:
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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 familydwelling on an oversized lot under Land Use Contract No. 448.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, East and West:	Single family lot.	Urban	LUC No. 448
South (Across 78 Avenue):	Single family lot.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site is a 0.24 acre (0.96 hectare) property and is located at the northeast corner of 78 Avenue and 126A Street. The site is governed by Land Use Contract No. 448, which permits single family dwellings on large Urban lots. The site is also designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Newton Local Area Plan (LAP).
- The surrounding properties are also governed by LUC No. 448 and currently occupied by single family dwellings of modest size.
- The applicant proposes to discharge LUC No. 448 from the subject site and allow the underlying RF-G zoning to come into effect in order to permit subdivision into two single family lots.

Partial Land Use Contract Discharge

- LUC No. 448 allows single family dwellings to be constructed on larger urban lots, with minimal restriction on house size and no specific density restrictions. LUC No. 448, which is based on the R-3 Zone of Zoning By-law No. 2265, Part IX, only restricts the building size through a combination of height, lot coverage and setback requirements (Appendix VI).
- Under LUC No. 448, the minimum parcel size for subdivision is 6,800 sq.m./7,200 sq.ft.. The subject property is 971 sq.m./10,454 sq.ft., therefore, the discharge of the LUC from the property is required to permit subdivision.
- The proposal to discharge the LUC has been evaluated on the basis of how the proposal will fit the existing area. The subject lot is the largest parcel in the area, therefore, the LUC discharge and subdivision will not establish a pattern of future subdivision.
- Existing house size on the lands under LUC No. 448 range from 1,000 sq.ft. to 3,500 sq.ft. with a median size of approximately 2,400 sq.ft. The proposed discharge of the Land Use Contract from the subject property would allow the underlying RF-G Zone to come into effect. The underlying RF-G Zone would allow for subdivision of the subject property into two single family lots with a house size of approximately 2,300 sq.ft., based upon the proposed lot size. This is consistent with the size of surrounding homes and will create an infill development which generally fit the neighbourhood.
- The LUC currently allows a very large house size (up to 450 sq.m./4,500 sq.ft.) to be built on the subject lot, as there is no density cap written into LUC No. 448. The proposal, therefore, will allow a more compatible development.

Building Scheme

- The applicant for the subject site has retained Ran Chahal of APEX Design Group 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 V).

- The development site is located in an area where the homes range from new to approximately 50 years old, and comprise different styles with a trend towards the Traditional style. The majority of existing homes are two-storey homes.
- The design guidelines attempt to preserve and/or create Neo-Heritage housing style.
- Basement-entry homes and secondary suites are not permitted.
- Permitted exterior materials will include cedar, vinyl and cementitious (hardi-board) siding (wood grain look), cedar and cementitious wall shingles, brick/cultured brick, and stone/cultured stone in subtle or bold colour with contrasting accents.
- Roofing materials will include premium quality duroid shingles with raised ridge caps, cedar shakes/shingles, or concrete tiles (shake or slate profile) in natural earth, grey or black tones.
- The roof pitch will range from 7:12 to 12:12.

Trees

- Mountain Maple Garden & Tree Service prepared the Arborist Report and Grewal and Associates prepared the Tree Preservation and Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed, subject to submission of a BCLS stamped tree survey plan.
- The Arborist Report indicates there are eight (8) mature trees within the boundaries of the two new RF-G lots and adjacent road right-of-way. The report proposes removal of three (3) pine trees located inside building envelopes, driveways, assessed as hazardous, or in declining health. Tree No. 1 is in poor condition and proposed to be removed. Tree No. 3 is in fair condition and proposed for removal to enable driveway access onto the site. Tree No. 6 is in poor condition due to severe pruning to create clearance for a road sign. Of the trees discussed in the Report, tree No. 1 lies on the subject site. Trees numbered 3 and 6 are located on the boulevard, outside the property line. The Report proposes five (5) trees be retained, as shown in Appendix V. Three (3) trees will be removed, and six (6) replacement trees will be planted for a total of nine (9) trees on site, providing for an average of 4.5 trees per lot.
- The following table summarizes the tree preservation plan:

Tree Species	Total No. of Trees	Total Retained	Total Removed	Total Replaced
Pine (1, 3, 6)	5	2	3	
Douglas Fir	1	1	0	
Maple	1	1	0	
Cedar	1	1	0	
Replacement Trees				6
Total	8	5	3	6

Lot Grading

- The Building Division has reviewed the lot grading information and has deemed this acceptable in order to allow the project to proceed to the next stage.

PRE-NOTIFICATION

Pre-notification letters were sent on February 1, 2008; staff received 3 phone calls regarding the project. The following information was provided in order to address the concerns that were raised:

- One neighbour phoned with concerns about tree retention and landscape buffering. Would like to see large trees retained on the site.

(The tree preservation and replacement plan demonstrates that only hazardous trees will be removed. Four (4) trees will be replaced as shown on the replacement plan.)

- One neighbour phoned with concerns about the potential for mega houses, secondary suites and excessive on-street parking.

(Current LUC allows for mega housing. Reverting to the underlying zone will introduce a housing cap of 260 square metres (2,800 sq.ft.)).

- The immediate neighbour to the east phoned with concerns about lot orientation – does not want lots to front 126A Avenue.

(Site design has oriented lots to front 78 Avenue to address this concern.)

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.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Land Use Contract No. 448

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Roger Jawanda, CitiWest Consulting Ltd.
 Address: #101, 9030 King George Highway
 Surrey, BC
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application

- (a) Civic Address: 12685 - 78 Avenue
- (b) Civic Address: 12685 - 78 Avenue
 Owners: Manjit Singh Kaila and Jasbir Kaur Kaila
 PID: 007-949-260
 Lot 2 Section 19 Township 2 New Westminster District Plan 75035

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to discharge Land Use Contract No. 448.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.236 ac
Hectares	0.0956 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	14.16 m ² to 14.20 m ²
Range of lot areas (square metres)	502.16 m ² to 453.81 m ²
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	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
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