

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0063-00

Planning Report Date: November 24, 2008

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-9C and RF-SD

in order to allow subdivision into approximately 11 small lots and a remainder portion.

LOCATION:

Portion of 7324 - 192 Street

OWNER:

2544 Clayton Park Holdings Ltd.

ZONING:

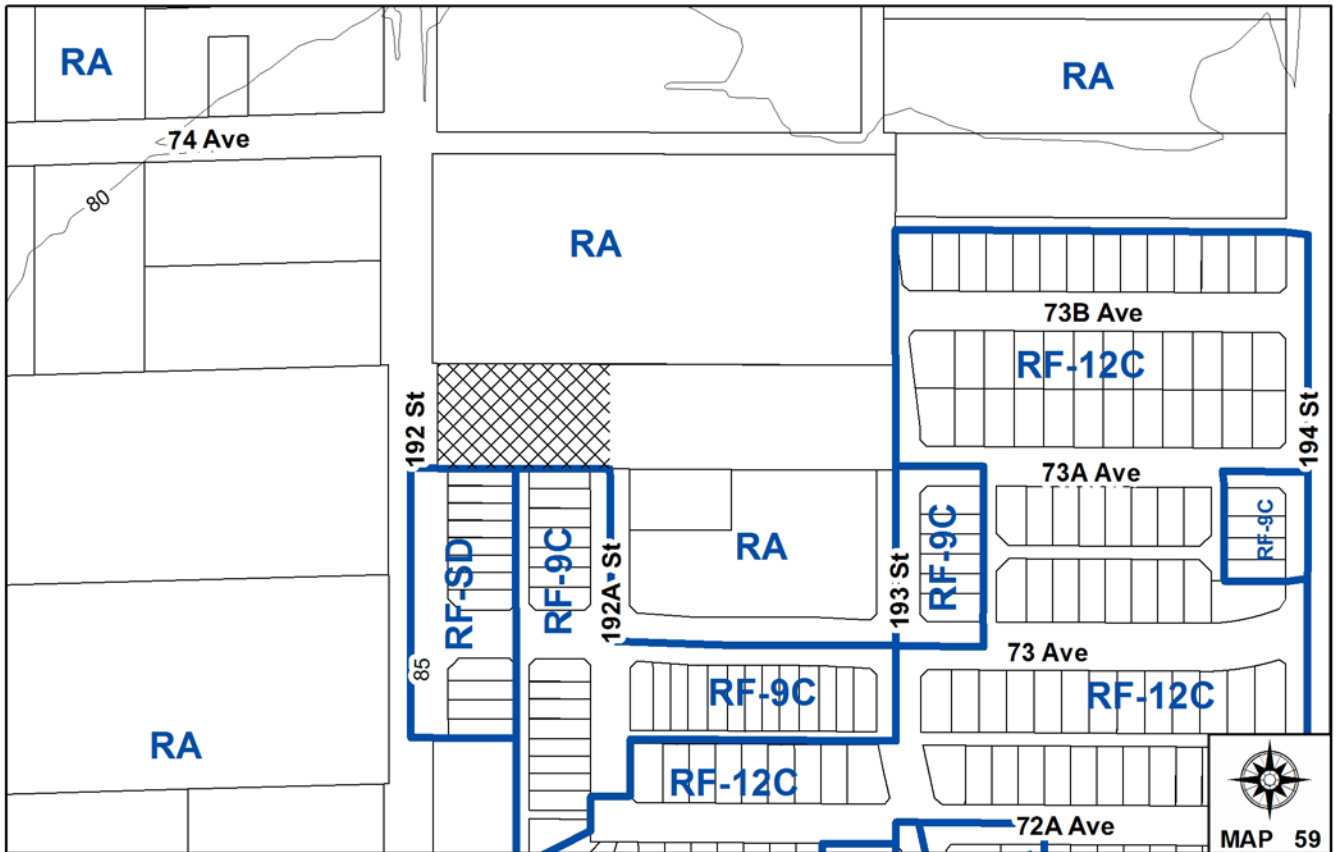
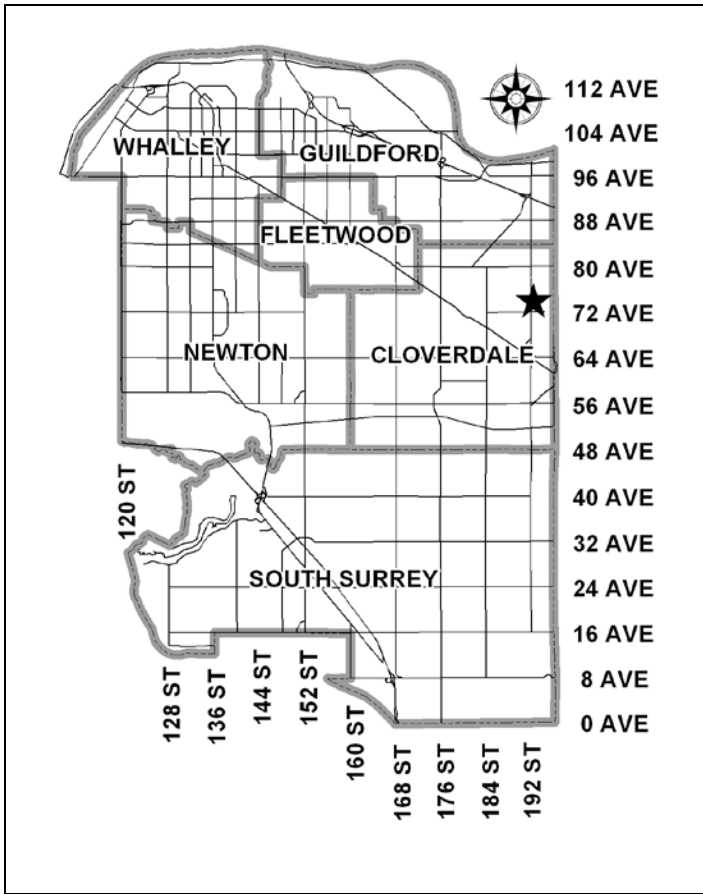
RA

OCP DESIGNATION:

Suburban

NCP DESIGNATION:

15-25 upa (Medium-High Density)
 & 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 established land use pattern on the block.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site 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 of the subject site as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and Block B as shown on the attached Survey Plan 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 party wall and corresponding easement agreements for proposed Lots 1 to 6;
 - (f) submission of a landscape plan and cost estimates for the 3-metre (10-ft.) wide buffer along 192 Street; and
 - (g) registration of a Restrictive Covenant to secure the required landscaping within the buffer area along 192 Street and to increase front yard setbacks for proposed Lots 1 to 6.

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:**
 4 Elementary students at Clayton and East Clayton Elementary Schools
 2 Secondary students at Clayton Heights Secondary School
 (Appendix IV)

Parks, Recreation & Culture: Support. The applicant should provide park amenity contributions on a per unit basis as per the NCP Stage 2 adopted by Council.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcel, with existing dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Acreage residential lots.	15 to 25 upa (Medium High Density) and 10 to 15 upa (Medium Density).	RA
East:	Remainder portion of subject site under Application No. 7908-0097-00 to rezone to CD (pre-Council).	15 to 25 upa (Medium High Density).	RA
South:	Small single family residential and semi-detached residential lots.	15 to 25 upa (Medium High Density) 10 to 15 upa (Medium Density).	RF-SD RF-9C
West (Across 192 Street):	Under Application No. 7905-0382-00 to rezone to RF-9C and RF-SD (3 rd Reading).	Suburban in the OCP. Under application to extend East Clayton NCP Extension boundary, redesignate to 15 to 25 upa (Medium High Density) and to 10 to 15 upa (Medium Density).	RA

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

- The approximately 1.03 - hectare (2.48 - acre) site is designated Suburban in the Official Community Plan (OCP). The applicant is seeking an Official Community Plan (OCP) amendment from Suburban to Urban (see Appendix VIII) for the western 0.378 - hectare (0.93 - acre) portion of the subject site (Blocks A and B on the Survey Plan). The 0.625 - hectare (1.54-acre) eastern portion of the subject site (Block C on the Survey Plan) is under Application No. 7908-0097-00 which is being forwarded to Council under a separate Planning Report.
- 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 proposed Urban designation in the OCP is consistent with the current 15 to 25 upa (Medium High Density) and 10 to 15 upa (Medium Density) designations in the NCP.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is located on the east side of 192 Street in the East Clayton Neighbourhood Concept Plan Extension – North of 72 Avenue.
- The subject site is currently zoned "One Acre Residential Zone" (RA) and is designated Suburban in the Official Community Plan (OCP) and 15 to 25 upa (Medium High Density) and 10 to 15 upa (Medium Density) in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.

Current Application

- The applicant is proposing to rezone the western portion of the subject site (Block A on the Survey Plan) from "One-Acre Residential Zone" (RA) to "Semi-Detached Residential Zone" (RF-SD) and the eastern portion of the subject site (Block B on the Survey Plan) to "Single Family Residential (9) Coach House Zone" (RF-9C). The proposed zones are consistent with the proposed designation in the Official Community Plan (OCP) and the current designation in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.

Rezoning from RA to RF-SD (Block A in Appendix I)

- The applicant is proposing to rezone this approximately 1,855-sq. metre (0.46-acre) portion of the subject lot (Block A on the Survey Plan) from RA to RF-SD in order to create six small lots that will accommodate semi-detached dwelling units, consistent with the 15 to 25 upa (Medium High Density) designation in the East Clayton NCP Extension.
- The RF-SD type of housing represents one of the City's innovations on creating a variety of housing choices in emerging communities. Council approved a similar RF-SD development directly south of the subject site on June 25, 2007, as part of Application No. 7906-0227-00.
- A variation of the standard duplex units that have been built in the past, RF-SD units are considerably different from the traditional duplex units that are permitted under the RM-D Zone in that they appear, in form and massing, as though they are single-family homes. At the same time, however, the individual units in each RF-SD building incorporate some variation and articulation in their design in order to provide a sense of identity and avoid mirror-images. Additional differences are as outlined below:

	RMD-Zone	RF-SD Zone
Type of Housing	A maximum of 2 dwelling units within a duplex building, considered multiple residential units and are subject to a Development Permit	Two side by side dwelling units with common wall, each unit located on a fee simple lot and not subject to a Development Permit but rather, to a Building Scheme
Type of Lot	Two units on a fee simple lot & can be stratified into 2 strata lots	Each unit on a fee simple lot
Minimum Lot Size	930 m ² (10,000 ft ²)	200 m ² (2,150 ft ²) for <i>interior lots</i> ; 226 m ² (2,430 ft ²) for <i>corner lots</i>
Maximum Floor Area	446m ² (4,800 ft ²) for <i>corner lots</i> ; 372m ² (4,000 ft ²) for <i>interior lots</i> (combined for 2 dwelling units)	181m ² (1,950 ft ²) for each unit

- Proposed Lots 1 to 6 conform to the minimum requirements of the RF-SD Zone *Interior Lot* in terms of lot area, width and depth. They range in size from 222.5 square metres (2,395 sq.ft.) to 296.5 square metres (3,192 sq.ft.), in width from 7.2 metres (23.5 ft.) to 9.6 metres (31.5 ft.), and in depth from 30.9 metres (101 ft.) to 31 metres (102 ft.).

Rezoning from RA to RF-9C (Block B in Appendix I)

- The proposed rezoning of this approximately 1920.5-sq. metre (0.47-acre) portion of the subject lot (Block B on the Survey Plan) is from RA to RF-9C in order to create five small lots with coach houses. The proposed RF-9C Zone is consistent with the 10 to 15 upa (Medium Density) designation in the East Clayton NCP Extension.
- Proposed Lots 7 to 11 conform to the minimum requirements of the RF-9C Zone *Type I Interior Lot* in terms of lot area, width and depth. The proposed RF-9C lots are 268.8 square metres (2,893.5 sq.ft.) in depth, 9.6 metres (31.5 ft.) in width, and 28 metres (92 ft.) in depth.

Proposed Road Access, Dedication and Treatments

- Proposed Lots 1 to 6 (RF-SD lots) will front onto 192 Street, while proposed Lots 7 to 11 (RF-9C lots) will front onto the future 192A Street. Access to all 11 proposed Lots will come from the rear lane that is connected to 73 Avenue.
- The applicant is required to dedicate 4.7 metres (15.5 ft.) in order to construct 192 Street to a 34.0-metre (111.5 ft.) wide arterial road. In addition, the applicant will be required to construct 192A Street to a full 18-metre (59 ft.) wide local road. Additional road dedication on the east side of the site will be secured under Application No. 7908-0097-00.
- The proposed overall layout indicates road alignments that are consistent with the grid system of roads planned for the East Clayton North Extension area, which generally follows the road pattern in the East Clayton NCP area. Lanes are proposed to provide driveway access to the proposed small lots, avoiding prominence of garages as viewed from the fronting roads and thus, promoting a more pedestrian-friendly streetscape along the public roads.
- To further assist in creating interesting streetscapes in this neighbourhood, a 3-metre (10-ft.) wide landscaped area will be secured within the designated front yards of proposed Lots 1-6 fronting 192 Street (designated a "green arterial parkway" in the NCP). The submission of a suitable landscape plan for the designated buffer area and the corresponding security deposits will be a subject condition of rezoning.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. 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).
- 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 will not be permitted and secondary suites will not be permitted for the RF-SD lots (proposed Lots 1 to 6).

Tree Preservation

- Arbortech Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans for this application. The report for the subject site has been reviewed by the City's Landscape Architect and deemed acceptable (see Appendix VI).
- The Arborist Report indicates there are five (5) mature trees on the proposed single family development portion of the subject lot (indicated as "Landscape Area A" on the attached Tree Plan). The report proposes the removal of all 5 trees because they are located either within the building envelopes, or within the footprint of proposed driveways.

- The Report proposes no trees be retained. Ten (10) replacement trees will be planted for a total of two (2) trees on site, providing for an average of two (2) trees per lot.
- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Birch	1	0	1
Cherry	1	0	1
Red Cedar	1	0	1
Douglas Fir	1	0	1
Weeping Willow	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) mature trees are to be removed, a total of ten (10) replacement trees would be required for this application. The applicant proposes twenty-two (22) replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent out on June 11, 2008. Revised pre-notification letters were sent out on October 27, 2008. 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.	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. NCP Plan
- Appendix VIII. OCP Redesignation Map

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: Jennifer Randall, Mosaic Avenue Lands Ltd.
 Address: #500, 2609 Granville Street
 Vancouver, BC
 Tel: 604-685-3888

2. Properties involved in the Application
 - (a) Civic Address: Portion of 7324 - 192 Street

 - (b) Civic Address: Portion of 7324 - 192 Street
 Owner: 2544 Clayton Park Holdings Ltd., Inc. No. 821789
 Portion of PID: 005-028-795
 Lot 20 Section 22 Township 8 New Westminster District Plan 40184

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property.

 - (b) Introduce a By-law to rezone a portion of the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD and RF-9C

Requires Project Data	RF-SD	RF-9C
GROSS SITE AREA		
Acres	0.46 ac	0.47 ac
Hectares	0.18 ha	0.19 ha
NUMBER OF LOTS		
Existing	1	
Proposed	6	5
SIZE OF LOTS		
Range of lot widths (metres)	7.2 m - 9.6 m	9.6 m
Range of lot areas (square metres)	222.5 m - 296.5 m ²	268.9 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	33.3 ha/13 ac	26.3ha/10.6 ac
Lots/Hectare & Lots/Acre (Net)	40.5 ha/17.3 ac	37.2 ha/15 ac
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	52%	
Estimated Road, Lane & Driveway Coverage	15%	
Total Site Coverage	67%	
PARKLAND		
Area (square metres)	n/a	
% of Gross Site		
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	