

City of Surrey
PLANNING & DEVELOPMENT REPORT

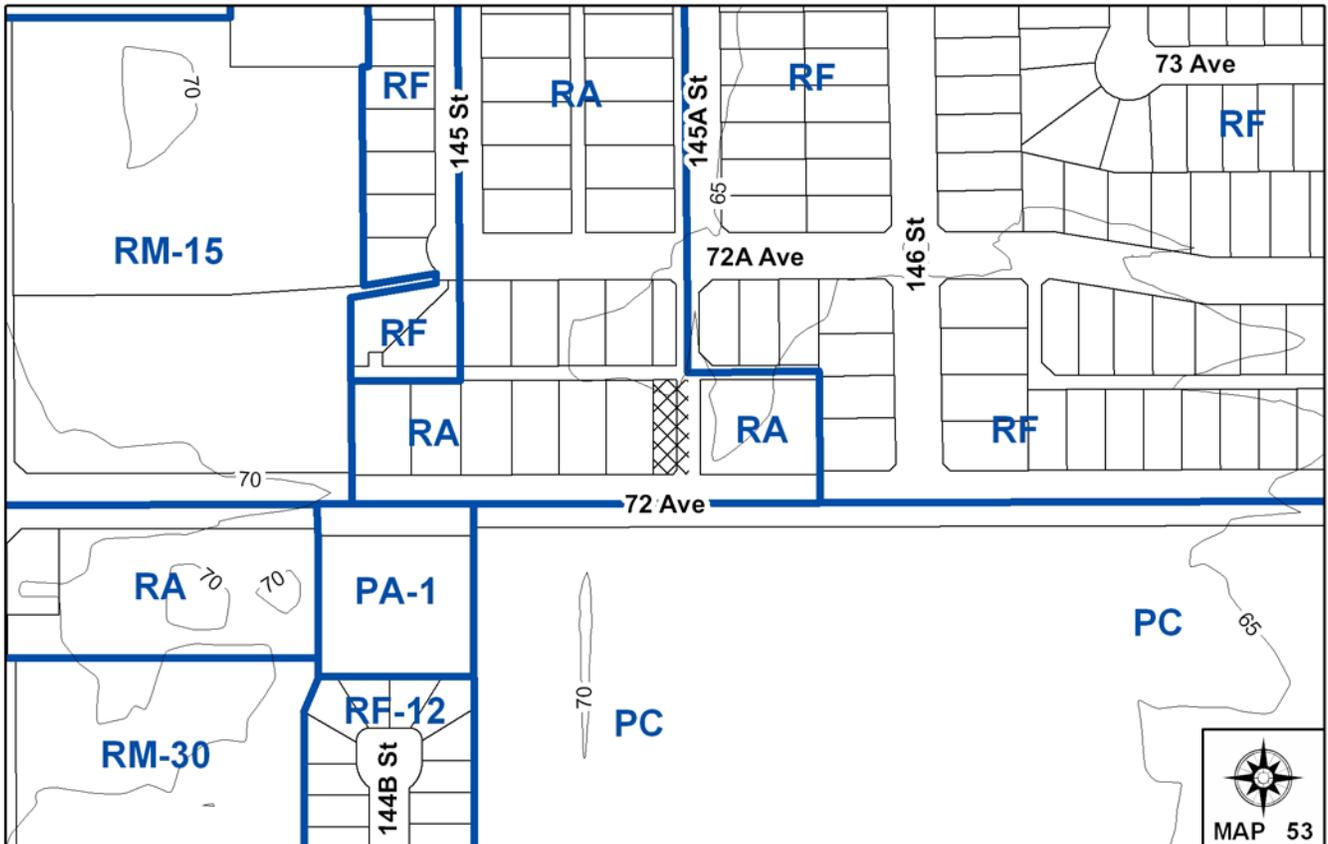
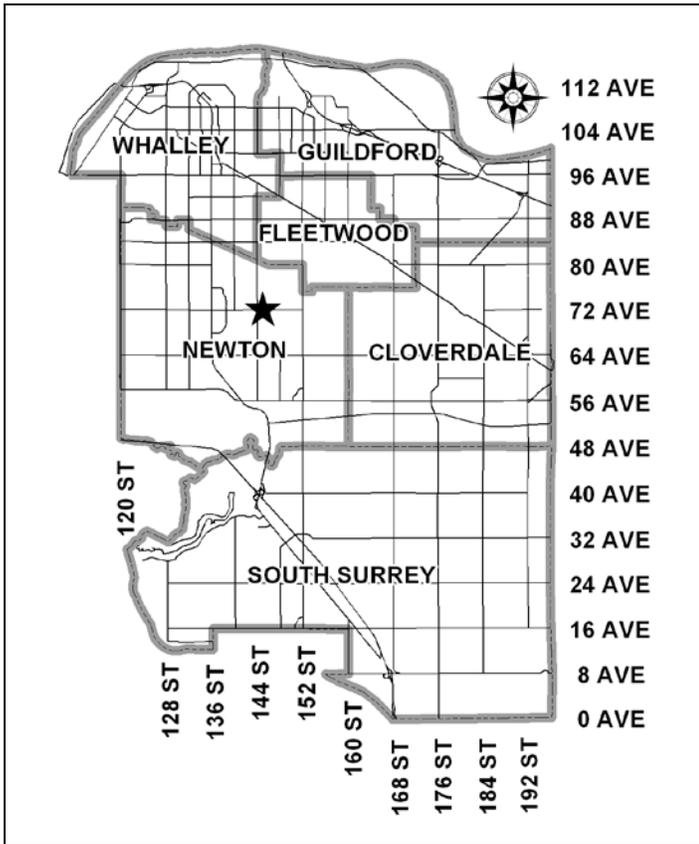
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Planning Report Date: February 9, 2009

PROPOSAL:

- **Rezoning from RA to RF**
 in order to create 1 single family lot.

LOCATION: 14547 - 72 Avenue and Portion of 145A Street
OWNER: The City of Surrey
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed lot does not meet the minimum lot width requirement in the Infill Policy (O-30).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- While the proposed lot does not meet the minimum 16.5 metre (54 ft.) lot width prescribed under the Infill Policy, the subject subdivision conforms to the RF Zone and is in keeping with the NCP designation to close this portion of surplus 145A Street road allowance. The public notification undertaken as part of this application did not generate concerns from surrounding properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property at 14747 - 72 Avenue and the portion of 145A Street dedicated by Plan LMP19114 proposed to be closed and consolidated with the site, both shown as Block "A" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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) formal completion of the closure and consolidation of a portion of 145A Street (Appendix I); and
 - (d) completion of a highway access permit agreement with the owner of the property at 14567 - 72 Avenue to provide access from the future walkway to an existing garage.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to completion of servicing requirements as required by the Engineering Department.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot and adjacent portion of unconstructed 145A Street right-of-way.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, West and East:	Residential	Urban/Urban Residential	RA
South (Across 72 Avenue):	Cemetery.	Urban	PC

DEVELOPMENT CONSIDERATIONS

Background

- The subject 0.06 hectare (0.14 acre) site consists of a City-owned property (402 square metres/4327 sq.ft.) and a portion of the adjacent 145A Street road allowance (203 square metres /2185 sq.ft.), which is proposed to be closed and consolidated with the site to create a single-family lot. The subject site is located north of 72 Avenue and east of 144 Street and is zoned "One-Acre Residential Zone (RA)", designated "Urban" in the Official Community Plan and "Urban Residential" in the East Newton North Neighbourhood Concept Plan (NCP).
- The property across 72 Avenue to the south, zoned "Cemetery Zone (PC)", comprises the Valley View Cemetery.
- The subject property at 14547 - 72 Avenue was acquired by the City in 1975 for future road purposes. In 1989 approximately one half of this property was dedicated to create 145A Street. However, in 1996, the East Newton North NCP was approved which declared a portion of this road allowance as surplus to the City's needs. On this basis, the subject property and the adjacent road allowance have remained vacant.
- The East Newton North NCP shows a planned pedestrian connection between 72 and 72A Avenue at this location. 145A Street from 72A Avenue to the lane between 72 and 72A Avenue is presently blocked off to vehicle traffic.
- A similar property arrangement (10 metre / 33 ft. City-owned remnant parcel and 10 metre / 33 ft roadway) exists directly to the north of the subject site (14546 – 72A). This site has been examined to determine the feasibility of consolidation for the purposes of creating a developable lot. The engineering requirements of 6 metres / 20 ft to retain vehicular access from 72A to the existing lane leaves only 14 metres / 46 ft available for a residential lot, where 15 metres / 49 ft is required under the Zoning By-law No. 12000. The option to acquire additional land to meet the minimum width remains something to be examined at a later point in time.

Access to 14567 – 72 Avenue

- The City is seeking to close a portion of 145A Street which is surplus to the City's needs in order to consolidate with this the property at 14547 72 Avenue to create a single family lot. A small portion of this road allowance will NOT be closed but will be retained in order to provide a walkway (for both pedestrian and engineering servicing purposes).
- The neighbouring property to the east of the 145A Street road allowance, located at 14567 – 72 Avenue, is currently operating as a legal non-conforming flower and gift shop business. This business requires use of the unopened road allowance for the purposes of staff parking and occasional vehicle access to an existing garage structure which takes its access from 145A Street. City staff have been in communication with the owner of the property at 14567 – 72 Avenue to address the need to retain occasional access to the existing garage in the interim while establishing a walkway on the remaining portion of 145A Street as per the NCP.

- The Engineering Department advises that they are prepared to allow the adjacent owner access to the garage over the future walkway, since this garage is used only occasionally. The property at 14567 – 72 has some future development / subdivision potential, thus the access to the garage will be closed and relocated to the rear lane as a result of the future development of the site.
- A Highway Licence Agreement will be required granting the adjacent owners of 14567 - 72 Avenue the non-exclusive right and licence to use the easterly 5 metre wide portion of 145A Street allowance for access to the garage. The licence will allow access only in the interim and will terminate by either party giving two months' termination notice, or upon 14567 - 72 Avenue being redeveloped, evidenced by the issuance of a building permit, development permit or subdivision approval.

Proposed Subdivision

- The proposed lot meets the zoning requirements of the RF Zone (560m², 15m wide, 28 m depth). However, the 15-metre (49 feet) width of the proposed lot does not meet the requirements of the Subdivision Infill policy (O-30), which requires the lot width in infill subdivisions to match the width of surrounding lots or at minimum 16.5 metres wide (54 ft).
- The "Single Family RA" lots adjacent to the west and the north of the subject site are approximately 20 metres (66 foot) wide and 40 metres (132 feet) deep with a lot area of approximately 800 sq.m (8611 sq.ft). There are several lots nearby, developed under Development Application 7901-0114-00 which saw the development of three (3) RF lots with narrower lots (at approximately 17 metres / 56 feet wide).
- While the creation of a single 15 metre (49 feet) wide lot would not normally meet the requirements of the City's infill policy, the proposal is in keeping with the NCP Designation as "Urban" and supports the City's desire to use land efficiently. The consolidation of the lot with a portion of the road allowance will create a useable lot in this subdivision, bringing development into what is presently a vacant site and therefore improving the area.
- There have been no public concerns associated with the proposal.

Building Design Guidelines

- The applicant has retained Tynan Consulting Ltd. as the design consultant for this project. The Design Consultant has undertaken a character study of the surrounding homes and based on these findings has proposed a number of character features for future development on this property.
- The design for a future home would include "Neo-Heritage", "Traditional" and "Craftsman-Heritage" styles which would meet current design standards with well-balanced, proportionally consistent mid-scale massing designs, steeply pitched roofs with multiple common gable projections (articulated with cedar shingles or wood battens), and highly developed trim and detailing components that are consistent to the style.
- The roofing will reflect the applicable style objectives and will require a minimum pitch of 7:12. The permissible roof materials would be shake profile concrete roof tiles or shake profile asphalt shingles.

- The entrance element will be limited in height to 1 to 1.5 stories.
- Basement entry homes and secondary suites are not permitted.

Lot Grading

- A preliminary lot grading plan has been submitted by H.Y. Engineering and has been found to be generally acceptable by Building Division staff. The plan indicates that fill greater than 0.50 metres (1.6 ft) is required along the eastern edge of the proposed property, on what is presently the unopened road allowance.
- According to the engineering analysis completed by H.Y. Engineering, in-ground basements are feasible on the lot.

Tree Preservation

- A survey, completed by H.Y. Engineering, has certified that there are no trees on the subject site.

PRE-NOTIFICATION

Pre-notification letters were sent on March 19, 2008. Staff received several phone calls requesting more information about the project.

- One local resident was concerned about possible secondary suites and wanted assurance that any development on this site would not allow secondary suites.

(The caller was advised that secondary suites are restricted in both the Zoning By-law and the Building Scheme attached to the property.)

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.	NCP Plan

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: Avril Wright, Realty Services Section
 Address: 14245 - 56 Avenue
 Surrey, BC
 V3X 3A2
 Tel: 604-598-5718

2. Properties involved in the Application

- (a) Civic Address: 14547 - 72 Avenue; Portion of 145A Street
- (b) Civic Address: 14547 - 72 Avenue
 Owner: The Corporation of the District of Surrey
 PID: 010-340-637
 Lot 5 Except Parcel B (Bylaw Plan 83129) Section 22 Township 2 New
 Westminster District Plan 21221
- (c) Portion of 145A Street lying in Section 22 Township 2 New Westminster
 District dedicated by LMP19144 shown as "Block" on Appendix I

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the site.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.14 ac
Hectares	.06 ha
NUMBER OF LOTS	
Existing	1
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	15 m
Range of lot areas (square metres)	603 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	n/a
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	NO
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