

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0082-00

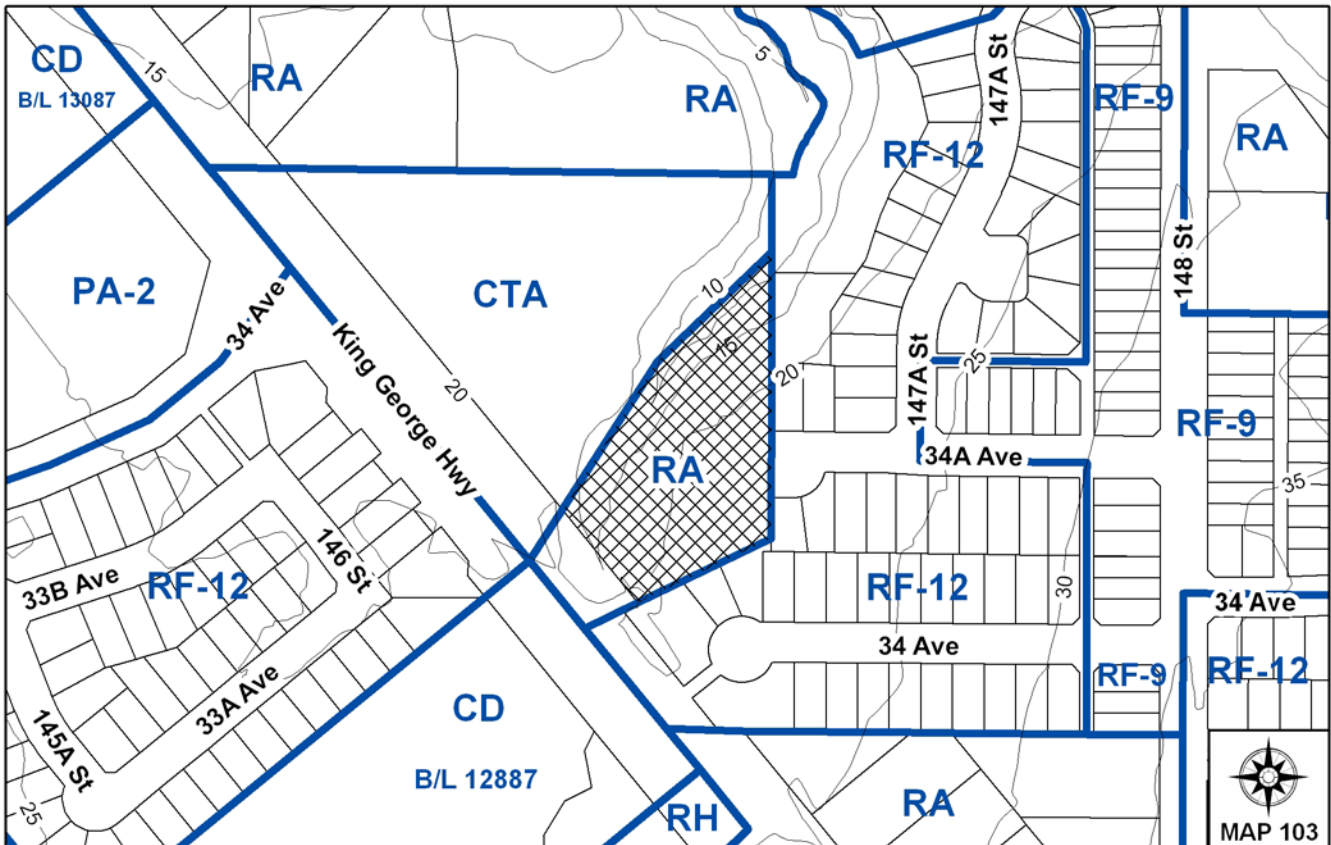
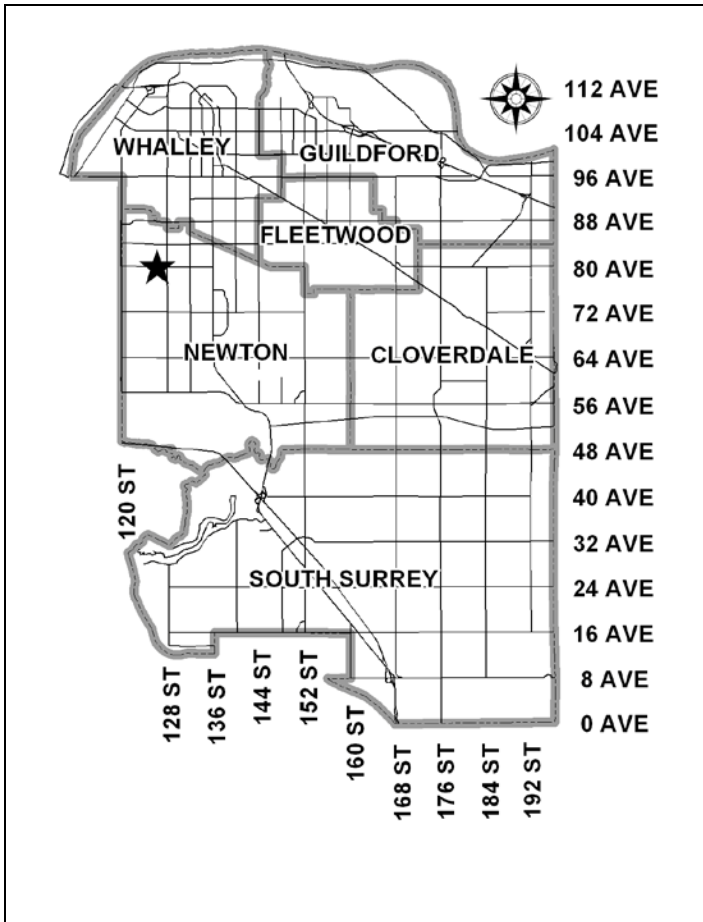
Planning Report Date: February 23, 2009

PROPOSAL:

- **Rezoning from RA to RF-12**

in order to allow subdivision into six (6) single family small lots and dedication of open space for creek preservation.

LOCATION: 3396 King George Highway
OWNERS: Jaspinder and Ravinder Ghuman
ZONING: RA
OCP DESIGNATION: Urban
LAP DESIGNATION: Residential Clustering at 8 upa



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 LAP designation.
- The proposed RF-12 zoning is consistent with recent developments in the surrounding area, and will complete the adjacent subdivision pattern.
- The riparian area is proposed to be dedicated to the City as parkland in accordance with the Department of Fisheries and Oceans (DFO) requirements.

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 "Single Family Residential (12) Zone (RF-12)" (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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (b) approval from the Ministry of Transportation and Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) final endorsement from the Department of Fisheries & Oceans (DFO);
 - (e) the applicant satisfactorily address the concern from Parks, Recreation & Culture Department regarding the impact of development on recreational facilities in the area; and
 - (f) the applicant satisfactory address the shortfall on tree replacement.

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:**

2 Elementary students at Semiahmoo Trail Elementary School
1 Secondary student at Semiahmoo Secondary School

(Appendix IV)

Parks, Recreation & Culture Department:

Lots and pathways and servicing should not overlap on the required setback for the red coded stream on the property and that all areas within the riparian setback area be dedicated as parkland. A pathway should be provided to link to King George Highway so that the walkway between Lots 5 and 6 is not a dead end. Homes that face onto the parkland are encouraged to have low permeable fencing and active rooms with views onto the park in keeping with the City's CPTED Guidelines. The applicant should meet with staff representatives to determine the best way to carry out the required tree stand and riparian area management and restoration.

Ministry of Transportation & Infrastructure Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.

Department of Fisheries and Oceans (DFO): The subject site contains Anderson Creek, which is red coded. DFO renewed the proposed development, which includes dedication of land for riparian purposes. The applicant will be required to comply with DFO requirements in relation to the required creek preservation.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on an RA zoned lot to be removed. The site contains a red-coded creek and is treed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Commercial camp site and tourist kiosk	Urban	CTA
East and South	Single family dwellings on small lots	Urban	RF-12
West (Across King George Highway):	Single family dwellings on small lots	Urban	RF-12

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is approximately 0.75 hectare (1.85 ac.) and is zoned "One-Acre Residential Zone (RA)". The site is designated "Urban" in the Official Community Plan (OCP) and "Residential Clustering at 8 upa" in the King George Highway Local Area Plan (LAP). The applicant is proposing to rezone the site to "Single Family Residential (12) Zone (RF-12)" in order to subdivide into 6 single family small lots, and a dedicated lot for riparian protection purposes.
- Surrounding properties to the south and east have been similarly rezoned to RF-12 to allow subdivision into single family small lots. (Application Nos. 7904-0010-00, 7906-0374-00 and 7905-0240-00). The proposal will complete the surrounding subdivision and land use pattern.

Proposed Subdivision

- The proposed 6 single family small lots range in width from 12.8 metres (42 ft.) to 16.7 metres (55 ft.). Lot area ranges from 363 square metres (3,900 sq.m.) to 425 square metres (4,600 sq.ft.). All lots meet or exceed the minimum lot size and dimensional requirements under the RF-12 Zone. The proposed 34A Avenue cul-de-sac lots (Lots 1 and 2) are intended to be Type II front-access lots, which is consistent with previously subdivided lots on 34A Avenue. Proposed Lots 5 and 6 (Type I Lots) will have frontage toward King George Highway and accessed from a

lane. Proposed Lots 3 and 4 will also be lane accessed.

- A walkway will give access between King George Highway and the new subdivision. The walkway has been designed to cross a culverted area on the existing driveway so as to minimize impact on the southerly portion of the riparian area of the site. The pathway follows the top-of-bank setback border of 15 metres (50 ft.). The pathway is available for pedestrian access to the lane and City access to maintain the dedicated parkland, and will improve pedestrian access from transit stops on King George Highway.

Riparian Protection Area

- Anderson Creek is a red-coded fish-bearing stream running through the site from north to south. A 15 metres (50 ft.) buffer riparian protection area from the top of the creek bank is required by the Department of Fisheries and Oceans (DFO), to protect fish habitat.
- This project has been reviewed by the Environmental Review Committee (ERC) because the proposed plan encroaches on a small portion of the riparian buffer area. ERC and DFO granted approval for the encroachments subject to repair of damaged areas of the creek bank, and dedication of the lot area fronting King George Highway as road right-of-way to ensure City access for maintenance and repair of the parkland and road right-of-way.

Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting 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 Neo-Traditional style. The majority of existing homes are newer two-storey homes in Neo-Heritage/Neo-Traditional/Craftsman-Heritage styles.
- The design guidelines attempt to preserve and/or create Neo-Heritage housing style, and provide a continuation of the existing Neo-Heritage/Neo-Traditional/Craftsman-Heritage two-storey homes in the adjacent subdivisions.
- Consideration has been given to meet or exceed the standards set in the 14700 Block of 34A Avenue. Similar building materials and architectural detailing are proposed.
- Basement-entry homes and secondary suites are not permitted.
- Permitted exterior materials will include cedar, brick, stone and cementitious (hardi-board) siding (wood grain look), cedar and cementitious wall shingles, brick/cultured brick, and stone/cultured stone in natural/neutral colour with contrasting accents.
- Roofing materials are restricted to shake profile concrete roof tile in grey, black or brown only.
- The roof pitch will range from 8:12 to 12:12.

Trees

- Trevor Cox and Fiona Steele of Diamondhead Consulting prepared the Arborist Report and C. Kavolinas 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 Tree Preservation Summary is attached to this report as Appendix VI.
- The Arborist Report indicates there are eight (8) mature trees within the boundaries of the six new RF-12 lots and the proposed lane. There are approximately 100 trees of various sizes within the riparian area which will be retained and protected.
- The report proposes removal of seven (7) trees located inside proposed building envelopes and driveways, assessed as hazardous, or in declining health. The Report proposes one (1) tree outside the riparian area to be retained, as shown in Appendix VI. Eighteen (18) replacement trees will be planted for a total of eleven (19) trees on site, providing for an average of 3.1 trees per lot.
- The following table summarizes the tree preservation plan:

Tree Species	No. of Trees		No. of Trees Proposed for Retention		No. of Trees Proposed for Removal	
	Outside Riparian Area	Inside Riparian Area	Outside Riparian Area	Inside Riparian Area	Outside Riparian Area	Inside Riparian Area
Cedar	3		1		2	0
Douglas Fir	2		0		2	0
Alder	3		0		3	0
Mixed Species	0	100	0	100	0	0
Sub-Total	8	100	1	100	7	0
TOTAL	108		101		7	

- 18 replacement trees are proposed:

Tree Species	No. of Trees
Green Japanese Maple	3
Bloodgood Japanese Maple	3
Western Hemlock	12
Total	18

Lot Grading

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

PRE-NOTIFICATION

Pre-notification letters were sent on May 23, 2008; staff received one letter regarding the project. The following information was provided in order to address the concerns that were raised:

- "Please do not chop off too many mature trees."

(Over 50 percent of the gross site area is to be dedicated as parkland. Approximately 100 trees of various sizes are located in the riparian area and will be protected. Eighteen (18) trees will be added to the developed portion of the site to replace seven (7) removed trees.)

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.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Ministry of Transportation & Infrastructure Letter

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Lesley Brown Envirowest Consultants Ltd. dated December 24, 2008.

Jean Lamontagne
General Manager
Planning and Development

NA/kms

v:\wp-docs\planning\plncom09\01291502na.doc
KMS 1/29/09 3:26 PM

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 3396 King George Highway

(b) Civic Address: 3396 King George Highway
 Owners: Jaspinder Ghuman and Ravinder Ghuman
 PID: 004-289-366
 Lot 33 District Lot 165 Group 2 New Westminster District Plan 51066

3. Summary of Actions for City Clerk's Office

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

(b) Application is under the jurisdiction of MOTI.
 MOTI File No. 1-6-25445.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.85 ac
Hectares	.75 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m
Range of lot areas (square metres)	372 - 410 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9 uph/3.2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	10%
Estimated Road, Lane & Driveway Coverage	3%
Total Site Coverage	13%
PARKLAND	
Area (square metres)	±4,100 m ²
% of Gross Site	±55%
	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