

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0161-00

Planning Report Date: March 30, 2009

PROPOSAL:

- OCP Text Amendment
- Rezoning from RA to CD (based on RH-G)

in order to allow subdivision into six (6) suburban single family lots.

LOCATION:

8982 - 162 Street

OWNER:

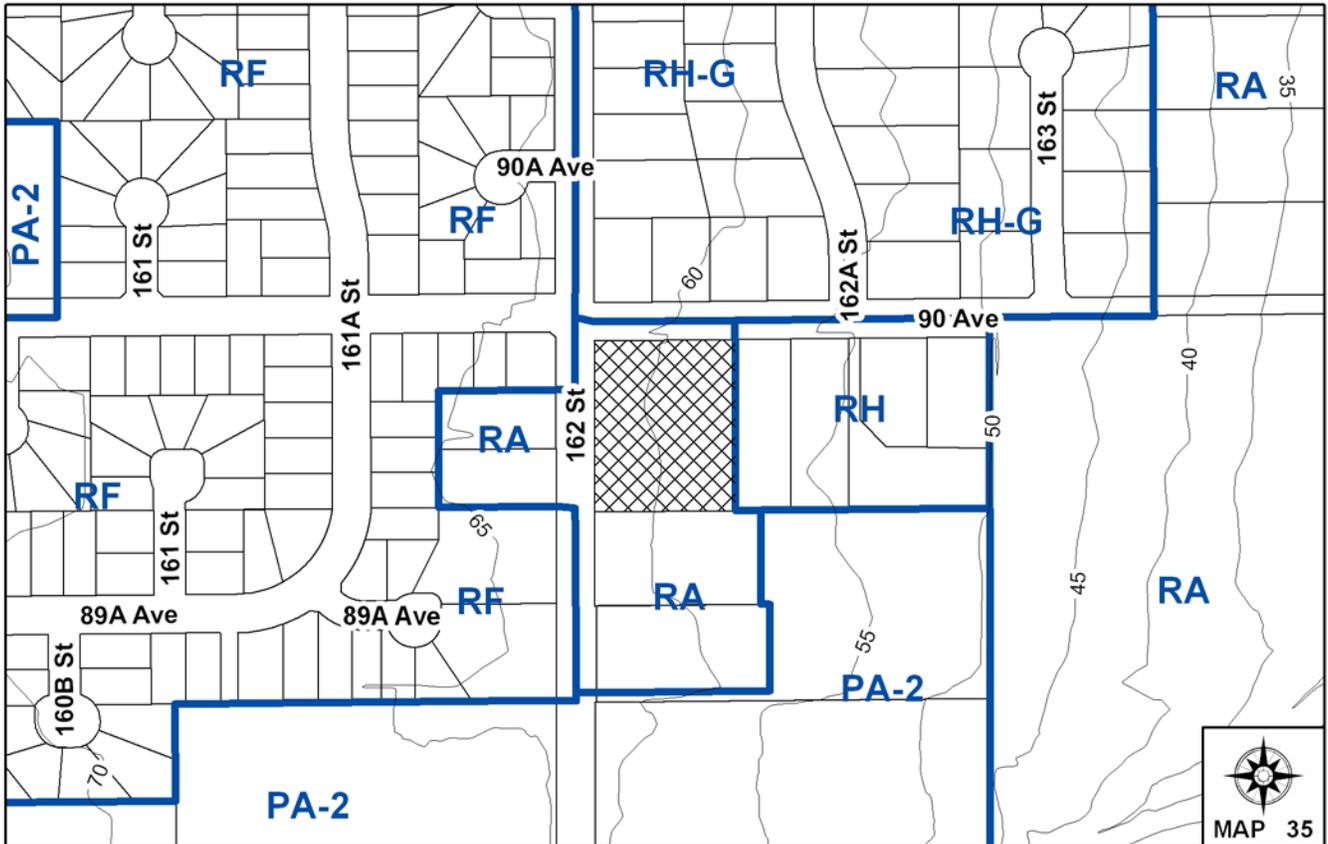
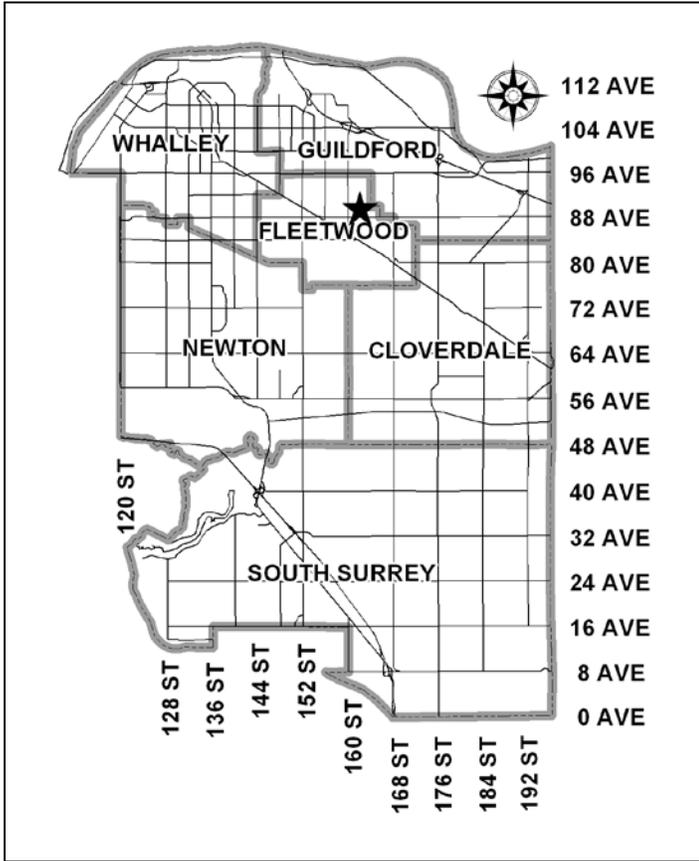
Coastal Homes Ltd., Inc. No.
 0667294

ZONING:

RA

OCP DESIGNATION:

Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Text Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development requires a text amendment to the OCP.

RATIONALE OF RECOMMENDATION

- Partially complies with the OCP Designation.
- The applicant has demonstrated community support for the proposal.
- The proposed density complies with City Policy No. O-23.

School District: Projected number of students from this development:

2 Elementary students at Serpentine Heights Elementary School
1 Secondary student at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Parks staff have some concerns about the pressure this project will place on existing Parks, Recreation & Culture facilities in the neighbourhood. The applicant should meet with staff representatives to find a way to work together to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 90 Avenue):	Single family dwellings.	Suburban	RH-G
East:	Single family dwelling.	Suburban	RH
South:	Single family dwelling.	Suburban	RA
West (Across 162 Street):	Single family dwellings.	Urban	RF and RA

JUSTIFICATION FOR PLAN AMENDMENT

- The Official Community Plan (OCP) sets a minimum lot size of 930 square metres (10,000 sq.ft.) for Suburban residential development that is a minimum of 200 metres (656 ft.) from the edge of the Agricultural Land Reserve (ALR) and a maximum of 10 units per hectare (4 units per acre). These requirements were incorporated in the OCP through the adoption of By-law No. 16067 on September 25, 2006, following consideration of Corporate Report No. C016.
- Given the configuration of some properties, it may not be possible to achieve a desirable lot layout that complies with the minimum 930-square metre (10,000 sq.ft.) lot size. It is possible that a proposed development could still maintain a suburban character without requiring a minimum lot size while complying with the maximum density requirement of 10 units per hectare (4.0 upa).

- By removing the minimum lot size requirement, it will provide additional flexibility for creating lot layouts for Suburban sites that are a minimum of 200m (656 ft.) from the edge of the Agricultural Land Reserve (ALR). This may allow developments to achieve the maximum allowable density of 10 units per hectare (4.0 upa), which may not have been possible with a minimum lot size requirement.

DEVELOPMENT CONSIDERATIONS

Background

- The 6,464-square metre (1.6 acres) subject site is located on the east side of 162 Street, south of 90 Avenue. The site is currently zoned "One-Acre Residential (RA)" and is designated Suburban in the Official Community Plan (OCP).
- The lands to the north, east, and south are designated Suburban in the OCP and the lands to the west are designated Urban.
- The initial application submission consisted of two proposed subdivision layouts, Layout "A" and Layout "B". Layout "A" proposed six suburban single family residential lots and Layout "B" proposed five suburban single family residential lots (Appendix III).
- Both Layout "A" and Layout "B" fully complied with the OCP in terms of density and minimum lot size requirements.
- Layout "A" proposed lots ranging in size from 930 square metres (10,000 sq. ft.) to 1,222 square metres (13,154 sq. ft.) and lot frontages ranging from 16.7m (55 ft.) to 24.5m (80 ft.).
- Layout "B" proposed lots ranging in size from 947 square metres (10,193 sq. ft.) to 2,661 square metres (28,642 sq. ft.) and lot frontages ranging from 22.8m (75 ft.) to 30m (98 ft.).
- The applicant circulated a petition in an effort to gain neighbourhood support for Layout "A". Based on this petition, there were nine neighbours who objected, nine neighbours who refused to sign the petition and thirty-two neighbours who signed in support.
- Due to the lack of full neighbourhood support for Layout "A", and strong opposition by the immediate neighbours, staff advised the applicant to proceed with Layout "B".
- The applicant then proposed the current subdivision layout, which is an alternative six-lot layout that does not fully comply with the minimum Suburban lot size requirement specified in the OCP. After staff discussions, it is reasonable to propose an OCP text amendment to remove the minimum lot size requirement that applies to lots designated Suburban that are located further than 200m (656 ft.) away from the edge of the ALR (see Justification for Plan Amendment section).

Current Proposal

- The applicant is currently proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" to allow subdivision into six suburban single family lots. The proposed lot sizes range from 851 square metres (9,160 sq. ft.) to 2,120 square metres (0.52 acre) (Appendix II).
- The subject site is located over 300m (985 ft.) away from the edge of the ALR and proposed Lots 2 - 5 are 851 square metres (9,160 sq. ft.), which is slightly less than the current 930-square metre (10,000 sq. ft.) minimum requirement in the OCP for Suburban lots located at least 200 metres (656 ft.) away from the edge of the ALR.
- The proposal will partially comply with City Policy No. O-23 which defines two transition areas between the Urban designation boundary and the ALR/Agricultural boundary: an Inner Ring Transition Area between the existing Urban designation boundary and the 200-metre line, and an Outer Ring Transition Area between the 200-metre line and the ALR/Agricultural boundary.
- Within the Outer Ring Transition Area, residential developments at 5 units per hectare (2 units per acre), including half-acre subdivisions and gross density developments are permitted and within the Inner Ring Transition Area, lot sizes may be reduced to a minimum of 930 square metres (10,000 square feet) at a maximum gross density of 10 units per hectare (4 units per acre).
- The proposed lots are all located within the Inner Ring Transition Area. Although proposed Lots 2-5 do not meet the minimum 930-square metre lot size specified in City Policy No. O-23, the proposed lot sizes are consistent with the intentions of the policy (to provide a broader range of lot sizes while still maintaining an appropriate transition between lands designated as Urban and lands within the Agricultural Land Reserve), and the proposed development complies with the maximum density of 10 units per hectare (4 units per acre).
- The proposed lot frontages of 17.5 metres (57.4 ft.) for proposed Lots 2 – 5 which front 162 Street are more characteristic of large Urban sized lots. However, this frontage will be compatible with the proposed subdivision (application No. 7907-0276-00) on 8935/8945 - 162 Street which is directly west of the subject site and proposes to rezone and subdivide to create five "Single Family Residential (RF)" lots along 162 Street. The average street frontage of the proposed lots under application No. 7907-0276-00 is 18.5m (60 ft.). Preliminary Layout Approval (PLA) has been granted for this file.
- Proposed Lot 6 is 24 metres (79 ft.) wide and 2,130 square metres (22,916 sq. ft.) in area, which is compatible with the neighbouring property to the east.
- The developed residential lots along the east side of 162 Street, immediately north of 90 Avenue have lot frontages of 24m (79 ft.) to 30m (98 ft.).
- The subject site is located within a stable neighbourhood, with an established character. Lot sizes in the Suburban designated area near the site range from 1,100 square metres (11,840 sq. ft.) to 2,660 square metres (28,632 sq. ft.).

- In support of the application, the applicant has submitted a 37-name petition with signatures of the neighbours who do not have any objection to the current layout. More immediate neighbours support the current layout versus Layout "A".
- Some neighbours reportedly would not sign a petition in support of the current layout but would not specify a reason.

Proposed CD-By-law (Appendix VIII)

- The proposed zoning for the site is Comprehensive Development (CD) based on the RH-G Zone.
- The CD By-law will be separated into two blocks. Block A provisions are similar to the regulations in the RH-G Zone and regulate proposed Lot 6; and Block B provisions are a hybrid between the RH-G and RC Zones and regulate proposed Lots 1-5.
- The details of the proposed CD By-law are as follows:

	Block A (based on RH-G Zone) for Proposed Lot 6	RH-G Zone	Block B (based on RH-G and RC Zone) for Proposed Lots 1-5	RC Zone
Density	Floor Area Ratio: 0.32	Floor Area Ratio: 0.32	Floor Area Ratio: 0.38	Floor Area Ratio: 0.45 (Type I Single-Family Dwellings)
Lot Coverage	25%	25%	30%	40%
Setbacks	Front Yard: 7.5m (25 ft.) Rear Yard: 7.5m (25 ft.) Side Yard: 3.0m (10 ft.)	Front Yard: 7.5m (25 ft.) Rear Yard: 7.5m (25 ft.) Side Yard: 3.0m (10 ft.)	Front Yard: 7.5m (25 ft.) Rear Yard: 7.5m (25 ft.) Side Yard: 2.4m (8 ft.) Side Yard on Flanking Street: 4.0m (13 ft.)	Front Yard: 7.5m (25 ft.) Rear Yard: 7.5m (25 ft.) Side Yard: 1.8m (6 ft.) Side Yard on Flanking Street: 3.6m (12 ft.)
Lot Dimensions	Size: 2,100 sq. m. (22,600 sq. ft.) Width: 24m (79 ft.) Depth: 88m (288 ft.)	Size: 1,120 sq. m. (12,000 sq.ft.) and 1,300 sq. m. (14,000 sq. ft.) Width: 24m. (80 ft.) and 30m (100 ft.) Depth: 30m (100 ft.)	Size: 850 sq. m. (9,150 sq.ft.) Width: 17m (56 ft.) Depth: 48m (157 ft.)	Size: 700 sq. m. (7,500 sq. ft.) Width: 18m. (60 ft.) Depth: 30m (100 ft.)

- The requirements for Block B are based on the RH-G Zone and RC Zone as modified to apply to lots that are a minimum of 850 square metres (9,150 sq. ft.) in area. The proposed Floor Area Ratio (FAR) of 0.38 will allow sufficient floor area for these lots. The proposed side yard setback is somewhat less than the requirements under the RH-G Zone since the minimum lot width is 17.4 metres (57 ft.) rather than the 24 metre (80 ft.) minimum width requirement of the RH-G Zone.
- The overall gross density for the proposed development is 10 units per hectare (4.0 upa) which is consistent with the Official Community Plan, for Suburban areas more than 200 metres (656 ft.) from the ALR.

Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the Design Guidelines is attached (Appendix VI).
- In order to reflect the established character of the newer homes within the neighbourhood, the design consultant suggests that the following styles of homes be permitted: "English Traditional", "Neo-Traditional", and "Rural Heritage".
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading

- Preliminary lot grading plans were prepared by Coastland Engineering & Surveying Ltd. The plans were reviewed by staff and generally found acceptable.
- The applicant proposes in-ground basements on all proposed lots. However, some fill may be required to achieve an in-ground basement on proposed Lot 6.

Tree Survey and Tree Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed acceptable.
- The chart below provides a summary of the tree retention and removal by species.

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Alder	36	0	36
Apple	1	0	1
Cedar	6	5	1
Cherry/Plum	2	0	2
Cypress	1	0	1
Douglas-fir	17	2	15
Hazlenut	2	0	2
Maple	1	0	1
Poplar	2	0	2
Spruce	2	1	1
Unknown deciduous	2	0	2
TOTAL	72	8	64

- All 64 trees proposed for removal are either hazardous or are located within, or near the building envelope.
- The report indicates 19 replacement trees are proposed, resulting in an average of 4.5 trees per lot. Cash-in-lieu will be paid for the 71 tree deficit.

PRE-NOTIFICATION

Pre-notification letters were sent on July 2, 2008.

Staff received several letters and phone call responses with respect to the application. The residents' comments are summarized below:

- Some neighbours moved to the area because they liked the suburban environment, characterized by large homes on large lots. If Layout "A" was approved, it would permit smaller houses that do not fit the context of the neighbourhood.

(Staff responded to the callers and neighbours who sent letters by advising them that Planning will take their concerns into consideration and that Planning will keep the process transparent. The applicant is no longer proposing Layout "A" which consisted of 6 lots, with 3 of the lots being 16.7 metres (55 ft.) wide.)

- One neighbour was concerned about the pressure that would be created on the drainage system.

(Staff advised the caller that once support for a proposed layout was established, a referral to the City Engineering Department will be submitted and staff will ensure that drainage is addressed.)

- One neighbour was concerned about tree preservation.

(Staff advised the caller that a certified Arborist assesses the existing trees and recommends which trees should be retained and which trees should be removed.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, 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
Appendix II.	Proposed Subdivision Layout
Appendix III.	Initially Proposed Subdivision Layouts "A" and "B"
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed CD By-law
Appendix IX.	Excerpt from Section 3.6 of the Official Community Plan
Appendix X.	Proposed OCP Text Amendment By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments.
- Building Scheme dated February 5, 2009.
- Neighbourhood Character Study dated February 5, 2009.
- Tree Preservation and Replacement Plan dated February 18, 2009.
- Soil Contamination Review Questionnaire prepared by Michael Helle of Coastland Engineering & Surveying Ltd.

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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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: Michael Helle, Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 8982 - 162 Street

(b) Civic Address: 8982 - 162 Street
 Owner: Coastal Homes Ltd., Inc. No. 0667293
 PID: 007-912-641
 Lot 15 Section 36 Township 2 New Westminster District Plan 25425

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend Section 3.6 of the Official Community Plan.

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

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.60 ac
Hectares	0.65 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	17.4 m - 24.0 m
Range of lot areas (square metres)	851 sq.m. - 2,130 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.75 upha/9.23 upa
Lots/Hectare & Lots/Acre (Net)	3.76 upha/9.29 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25.0%
Estimated Road, Lane & Driveway Coverage	4.6%
Total Site Coverage	29.6%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
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