

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0239-00

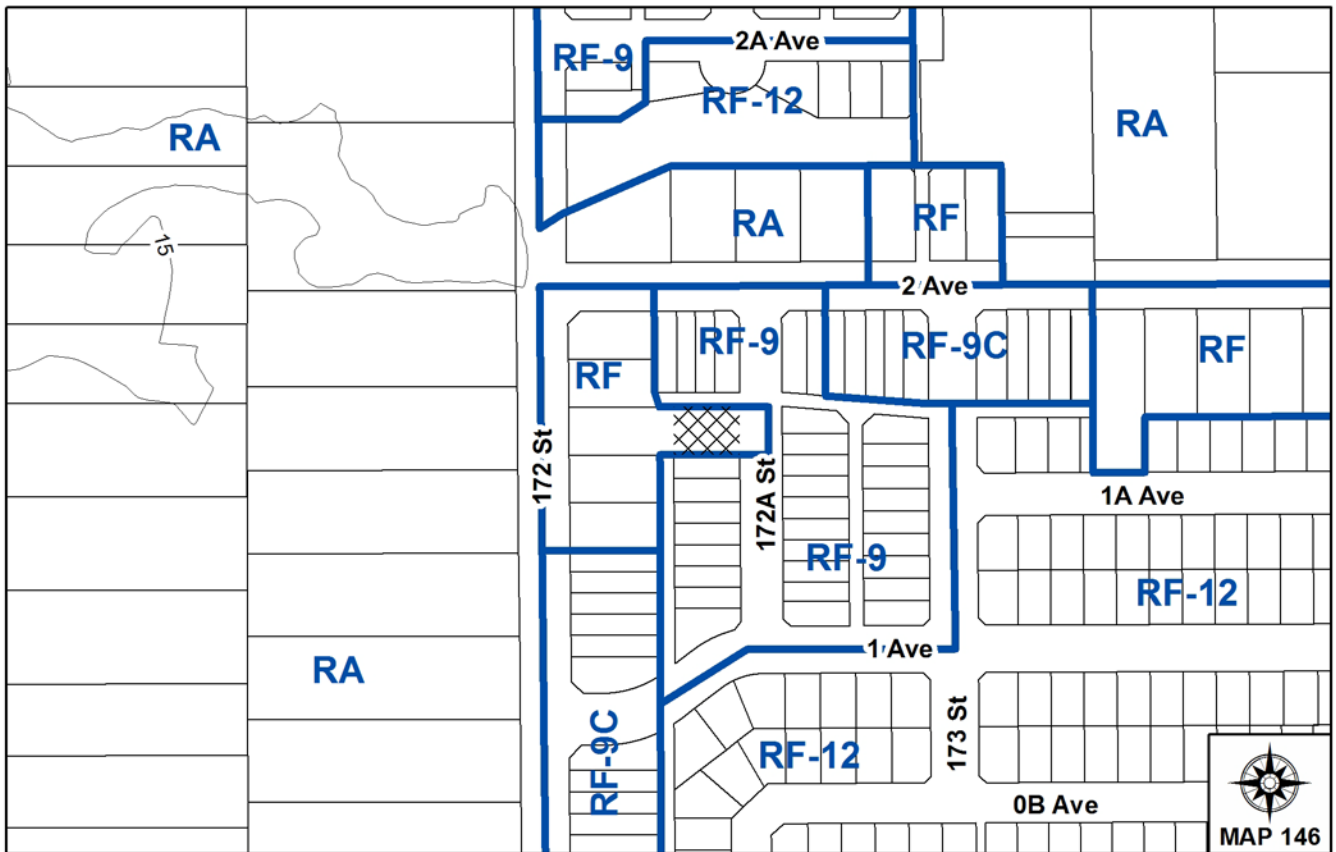
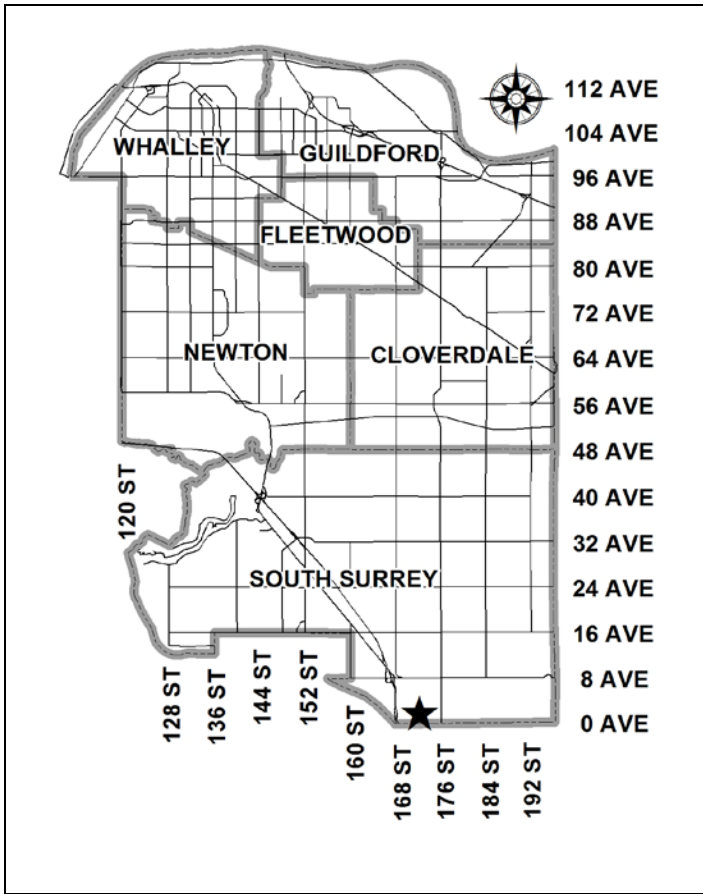
Planning Report Date: December 15, 2008

PROPOSAL:

- Partial **Rezoning** from RF to RF-9

in order to allow subdivision into two single family small lots and a remainder parcel.

LOCATION: 172 - 172 Street
OWNERS: Fred R. Kilby and Jean Carriere
ZONING: RF
OCP DESIGNATION: Urban
NCP/LAP DESIGNATION: Single Family Residential Flex (6-14.5 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 NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the site shown as Block 2 on Appendix I from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on Block 1 until future consolidation with the adjacent properties for future redevelopment to mixed commercial/residential use as per the NCP designation; and
 - (e) the applicant address the shortfall in 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: 1 Elementary student at Hall's Prairie Elementary School 0 Secondary students at Earl Marriott Secondary School (Appendix IV)
Parks, Recreation & Culture:	Support. The applicant should provide park amenity contributions in keeping with the approved Douglas NCP.
Ministry of Transportation & Infrastructure	Support. Preliminary support for the proposed rezoning is granted for 1 year pursuant to Section 52(3)(a) of the <i>Transportation Act</i> .

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential.	Urban Commercial/Residential and Urban Single Family (6 upa)	RF and RF-9
East:	Single family residential.	Urban Urban Single Family (6 upa)	RF-9
South:	Single family residential.	Urban Commercial/Residential and Urban Single Family (6 upa)	RF and RF-9
West (Across 172 Street):	Single family residential.	Urban Commercial/Residential	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 0.17 hectare (0.41 acre) in area and is located on the east side of 172 Street between 1 Avenue and 2 Avenue.
- The property is designated "Urban" in the Official Community Plan (OCP). It is split-designated in the Douglas Neighbourhood Concept Plan (NCP), with the easterly portion of the site designated "Single Family Residential Flex" (6 upa to 14.5 upa) and the westerly portion fronting 172 Street designated "Commercial/Residential".
- The property is currently zoned "Single Family Residential Zone (RF)". The applicant is proposing to rezone the portion of the site fronting 172A Street to "Single Family Residential (9) Zone (RF-9)" to permit subdivision into two RF-9 lots, with a remainder RF lot on 172 Street. The proposed RF and RF-9 Zones are consistent with the land use designations in the Official Community Plan (OCP) and Douglas Neighbourhood Concept Plan (NCP).
- The subject property is a remnant parcel under the previous Cressey Development rezoning and subdivision application (File No. 7904-0411-00). The property was previously rezoned to "Single Family Residential Zone (RF)" in anticipation that a portion of the subject property would later be rezoned to "Single Family Residential (9) Zone (RF-9)" when the current owner was ready to proceed. As a result, the subdivided property will be compatible with the existing RF and RF-9 lots created under development application 7904-0411-00.

Subdivision Layout

- All proposed lots conform to the minimum requirements of the RF and RF-9 Zones in terms of lot area, width and depth. The RF lot is 774 sq. m. (8,342 sq. ft.) and 20.2 metres wide (66 ft.) while the proposed RF-9 lots are approximately 10.1 metres wide (33 ft.) and range in size from 270 sq. m. (2,906 sq. ft.) to 282 sq. m. (3,035 sq. ft.).
- The applicant is proposing to dedicate 12.241 metres on 172A Street and a 6.000 metre wide lane with a 5-metre X 5-metre corner cut at the lane intersection.
- The RF lot will front onto 172 Street and the two RF-9 lots will front onto 172A Street.
- Current access to the RF lot will be from 172 Street. The applicant is required to relocate the driveway for the existing dwelling being retained on the remnant RF lot (Lot 1) and provide access through the rear lane, in order to prevent conflicts with a future round-about.
- Access to all lots will be through a lane at the rear of each property.

Retention of Existing Dwelling/Future Development

- The applicant proposes to retain the existing dwelling on the remnant RF lot (Lot 1) which fronts 172 Street. The dwelling is in good condition and meets the minimum requirements for Floor Area Ratio (FAR) and setbacks outlined in Zoning By-law No. 12000. The remnant RF lot on 172 Street will be required to be consolidated with adjacent lots to the north and south and rezoned in future to accommodate a commercial/residential mixed-use development as per the Douglas Neighbourhood Concept Plan (NCP). A Section 219 Restrictive Covenant was registered on this lot as part of the original rezoning application (File No. 7904-0411-00) to protect this property for future use.

Building Design and Lot Grading

- The applicant for the subject site has retained 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).
- A preliminary Lot Grading Plan submitted by Coastland Engineering & Surveying Ltd. has been reviewed by staff and is considered acceptable. The plans show moderate amounts of fill in order to meet existing grades as well as achieve proper drainage for in-ground basements.
- No retaining walls are proposed.
- 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 and secondary suites are not permitted.

Tree Preservation

- Trevor Cox from Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). These have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 7 mature trees on the subject site. The report proposes the removal of 5 trees because they are located either within the building envelope, within the footprint of proposed driveways or are assessed as hazardous. The Report proposes 2 trees be retained on Lot 1. Three (3) replacement trees will be planted for a total of 5 trees on site, providing for an average of 1.7 trees per lot.

Tree Species	Number of Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Alder	2	2	0
Cedar	4	3	1
Spruce	1	0	1
Total	7	5	2

- Under the recently approved new Tree Protection By-law, tree replacement is required at specific 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 2 alder trees are proposed to be removed and 3 other trees are to be removed, a total of 8 replacement trees would be required for this application. The applicant proposes 3 replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 5 trees. As such, under the new By-law, monetary compensation for the remaining 5 trees would be \$1,500 based on \$300/tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on September 23, 2008. However, no responses were received from area residents.

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 Block 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

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

v:\wp-docs\planning\plncom08\12011526.mrj.doc
KMS 12/1/08 3:58 PM

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-9

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	0.42 ac	
Hectares	0.17 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	3	
SIZE OF LOTS		
	RF	RF-9
Range of lot widths (metres)	20.2 m	10.1 m
Range of lot areas (square metres)	774 m ²	270 m ² and 282 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	17.6 upha/7.1 upa	
Lots/Hectare & Lots/Acre (Net)	22.6 upha/9.1 upa	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	34.9%	
Estimated Road, Lane & Driveway Coverage	28.5%	
Total Site Coverage	63.4%	
PARKLAND		
Area (square metres)	n/a	
% of Gross Site		
Required		
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	