

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0255-00

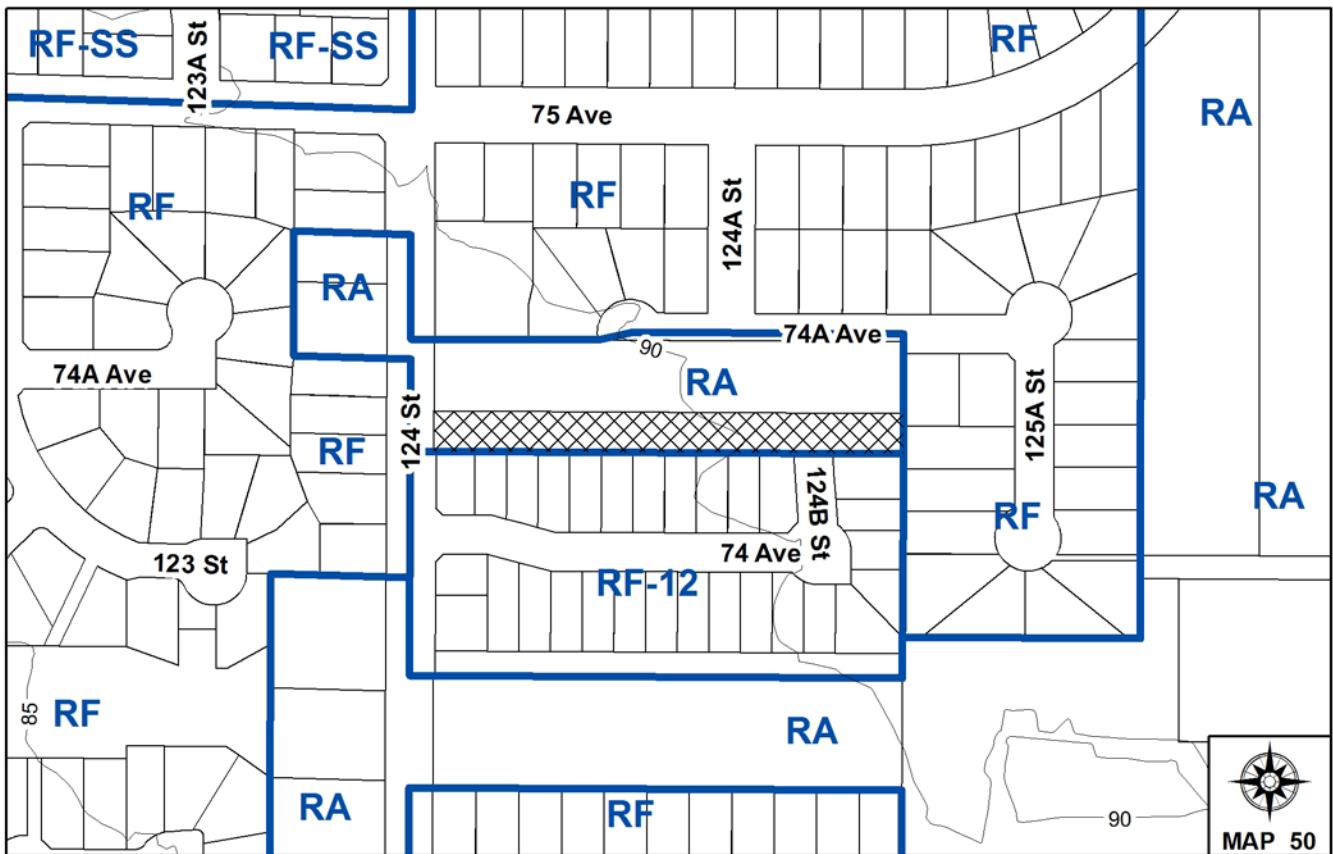
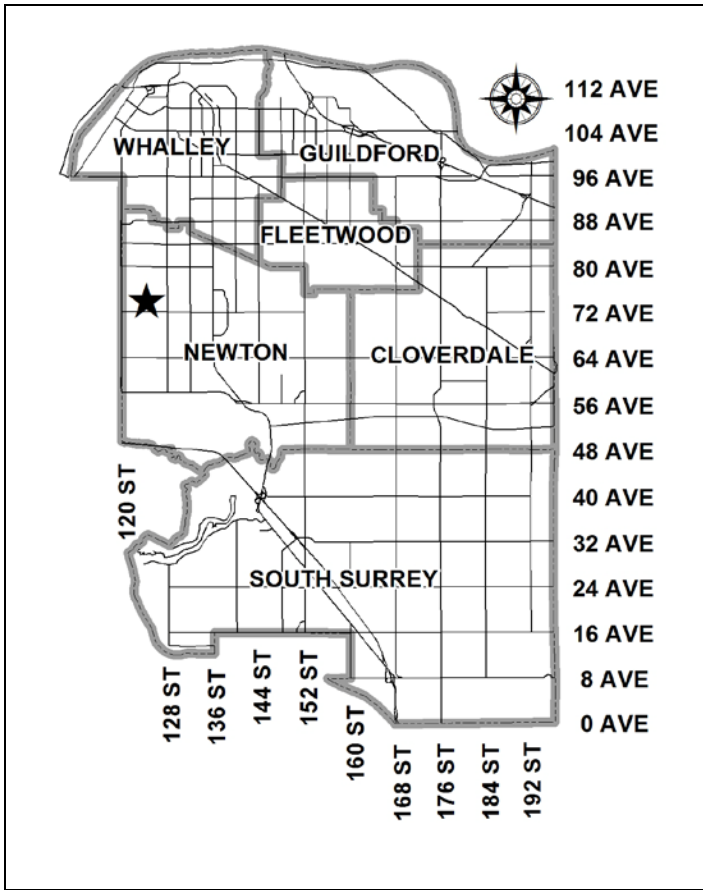
Planning Report Date: February 9, 2009

PROPOSAL:

- **Rezoning from RA to RF**

in order to allow subdivision into three single family lots, including a remnant lot with future subdivision potential

LOCATION: 7428 - 124 Street
OWNER: Ekam Development Ltd.
ZONING: RA
OCP DESIGNATION: Urban
LAP DESIGNATION: Suburban Residential (1/2 Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a partial LAP Amendment in order to redesignate the property from "Suburban Residential (1/2 Acre)" to "Urban Residential" in the Newton Plan.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed LAP redesignation is appropriate given the past single family uses approved on surrounding properties. The proposed zoning and subdivision plan provides an appropriate transition between development to the north (RF) and south (RF-12). In addition, the proposed zoning satisfactorily addresses the future subdivision potential of the subject site and the adjacent property.

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 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) 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 Section 219 Restrictive Covenant for "no build" on a portion of Lot 2 until future consolidation with the adjacent property (7438 - 124 Street);
 - (f) the applicant address the shortfall in tree replacement; and
 - (g) the applicant construct appropriate fencing to address potential on-site debris in relation to the adjacent property at 7438 - 124 Street.
3. Council pass a resolution to amend the Newton Plan to redesignate a portion of the land from "Suburban Residential (1/2 Acre)" to "Urban Residential" when the project is considered for final adoption.

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 Strawberry Hill School
0 Secondary students at Princess Margaret School

(Appendix IV)

Parks, Recreation &
Culture:

Support. The applicant should provide cash-in-lieu of parkland dedication.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family residential.	Urban	RA
East:	Single family residential.	Urban	RF
South:	Single family residential.	Urban	RF-12
West (Across 124 Street):	Single family residential.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 0.336 hectare (0.83 acre) in area and is located on the east side of 124 Street between 74 Avenue and 75 Avenue.
- The property is designated "Urban" in the Official Community Plan (OCP) and "Suburban Residential (1/2 Acre)" in the Newton Local Area Plan.
- The subject property is currently zoned "One-Acre Residential (RA)". The applicant is proposing to rezone the property to "Single Family Residential (RF)" to permit subdivision into 3 RF lots, including a remnant portion with future subdivision potential in conjunction with the adjacent property to the north.

Justification for LAP Amendment

- The existing designation is "Suburban Residential (1/2 Acre)" in the Newton Plan. However, the surrounding properties have already been re-designated to "Urban" in order to permit subdivision into RF and RF-12 lots.
- The proposed RF Zone is consistent with the land use designations in the OCP.
- The proposed RF zoning is also appropriate in order to establish an interface and transition between existing RF-12 lots to the south (File No. 7903-0079-00) and RF lots to the north which are currently occupied by larger single family residential dwellings.

- Therefore, the proposed LAP amendment is acceptable.

Subdivision Layout

- All three proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth.
- Proposed Lot 2 is oversized and includes remnant property for future subdivision, with the adjacent property to the north, in accordance with the proposed development concept plan prepared by the applicant (Appendix VII).
- Proposed Lot 1 will front onto 124 Street while Lot 2 and Lot 3 will front onto 124B Street.
- Access to all lots will be from the new roads. No rear lane access is proposed.
- The applicant proposes to demolish the existing dwelling on Lot 1.

Building Design and Lot Grading

- The applicant for the subject property 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 plan shows 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 15 mature trees on the subject property. The report proposes the removal of 9 trees because they are located either within the building envelope, within the footprint of proposed driveways or are assessed as hazardous. The report proposes 4 trees be retained on Lot 2 and 2 trees be retained on Lot 3. Six (6) replacement trees will be planted for a total of 12 trees on site, providing for an average of 4 trees per lot.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Alder	4	2	2
Cottonwood	10	6	4
Douglas-fir	1	1	0
Total	15	9	6

- 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, 6 cottonwood trees and 1 douglas-fir are proposed to be removed, a total of 10 replacement trees would be required for this application. The applicant proposes 6 replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 4 trees. As such, under the new By-law, monetary compensation for the remaining 4 trees would be \$1,200 based on \$300/tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 20, 2008 and staff received the following 4 responses:

- Two phone calls were received from the owners of the adjacent property at 7438 – 124 Street regarding the potential for on-site debris, especially during construction, to be deposited onto their property. It is feared that on-site debris associated with construction at 7428 – 124 Street will have to be removed at the expense of adjacent property owners.

(In order to address this concern, staff informed the agent, Coastland Engineering & Surveying Ltd., that a fence will be required in order to reduce the amount of on-site debris or garbage being displaced onto neighbouring properties. As a result, the agent has proposed to erect a fence along the entire northern perimeter of Lot 1 and Lot 3 as well as build a fence along the north-eastern perimeter of Lot 2 in order to provide a barrier between the future dwelling and neighbouring property. City staff have contacted the neighbours and received support for the proposed fencing from the adjacent owners at 7438 – 124 Street).

- The owners of 7438 – 124 Street also raised concerns about the future development of the rear portion of Lot 2. The neighbours expressed concern that road access would allow for further subdivision of Lot 2 into smaller RF-12 lots which would back onto the adjacent property to the north.

(At the request of staff, the applicant submitted a development concept plan which addressed the rear portion of Lot 2 as well as the property at 7438 – 124 Street, which necessarily must be developed jointly. City staff and the applicant provided the proposed

plan to the neighbours and offered opportunities for them to provide feedback. Nevertheless, the neighbours declined to personally contact the agent.

In order to ensure coordination of future subdivision between the remnant portion of Lot 2 and the adjacent lot at 7438 – 124 Street, registration of a Section 219 Restrictive Covenant for no-build will be required on Lot 2).

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.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Subdivision Concept Plan
Appendix VIII.	LAP Amendment 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: Mike 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: 7428 - 124 Street

(b) Civic Address: 7428 - 124 Street
 Owner: Ekam Development Ltd., Inc. No. 723282
 PID: 012-044-342
 North Half Lot 27 Except: The North 100 Feet; Section 19 Township 2 New
 Westminster District Plan 1234

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.83 ac
Hectares	0.336 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	16.9 m - 17.0 m
Range of lot areas (square metres)	507 m ² - 2,009 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.9 upha/3.6 upa
Lots/Hectare & Lots/Acre (Net)	9.7 upha/3.9 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	21.1%
Estimated Road, Lane & Driveway Coverage	12.8%
Total Site Coverage	33.9%
PARKLAND	
Area (square metres)	
% 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