

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0083-00

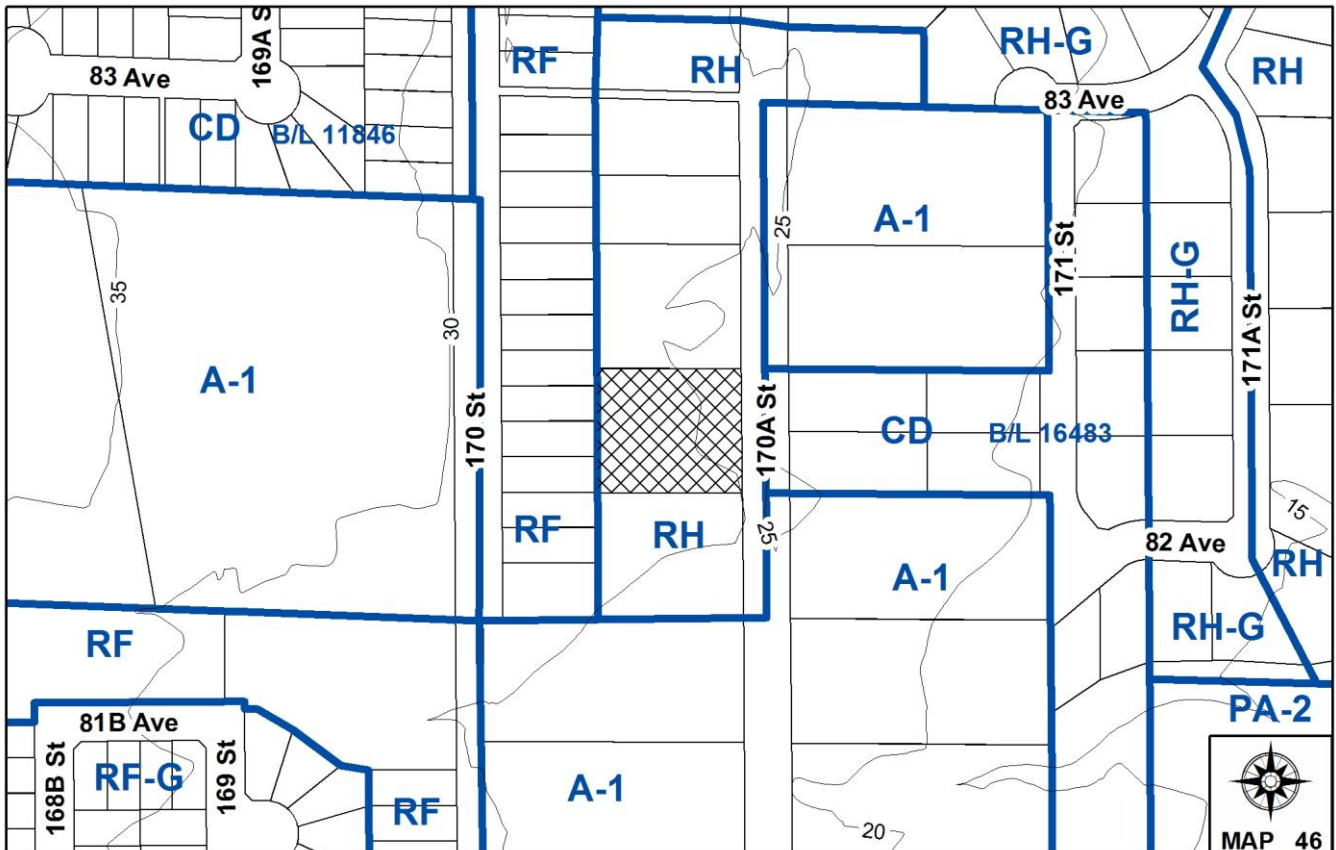
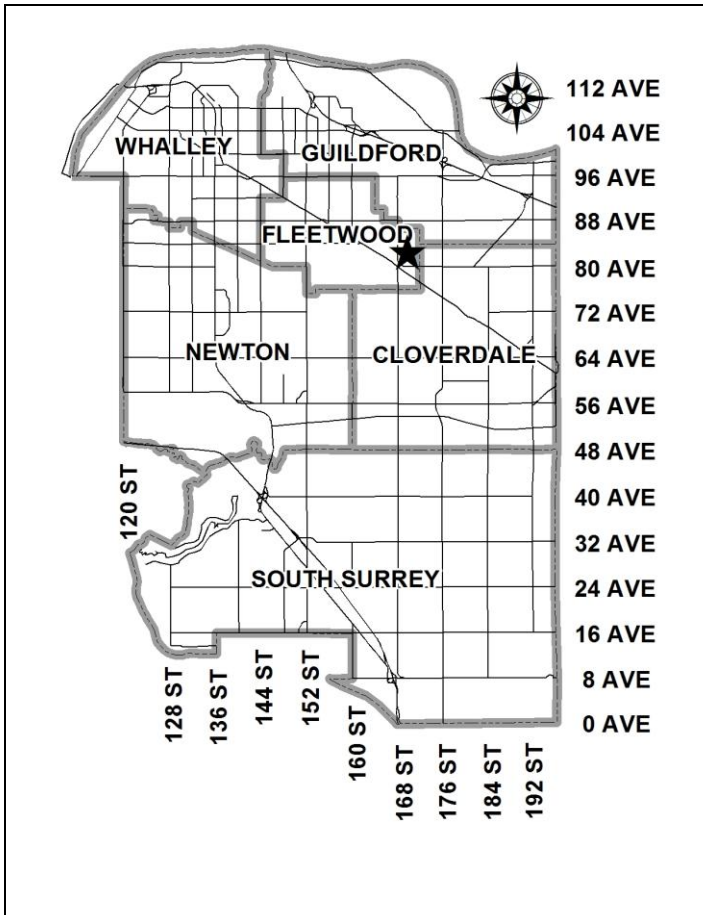
Planning Report Date: September 14, 2009

PROPOSAL:

- **Rezoning** from RH to CD (based on RH-G)
- **Development Variance Permit**

in order to allow subdivision into two (2) suburban single family lots. DVP to reduce the side yard setback to retain an existing house.

LOCATION: 8235 - 170A Street
OWNERS: Daniel Camele and Carrie Camele
ZONING: RH
OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing of Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduction of minimum south side yard setback of the proposed CD Zone from 3.0 metres (9.8 ft.) to 1.2 metres (3.9 ft.) for the existing house on proposed Lot 1.

RATIONALE OF RECOMMENDATION

- Complies with Suburban OCP designation.
- Consistent with land use and subdivision pattern established in the area.
- Complies with City Policy No. 0-23 regarding residential development near agricultural lands.
- The proposed south side yard setback variance will allow retention of the existing house on proposed Lot 1.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7909-0083-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the proposed CD Zone from 3.0 metres (9.8 ft.) to 1.2 metres (4 ft.) for the existing house on proposed Lot 1.
3. 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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant on portions of proposed Lots 1 and 2 for tree retention.

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 Coast Meridian Elementary School
0 Secondary students at North Surrey Secondary School

(Appendix IV)

Agricultural Advisory Committee (AAC): The project was considered at the September 3, 2009 AAC meeting and the proposed subdivision was supported with the recommendation that a Restrictive Covenant be registered on all of the lots notifying owners of farm practices in the area.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RH
East (Across 170A Street):	Recently created suburban residential lots (File No. 7906-0450-00).	Suburban	CD (By-law No. 16483)
South:	Single family dwelling.	Suburban.	RH
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 8235 - 170A Street in Fleetwood, and is approximately 0.32 hectare (0.8 acre) in size. The property is zoned Half-Acre Residential (RH), designated Suburban in the Official Community Plan (OCP), and is located within a neighbourhood of suburban lots.
- The applicant is proposing to rezone the subject property from "Half-Acre Residential (RH)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)" to allow subdivision into two (2) half-acre gross density sized lots (Appendix II). The applicant has offered to provide cash-in-lieu of parkland dedication.
- Rezoning to CD (based on RH-G) of land across 170A Street directly east of the subject site (Development Application No. 7906-0450-00) was approved by Council on December 14, 2008 to allow subdivision into 11 residential lots and open space. The proposed subdivision layout of the current application (No. 7909-0083-00) will continue the land use pattern established by nearby residential developments, which includes in-process development applications No. 7907-0385-00 and No. 7908-0171-00 each proposing four (4) similar-sized lots on the properties to the northeast of the subject site across 170A Street.
- The subject property is located within a Suburban transition area and is subject to City Policy No. O-23 (Residential Buffering Adjacent to the ALR / Agricultural Boundary). The policy defines two sub-transition areas for residential lands in proximity to the ALR or the Agricultural designation boundary: an Outer Ring Transition Area between the 200-metre (656 ft.) line and the ALR / Agricultural Boundary and an Inner Ring Transition Area between the existing Urban Designation boundary and the 200-metre (656 ft.) line.
- The subject property is located within the Inner Ring Transition Area. In accordance with City Policy No. O-23, within the Inner Ring Transition Area, the maximum gross density is 10 units per hectare (4 upa). The OCP Amendment (By-law 16067) to permit 10 units per hectare (4 upa) in the Suburban Designation was approved on September 25, 2006.

- The gross density of the proposed development is 6.2 units per hectare (2.5 upa). The proposed density is in compliance with City Policy No. O-23. The proposed density is also consistent with the maximum density permitted in the Suburban Designation within the Official Community Plan (OCP).
- The dimensions of the two (2) proposed lots will be consistent with neighbouring properties. The proposed lots are 26 metres (85 ft.) wide, and the proposed lot sizes are 1,593 square metres (0.4 acre) and 1,627 square metres (0.4 acre). The existing dwelling on the subject property will be retained on proposed Lot 1.

Proposed CD By-law

- The proposed CD By-law is based on the requirements of the RH-G Zone with modifications to density, lot widths and open space. The differences between the RH-G Zone and the proposed CD By-law are identified in the table below:

	Existing RH-G Zone	Proposed CD By-law
Density	Maximum density is 5.0 units per gross hectare (2.0 upga)	Maximum density is 10 units per hectare (4 upa)
Floor Area Ratio	FAR: 0.32	FAR: 0.32
Lot Dimensions	Size: 1,858 sq. m. (0.5 acre) Width: 30 metres (100 ft.) Depth: 30 metres (100 ft.)	Size: 1,593 sq. m. (17,146 sq. ft.) Width: 26 metres (85 ft.) Depth: 30 metres (100 ft.)
Open Space	15% land set aside	5% cash-in-lieu of parkland dedication

- The proposed CD By-law reduces the lot widths and increases the maximum density of the development compared to the RH-G Zone. The overall gross density for the proposed development is 10 units per hectare (4.0 upa).
- The applicant has offered to provide 5% cash-in-lieu of parkland, although not a requirement for a 2-lot subdivision.
- All other aspects of the proposed CD By-law comply with the RH-G Zone.

Neighbourhood Character Study and Building Scheme

- A Building Scheme was registered on title under completed land development application No. 7999-0259-00.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared by H.Y. Engineering Ltd. The plans were reviewed by staff and found acceptable.
- The applicant proposes in-ground basements on the two proposed lots. However, final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

- Max Rathburn of Arbortech Consulting Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and found 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
Bigleaf maple	1	0	1
Hazlenut	1	0	1
Japanese Maple	1	1	0
Pacific Dogwood	1	1	0
Sawara Cypress	2	0	2
Western redcedar	7	7	0
Total	13	9	4

- According to the tree summary, 13 trees are identified on the subject site. The applicant proposes to remove 4 of the trees and retain the remaining 9 trees. Most of the trees proposed for removal are ones that are in poor or declining condition. The total number of replacement trees being proposed is 0. Cash-in-lieu will be provided for the 2 replacement trees in deficit. The average number of trees per lot is 10.
- A Restrictive Covenant will need to be registered on the north side yard of proposed Lot 1, and on the south side yard of proposed Lot 2 in order to retain stands of existing trees located near the north and south property lines (Appendix V).

PRE-NOTIFICATION

Pre-notification letters were sent on June 22, 2009 and staff received no comments on the current application.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south side yard setback requirement of the proposed CD Zone from 3.0m (9.8 ft.) to 1.2m (4 ft.) for the existing house on proposed Lot 1.

Applicant's Reasons:

- The minimum south side yard setback must be reduced in order to retain the existing house for the proposed two-lot subdivision.
- According to the applicant's agent, the house was built in 1970, and major renovations were done in 2006, which included the kitchen, flooring, and fixtures.

Staff Comments:

- The north side yard setback of the existing house will exceed the proposed 3.0m (9.8 ft.) side yard setback of the CD Zone.
- The proposed reduced side yard setback is not written into the proposed CD Zone because it is only intended to accommodate the existing house, and not future structures. When the existing house is demolished, future structures will need to comply with the 3.0m (9.8 ft.) side yard setback specified in the proposed CD Zone.
- As a condition of subdivision, the applicant will be required to submit a signed location certificate that shows the retained house complies with the remaining proposed CD Zone requirements.
- The existing house is in good condition.
- Staff support the requested variance.

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.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7909-0083-00
Appendix VII.	Proposed CD By-law
Appendix VIII.	City Policy No. 0-23

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: Lori Richards, H.Y. Engineering Ltd.
 Address: #200 - 9128 - 152 Street
 Surrey, BC
 V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Address: 8235 - 170A Street

 - (b) Civic Address: 8235 - 170A Street
 Owners: Daniel Louis Camele and Carrie Camele
 PID: 025-111-124
 Lot 12 Section 30 Township 8 New Westminster District Plan LMP50736

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7909-0083-00.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.79 ac.
Hectares	.3221
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	26 m - 26.6 m
Range of lot areas (square metres)	1,593 m ² - 1,627 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.5 lots/ac 6.2 lots/ha
Lots/Hectare & Lots/Acre (Net)	2.5 lots/ac 6.2 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	21.7%
Total Site Coverage	3.3%
PARKLAND	
Area (square metres)	
% 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	YES
Others	NO