

City of Surrey
PLANNING & DEVELOPMENT REPORT

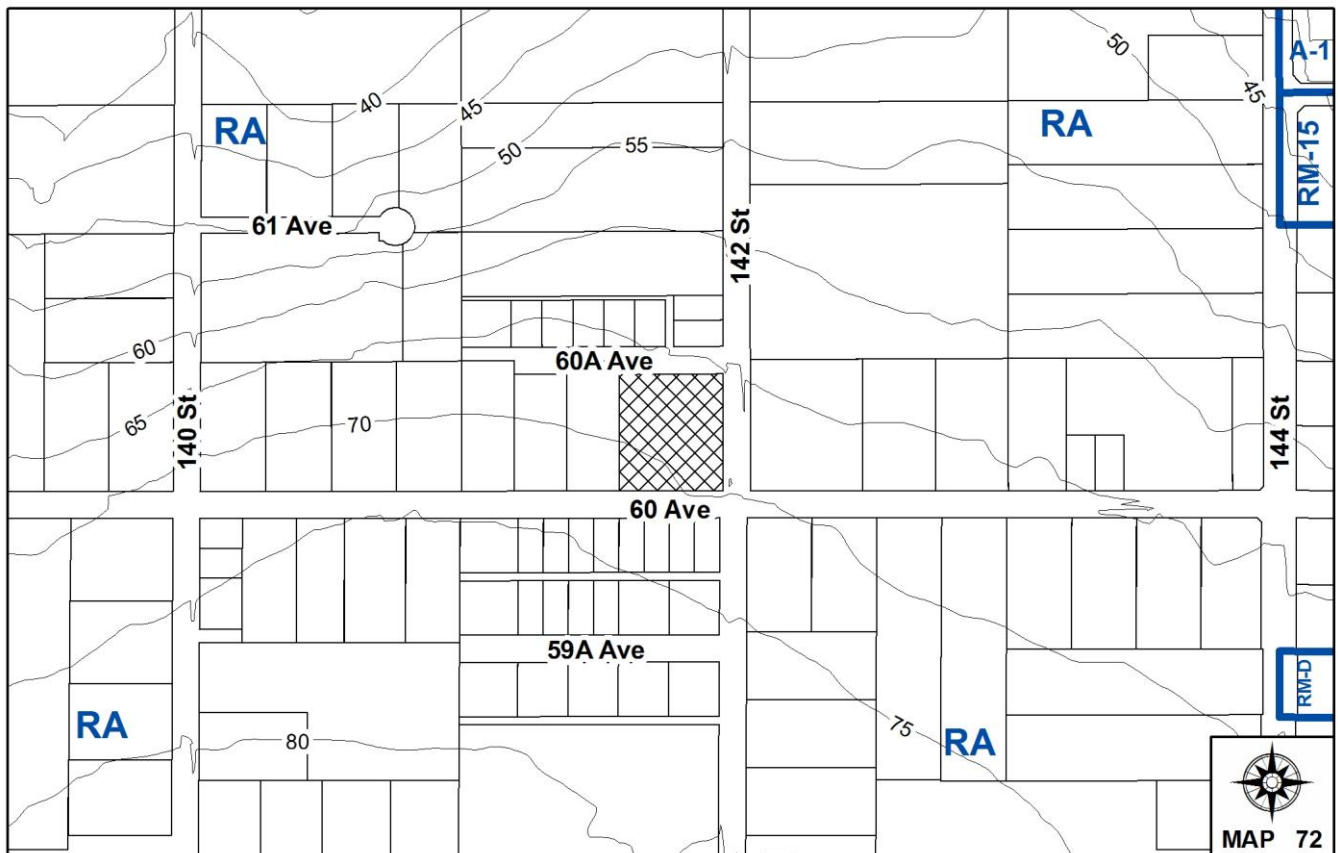
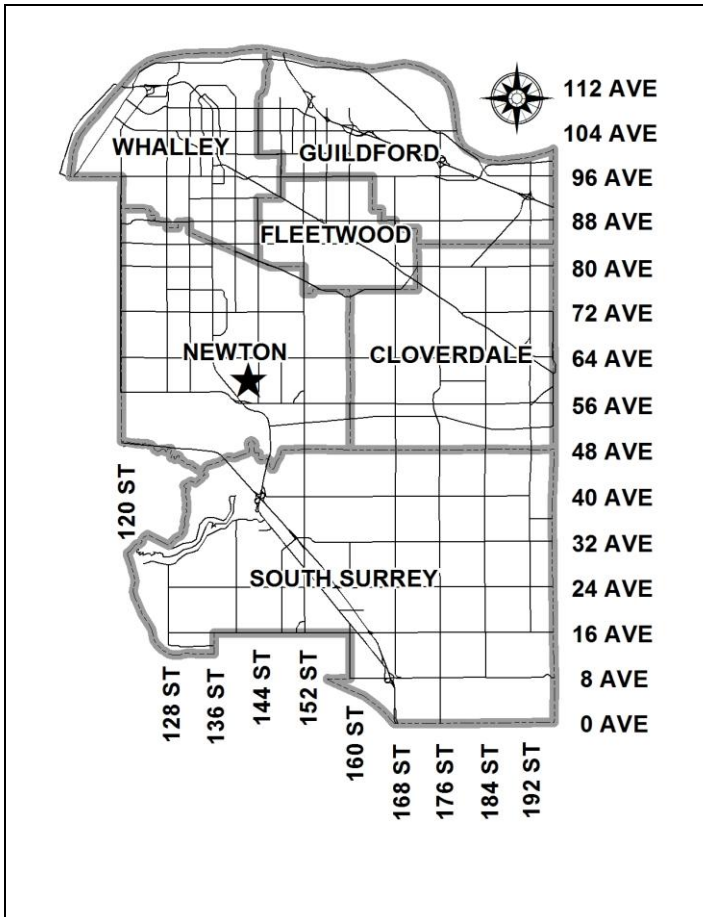
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Planning Report Date: July 12, 2010

PROPOSAL:

- **Rezoning** from RA to RF-SD in order to allow subdivision into twenty semi-detached residential lots.

LOCATION: 14192 - 60A Avenue
OWNER: John Tymos
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Small Lots and 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.
- The proposed subdivision layout provides greater flexibility in single family housing forms, increased density and provides a suitable transition from single family small lots along 60 Avenue toward single family residential flex (6-14.5 upa) north of 60 Avenue.

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 "Semi-Detached Residential Zone (RF-SD)" (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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the shortfall in tree replacement;
 - (g) registration of a Section 219 Restrictive Covenant for party wall agreements and corresponding easements for building maintenance on Lots 1 to 20; and
 - (h) a registered professional undertake a Building Code analysis to be submitted at the time of the Building Permit application.

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:

7 Elementary students at Woodward Hill School
3 Secondary students at Sullivan Heights School

(Appendix IV)

Parks, Recreation & Culture: Parks supports the proposed layout and will accept 5% cash-in-lieu of parkland dedication. The applicant is required to pay amenity contributions on a per unit basis in keeping with the South Newton NCP.

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

SITE CHARACTERISTICS

Existing Land Use: One-acre residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North(Across 60A Avenue) and West:	Suburban single family in acreage parcels and large urban lots.	Urban/Single Family Small Lots & Single Family Residential Flex (6-14.5 upa)	RA
East (Across 142 Street):	One-acre residential.	Urban/Townhouse (15 upa)	RA
South (Across 60 Avenue):	Large urban lots.	Urban/Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 0.67 hectare (1.66 acres) in area and located on the north side of 60 Avenue between 140 Street and 142 Street.
- The property is designated "Urban" in the Official Community Plan (OCP). In addition, the northern portion of the subject property is designated "Single Family Residential Flex (6 – 14.5 u.p.a.)" while the southern portion is designated "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP).
- The property is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the subject property in order to permit subdivision into twenty (20) "Semi-Detached Residential Zone (RF-SD)" lots.

Proposed Land Use

- The proposed subdivision layout is generally consistent with the "Single Family Small Lots" and "Single Family Residential Flex (6 – 14.5 u.p.a.)" designation in the South Newton NCP.

- The proposed rezoning from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" lots could establish the future pattern of development for properties designated "Single Family Small Lots" and "Single Family Residential Flex (6 – 14.5 u.p.a.) along 60 Avenue between 139 Street and 142 Street.
- In addition, the proposed rezoning offers greater flexibility in single family housing forms, increased density and provides a suitable transition from Single Family Small Lots fronting 60 Avenue toward Single Family Residential Flex (6 – 14.5 u.p.a.) type lots north of 60A Avenue.

Subdivision Layout

- All proposed lots conform to the minimum requirements of the RF-SD Zone in terms of total lot area, width and depth. The RF-SD type lots range in size from 296 square metres (3,186 sq. ft.) for interior lots to 354 square metres (3,810 sq. ft.) for corner lots with total widths of roughly 7.5 metres (25 ft.) and 9 metres (30 ft.), respectively.
- The RF-SD lots are considerably different from traditional duplexes and generally appear as single-family dwellings in terms of building massing, character and form. At the same time, each RF-SD type lot incorporates some variation and articulation in the overall building design in order to provide a sense of identity and avoid mirror-images.
- The proposed dwellings will each have a single-car garage along the common side yard with vehicle access provided from the rear lane. Three additional parking spaces will be provided on each lot, in the form of parking pads, in order to reduce the pressure on off-street/on-street parking within the surrounding neighbourhood.
- As semi-detached units, the proposed dwellings and detached garages will have shared walls. Therefore, the applicant is required to register party wall agreements as well as associated easements to facilitate maintenance and future repair as a condition of rezoning.
- The land use is generally consistent with the NCP designations and considered appropriate by providing increased density which allows a unique form of affordable home ownership with fee-simple tenure. In addition, RF-SD type lots will provide a desirable interface with future Single Family Small Lots, directly south of 60 Avenue, as per the South Newton NCP.

Road Dedication

- The applicant is proposing to dedicate 3.44 metres (11.3 ft.) on 60 Avenue including a 5.0 metre X 5.0 metre corner cut at the intersection of 60 Avenue and 142 Street. The applicant will further dedicate 0.942 metre on 142 Street with a 3.0 metre X 3.0 metre corner cut at the intersection of 60A Avenue and 142 Street. In addition, the applicant is proposing to dedicate a 6.0 metre (20 ft.) east-west lane in order to provide rear lane access for each RF-SD lot.
- The Engineering Department previously designated 60 Avenue and 142 Street as Collector roads. In response, driveway access will be provided from a lane at the rear of each lot.

Building Design and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on this review proposed a set of building design guidelines (Appendix V).
- The character study indicates that dwellings within the surrounding neighbourhood do not provide a suitable architectural reference point for future development standards. As a result, the proposed building design guidelines attempt to provide a standard for future development projects involving RF-SD type lots along 60 Avenue.
- Sample building façades for the proposed dwellings were reviewed by City staff and found to be generally acceptable. The future homes are designed to appear as single family dwellings (Appendix VIII).
- A preliminary Lot Grading Plan submitted by H.Y. Engineering Ltd. has been reviewed by City staff and is considered generally acceptable. The Lot Grading Plan indicates minimal amounts of fill (less than 0.5 metre/1 ft. 6 in.) for Lots 1 – 10 with moderate fill (more than 0.5 metre/1 ft. 6 in.) for Lots 11 – 20. The proposed fill is required to meet the ultimate road grade on 60 Avenue while achieving proper drainage for in-ground basements. A retaining wall of 0.65 metre (2.1 ft.) in total height, composed of Alan Blocks, is required along the western boundary of proposed Lot 20. As the adjacent property at 14143 – 60 Avenue is anticipated to develop in a similar fashion, the existing lot grading will likely be altered in order to match the grade currently proposed on the subject property.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by City staff and found to be generally acceptable.
- Basement-entry homes and secondary suites are not permitted.
- The applicant proposes to demolish the existing dwelling.

Tree Preservation

- Mike Fadum from Mike Fadum and Associated 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 83 mature trees on the subject property. The report proposes the removal of 83 trees because they are located either within the building envelope, within the footprint of the proposed driveways or are assessed as hazardous. The report proposes no trees be retained. Fifty-eight (58) replacement trees will be planted for a total of 58 trees on site, providing for an average of 2.9 trees per lot.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Red Alder & Black Cottonwood	27	27	0
Paper Birch	2	2	0
Western Red Cedar	34	34	0
Bitter Cherry	4	4	0
Sawara Falsecypress	2	2	0
Bigleaf Maple	14	14	0
Total	83	83	0

- 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 27 alder trees/cottonwood trees and 56 other trees are proposed to be removed, a total of 139 replacement trees would be required for this application. The applicant proposes 58 replacement trees. Under the requirement of the new Tree Protection By-law, this would result in a tree replacement deficit of 81 trees. As such, under the new By-law, monetary compensation for the remaining 81 trees would be \$24,300 based on \$300/tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 31, 2010 and staff received the following responses:

- City staff received one phone call from an adjacent property owner who asked if the Planning & Development Department was supportive of the proposed road layout.

(City staff informed the adjacent property owner that the proposed road layout appears consistent with the road layout identified in the South Newton NCP and, therefore, is considered generally acceptable).

- City staff received one phone call from an adjacent property owner who expressed concerns regarding: [1] lot grading; [2] the widespread proliferation of single family small lots; [3] insufficient off-street/on-street parking; as well as [4] vehicle traffic and frequent congestion within the vicinity of 60 Avenue and 142 Street.

(The applicant is required to submit a Lot Grading Plan for review by City staff which clearly shows all changes in elevation and identifies proposed on-site fill which exceeds 0.5 metre [1 ft. 6 in.]. A preliminary Lot Grading Plan was submitted by the applicant which shows moderate amounts of fill [more than 0.5 metre (1 ft. 6 in.)] on Lots 11 to 20. The proposed fill is required to meet the ultimate road grade on 60 Avenue and achieve proper drainage for in-ground basements. The Lot Grading Plan has been reviewed by City staff and is considered generally acceptable.

City staff informed the adjacent property owner that 14192 – 60A Avenue is currently designated "Urban" in the Official Community Plan (OCP) as well as "Single Family Small Lots" and "Single Family Residential Flex (6 – 14.5 u.p.a.)" in the South Newton Neighbourhood Concept Plan (NCP). As a result, the proposed subdivision layout and RF-SD type lots are consistent with land use designations outlined in the OCP and NCP. However,

the applicant is required to provide additional off-street parking in order to reduce vehicle traffic and on-street/off-street parking concerns within the surrounding neighbourhood).

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.	South Newton Neighbourhood Concept Plan (NCP)
Appendix VIII.	Sample Building Façade

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.66 ac
Hectares	0.67 ha.
NUMBER OF LOTS	
Existing	1
Proposed	20
SIZE OF LOTS	
Range of lot widths (metres)	7.45 m – 8.9 m
Range of lot areas (square metres)	269 m ² - 354 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	29.9 upha/12 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
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