

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0047-00

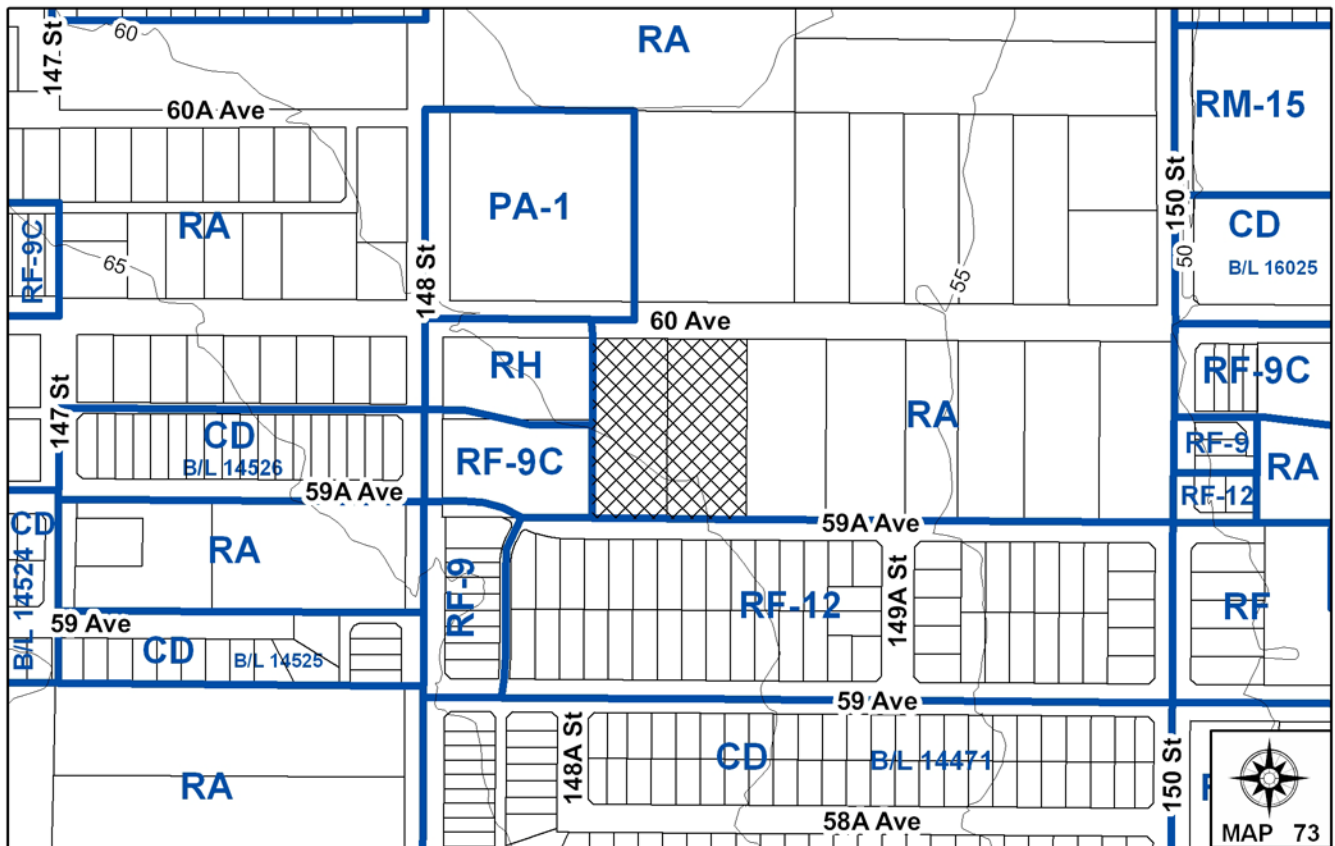
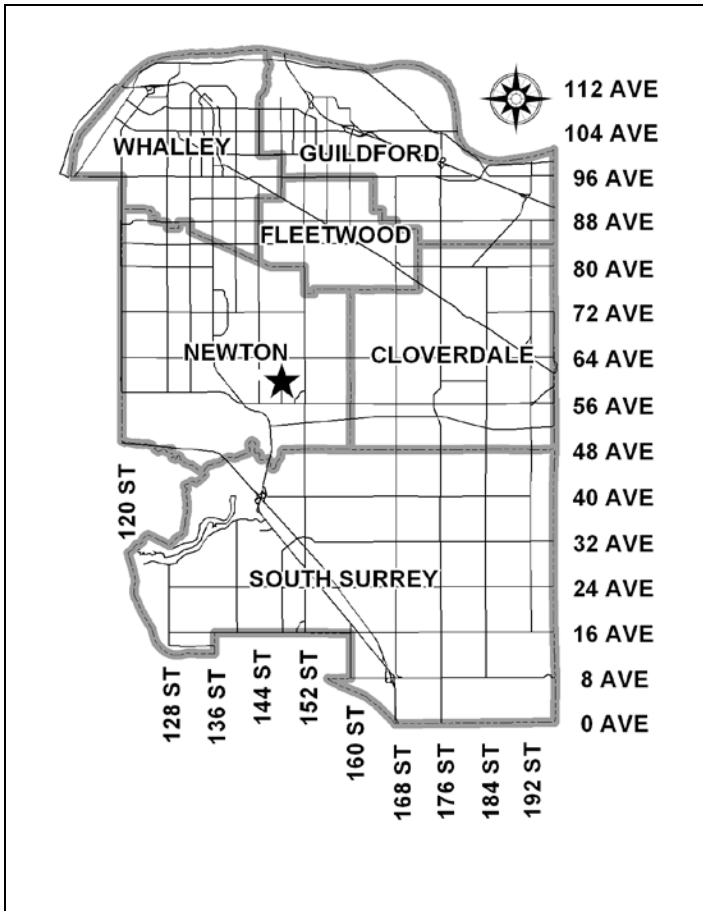
Planning Report Date: October 15, 2007

PROPOSAL:

- Rezoning from RA to RH and RF-9C
- Development Variance Permit

in order to allow subdivision into 10 single family small lots with coach houses and a remnant lot and relax the rear yard setback of the RH Zone for the existing house.

LOCATION: 14856/14874 - 60 Avenue
OWNERS: Makhan and Gurdial Johal
 Nirmal and Sukhdev Samra
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Small Lots, Mixed Commercial/Residential Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear yard setback variance required for existing dwelling.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- Proposed setback variance will apply only to the existing dwelling being retained on the remnant lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000); and to rezone Block B on Appendix VII from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0047-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the existing dwelling only.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) 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:**
 3 Elementary students at Cambridge Elementary School
 1 Secondary students at Sullivan Heights Secondary School
 (Appendix IV)

Parks, Recreation & Culture:

- Provide park amenity contribution.
- Provide 5% cash-in-lieu of parkland.

Min. of Transportation: Preliminary approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family house.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 60 Avenue):	United Church	Institutional	PA-1
	Vacant	Creeks and riparian setbacks.	RA
	Single family residential.	Mixed commercial/residential townhouses	RA
East:	Single family residential.	Mixed commercial/residential townhouses.	RA
South (Across 59A Avenue):	Single family residential.	Single family small lots.	RF-12
West:	Single family small lots (approved but not yet built) and a remnant lot for future mixed-use development.	Single family small lots, mixed commercial/residential townhouses.	RH and RF-9C

DEVELOPMENT CONSIDERATIONSBackground

- The subject 0.8 hectare (2 acres) site consists of two (2) properties that are located south of 60 Avenue, east of 148 Street. The properties are designated 'Urban' in the OCP and are located within the South Newton NCP. Under the NCP, the site has a combination of Single Family Small Lots and Mixed Commercial/Residential Townhouses designations.
- The subject properties are currently zoned 'One-Acre Residential (RA)'. Properties to the east and north are zoned also RA. One property to the north is zoned PA-1 to accommodate a United Church. Properties to the south are zoned RF-12, while the properties to the west were rezoned to RH and RF-9C under development application 7906-0216, which was given final adoption on June 26, 2007.
- The South Newton NCP designates the subject site as Single Family Small Lots (southern portion) and Mixed Commercial/Residential Townhouses (northern portion). At this time, only the southern portion is being proposed for development.
- The Single Family Small Lot designation within the NCP was established to achieve the objective of building a community with a mix of housing densities and types with a density range of 3-4 upha (8-10 upa) within this designation. The nine (9) proposed RF-9C lots are maintaining this objective of the NCP.

- Immediately to the south, Surrey Project No. 7904-0374 created nine (9) RF-9 lots and sixteen (16) RF-12 lots. The road pattern for 59A Avenue that was established at that time will be completed with the current application.
- The project to the west (7906-0216) created nine (9) RF-9C lots and one remnant RH lot. This project extended 59A to intersect with 148 Street, and the required lane was permitted to be slightly curved.

Proposed Development

- The proposed subdivision pattern is generally in keeping with the NCP layout, with an east-west lane dividing the mixed commercial/residential and the proposed small lots. However, the lane is being proposed at a location further to the south than what the NCP illustrates. Having the lane shifted to the south will increase the size of the mixed commercial/ residential townhouse portion. The reasons for this adjustment include:
 - The proposed location of the lane was supported by the affected properties and will align with the lane being constructed in the development to the west (7906-0216), which originally proposed (and was approved) a shift in the lane further to the south;
 - With the lane adjustment, the proposed RF-9C lots will still be more than 9 metres (30 ft.) deeper than what is required;
 - Maximizing the mixed commercial / residential townhouse designation area would greatly assist in the future development of that portion of land; and
- The proposed RH lot is not intended to be built on as the applicant does not believe there is sufficient demand in this area for commercial development at this time. The rezoning of this portion of the land would simply enable the subdivision to occur while complying with Zoning By-law No. 12000. If this lot were to remain zoned as RA, the subdivision of this portion of land would not meet the size requirements of the RA zone.
- The proposed coach houses are an appropriate interface in this location. In relation to the RF-12 lot to the south, the proposed RF-9C lots are slightly smaller in size and width, but are considered an appropriate transition to the mixed-use development further north.
- The proposed RF-9C lots are oversized lots with a depth of at least 9m (30 feet) deeper than what the zoning provisions require. In spite of the fact the lane will be located further to the south, these lots have been able to achieve a greater depth due to distance between 59A Avenue and 60 Avenue. Shifting the lane to the south increased the mixed commercial / townhouse designation without hindering the size or depth of the residential small lots being proposed.

Subdivision Layout

- The proposed RH lot would meet the minimum size requirements of the RH zone. The reason this lot has been proposed to be rezoned to RH is due to the fact that after road dedication and lane construction, the lot dimensions and area of this lot would not meet the requirements of the RA zone.

- Given the location of the existing dwelling unit on the RH lot, a Development Variance Permit (DVP) for a reduced the rear yard setback on this lot would accommodate the retention of this dwelling. The DVP is discussed in greater detail further on in this report.
- All the proposed RF-9C lots meet the minimum size requirements of the RF-9C zone. The average size of the nine (9) proposed RF-9C lots is 365 sq.m. (3,930 sq.ft.), with an average frontage of 9.4m (31 ft) and an average depth of 39m (128 ft.).
- Given that the proposed development is primarily for RF-9C lots, lane access is required to these lots. The location of this lane at the western end of this site would align with lane location that was established under application 7906-0216. At the eastern side of the site, the proposed lane will have been curved slightly to north in order to realign properly with where the South Newton NCP illustrates the lane to be located.

Building Design Guidelines

- The applicant has retained Sandbox Design Works as the Design Consultant for this project. The Design Consultant conducted a character study of the surrounding homes and based on the findings a proposed set of building design guidelines for the RF-9C lots have been prepared (Appendix V).
- The design for the proposed RF-9C lots will be based on the Neo-Traditional style, utilizing balanced massing, consistent scale and proportion of elements, and clean lines. The consultant is proposing homes with well identified entries and moderately pitched hip and gable roof elements.
- The RF-9C zone allows either a coach house or a secondary suite. The guidelines reflect the fact that the coach house living area above the garage in the rear of the dwellings will form an integral part of the design of the coach house, and shall be compatible with the design of the principle dwelling.
- The Design Consultant recommends the choice of a variety of exterior materials including, vinyl, hardiplank, cedar, brick, and stone. The roofing will also reflect the style objectives with a minimum and maximum pitch of 6:12 and 12:12 respectively. Permissible roof materials include concrete tile (shake profile), high profile duroid shingles, or cedar shakes/shingles.
- In-ground basements are feasible and proposed on all of the RF-9C lots. Basement entry homes, however, are not permitted.

Lot Grading

- A preliminary Lot Grading Plan submitted by McElhanney Consulting has been reviewed by staff and is considered acceptable. The plan indicates fill greater than 0.5m (1.6 ft.) is proposed on the majority of the RF-9C lots.
- The fill throughout the lot is required to meet the existing grade of the neighbouring lot to the west and to achieve proper drainage. No retaining walls are proposed. The preliminary plan has been reviewed by the Building Division and found satisfactory to proceed.

Tree Preservation

- Randy Greenizan from Clark Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans for the southern portion of the subject site where the applicant is proposing to rezone the site to RF-9C (Appendix VI). The plans have been reviewed by the City's Landscape Architect and have not been deemed acceptable at this time as additional information regarding the trees on the neighbouring lot is required.
- The South Newton NCP delineates preferred road and lane patterns in this area, which the applicant is reasonably adhering to. Locating the lane further to the south differs from the NCP, but reasons for this have previously been discussed. The established road and lane pattern in the NCP, in conjunction with single family small lots, make it difficult for the applicant to retain many of the existing trees on the property.
- There report identifies 51 mature trees, which include Birch, Cedar, Walnut, Spruce, Maple, Douglas Fir, Balsam Fir, and Alder trees. The report points out there are 12 trees growing within the future roadway and laneway, and are recommended be removed. The City's Landscape Architect is of the opinion one of these trees could be saved, but additional information is needed to confirm this. There are an additional 23 trees that the arborist has recommended to be removed due to their location within, or near, the building envelope or due to the land clearing and fill proposed.
- At this time, the current report indicates 35 mature trees on the site will be removed and 9 replacement trees are proposed. Given the 2:1 and 1:1 tree replacement ratio, there is a substantial deficiency in the number of replacement trees proposed, which will need to be addressed through a financial contribution to the City's Green Fund prior to final approval of the rezoning.

PRE-NOTIFICATION

Pre-notification letters were sent on August 9, 2005, and staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Relax the rear yard setback on the proposed RH lot from 7.5m (25 ft) to 6.5m (21 ft).

Applicant's Reasons:

- The existing dwelling will be retained under this development application and the new rear boundary line will result in a setback of 6.5m from the rear of this building.

Staff Comments:

- The applicant is required to rezone this lot from RA to RH since the resulting size of this lot will not meet the requirements of the RA zone.
- Given that the applicant will not be developing this lot through this application, retaining the dwelling unit is a reasonable arrangement at this time.
- The size of this property still provides sufficient yard space for the residents of the dwelling to utilize. The 6.5m rear yard would abut a lane, and therefore, the variance would not create any privacy issues with surrounding property owners.
- The variance will apply to the existing dwelling; when the site is redeveloped in the future for mixed-use development in accordance with the NCP, the prescribed by-law setback will have to be met.
- 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 and Survey 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
Appendix VII.	Block Plan
Appendix VIII.	Development Variance Permit No. 7907-0047-00

Jean Lamontagne
General Manager, Planning and Development

RD/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: Darren Braun, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, BC
 V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

- (a) Civic Addresses: 14856 and 14874 - 60 Avenue
- (b) Civic Address: 14856 - 60 Avenue
 Owners: Makhn Singh Johal and Gurdial Kaur Johal
 PID: 010-299-602
 Lot "F" Section 10 Township 2 New Westminster District Plan 17628
- (c) Civic Address: 14874 - 60 Avenue
 Owners: Nirmal Singh Samra and Sukhdev Singh Samra
 PID: 007-238-843
 Lot 21 Section 10 Township 2 New Westminster District Plan 35877

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. 7907-0047-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RH and RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.1 ac
Hectares	6.8 ha
NUMBER OF LOTS	
Existing	2
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	9.4 m - 9.5 m
Range of lot areas (square metres)	350 sq.m. - 400 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12 ha/4.8 ac
Lots/Hectare & Lots/Acre (Net)	14.5 ha/5.9 ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	31%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	41%
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	YES
Others	NO