

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0226-00

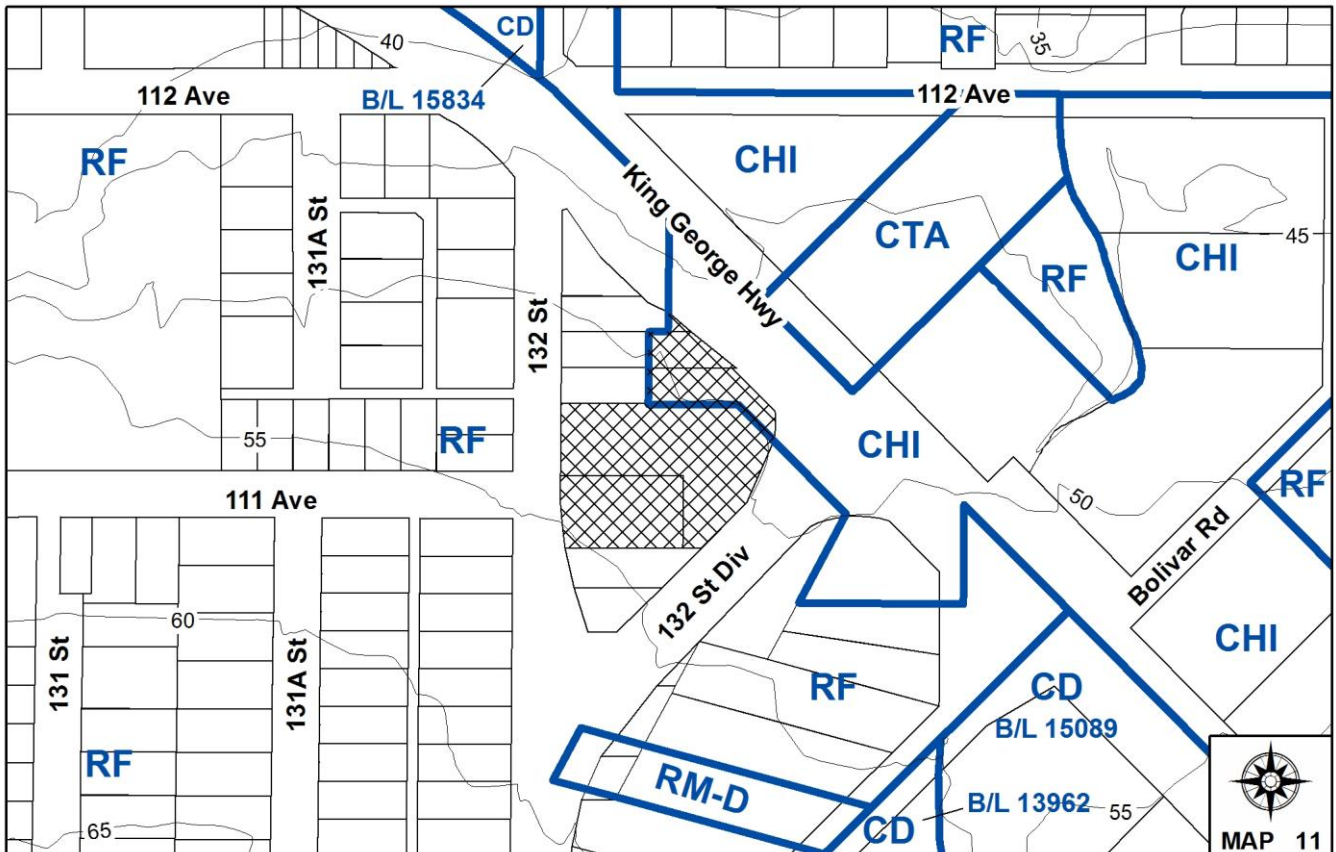
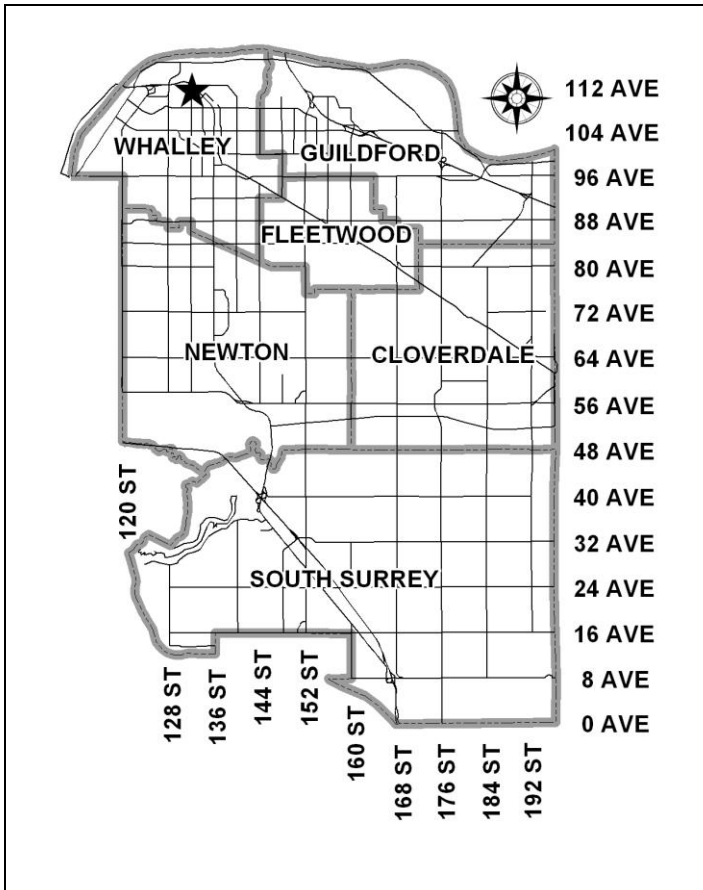
Planning Report Date: March 30, 2009

PROPOSAL:

- **Rezoning** from RF and CHI to RF-12
- **Development Variance Permit**

in order to allow subdivision into approximately 10 single family lots.

LOCATION: 13200 Block of King George Highway
OWNERS: Rock Solid Construction Ltd., et al
ZONING: RF and CHI
OCP DESIGNATION: Urban



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

- Seeking reduced rear yard setback for proposed Lot 3.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0226-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for proposed Lot 3.
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;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant on all lots to require noise mitigation measures to reduce the impact of external noise from the proximity to the SkyTrain guideway;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 3 to protect the existing trees and on proposed Lot 3 to require a minimum 4-metre (13 ft.) side yard setback to building face and a 6-metre (20 ft.) setback to garage face, as measured from 111 Avenue;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 8 and 9 to require a minimum 7.5 metre (25 ft.) rear yard setback and to provide a landscape buffer adjacent King George Highway;
 - (i) registration of an access easement on proposed Lot 2 to allow for the lot at 11136 - 132 Street to gain access to the proposed cul-de-sac;

- (j) registration of a Section 219 Restrictive Covenant on proposed Lots 6 and 7 to require a minimum 2.4-metre (8 ft.) side yard setback from the edge of the walkway to provide for safe excavation along the right-of-way;
- (k) final approval from TransLink for proposed works adjacent the SkyTrain guideway; and
- (l) issuance of Development Variance Permit No. 7907-0226-00.

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 K.B. Woodward Elementary School
2 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks, Recreation & Culture has concerns about the pressure the development will place on existing Parks, Recreation and Culture amenities in the area. The applicant should meet with staff to resolve these concerns.

TransLink: TransLink may require confirmation from a qualified geotechnical engineer that construction methods used will cause no movements whatsoever of any of the SkyTrain guideway infrastructure and vibration monitoring may be required. Storage of fill will not be permitted near any footings.

SITE CHARACTERISTICS

Existing Land Use: A single family dwelling and three small dwelling units, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East (Across King George Highway):	Mix of commercial and industrial uses.	Commercial	CTA and CHI
South:	Single family dwellings.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
South-East (Across 132 Street Diversion):	Moving company and vacant lot. Land under Application No. 7908-0164-00 to allow for development of a 54-unit apartment building (pre-Council).	Multiple Residential.	CHI and RF
West (Across 132 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject 5 lots have an area of approximately 0.6 hectare (1.5 acres). The two lots at 11108 and 11122/11130 - 132 Street are zoned Single Family Residential Zone (RF) while the 3 lots at 13236, 13242 and 13246 King George Highway are zoned Highway Commercial Industrial Zone (CHI).
- All 5 lots have an OCP designation of Urban.
- The subject properties are located in Whalley in the Urban-designated residential corridor bounded by City Centre to the southeast. The eastern edge of the subject properties is bordered by the BC Parkway recreation route (walking and cycling), the existing SkyTrain guideway and King George Highway.

Current Proposal

- The applicant is requesting rezoning of the subject site from RF and CHI to RF-12, to permit approximately 10 small single family lots.
- The Small Lot Residential Zones Policy identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. C002 adopted January 17, 2000). The RF-12 Zone may be considered in Urban designated areas that are located within 400 metres (1/4 mile) of the edges of City Centre, Town Centres and employment areas. The subject property is across the street from the City Centre boundary.
- The proposed ten RF-12 lots are considered appropriate as a transition from proposed multi-family development to the southeast and standard single family development to the north and west.
- Access is not permitted to the proposed lots from King George Highway. The proposed cul-de-sac off of 132 Street will provide access to all proposed lots.

- The proposed 10 single family lots conform to the minimum requirements for Type II lots in the RF-12 Zone in terms of lot area, lot width and lot depth. Lot widths range from 13.4 metres (44 ft.) to 16.8 metres (55 ft.), lot depths range from 22.9 metres (75 ft.) to approximately 42.3 metres (142 ft.) and lot sizes range from 361 square metres (3,886 sq. ft.) to 625 square metres (6,727 sq. ft.).
- A 0.9 metre (3 ft.) high retaining wall is proposed along King George Highway and 132 Street Diversion. Along the King George Highway portion, the applicant has proposed a high-quality retaining wall which will be consistent with the BC Parkway Bike Path design specifications.
- The properties are within Surrey's entrance gateway. Along the rear property line the applicant has proposed a 1.8-metre (6 ft.) high sound attenuation fence offset one metre (3 ft.) from the 0.9 metre (3 ft.) high retaining wall. The applicant will plant a row of cedar hedges to screen the fence.
- For proposed Lots 8 and 9, the applicant will be required to register a "no build" covenant for the rear 7.5 metres (25 ft.). This will provide additional setback from the SkyTrain guideway and allow space for the planting of screening trees (for privacy from SkyTrain) while still allowing for a functional back yard.
- The applicant is proposing a 4-metre (13 ft.) wide walkway between the cul-de-sac and the corner of King George Highway and 132 Street Diversion. The walkway will provide a more direct route to transit stops along King George for the subject properties as well as for the properties to the west of the proposed development.
- A "no build" area of 1.2 metres (4 ft.) on either side of the walkway has been proposed to protect house foundations from future excavation of the right-of-way. A further 1.2-metre (4 ft.) setback will be required one each side of the "no build" area.
- For proposed Lot 1, the applicant will be required to register a "no build" covenant for the rear and western portions of the lot. This "no build" is to provide protection of two significant stands of trees.
- For proposed Lot 2, the applicant will be required to register a "no build" covenant for a portion of the rear yard to protect significant trees along the rear of the property.
- For proposed Lot 3, the applicant has proposed a reduced rear yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.). This is to provide for the protection of a significant stand of trees along 132 Street (see By-law Variance section). An increased side yard setback of 4.0 metres (13 ft.) to the building face and an increased setback from 111 Avenue of 6.0 metres (20 ft.) to the face of the garage is proposed.
- For proposed Lot 2 an access easement is required to provide access to the cul-de-sac and to facilitate future development options for 11136 - 132 Street.

Proposal of Grading and Tree Preservation/Replacement

- There are two significant stands of trees that are proposed to be saved in the north and west sides of the site on proposed Lots 1 and 2 and one stand of trees on the western portion of proposed Lot 3. The applicant has been able to save the majority of these trees through no-build covenants (to increase setbacks) and reduced setbacks (see By-law Variance Section) to accommodate more appropriate siting of dwellings.
- Glenn Murray of Froggers Creek Tree Consultants prepared the Arborist Assessment for the subject property. The Arborist Assessment indicates that there are approximately 67 mature trees on the site and proposes that 54 trees be removed.
- Based on the Tree Protection By-law, the following table illustrates the trees proposed for retention and removal by species.

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Black Cottonwood	15	0	15
Norway Spruce	13	1	12
Douglas Fir	9	6	3
Western Red Cedar	7	4	2
Lawson Cypress	7	1	6
Big Leaf Maple	6	1	5
Red Alder	6	0	6
Norway Maple	1	0	1
Giant Redwood	1	0	1
Cherry	2	0	2
TOTAL	67	13	54

- The arborist is recommending that 14 trees be saved and is proposing the planting of 30 trees which will bring the total number of trees to 34 or an average of 3.4 trees per lot.
- 87 replacement trees are required. The report proposes a total of 30 replacement trees leaving a shortfall of 57 replacement trees. The applicant is required to contribute \$17,100 to the City Green Tree Fund as a result of the shortfall of 57 trees, based on \$300/per tree.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved for proposed Lots 8 to 10 with the addition of fill to compensate for a 3 metre (10 ft.) ridge that runs along the northeast corner of the property. A preliminary lot grading plan has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- Due to the irregular shape and grade of many of the lots, the applicant has retained Mike Tynan of Tynan Consulting Ltd to perform a footprint analysis which found all proposed lots to be buildable.
- The Tree Survey and Arborist Report have been reviewed by the City Landscape Architect and are considered acceptable.

Neighbourhood Character Study and Building Scheme

- 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 the findings of the study, proposed a set of building design guidelines. A clause detailing noise mitigation measures will be included in the building design guidelines requiring these measures be designed into the construction of the houses.
- The applicant is proposing basements on all lots.
- Noise impacts from King George Highway and the SkyTrain will be reduced through a restrictive covenant requiring noise mitigation measures in construction techniques, such as resilient metal channels, 16 mm Gypsum wall board and triple glazed windows for all proposed lots.

PRE-NOTIFICATION

Pre-notification letters were sent on October 9, 2008 and staff received no phone calls or letters.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduction in rear yard setback for proposed Lot 3 from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

Applicant's Reasons:

- Reduced setback will allow trees to be retained along 132 Street.

Staff Comments:

- The applicant is saving a stand of trees along 132 Street which requires that the house face 111 Avenue and be sited further to the east.
- Frontage for proposed Lot 3, although technically is 132 Street, will be the proposed cul-de-sac. With the house facing 111 Avenue, the eastern property line is proposed to be considered a side property line, although it is technically the rear property line.
- By augmenting the trees to be saved with a hedge along 132 Street and 111 Avenue the owner of the dwelling will be able to have privacy within the proposed 14.8-metre (49 ft.) western (technically front) portion of the lot.
- 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 and Footprint Analysis
- 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 Variance Permit No. 7907-0226-00

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.49 ac
Hectares	0.605 ha
NUMBER OF LOTS	
Existing	5
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m - 16.8 m
Range of lot areas (square metres)	337 m ² - 625 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.5 lots/ha 6.7 lots/ac
Lots/Hectare & Lots/Acre (Net)	22.3 lots/ha 9.0 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	37.1%
Estimated Road, Lane & Driveway Coverage	34.7%
Total Site Coverage	71.8%
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	NO
Rear Yard Setbacks	YES