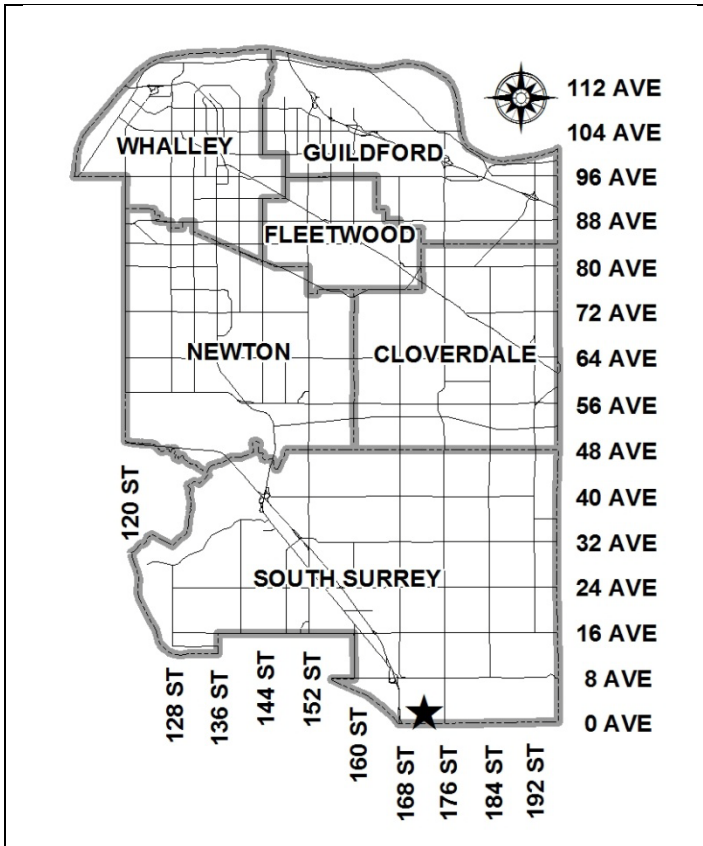


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7911-0211-00

Planning Report Date: January 23, 2012



PROPOSAL:

- **Rezoning** from RF to RF-9C and RF-12 in order to allow subdivision into 7 single family small lots.

LOCATION:

17324 and 17334 - 2 Avenue

OWNER:

Mayfair Realty Ltd., Inc. No. 393430

ZONING:

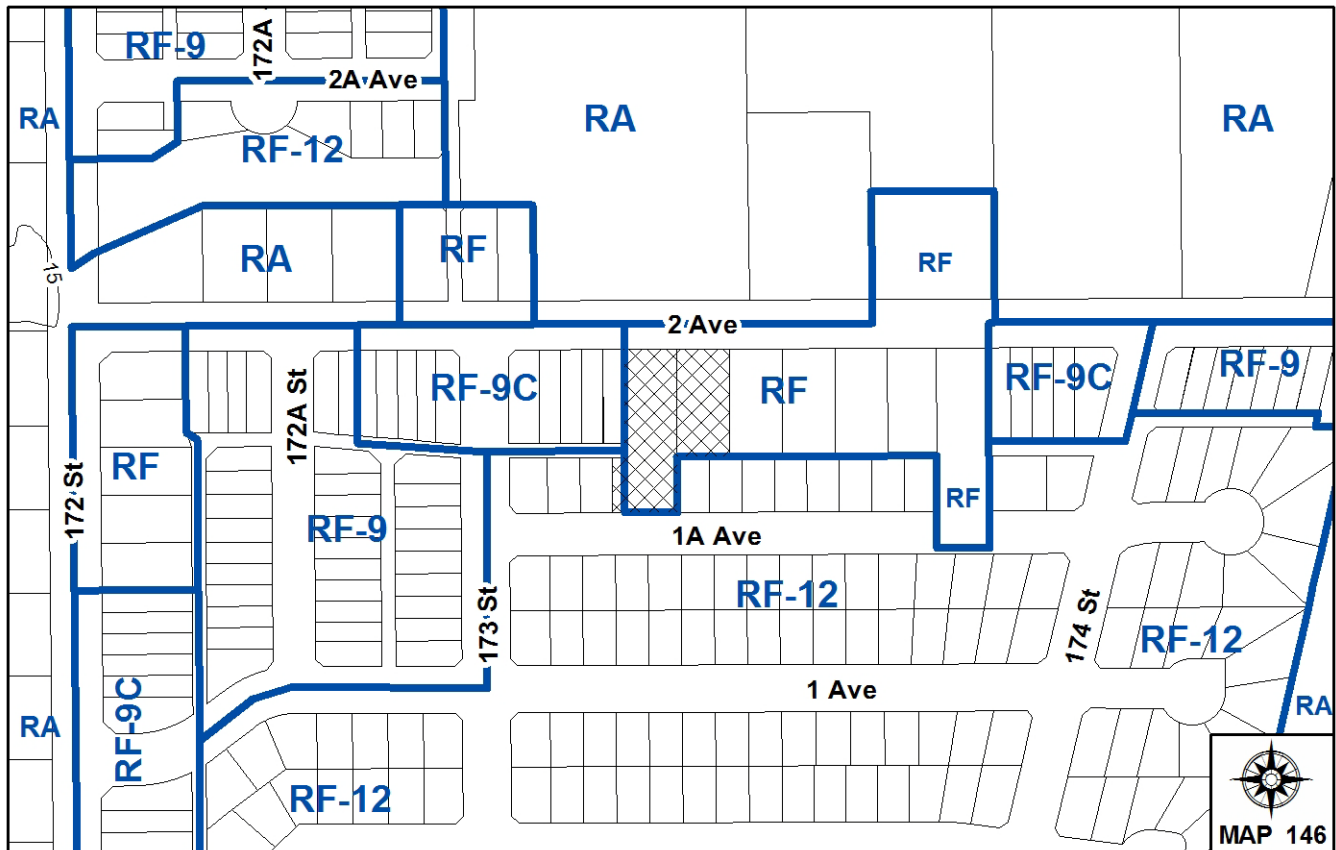
RF

OCP DESIGNATION:

Urban

NCP/LAP DESIGNATION:

Single Family Residential Flex (6-14.5 upa)



RECOMMENDATION SUMMARY

1. Receive Additional Comments as information.
2. Approve Option 1, as presented in the report.
3. Grant third reading to rezoning By-law No. 17532.

RATIONALE OF RECOMMENDATION

- Subsequent to the Public Hearing, staff reviewed the issues pertaining to the proposed lane and concluded that the lane is required and was planned for under the NCP amendment which established the land uses along 2 Avenue under application no. 7904-0411-00.
- Two options have been developed to address the concerns raised by the neighbours.
 - **Option 1:** An increased 6.0 metre setback from the lane for the coach houses; or
 - **Option 2:** A 2.0 metre landscape strip (complete with rollover curb and gutter) on the south side of the lane.
- Staff recommends that Option 1 be approved because it addresses most of the concerns expressed, notwithstanding that the neighbours only reluctantly accept Option 2.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council receive the Additional Planning Comments as information.
2. Council approve Option 1 as presented in the report.
3. Council grant third reading to By-law No. 17532.

ADDITIONAL PLANNING COMMENTS

Background

- At its Land Use meeting on November 28, 2011, Council received a report from the Planning & Development Department for a Rezoning of the subject sites from RF to RF-12 and RF-9C in order to permit subdivision into 7 single family residential small lots.
- The proposed subdivision involves the continuation of an east-west lane from 173 Street to 174 Street, separating the RF-12 lots fronting 1A Avenue from the RF9-C lots fronting 2 Avenue.
- At the December 12, 2011 Public Hearing, neighbours raised concerns related to the privacy, parking, and the impact of vehicles travelling in the proposed east-west lane. Council did not give 3rd reading to the rezoning by-law and referred the application back to staff for further evaluation. Council also requested staff to follow up on the issue of the garage design and provide details regarding the age of the homes on 2 Avenue to the east of the subject sites in order to ascertain a reasonable expectation of when the rest of the area will redevelop.

Issue Resolution

- Staff reviewed and confirmed that the east-west lane is required.
- Although the lane is not expressly shown on the NCP map, it has been planned for and is required in order to achieve the land uses approved by Council under NCP amendment 7904-0411-00 that created the 8 RF-12 lots along 1A Avenue, where the concerns were raised by the owners.
- There is an existing Statutory Right-of-Way registered over the rear 1.0 metre of the 8 RF-12 lots (17329-17369 1A Avenue) for future lane construction.
- The concerns expressed by the neighbours are loss of privacy as a result of the new construction of garages with coach houses, parking, and traffic in the proposed lane.
- In order to mitigate the residents' concerns, staff from Planning, Engineering, and Parks have worked with the applicant to develop two options for these residents' consideration:
 1. A further increase from a 2.4 metre (7.8 foot) to a 6.0 metre (20 foot) setback from the lane for the coach houses;

2. An additional lane dedication of 2.0 metres (6.5 feet) to provide a landscape strip on the south side of the lane.

- The Pros and Cons of the 2 options are outlined below:

Option 1		Option 2	
<ul style="list-style-type: none"> 6.0 m (20 ft.) standard lane dedication. Minimum 6.0 m (20 ft.) coach house setback from the lane. 		<ul style="list-style-type: none"> 8 m (26 ft) lane dedication. Provision of a 2.0 m (6.5 ft.) landscape buffer along the south side of the lane. 	
Pros	Cons	Pros	Cons
Privacy concerns related to overlooking are significantly addressed. Lane width plus coach house setback results in 12m (39 ft.) setback between the lots on the south side of the lane and the coach houses.	Does not address the impact of cars travelling in the lane.	Cars are pulled 2.0 metres (6.5 feet) away from the rear yards of the RF-12 lots on 1A Ave.	Does not address privacy concerns related to overlooking.
Able to accommodate additional on-site parking for the RF-9C lots, which is important because the front of these lots face a school site on 2 Avenue.	Residents on the south side of the proposed lane do not accept this option.	Residents on the south side of the proposed lane are fundamentally opposed to the lane, however will reluctantly accept this option.	Does not address parking issues because no additional parking will be provided on the RF-9C lots.
Proposed lane will align with existing lane to the west.			Maintenance of the 2.0 m (6.5 ft.) landscape buffer is problematic because it is located on the outside of the fence line.
Standard lane dedication for the applicant.			Requires increased lane dedication from the applicant and future developers east of the site.
This option is preferred by the applicant.			

- After evaluating the pros and cons of the two options, Planning and Engineering prefer Option 1 because it addressed two of the three issues: privacy and parking. A 6.0 metre (20 foot) setback from the lane for the coach houses mitigates privacy concerns related to overlooking and resolves potential parking issues. Parking is a concern at this location as there will be no on-street parking on the north side of 2nd Avenue once the school is

constructed in the future. The increased setback from the lane for the coach houses will provide a total of 6 on-site parking spaces and will allow the lane to be built in its intended location.

- Staff recommends that Option 1 be pursued and 3rd reading be granted to the rezoning by-law.
- It is important to note that the neighbours do not accept Option 1. They remain fundamentally opposed to the lane but reluctantly accept Option 2.

Garage Design and Age of Homes East of the Subject Sites

- Council raised concern over the impact of staircases internal to the coach houses. It has been found in some cases that the placement of the staircases makes it difficult to park a vehicle within the garage in front of the stairs. In order to address this concern, Planning will prescribe a minimum garage depth requirement in the Building Scheme to ensure that parking is not compromised by the internal staircase.
- There are a total of Five (5) RF lots fronting 2 Avenue to the east of the subject sites. One (1) lot (17372 2 Avenue) is vacant and is currently for sale. Three (3) of the lots have older homes located on them that may be ready for redevelopment in the near future; two (2) of these lots (17344 & 17384 2 Avenue) were recently sold. One (1) of the lots (17358 2 Avenue) has a newer dwelling located on the property, which is unlikely to redevelop in the immediate future (see Appendix IV).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

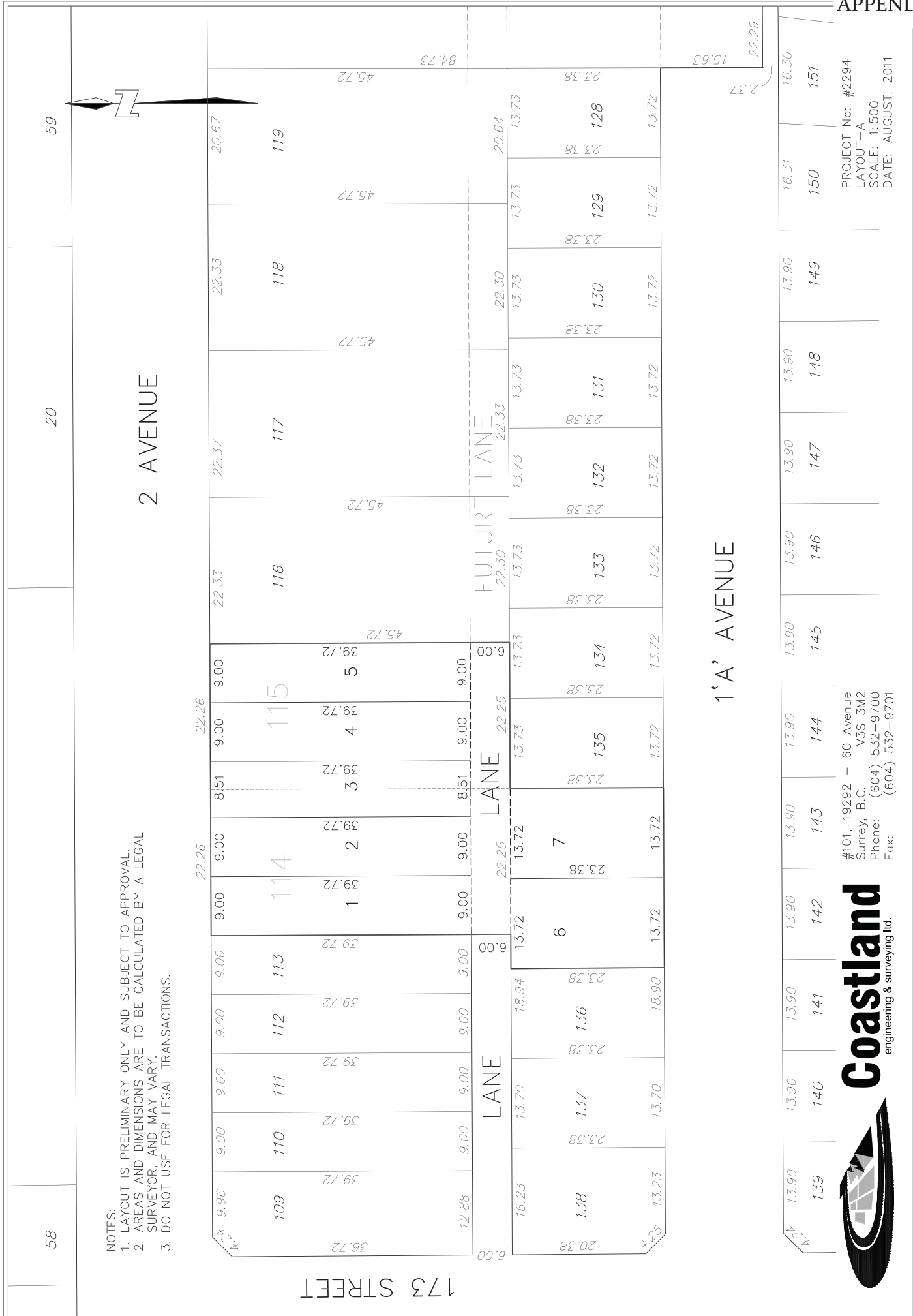
Appendix I.	Lot Owners, Action Summary and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Douglas NCP Map
Appendix IV.	Housing Stock Assessment

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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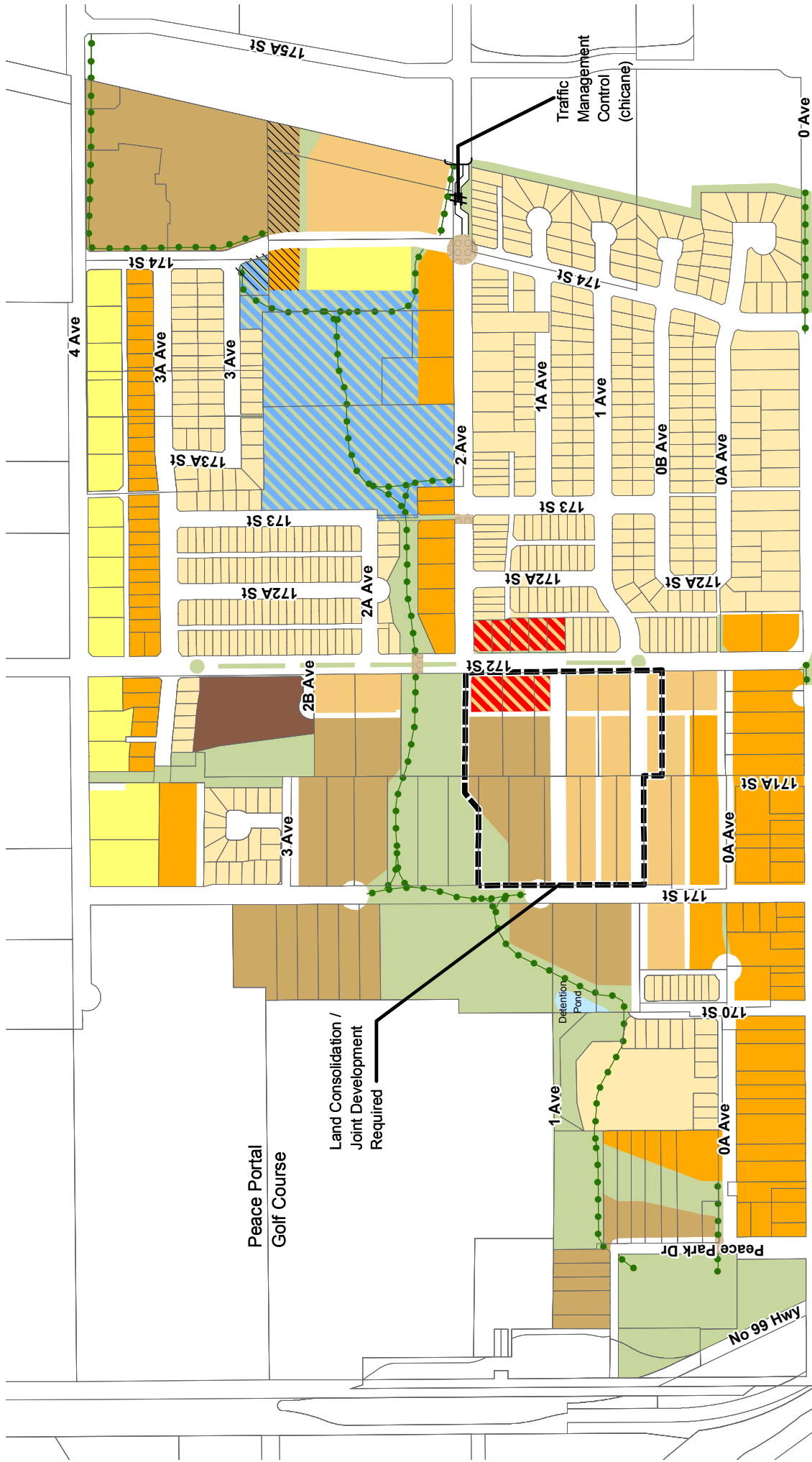
NOTES:
 1. LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
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 3. DO NOT USE FOR LEGAL TRANSACTIONS.

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Coastland
 engineering & surveying ltd.



PROJECT No: #2294
 LAYOUT-A
 SCALE: 1:500
 DATE: AUGUST, 2011

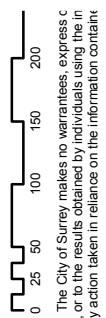


STATE OF WASHINGTON

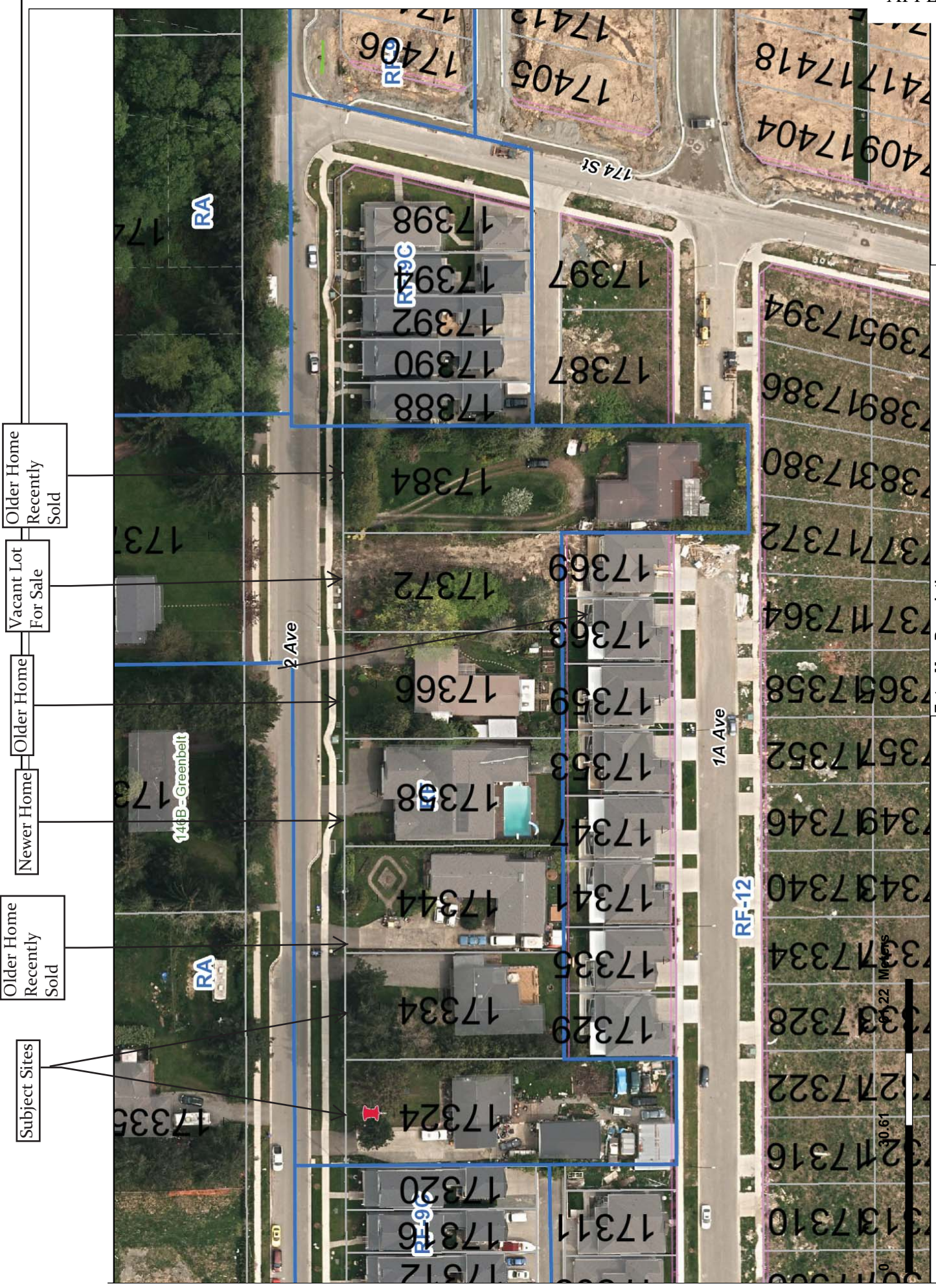
DOUGLAS Neighbourhood Concept Plan

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

-  Creeks & Rivers
-  Townhouses 15 u.p.a.
-  Townhouses 30 u.p.a.
-  Single Family Residential Flex (6-14.5 u.p.a.)
-  Small Lot Single Family (10 u.p.a.)
-  Urban Single Family (6 u.p.a.)
-  Suburban 1/2 Acre (2 u.p.a.)
-  Commercial / Residential
-  Open Space
-  School / Park Site
-  Strata Lots
-  Pond Buffers
-  Traffic Circles & Landscaped Median
-  Significant Vegetation Corridor



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Scale: 1 : 1,020

Map created on: Wednesday, 18 January, 2012