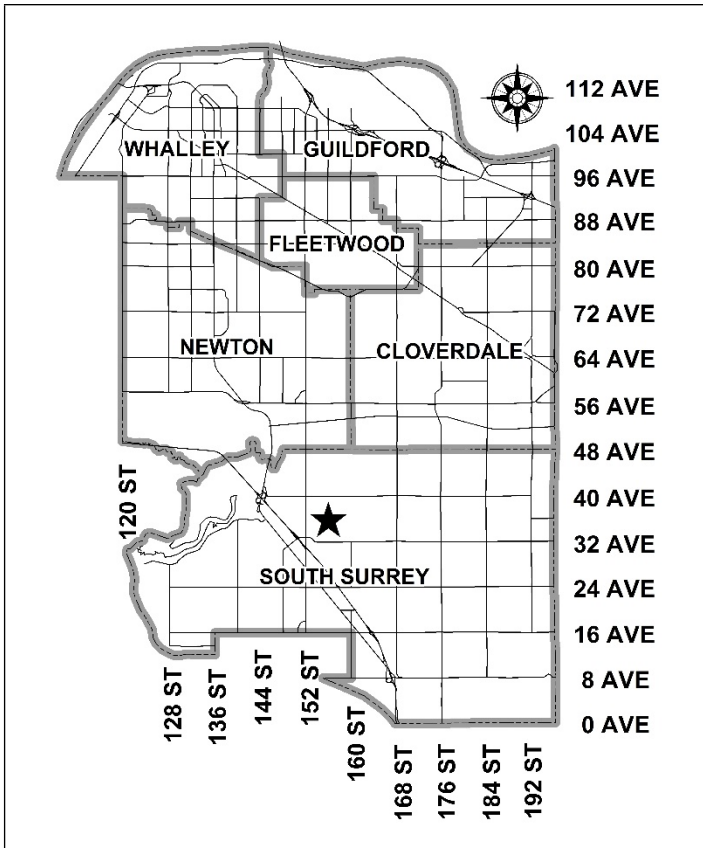


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7915-0002-00

Planning Report Date: March 9, 2020



PROPOSAL:

- **NCP Amendment** from Suburban 1/2 Acre to Suburban 1/4 Acre
- **Rezoning** from One-Acre Residential Zone (RA) to Quarter Acre Residential Zone (RQ)
- **Development Variance Permit**

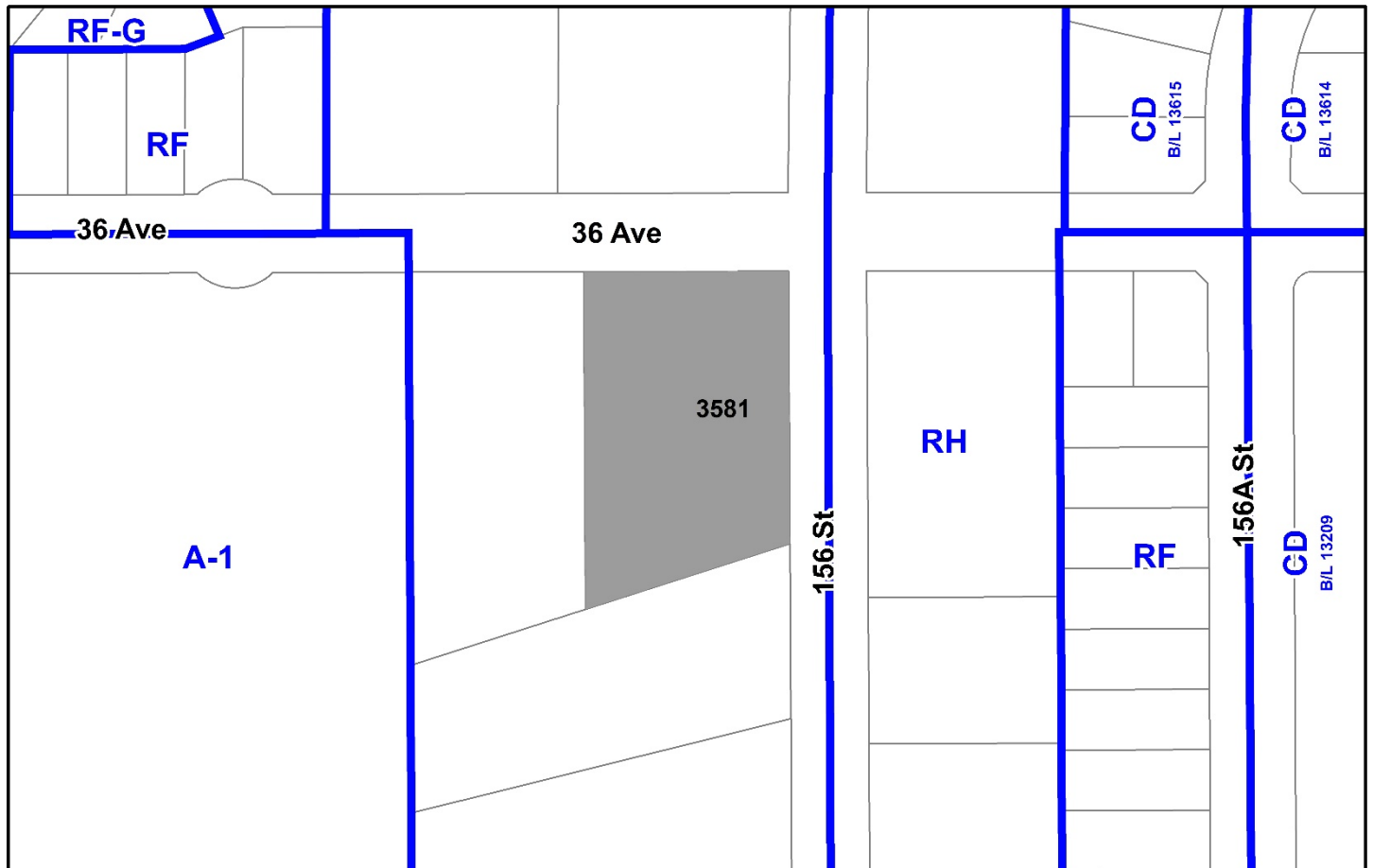
to allow subdivision into 3 lots

LOCATION: 3581 – 156 Street

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban 1/2 Acre



RECOMMENDATION SUMMARY

- Council refer the application back to staff to work with the applicant on a development proposal that is more in keeping with the Rosemary Heights Central Neighbourhood Concept Plan (NCP).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Rosemary Heights Central NCP from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential".
- Proposed Development Variance Permit to reduce the minimum lot width of the "Quarter Acre Residential" (RQ) Zone.

RATIONALE OF RECOMMENDATION

- The application proposes an amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to re-designate the site to "Suburban ¼ Acre Residential". The NCP anticipates the site to be developed as "Suburban ½ Acre Residential". The proposed 3 units per acre exceeds the maximum 2 units per acre permitted under the NCP.
- The NCP was amended in 2018 after extensive public feedback, resulting in the "Suburban ½ Acre Residential" designation being maintained for properties along the portion of 156 Street between 34 and 36 Avenue, and along the portion of 155 Street that is to the south of 34 Avenue. Development under this designation is expected to adhere to the Half-Acre Residential (RH) Zone to maintain the character of the existing larger lot size in the core of this suburban pocket. The proposed amendment to redesignate the site to "Suburban ¼ Acre Residential" does not comply with the updated NCP.
- The applicant is requesting a variance to the width of proposed Lot 3 to facilitate the three lot subdivision. The width of Lot 3 is proposed to be 21.4 metres, which is less than the minimum 24 metre width requirement of the RQ zone. Consequently, Lot 3 reads more like an urban-sized lot along 36 Avenue, which is at odds with the Suburban designation of the surrounding area.
- The proposed subdivision layout is driven by the applicant's desire to retain the existing dwelling on proposed Lot 1, which results in an awkward lot configuration with disproportionately sized lots. Proposed Lot 1 is significantly larger than the other two lots and could be subject to subdivision inquiries from a future owner of the lot.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant on a development proposal that is more in keeping with the Rosemary Heights Central Neighbourhood Concept Plan (NCP).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban ½ Acre Residential and Suburban ¼ Acre Residential	RA
North (Across 36 Ave):	Single Family Dwelling	Suburban ¼ Acre Residential	RA
East (Across 156 St):	Single Family Dwelling	Suburban ½ Acre Residential	RH
South:	Single family dwelling; under application to rezone to RH & RQ (7918-0454-00) and to be considered by Council for bylaw introduction at the Land Use meeting on March 9, 2020	Suburban ½ Acre Residential & Suburban ¼ Acre Residential	RA
West:	Single family dwelling; under application to rezone to RQ (7918-0455-00) and to be considered by Council for bylaw introduction at the Land Use meeting on March 9, 2020.	Suburban ¼ Acre Residential	RA

Context & Background

- The subject site is located to the east of Rosemary Heights Elementary School and south of 36 Avenue. The site is designated "Suburban" in the Official Community Plan, and "Suburban ½ Acre Residential" under the Rosemary Heights Central Neighbourhood Concept Plan (NCP) which permits a maximum unit density of 2 units per acre.
- Similar to a number of other applications in this suburban pocket in the NCP received in 2014 and 2015, this application originally proposed an OCP amendment to re-designate the site from "Suburban" to "Urban", and amendment to the NCP from "Suburban 1/2 Acre residential" to "Transitional Single Family Residential (5upa max)", and Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", based on "Single Family Residential Zone (RF)".

- At the time the community was concerned about increased densification and non-suburban lot types associated with these applications, and other implications such as overcrowding of schools, increased through traffic, on site tree retention and additional pressure on existing municipal services. In response to these concerns, Council authorized a review of the NCP in June 12, 2017 and subsequently approved amendments to portions of the suburban pocket within the NCP on March 7, 2018 (Corporate Report Ro48), as shown in Appendix II.
- In response to community feedback, the amended NCP maintains the "Suburban ½ Acre Residential" designation for properties along the portion of 156 Street between 34 and 36 Avenue, and along the portion of 155 Street that is to the south of 34 Avenue. Lots created under this designation are expected to comply with the Half-Acre Residential (RH) Zone, to maintain the character of existing larger lot size in the core of this suburban pocket.
- The "Suburban ¼ Acre Residential" designation was introduced in the amended NCP, to apply for the properties north of 36 Avenue, and along portions of the west side of the suburban pocket between 34 and 36 Avenues, to form a better transition between the "Single Family Residential (RF)" Zoned properties to the west and east of the core of the suburban pocket. It is anticipated that lots created under this designation will comply with the Quarter Acre Residential (RQ) Zone.
- The adjacent properties located at 3549 – 156 Street and 15558 – 36 Avenue are being assessed concurrently with the subject application.
- Development Application No.7918-0454-00 proposes to rezone the site at 3549-156 Street from "One-Acre Residential (RA)" Zone to "Quarter-Acre Residential (RQ)" Zone and complies with the NCP designation of "Suburban ½ Acre Residential" and "Suburban ¼ Acre Residential".
- Development Application No. 7918-0455-00 proposes to rezone the site 15558-36 Avenue from "One-Acre Residential (RA)" Zone to "Quarter-Acre Residential (RQ)" Zone and complies with the site's designation of "Suburban ¼ Acre Residential" under the NCP.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to re-designate the site from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential" as the proposed unit density of 3 units per acre exceeds the maximum permitted density of 2 units per acre under the "Suburban ½ Acre Residential" designation.
- The applicant also propose to rezone the site from "One-Acre Residential (RA)" Zone to "Quarter Acre Residential (RQ)" Zone.
- Additionally, the applicant is seeking a Development Variance Permit for proposed Lot 3 to reduce the minimum 24 metre width required under the RQ Zone to 21.4 metres.

	Proposed
Lot Area	
Gross Site Area:	4,118m ²
Road Dedication:	
Net Site Area:	4,115m ²
Number of Lots:	3
Unit Density:	2.95 upa / 9.7 uha
Range of Lot Sizes	838m ² , 931m ² and 2,346m ²
Range of Lot Widths	21.4 metres to 40 metres
Range of Lot Depths	27 metres to 55.2 metres

Referrals

- Referrals to internal and external agencies have not been done at this stage. If Council is supportive of the proposed development, staff will complete a detailed review of the proposal, including all associated referrals.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban under the Regional Growth Strategy. The proposed development is consistent with the designation.

Official Community Plan

Land Use Designation

- The site is designated Suburban under the Official Community Plan (OCP). The Suburban designation permits a maximum unit density of 4 units per acre. The density of the proposed development is 3 units per acre, and therefore, complies with the OCP.

Secondary Plans

Land Use Designation

- The site is designated "Suburban ½ Acre Residential" under the Rosemary Heights Central Neighbourhood Concept Plan. The applicant proposes to re-designate the site from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential" to accommodate the proposed development, which exceeds the maximum unit density of 2 units per acre that is permitted.

NCP Amendment Analysis

- The applicant wishes to retain the existing dwelling on one of the lots, resulting in a layout which creates one oversized half-acre (RH) lot, and two quarter-acre (RQ) lots as shown in Appendix I.

- The area of the subject property is 4,118 square metres (1.02 acres). The Suburban ½ Acre Residential designation of the property allows for a two lot subdivision, and not three lots as currently proposed.
- The proposed subdivision layout is driven by the applicant's desire to retain the existing dwelling on the site, which results in three varying lot sizes, with one lot that is proportionately much larger than the other two lots. Proposed Lot 1 is significantly larger than the other two lots and could be subject to subdivision inquiries from a future owner of the lot.
- Proposed Lot 3 is irregularly-shaped, with an angled rear lot line that makes for an inefficient rear yard and also protrudes to the rear of the existing dwelling. The width of proposed Lot 3 at 21.4 metres is also less than the minimum 24 metres width requirement of the RQ zone. Consequently, proposed Lot 3 reads more like an urban-sized lot along 36 Avenue, which is at odds with the Suburban designation of the surrounding area.
- As discussed in the background section of this report, staff conducted a land use review of the suburban pocket of this NCP with area residents in 2018, resulting in Council's approval of some amendments to this area of the NCP (Appendix II). As a result of this process, it is expected that any development within this NCP area comply with the updated NCP.
- Since the NCP was updated, a number of development applications have been considered or are currently under review in the suburban pocket and are summarized in the following table.

Application No.	Site Location	Status	Comments
15-0129-00	3412 & 3428 – 155 St. 3409 & 3425 – 155A St.	Final approval granted April 23, 2018	Proposal for Quarter-acre lots complies with NCP
16-0491-00	3636 & 3646 – 156 St.	Final approval granted October 7, 2019	Proposal for Quarter-acre lots complies with NCP
16-0005-00	3624 – 156 St.	Third reading for quarter-acre lots received May 28, 2018	Proposal for Quarter-acre lots complies with NCP
18-0454-00	3549 – 156 St.	Council to consider at March 9, 2020 Land Use meeting.	Proposal for Half-acre and Quarter-acre lots complies with NCP
18-0455-00	15558 – 36 Ave.	Council to consider at March 9, 2020 Land Use meeting.	Proposal for Quarter-acre lots complies with NCP
14-0338-00	15557 & 15587 – 36 Ave.	Pre-Council, currently under review	Current proposal is for a combination of Quarter-acre lots and Urban RF lots

- Most of the applications above are in compliance with the amended NCP, with the only exception being Development Application No. located at 15557 & 15587 – 36 Avenue (No.7914-0338-00), which proposes an OCP & NCP amendment for a portion of that site. This application is currently under review and will be presented at a future land-use meeting, for Council's consideration.

- Given the applicant's desire to retain the house, and the current Suburban ½ Acre Residential designation of the subject property, a two lot subdivision would be more appropriate for this site.
- Staff does not support the development as currently proposed. Re-designation of the site to Suburban ¼ Acre Residential is contrary to the updated NCP which seeks to maintain the larger lot sizes within the core of the suburban pocket in keeping with the existing neighbourhood character along 156 Street, which are comprised mainly of larger estate homes.

Zoning Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".

Lot Width/Lot Depth/VariANCES

- The applicant is requesting the following variances:
 - To reduce the minimum lot width of the RQ Zone, from 24 metres to 21.4 metres for proposed Lot 3.
- The applicant seeks to retain the existing dwelling on proposed Lot 1, resulting in a narrower lot width for Lot 3.

PUBLIC ENGAGEMENT

- One combined pre-notification letter was originally mailed to adjacent property owners on February 2, 2016 for the following development applications:
 - Development Application No. 7914-0338-00 (15557 – 36 Avenue)
 - Development Application No. 7915-0002-00 (3581 – 156 Street)
 - Development Application No. 7915-0085-00 (15558 – 36 Avenue)
 - Development Application No. 7915-0129-00 (3415 – 155 Street)
 - Development Application No. 7916-0005-00 (3624 – 156 Street)

Further to initial feedback received from the pre-notification letters, a public information meeting was held on March 8, 2016. Staff received numerous feedback on these applications with a number of resident expressed opposition. The issues include increased densification and non-suburban lot types, potential overcrowding in local schools, increased traffic, lack of parkland, concerns regarding child safety walking to/from school, and on-site tree retention.

The proposed layout for this application has subsequently changed since the pre-notification letter was sent out and the public information meeting held. Given this application is proposed to be referred back to staff, a separate pre-notification letter has not been sent out. Should Council determine there is merit to proceed with the layout as attached in Appendix I, staff will re-send a pre-notification to advise the community of the change.

CONCLUSION

Staff does not support the development as currently proposed. Re-designation of the site to Suburban ¼ Acre Residential is contrary to the updated NCP which seeks to maintain larger lot sizes within the core of the suburban pocket in keeping with the existing neighbourhood character along 156 Street, which are comprised mainly of larger estate homes.

Staff, therefore, recommends that this application be referred back to staff to work with the applicant on a development proposal that is more in keeping with the Rosemary Heights Central Neighbourhood Concept Plan (NCP).

If, however, Council is supportive of the application as currently proposed, Council may refer the application back to staff to complete a detailed review of the proposal, including all associated referrals and identification of all conditions of approval. Staff would then bring back a planning report for Council's consideration of first and second readings at a future Regular Council Land Use meeting.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|--|
| Appendix I. | Proposed Subdivision Layout |
| Appendix II. | Excerpt from March 12, 2018 Corporate Report No. R048 (Appendix IV) showing approved Land Uses for the Suburban Pocket in the Rosemary Heights Central NCP |

approved by Ron Hintsche

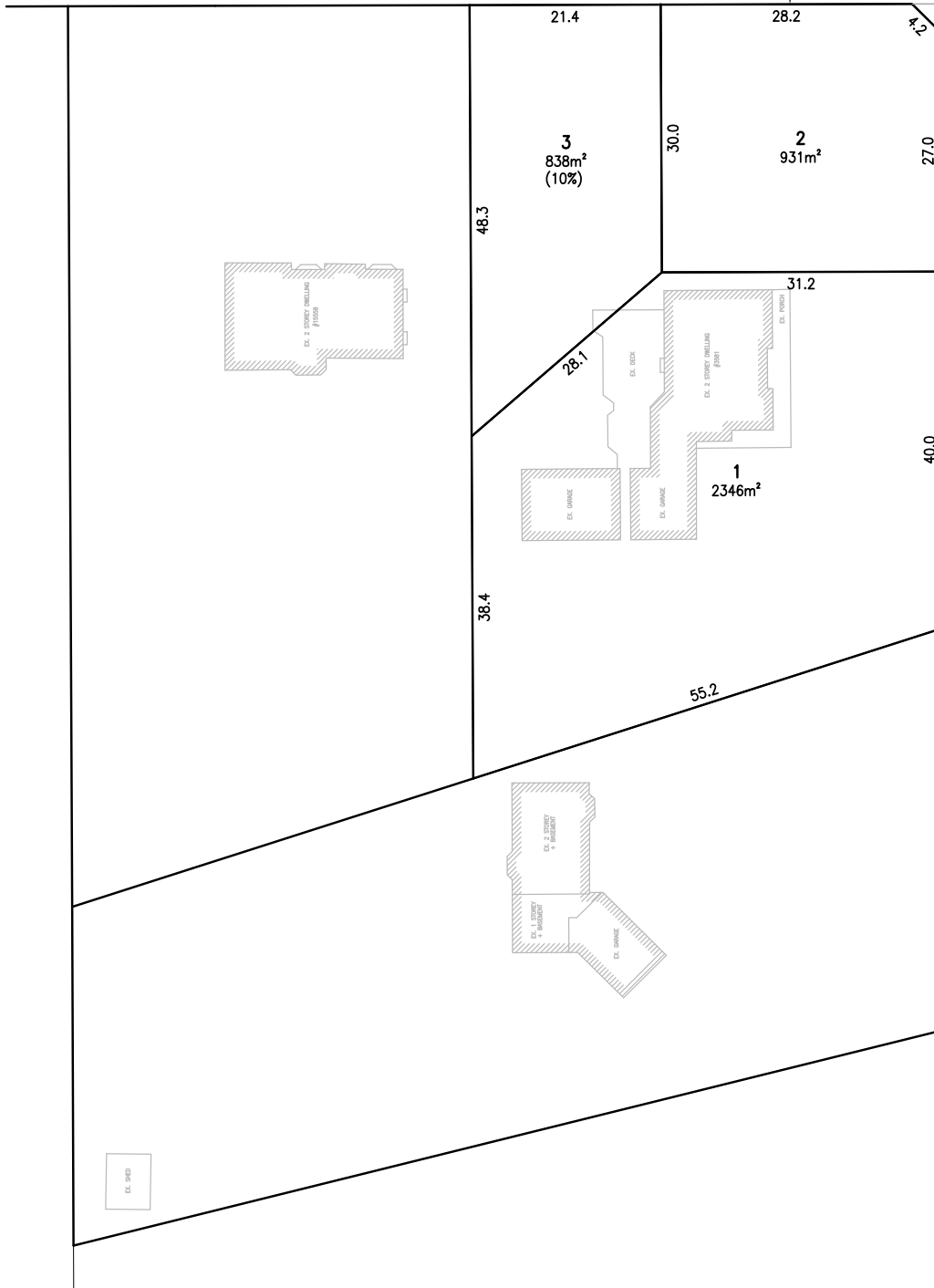
Jean Lamontagne
General Manager
Planning and Development

CL/cm



36 AVENUE

156 ST



Hub Engineering Inc.
Engineering and Development Consultants

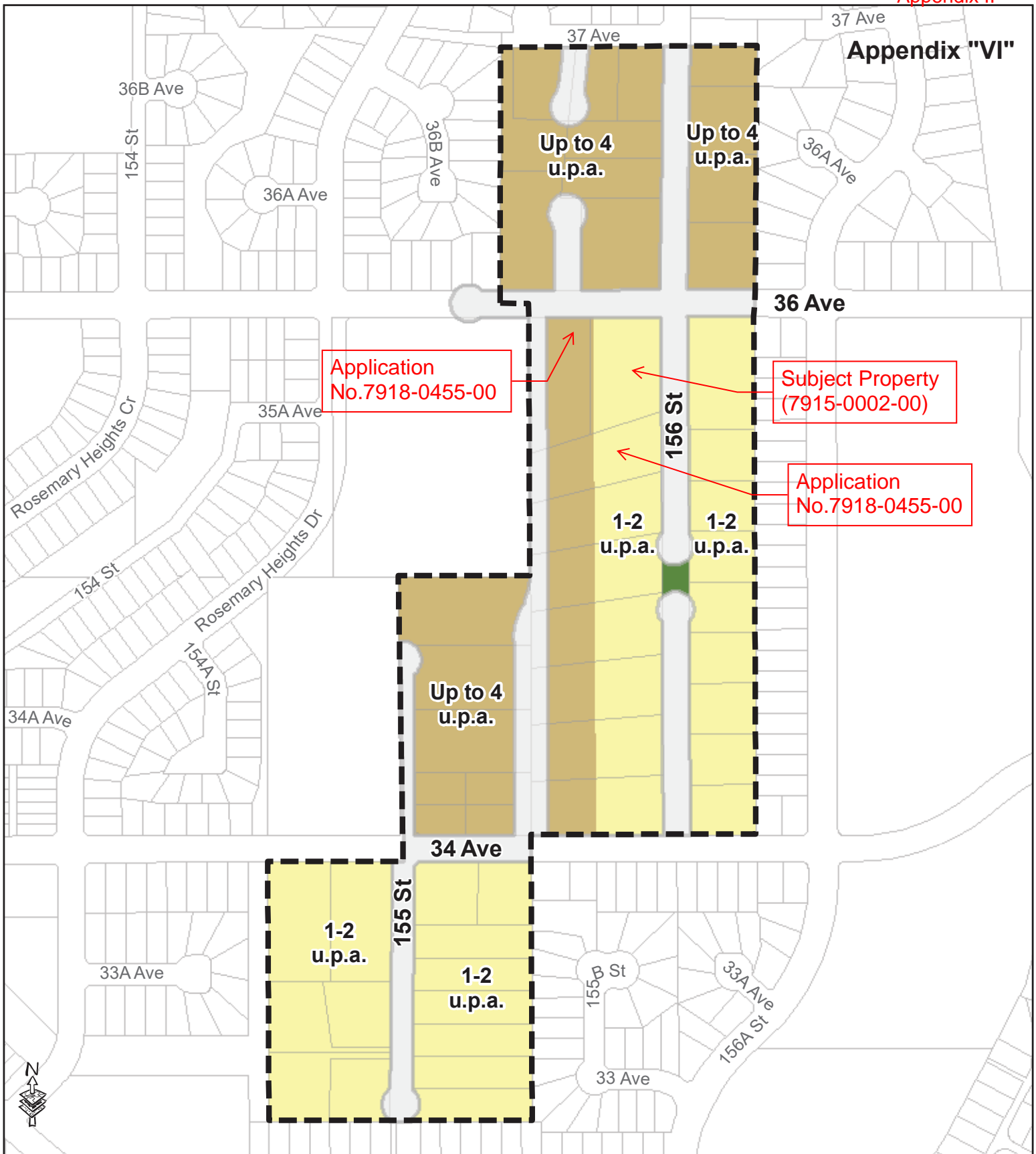


Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 3581 - 156 STREET, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 14078	DATE: OCT 2019	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No: 15-0002-00


G:\Projects\14078\14078.dwg [Lot_Portrait 11x17] 3/04/2020 8:53AM


Appendix "VI"



Preferred Land Use Option for the Suburban Pocket

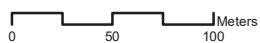
CITY OF SURREY PLANNING & DEVELOPMENT DEPARTMENT

 Suburban Pocket

 1-2 u.p.a. (Per Existing Plan)

 Up to 4 u.p.a.

 Park/Open Space



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.