

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7905-0084-00

Planning Report Date: July 28, 2008

**PROPOSAL:**

- Rezoning from RA to RF
- Development Variance Permit

in order to allow subdivision into 2 single family lots.  
 DVP to relax lot depth and setback requirements.

**LOCATION:**

12391 - 66 Avenue

**OWNERS:**

Satinder Singh Sran and Satwinder  
 Kaur Sran

**ZONING:**

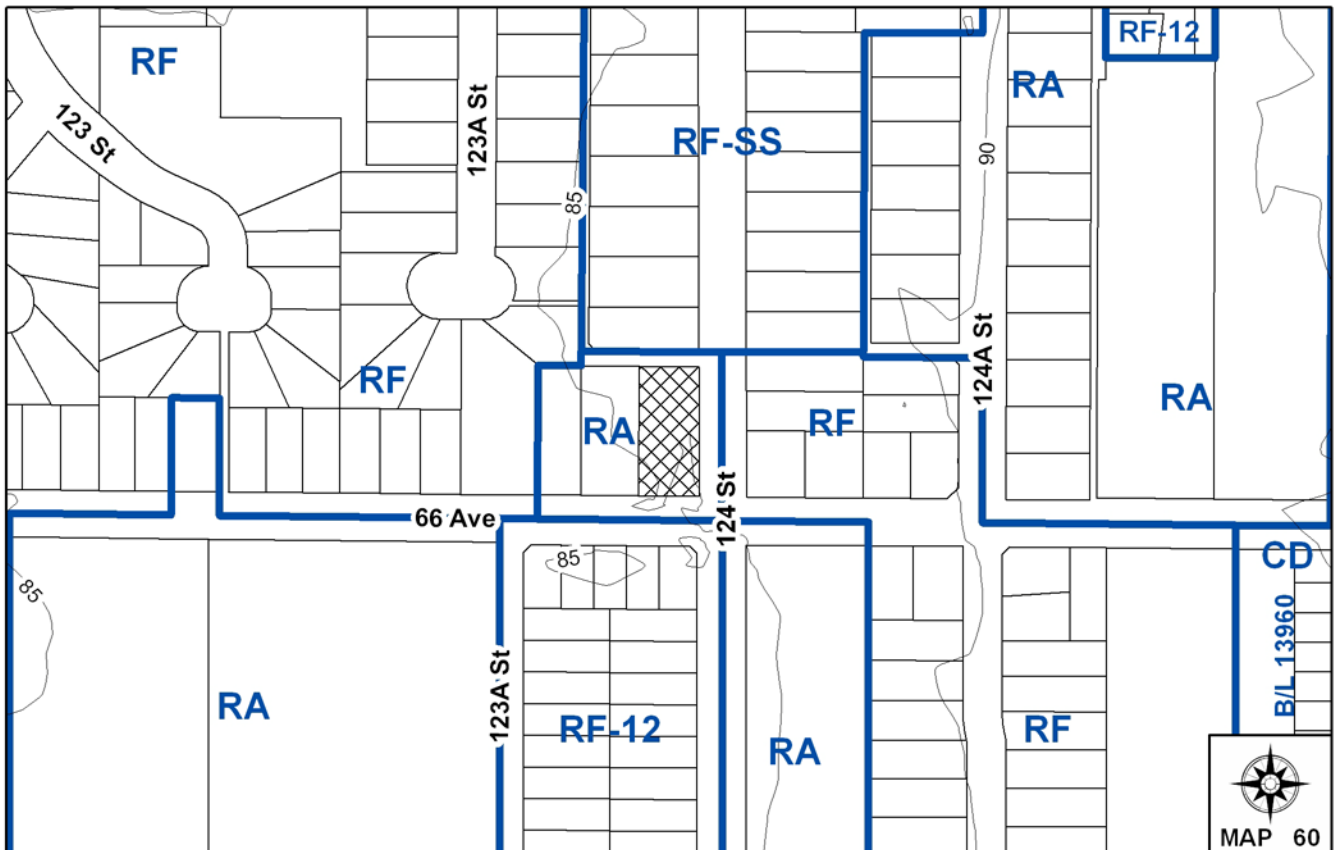
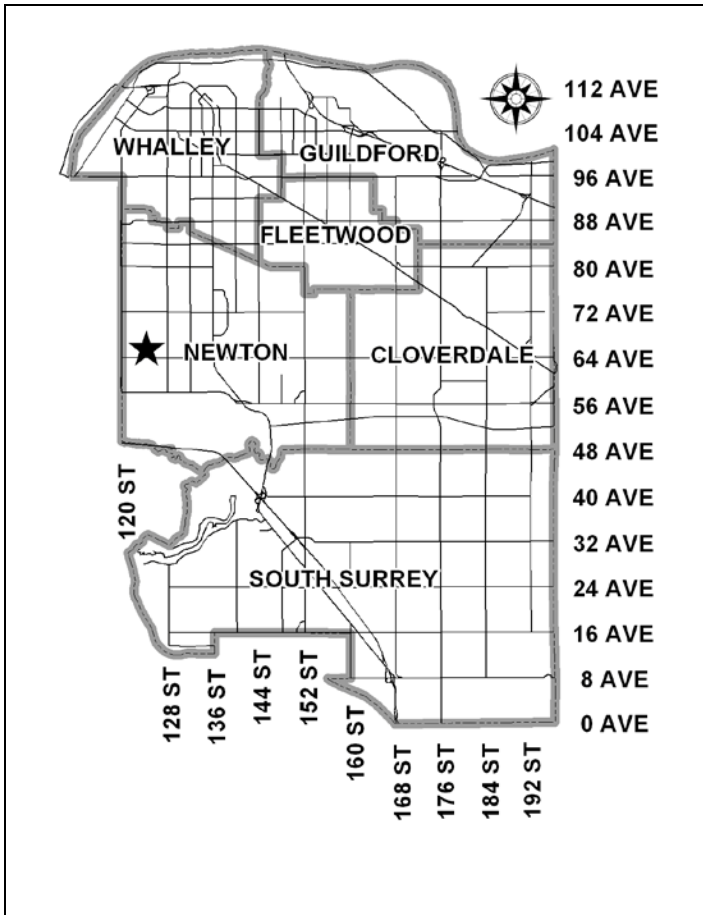
RA

**OCP DESIGNATION:**

Urban

**LAP DESIGNATION:**

Single Family



### 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

- The proposal to subdivide into two (2) single family (RF) lots will require variances to the RF Zone, including the required lot depth for Lots 1 and 2, and building setbacks for Lot 1.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the West Newton Local Area Plan.
- The relaxation for the required lot depth reflects the existing lot dimensions, and the fact that this is a corner lot. The lot has available frontage to allow a two-lot subdivision.
- Setbacks are proposed to be varied on proposed Lot 1 to allow for a single family home to be built on a wide and shallow lot. The setback variance will allow the allowable building envelope to be customized to improve the house orientation and allow retention of an existing tree.
- The proposal does not have any public opposition resulting from the pre-notification process.

## 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7905-0084-00, (Appendix VII) varying the RF Zone as follows to proceed to Public Notification:
  - (a) to reduce the minimum lot depth from 28 metres (92 ft.) to 27 metres (8.5 ft.) for proposed Lot 1 and to 24.4 metres (80 ft.) for proposed Lot 2; and
  - (b) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) and the minimum front yard setback from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for proposed Lot 1, provided that site development is in accordance with a restricted building envelope (Appendix VII, Schedule A).
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to establish a restricted building envelope for Lot 1 and ensure tree retention; and
  - (f) ensure the applicant adequately addresses 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:**

1 Elementary student at Beaver Creek Elementary School  
 0 Secondary students at Tamawanis Secondary School

(Appendix IV)

**SITE CHARACTERISTICS**

Existing Land Use: Single family home.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family residential homes.	Urban/Single Family	RF-SS
East (Across 124 Street):	Single family residential homes.	Urban/Single Family	RF
South (Across 66 Avenue):	Single family residential homes.	Urban/Single Family	RF-12
West:	Single family residential homes.	Urban/Single Family	RA

**DEVELOPMENT CONSIDERATIONS**

- The subject site is located on the north side of 66 Avenue in the West Newton Local Area Plan. The site is designated "Urban" in the Official Community Plan (OCP) and "Single Family" in the West Newton Local Area Plan (LAP). The site is surrounded by "Urban" designated properties.
- The subject site is currently zoned "One-Acre Residential" (RA). The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into two (2) single family lots. The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP) and the West Newton LAP.

**Subdivision Layout**

- The subdivision layout proposes 2 RF lots that range in lot area from 661 to 666 square metres (7,115 and 7,169 square feet). These lots are larger than the 560 square metres (6,000 square feet) area requirement of the RF Zone.
- The applicant has requested a variance to reduce the minimum depth of proposed Lot 1 from 28 metres (92 ft.) to 27 metres (88.5 ft.), and to reduce the minimum depth of proposed Lot 2 from 28 metres (92 ft.) to 24.4 metres (80 ft.). These variances are discussed below.

- In conjunction with proposed Lot 1, the applicant has requested a variance to reduce the front yard setback (66 Avenue) from 7.5 metres (25 ft.) to 3.6 metres (12 ft.), and to reduce the rear yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) in order to ensure an improved building envelope and retention of an existing tree. In support of these relaxations, a modified building envelope is proposed which increases the required setbacks to the side yards from 1.8 metres (6 ft.) and 3.6 metres (12 ft.) to 7.0 metres (23 ft.) and 6.0 metres (20 ft.) respectively. A Section 219 Restrictive Covenant will be required to be registered to establish these restrictions. These variances are discussed below.
- The proposed lots substantially exceed the minimum width requirements of the RF Zone. The lots are over 24 metres (80 ft.) wide. The minimum lot width requirements of the RF Zone are 15 metres (50 ft.).

### Access and Road Requirements

- Proposed Lots 1 and 2 have frontage and access from 124 Street. 124 Street is a Major Collector road. Access from 124 Street is proposed for Lot 1 in order to preserve a significant maple tree located at the southwest corner of the lot.
- The applicant is required to dedicate 0.942 metres (3 ft.) along both 124 Street and 66 Avenue for road widening, and a 3.0 metre by 3.0 metre (10 ft. by 10 ft.) corner cut at the intersection of 124 Street and 66 Avenue.
- There is an unopened lane north of proposed Lot 2. This unopened lane is used as a pedestrian connection to connect to the cul-de-sac on 132A Street. The Engineering Department has confirmed that the City does not plan to open this lane, therefore vehicular access to Lot 2 from this lane is not recommended.

### 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 (Appendix IV).
- The development site is located in an area where the homes range from new to approximately 60 years old, and comprise different styles such as Modern California Stucco, West Coast Modern, Neo-Traditional and Neo-Heritage. Existing homes are both one and two storeys.
- The design guidelines aim to preserve and create Neo-Heritage and Neo-Traditional housing styles.
- Basement-entry homes and secondary suites are not permitted.
- Permitted exterior materials include stucco, cedar, vinyl, hardiplank, brick, and stone. Colours will be from a neutral and natural (earth tone) palette.
- Roofing materials will include cedar shakes and shingles, concrete tiles, or asphalt shingles. Colours will be grey or brown.

- Roof pitch will range from 7:12 to 12:12.

### Lot Grading

- In-ground basements are proposed on Lot 1 only, based on the lot grading and tree preservation information that was provided by the applicant. A basement on Lot 1 will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- The Building Division has found the lot grading information adequate to allow the project to proceed to the next stage.

### Arborist Report and Tree Preservation

- Trevor Cox from Diamond Head Consulting Ltd. in association with Clark Kavolinas & Associates Inc., prepared the Arborist Report and Trees Preservation/ Replacement Plans for the subject site (Appendix V). They have been reviewed by the City's Landscape Architect and found generally acceptable.
- The trees on the site are predominantly Douglas Fir. The Report indicates that there are 13 mature trees on the subject site. The report proposes the removal of 12 trees because they are impacted by the building envelopes. The Report proposes 1 tree be retained, on proposed Lot 1. Twenty-four (24) replacement trees are required. Five (5) replacement trees will be planted on site, providing for an average of 3 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Douglas Fir	12	0	12
Maple	1	1	0
<b>TOTAL</b>	<b>13</b>	<b>1</b>	<b>12</b>

- The applicants will be required to address the tree replacement deficit, and have volunteered a contribution to the Green City Fund in the amount of \$5,700. Resolution of this issue will be a condition of Final Adoption.

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 13, 2008. Staff did not receive any telephone calls or letters in response.

## BY-LAW VARIANCES AND JUSTIFICATION

### (a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27 metres (88.5 ft.) for proposed Lot 1 and 24.4 metres (80 ft.) for proposed Lot 2.

### Applicant's Reasons:

- Lot area ranges from 661 square metres to 666 square metres. This is well above the minimum lot area requirement of 560 square metres for the RF Zone.
- The two-lot subdivision will comply with the density, area and width requirements of the RF Zone, but due to the configuration of the site, the proposed lots are unable to meet the minimum depth required by the Zone.

### Staff Comments:

- The proposal complies with the RF Zone requirements and Urban density designation in the Official Community Plan.
- The area of the proposed lots (661 to 666 m<sup>2</sup>) exceed the minimum lot area (560 m<sup>2</sup>) of the RF Zone and also have lot widths (24 metres) that substantially exceed the minimum lot width of the RF Zone (15 metres).
- The proposed lot configuration is similar to other lots along 124 Street.
- Additional land cannot be secured due to existing new building on the lot to the west.
- The proposal will make efficient use of land and has no opposition by surrounding neighbours.

### (b) Requested Variance:

- To reduce the minimum front yard setback (66 Avenue) of the RF Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for proposed Lot 1; and
- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for proposed Lot 1.

### Applicant's Reasons:

- Due to the configuration of the lots, Lot 1's front yard faces 66 Avenue and side yard faces 124 Street.
- The legal frontage on proposed Lot 1 is on 66 Avenue. However, because of the location of the maple tree designated for retention on the southwest corner of the lot, the applicant has proposed to have the proposed building face and have access from 124 Street.

- Reorienting the building envelope to have the house on Lot 1 face 124 Street will result in the following:
  - A more functional floor plan would be possible on this lot;
  - The massing design of the home would relate better to the massing design of the home on Lot 2;
  - There would be greater continuity along 124 Street where large wide homes are evident north of 66 Avenue;
  - The interface between Lot 1 and the adjacent lot to the west would be substantially improved by increasing the setback from 1.8 metres (6 ft.) to 7 metres (23 ft.).

Staff Comments:

- Due to tree preservation of a significant maple tree on proposed Lot 1, as well as the existing building envelope and shallow lot depth, a lot/house design which results in the dwelling facing on 124 Street can be supported.
- A Section 219 Restrictive Covenant is proposed to increase the side yard setbacks, which in effect customizes the building envelope to suit the site constraints.
- The proposed setback relaxations do not increase the allowable floor area on proposed Lot 1. The applicable maximum Floor Area Ratio (FAR) for Lot 1 is 0.48. The modified building envelope does not change the maximum allowable FAR.
- The front yard setback (66 Avenue) on Lot 1 acts as a side yard setback. The minimum requirement for a side yard setback on flanking street in the RF Zone is 3.6 metres (12 ft.). Therefore, if the front yard setback is considered as the side yard setback, the request complies with the Zone.
- The rear yard setback on Lot 1 acts as a side yard setback. The minimum requirement for a side yard setback in the RF Zone is 1.8 metres (6 ft.). Therefore, if the rear yard setback is considered as the side yard setback, the request complies with the Zone.
- The proposal has no opposition by surrounding neighbours.

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,
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. 7905-0084-00  
Appendix VIII. West Newton Local Area Plan

Jean Lamontagne  
General Manager  
Planning and Development

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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:                    James Pernu, McElhanney Consulting Services Ltd.  
                         Address:                    13160 - 88 Avenue  
   Surrey, BC  
   V3W 3K3  
   Tel:                        604-596-0391
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    12391 - 66 Avenue
  
  - (b)      Civic Address:                    12391 - 66 Avenue  
                 Owners:                            Satinder Singh Sran and Satwinder Kaur Sran  
                 PID:                                        002-605-694  
                 Parcel "A" (Explanatory Plan 16082) of Lot 20 Block 1 Section 18 Township 2  
                 New Westminster District Plan 7147
  
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. 7905-0084-00.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.3474 ac
Hectares	0.1406 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	24.44 - 24.69 m
Range of lot areas (square metres)	661 - 666 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.3 upha/5.7 upa
Lots/Hectare & Lots/Acre (Net)	15.4 upha/6.25 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Depth and Setbacks	YES