

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0088-00

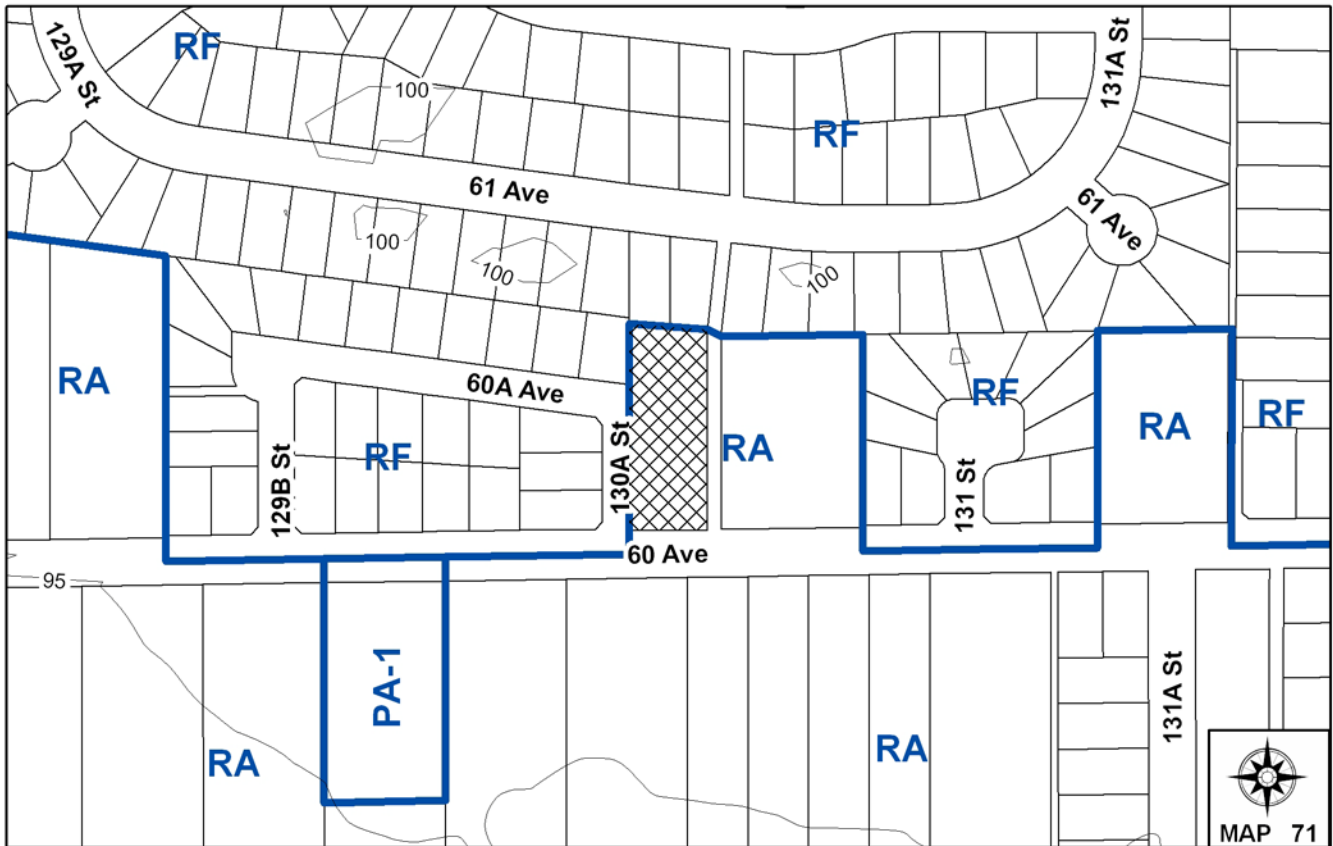
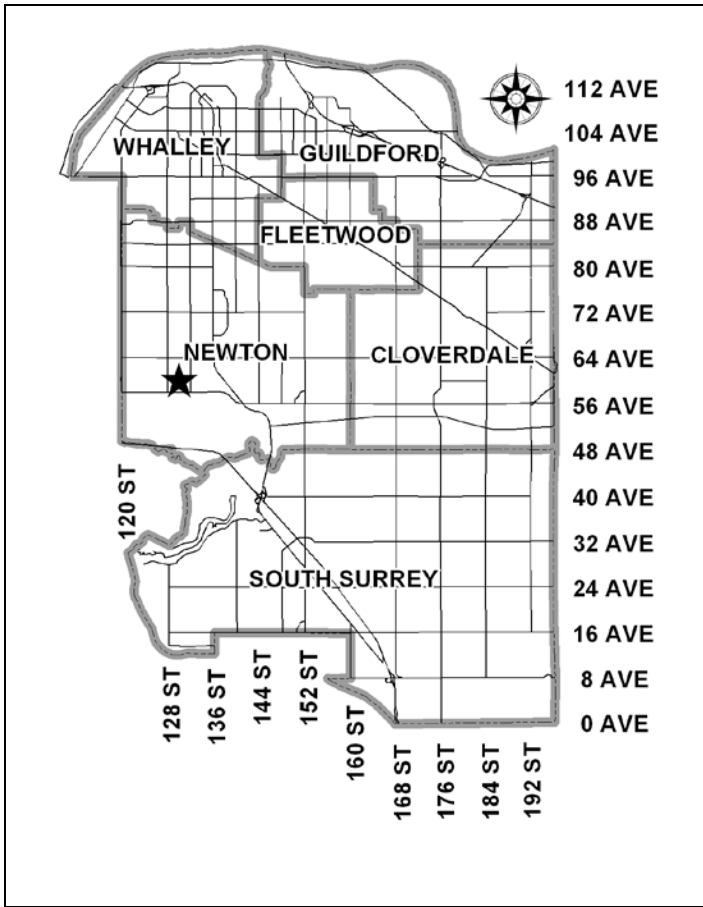
Planning Report Date: April 28, 2008

**PROPOSAL:**

- **Partial NCP Amendment** from Single Family to Small Lot
- **Rezoning** from RA to RF and RF-12
- **Development Variance Permit**

in order to allow subdivision into 3 standard single family lots and 2 single family small lots.

**LOCATION:** 13065 - 60 Avenue  
**OWNER:** Varinder Gill  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family



### RECOMMENDATION SUMMARY

- Deny proposed NCP Amendment and Rezoning of Block "B" to allow for single family small lots (RF-12).
- By-law Introduction and set date for Public Hearing for Rezoning of the entire site (Blocks "A" and "B") to RF.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes an NCP Amendment for the southern portion of the site (Block "B") from "Single Family" to "Small Lot" and rezoning of this portion to RF-12.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed rezoning of the northerly portion of the site (Block "A") to RF complies with the NCP designation and can be supported.
- However, the proposed rezoning and NCP amendment of the southerly portion of the site (Block "B") to RF-12 is not consistent with the zoning and pattern of development north of 60 Avenue.
- The proposed RF-12 lots will result in higher levels of tree impact and removal required, due to the additional building area and access requirements.
- Staff therefore recommends that the entire site (Blocks "A" and "B") be rezoned to RF to allow subdivision into four single family lots in a manner consistent with the existing pattern of subdivision in accordance with the NCP designation.
- Due to the lot size incompatibility with surrounding properties and concerns about tree retention for the 5-lot subdivision, staff recommends that the proposed NCP amendment for Block "B" from Single Family to Small Lot be denied, and that this portion of the property remain under its current NCP designation.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. the rezoning from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) of Block B, as shown on the survey plan attached as Appendix I, be denied.
2. a By-law be introduced to rezone Blocks "A" and "B" shown on the survey plan attached as Appendix I 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.
3. Council approve Development Variance Permit No. 7906-0088-00 (Appendix VIII) varying the following to proceed to Public Notification:
  - (a) to vary the RF Zone for proposed Lot 2 to permit reduced front and rear yard setbacks.
4. 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) approval from the Ministry of Transportation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) completion of an acceptable design and construction for the walkway immediately east of the subject property; and
  - (f) registration of a Section 219 Restrictive Covenant for tree protection on portions of Lots 1, 2 and 4.

## 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:**

2 Elementary students at Panorama Park Elementary School  
 1 Secondary student at Panorama Ridge Secondary School

(Appendix IV)

**Parks, Recreation & Culture:**

The Parks, Recreation & Culture Department supports the rezoning and subdivision into RF zoned lots in order to protect significant trees on site and is willing to accept cash-in-lieu of 5% for this project. Parks also recommends low fencing along the east property line in order to promote "eyes on the park" surveillance of the adjacent walkway.

**Min. of Transportation:**

The Ministry of Transportation granted preliminary approval for one year as of April 17, 2007. An extension of this approval is required.

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwelling to be retained on proposed Lot 2.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings.	Urban/Suburban Transitional	RF
East:	Church building and parking lot, informal walkway on unopened road allowance.	Urban/Institutional	RA
South (Across 60 Avenue):	Single family dwellings on large lots.	Suburban/Small Lots with Lane	RA
West (Across 130A Street):	Single family dwellings.	Urban/Single Family	RF

**DEVELOPMENT CONSIDERATIONS**

- The West Newton/Highway 10 NCP (Stage 2) was adopted by Council on July 28, 2004. This site is designated Single Family 6 upa in the NCP.
- The site is located in West Newton, at the north east corner of 60<sup>th</sup> Avenue and 130 A Street.

### Applicant's Proposal (RF and RF-12)

- The applicant proposes to rezone the subject property from One-Acre Residential (RA) to Single Family Residential (RF) on Block "A" for lots 1-3 and to Single Family Residential 12 (RF-12) on Block "B" for lots 4 and 5, for a total of 5 lots.
- The proposed rezoning would result in lots ranging in size from approximately 562 square metres (6,049 square feet) to 773 square metres (8,320 square feet) in the RF zone, and from 371 square metres (3,994 square feet) to 400 square metres (4,305 square feet) in the RF-12 zone (Appendix II). An arborist assessment and tree removal/replacement plan have been prepared for the 5-lot proposal.
- The proposed development of RF lots complies with the NCP. However, the proposed development of RF-12 lots (Block "B") within this site does not conform to the approved NCP.
- There is a single family dwelling proposed to be retained on Lot 3, and the driveway for this home is proposed to be relocated from 60<sup>th</sup> Avenue to 130 A Street (a new driveway for an existing home). Either version of this proposal could allow for re-use of the existing driveway alignment onto 60 Avenue, which facilitates the retention of on-site trees near the corner.
- An exiting City pathway abuts the property along the east side. As part of the proposal, this area would be upgraded from its current state as an informal path to a completed walkway utilizing alternative design standards that would allow retention of existing mature trees (porous paving or a gravel surface on part of the path). The detailed design of this walkway is in process, and is listed as a condition of this subdivision.
- The applicant is proposing higher density based on the interface with the lots across 60 Avenue to the south shown in the West Newton Highway 10 NCP (Appendix VII), and has submitted signatures from surrounding lot owners demonstrating support for this development concept.

### Tree Survey & Arborist Report

- The developer engaged C. Kavolinas & Associates Inc. to prepare the Arborist Report, Tree Preservation and Replacement Plans for this project. The report illustrates two development options (RF only and RF/RF-12 combined) and outlines their impact on tree preservation for the two versions of the proposal. (Summary for the 4 lot version - Appendix VI).
- The City Landscape Architect has reviewed the applicant's Arborist Report and endorses the tree recommendation for the 4-lot option; however, the City Landscape Architect has serious concerns about the tree preservation potential under the 5-lot option.

### 4-Lot Arborist Report Information (Appendix IX)

- The report submitted for the 4 RF lot version of the project proposes the removal of 21 protected trees from the site because they are either within the building envelopes, within the footprint of proposed driveways, roadways or underground services. Trees are generally removed in the centre of the lots, and along the road right-of-way, where there are limited opportunities for retention.

5-Lot Arborist Report Information (Appendix X)

- The Arborist Report submitted in support of the 5-lot version proposes the removal of 27 mature trees as RF-12 sized lots present less opportunity for tree retention. The 5-lot proposal has a much greater likelihood of impact on existing trees at the south-west corner of the site.
- The following Tree Preservation Table (By-law sized trees only) has been provided by the Consulting Arborist in support of both the 4 and 5-lot options:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention – 4 Lot Option	Total Proposed for Removal – 4 Lot Option	Total Proposed for Retention – 5 Lot Option	Total Proposed for Removal – 5 Lot Option
Cedar	16	10	6	8	8
Douglas Fir	35	23	12	10	16
Dogwood	1	0	1	0	1
Cherry	2	0	2	0	2
<b>Total</b>	54	33	21	27	27

- Given the reduced size of proposed RF-12 lots (proposed Lots 1 and 2 under the 5-lot scenario), their shallow depth, and other factors that govern tree retention (driveway requirements, permitted house size, excavation requirements, etc.) it is questionable that few if any of the trees at the southwest corner of Lot 1 will be retained as proposed.
- The Planning and Development Department faces pressure at the time of building permit application to maximize building footprints and square footage under the given zone. Under the 5-lot option, any proposed house would be required to be somewhat under the maximum permitted size in the RF-12 Zone and construction activities would likely impact the health and stability of mature trees now on this property.
- The applicant has provided a conceptual layout for an RF-12 sized dwelling for proposed Lot 1. This house size and placement would require a Development Variance Permit for reduced rear yard setback and would not allow re-use of the existing driveway onto 60 Avenue. This development concept is not deemed realistic for this lot.
- The additional trees that will be removed under the 5-lot scenario are mature and substantial trees (Cedars and Douglas Firs). Their removal will further affect the established residential character and ambience of the area.

Lot Grading

- In-ground basements are proposed based on the lot grading information provided by the applicant. Basements will be achieved with some fill on the lots. The proposed grading plan has been reviewed by staff and found to be acceptable. It should not affect the trees proposed to be retained, as minimal fill is required on the site. The properties as a whole will drain towards the north west.

### Proposed Building Scheme

- The developer engaged 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 summary of the proposed design guidelines is attached as Appendix V, which will deviate from some of the older "old urban" homes in the area, in favor of a more contemporary standard similar to what has been built in recent years immediately to the west.
- "Old Urban" housing styles were identified as the predominant older building styles in the area to the south of the subject site, and Neo Classical style homes in the 210 to 240 square metre range (2300 to 2600 square feet) were identified to the immediate west. Neo-Traditional, and Neo-Heritage style will be the design style for the new homes, in keeping with the more modern architectural context.

The highlights of the proposed Building Scheme are as follows:

- Two story dwellings, split level, and bungalows are permitted;
- Basement entry dwellings are not permitted;
- No access to the in-ground basements from outside, other than the rear of the dwellings;
- No secondary suites permitted;
- No more than one kitchen or food preparation area permitted;
- Minimum 7:12 roof pitch;
- Shake profile asphalt or cedar shingles, or shake profile concrete roof tiles in grey or brown tones will be the only roofing materials permitted;
- Only high quality exterior finish and detailing with stucco, vinyl, cedar, "Hardiplank", and brick and stone accent veneers in brown, earth tone, or grey hues are to be used as cladding materials, and;
- A minimum of 20 shrubs (of at least 5 gallon pot size) are to be provided per lot in addition to trees retained and replaced as per the Tree Replacement Plan, and;
- Driveways are to be exposed aggregate, interlocking masonry pavers, or stamped concrete.
- The existing house on the site, which is in good condition, will be retained on Lot 2. Substantial upgrading of the home cannot be undertaken unless the Design Guidelines are followed.

Staff Comments on the Applicant's Proposal

- The subject site is designated "Single Family 6 UPA" in the NCP. The proposed rezoning of Block "A" to RF is in compliance with the adopted NCP. The proposed rezoning of Block "B" to RF-12 does not comply with the NCP designation. The NCP designates Block "B" to also be part of the Single Family designation along the north side of this section of 60 Avenue, near 130A Street.
- The abutting land to the west was developed into RF lots in compliance with the approved NCP in 2003. This site should be regarded as a continuation of the RF development. The RF-12 zone is inconsistent with the remainder of the RF subdivision.
- The site is heavily treed, with 54 protected trees identified by the consulting arborist. Staff have serious concerns about the proposed RF/RF-12 subdivision in terms of how it responds to the mature trees on the property, and the number of additional trees that would require removal under and RF-12 layout at the corner of 60 Avenue and 130A Street.
- Staff therefore recommends that Council deny the NCP redesignation for Small Lots and rezoning to RF-12 on Block "B", and that this portion of the site be rezoned to RF only, for a total of 4 lots. The RF lots are consistent with RF lots already approved and built under another subdivision immediately west (Development Application No 7902-0315-00), as well as with the existing homes to the north.
- Staff also recommends approval of a Development Variance Permit for reduced setbacks on the front and rear of Lot 2 to allow retention of the existing house. The applicant must demonstrate that the house to be retained meets Coverage and Floor Area Ratio requirements of the RF Zone, as well as Fire Separation requirements of the British Columbia Building Code.

PRE-NOTIFICATION

- Pre-notification letters were sent on September 25, 2006, and to date staff have received two responses.
- The responses (received by telephone) concerned the retention of the walkway on City land immediately east of the subject property. The unbuilt walkway is proposed to be constructed as a result of this Rezoning and Subdivision.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Block Plan
Appendix II.	Proposed Subdivision Layout (both 4 lot and 5 lot versions)
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation for the 4 lot version
Appendix VII.	NCP Plan
Appendix VIII.	Development Variance Permit No. 7906-0088-00\
Appendix IX.	Tree Removal Plan - 4-Lot Option
Appendix X.	Tree Removal Plan - 5-Lot Option

Jean Lamontagne  
General Manager  
Planning and Development

TB/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:                      Dexter Hirabe CitiWest Consulting Ltd.  
                         Address:                      101 - 9030 King George Highway  
                                                              Surrey, BC  
                                                              V3V 7Y3  
                         Tel:                                      604-591-2213

2.      Properties involved in the Application

- (a)      Civic Address:                      13065 - 60 Avenue
- (b)      Civic Address:                      13065 - 60 Avenue  
                         Owner:                                      Varinder Pal Kaur Gill  
                         PID:    005-802-377  
                         Lot 229 Section 8 Township 2 New Westminster District Plan 59712

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone Blocks "A" and "B" from RA to RF.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.7 ac
Hectares	0.28 sq.m.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 m - 21 m
Range of lot areas (square metres)	611 sq.m. - 773 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.7 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<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	YES
Others	NO