

City of Surrey
PLANNING & DEVELOPMENT REPORT

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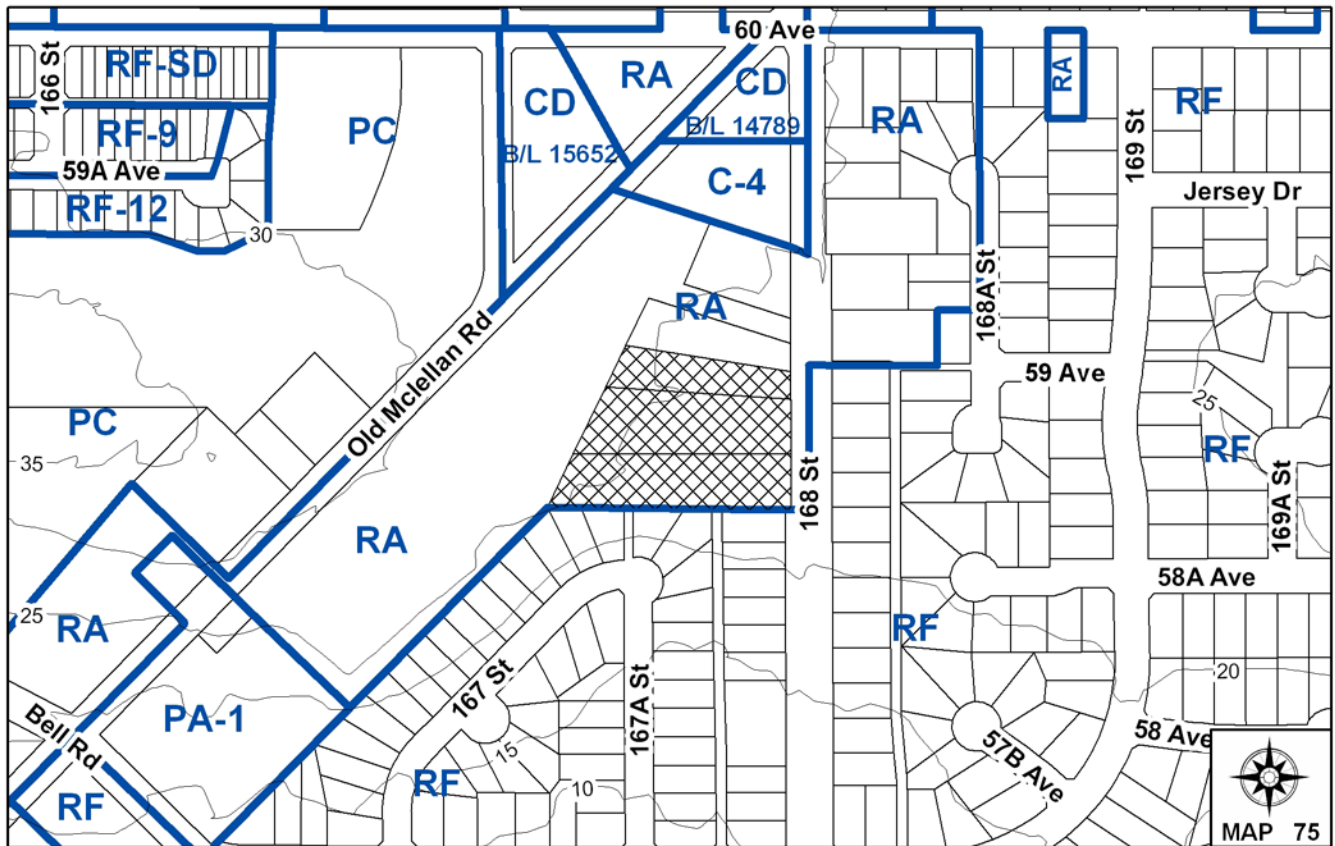
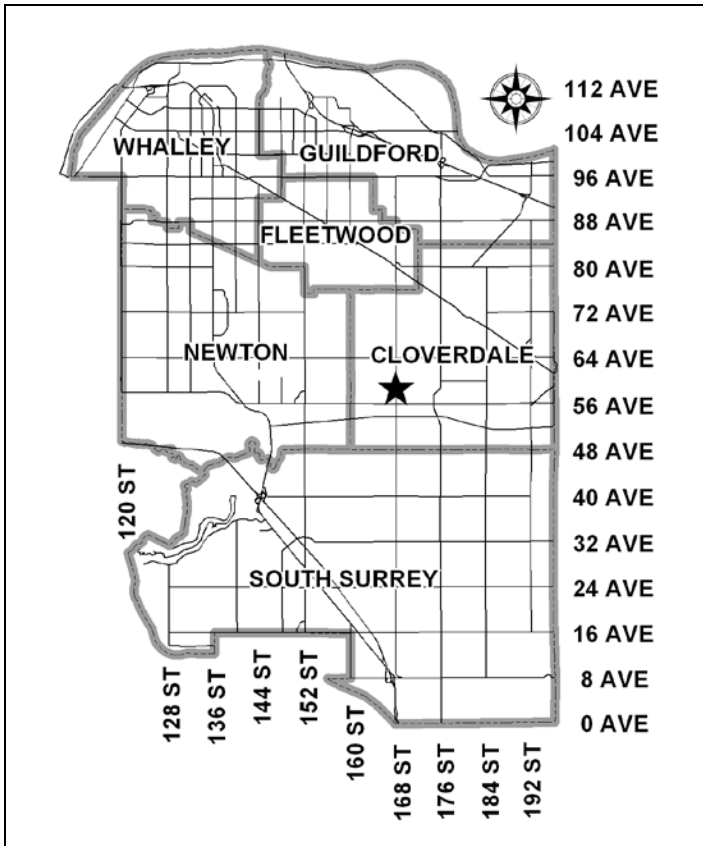
Planning Report Date: November 5, 2007

PROPOSAL:

- **Rezoning from RA to RF**

in order to allow subdivision into approximately 12 single family residential lots.

LOCATION: 5877, 5893 and 5901 - 168 Street
OWNERS: Dhanrajbir Singh Birak et al
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Single Family



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the proposed development complies with the NCP land use designation, it does not comply with the road network shown in the NCP.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of West Cloverdale South.

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 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 adequately address cash-in-lieu of tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) dedication and construction of the 5.0 metre wide walkway.
3. Council pass a resolution to amend the West Cloverdale South NCP to redesignate the adjacent Surrey Centre Elementary School site from Rowhouse (15), Rowhouse (10), Institutional/Residential and Urban Single Family to School (Appendix VIII).

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:**

4 Elementary students at Surrey Centre School
2 Secondary students at Lord Tweedsmuir School

(Appendix IV)

Parks, Recreation & Culture:

Parks staff are willing to accept cash-in-lieu of 5% parkland dedication. Staff have reviewed the location of the proposed walkway and request that the applicant develop the walkway as part of the development. It is recommended that the path be in asphalt or permeable paving stones to minimize maintenance. Any fencing or green buffering on either side of the path and on the private property needs to ensure clear sight lines. Fencing cannot exceed a height of 1.2 metres (4 ft.). Active rooms in the house design need to face the path to ensure further natural surveillance.

SITE CHARACTERISTICS

Existing Land Use: There is one single family dwelling on each lot which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Existing single family residential and care facility.	Institutional/Residential in the West Cloverdale South NCP.	RA
East (Across 168 Street):	Existing single family residential.	Urban in the OCP.	RF
South:	Existing single family residential.	Urban Single Family Residential in the West Cloverdale South NCP.	RF
West:	Existing Surrey Centre Elementary school.	Urban Single Family Residential and Rowhouse (15 upa) in the West Cloverdale South NCP.	RA

DEVELOPMENT CONSIDERATIONS

- The proposed development encompasses three (3) properties, 5877, 5893 and 5901- 168 Street, which are currently zoned One-Acre Residential Zone (RA). The applicant is proposing to rezone the properties from RA to Single Family Residential Zone (RF) in order to allow for subdivision into 12 single family lots.
- The subject site is designated Urban in the Official Community Plan and is designated Urban Single Family Residential in the West Cloverdale South NCP. The proposed development complies with the OCP designation and NCP designation.
- The subject site encompasses a total of 1.01 hectare (2.5 acres) of gross area. The applicant is proposing a unit density of 11.9 units per hectare/4.8 units per acre, which is less than the maximum 15 units per hectare/6 units per acre permitted under the RF Zone.

- The proposed subdivision will be accessed from a new road connecting to 168 Street, with a future connection to a cul-de-sac road (Appendix II). This represents a modification to the road pattern indicated in the West Cloverdale South NCP which shows road access to the subject site from Old McLellan Road. However, the road pattern shown in the NCP is not achievable as the Surrey School District has concluded that the Surrey Centre Elementary School will not be closed and redeveloped as envisioned in the NCP. It is, therefore, appropriate to redesignate the school site to School in the NCP and to eliminate the cul-de-sacs shown on the school site (Appendix VIII).
- As a park has not been planned for this area, the applicant is proposing to provide 5% cash-in-lieu of parkland.
- The proposed lots range in size from 560 square metres (6,028 sq.ft.), which is the minimum lot size under the RF Zone, to 861 square metres (9,268 sq.ft.). The lot widths range from 15.0 metres (49 ft.), which is the minimum lot width under the RF Zone to approximately 17.5 metres (57 ft.) approximately.

Tree Preservation and Replacement

- An arborist report and Tree Preservation/Replacement Plan was prepared by Mike Fadum and Associates Ltd. The plans have been reviewed by staff. The assessment has identified 35 protected trees. It is proposed that 32 trees be removed for various reasons, including to accommodate road and house construction, and due to poor health. Only 3 trees are proposed for retention within the subject site, with a further 4 trees which may be retained within the dedicated road right-of-way of 168 Street at this time (Appendix VI). However, since 168 Street is to be widened in the future and utilities will be located, the trees may be removed at some time in the future. A further review and determination of these 4 trees will be conducted at the servicing stage.
- The applicant is subject to a 2:1 replacement ratio for all protected trees or a 1:1 ratio for cottonwood or alder trees. The total number of replacement trees required for this development is 58 trees, based upon a ratio of 2:1 for 26 trees and a ratio of 1:1 for 6 trees. The proposal is only proposing 36 replacement trees. Therefore, there is a deficit of 22 trees. The cash-in-lieu payment is \$6,600 based upon \$300 per tree. The applicant will be required to address this deficit in tree replacement prior to Final Adoption.

Lot Grading

- In-ground basements are proposed for all the lots.
- A preliminary lot grading plan was submitted by H.Y. Engineering indicates that minimal to no fill will be required on site. This plan was reviewed by Building Division staff and found to be acceptable.
- Based upon the preliminary lot grading information submitted, proposed Lots 3 and 4 will have downsloping driveways.

Proposed Walkway

- A 5.0-metre (16 ft.) wide walkway is proposed to connect the existing single family subdivision to the south, through the subject site and ultimately through to the north, ending at Surrey Centre Elementary School.
- Parks, Recreation and Culture Department staff have reviewed the location of the walkway and find that it is acceptable. It is requested that the applicant dedicate and develop the walkway as part of the development. It is recommended that the path be in asphalt or permeable paving stones to minimize maintenance. Any fencing or green buffering on either side of the path and on private property will be placed to ensure clear sight lines. Fencing cannot exceed a height of 1.2 metres (4 ft.). Active rooms in the house design need to face the path to ensure further natural surveillance. These elements have been incorporated in the building design guidelines.

Building Design Guidelines

- The applicant has retained Mark Ankenman of Sandbox Design Works Inc. as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and based on the findings proposed a set of building design guidelines.
- The guidelines recommend that the new homes be of a Neo-Heritage style. The overall intent is to preserve the heritage feel of the neighbourhood, while blending with the newer developments to the south and southeast. Secondary suites and basement-entry homes are not permitted (Appendix V).
- In order to eliminate street oriented garages and vehicular access from 168 Street, the garages on proposed Lots 1 and 2 will be oriented from the rear lane. Proposed Lot 12 will also not have vehicular access from 168 Street, but from the proposed internal road.
- Proposed Lots 5, 6 and 7 are of an irregular shape. The design consultant has provided further analysis which shows that a 2-storey house can be situated on each of these lots, to the maximum floor area ratio permitted under the RF Zone. However, the design of these houses will reflect a more dominant attached garage at front.

PRE-NOTIFICATION

Staff received comments from the adjacent property owners to the north at 5909-168 Street, regarding the proposed concept for future development. The property owners were concerned that the road layout would be unequally distributed on their property. Since then, the proposed layout has been modified to ensure that the future road dedication would be more evenly distributed across the three properties to the north (5909 and 5933-168 Street and the City owned panhandle) (Appendix II).

A pre-notification letter was sent on August 16, 2007 and no comments were received by staff.

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. Tree Preservation Summary
- Appendix VII. West Cloverdale South NCP
- Appendix VIII. Proposed NCP Amendment for Adjacent School Site

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: Holden Yip, H.Y. Engineering Ltd.
 Address: #200 , 9128 - 152 Street
 Surrey, BC
 V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Addresses: 5877, 5893 and 5901 - 168 Street

 - (b) Civic Address: 5877 - 168 Street
 Owner: Dhanrajbir Singh Birak and Joga Singh Sandhu
 PID: 007-436-122
 Lot "C" Lot 11 South East Quarter Section 12 Township 2 New Westminster
 District Plan 1752

 - (c) Civic Address: 5893 - 168 Street
 Owner: Amerjit Kaur Mourh
 PID: 007-436-149
 Lot "D" Lot 11 South East Quarter Section 12 Township 2 New Westminster
 District Plan 1752

 - (d) Civic Address: 5901 - 168 Street
 Owner: Gurdev Kaur Tiwana
 PID: 007-436-157
 Lot "E" Lot 11 Except: Parcel "One" (Explanatory Plan 5460) South East
 Quarter Section 12 Township 2 New Westminster District Plan 1752

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.5 ac
Hectares	1.01 ha
NUMBER OF LOTS	
Existing	3
Proposed	12
SIZE OF LOTS	
Range of lot widths (metres)	15 m to 17.5 m
Range of lot areas (square metres)	560 m ² to 861 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.9 uph/4.8 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	29%
Estimated Road, Lane & Driveway Coverage	33%
Total Site Coverage	62%
PARKLAND	
Area (square metres)	cash-in-lieu
% of Gross Site	cash-in-lieu
	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
Others	NO