

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0450-00

Planning Report Date: November 5, 2007

**PROPOSAL:**

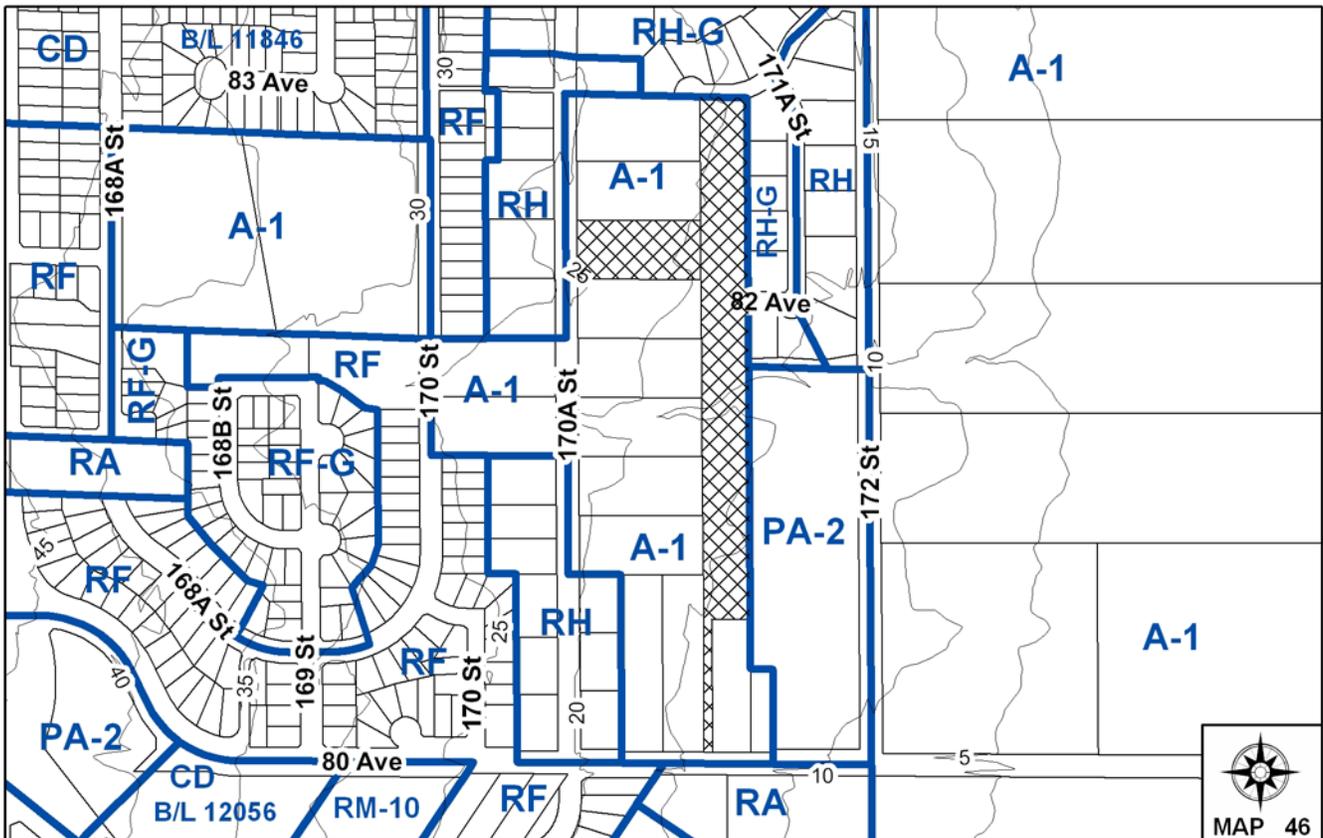
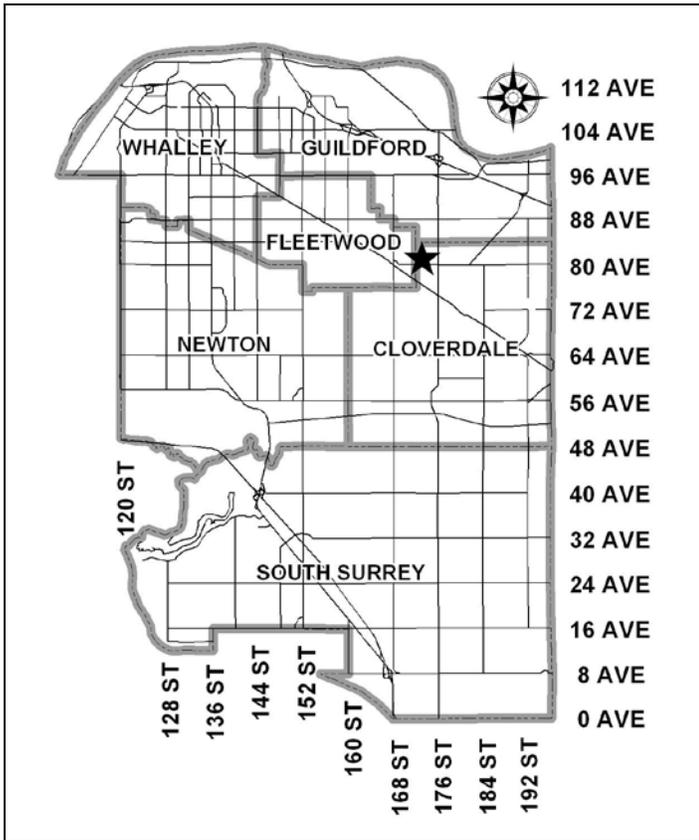
- **Rezoning from A-1 to CD (based on RH-G)**  
 in order to allow subdivision into approximately 11 suburban residential lots, 1 large remainder lot and open space.

**LOCATION:** 17127 - 80 Avenue and  
 8230 - 170A Street

**OWNERS:** Golden Touch Property  
 Developments Ltd. et al

**ZONING:** A-1

**OCP DESIGNATION:** Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Consistent with the land use and subdivision pattern established for the area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) address improvements to the proposed parkland to return it to a natural area, to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 12 until future consolidation with one or more of the properties to the west or south and permanent road access is secured; and
  - (f) registration of a Section 219 Restrictive Covenant on proposed Lot 11 for increased setbacks for tree protection.

## 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 Coast Meridian Elementary School  
2 Secondary students at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture: Support proposed subdivision and park dedication. The developer is asked to partner with the City to return the proposed parkland to a state where it can be managed as a natural area by City staff.

Department of Fisheries and Oceans (DFO):

This project was considered at the June 20, 2007 Environmental Review Committee (ERC) meeting attended by a DFO representative and the subdivision layout was supported as proposed.

Agricultural Advisory Committee (AAC):

This project was considered at the July 7, 2007 AAC meeting and the proposed subdivision was supported with the recommendation that a Restrictive Covenant be registered on all of the lots notifying owners of farm practices in the area (Appendix V).

### SITE CHARACTERISTICS

Existing Land Use: Single family homes on acreage properties with Drinkwater Creek bisecting the middle portion of the site.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Incl. Across 83 Avenue):	Acreage residential lots and recently developed suburban lots.	Suburban	A-1 and RH-G
East:	Suburban residential lots and church site.	Suburban	A-1, RH-G and PA-2
South (Incl. Across 80 Avenue)	Acreage residential lots.	Suburban	A-1 and RA
West:	Suburban residential lots.	Suburban	A-1 and RH

### DEVELOPMENT CONSIDERATIONS

#### Site Context and Layout

- The 2.61-hectare (6.45 acre) site is located in Fleetwood, just outside the Fleetwood Town Centre boundaries. The site is located between 170A Street and 172 Street and between 80 Avenue and 84 Avenue. The two properties involved in the application are both designated Suburban in the Official Community Plan.
- The properties are currently zoned General Agriculture Zone (A-1). The applicant is proposing to rezone the two parcels to a Comprehensive Development (CD) Zone based on the Half-Acre Gross Density Zone (RH-G) to allow subdivision into 11 half-acre gross density lots, open space and one large remainder lot.
- The proposed subdivision layout will continue the road network and land use pattern established by the suburban residential development to the north-east.

### Subdivision Layout

- The proposed subdivision layout is consistent with development in the area. The rezoning for the suburban residential development (Project No. 7904-0120-00) to the east of the northern portion of the site received Final Adoption on November 28, 2006. This development included half-acre and half-acre gross density lots.
- The proposed subdivision layout will continue the road network established when Project No. 7904-0120-00 was approved. 171 Street will be constructed to local road or local half-road standards depending on its location in the site. The south side of 83 Avenue will be widened to local road standards and the portion of the cul-de-sac bulb on the subject site at the west terminus of 83 Avenue will be constructed. Both 170A Street and 83 Avenue, which are fronting the subject site, require road improvements as part of this application.
- Proposed Lots 1 through 9 will be accessed from 172 Street, via 83 Avenue. In the future, when 8210 and 8166 – 170A Street develop, 82 Avenue will extend to the west and connect with 170A Street. The two lots fronting 170A Street (proposed Lots 10 and 11) will have driveway access directly from 170A Street. The existing home to be retained on the south side of Drinkwater Creek will continue to have access from 80 Avenue.
- The applicant is proposing to set aside approximately 4,695 square metres (50,540 sq. ft.) of land as open space. A portion of these lands included as open space is considered undevelopable. According to the RH-G Zone, undevelopable areas may be included as open space provided the undevelopable portions of land are discounted by 50%.
- Once the undevelopable lands are discounted by 50% the resulting open space equates to 3,916 square metres (42,150 sq. ft.) or 15% of the entire subject site. This satisfies the 15% minimum open space requirement of the RH-G Zone and the proposed CD Zone.
- The proposed remainder lot is proposed to be rezoned to CD as part of this application. However, a no-build Restrictive Covenant will be required to be registered on title until such time that it is consolidated with the adjacent properties to the west or south and permanent access to either 170A Street or 80 Avenue is secured. Currently the remainder lot is accessed from 80 Avenue by a large panhandle driveway.

### Proposed CD By-law

- The proposed CD By-law is based on the requirements of the RH-G Zone, except for the minimum lot area and the minimum lot width. A number of site factors, including; the long and narrow shape of the larger lot involved in the application (17127 – 80 Avenue), the existing creek intersecting the centre of the site and the previous road network established for this area, made it difficult to achieve the lot dimensions and areas of the RH-G Zone.
- The proposed CD By-law reduces the lot size and width for the regular standard lots and the reduced lots. However, the overall gross density for the proposed development remains 5 units/hectare (2 units/acre) which is consistent with the maximum density permitted in the Suburban designation in the Official Community Plan (OCP), for areas within 200 metres (650 ft.) of the edge of the Agricultural Land Reserve (ALR).

- The following table identifies the differences between the RH-G Zone and the proposed CD By-law.

	<b>Existing RH-G Zone</b>		<b>Proposed CD By-law</b>	
	<i>Regular Standard Lots</i>	<i>Permissible Reduction for 50% of Lots *</i>	<i>Regular Standard Lots</i>	<i>Permissible Reduction for 40% of Lots*</i>
<b>Lot Size</b>	1,300 sq. m. (14,000 sq. ft.)	1,120 sq. m. (12,000 sq. ft.)	1,050 sq. m. (11,500 sq. ft.)	775 sq. m. (8,350 sq. ft.)
<b>Lot Width</b>	30 m. (100 ft.)	24 m. (80 ft.)	26 m. (85 ft.)	20 m. (70 ft.)
<b>Lot Depth</b>	30 m. (100 ft.)	30 m. (100 ft.)	30 m. (100 ft.)	30 m. (100 ft.)

\* Where 15% or more of the lands subdivided are set aside as open space pursuant to Section D.2 (a) of this Zone.

### Environmental Review

- Drinkwater Creek intersects the site running in an east-west direction. This Creek is classified as a Class A (red coded) stream and may inhabit salmonids year-round.
- The proposed subdivision layout includes a minor encroachment into the standard 15-metre (50 ft.) setback from the top-of-bank for proposed Lot 7. The proposed encroachment of approximately 60 square metres (645 sq. ft.) is being compensated by an additional 1,392 square metres (14,980 sq. ft.) outside the 15-metre (50 - ft.) setback from the top-of-bank as part of the open space dedication. The proposed subdivision layout was reviewed and accepted as presented at the June 20, 2007, Environmental Review Committee meeting.

### Residential Guidelines

- The applicant has retained John Biddle of J. E. Biddle Designs Ltd. as the Design Consultant for the project. The Design Consultant conducted a character study of the surrounding residential area and based on this review proposed a set of building design guidelines (Appendix VI).
- The Character Study establishes that the area surrounding this development is in transition. There are newly developed Half-Acre Gross Density homes to the north and east of the subject site. Whereas the majority of the homes to the west of the subject site are older with further development potential.
- Basement-entry homes and secondary suites will not be permitted.

### Lot Grading

- The applicant has submitted a preliminary lot grading plan that has been reviewed by staff and found acceptable.
- The applicant is proposing in-ground basements on proposed Lots 1 through 11.

- On the west side of proposed Lots 10 and 11 fronting 170A Street the applicant is proposing to fill up to approximately 1.5 metres (5 ft.) in order to complete road widening along 170A Street. Along this portion of the site, the land dips down adjacent to the road. The fill is required to meet the existing road elevation of 170A Street.
- To minimize the impact to the stand of cedar trees straddling the property line of proposed Lot 10 with the adjacent property to the north (8254 – 170A Street), staff in conjunction with the applicant, have proposed an alternative road standard for this portion of the site. The local road standard requires a grass boulevard between the curb and gutter and the sidewalk. For this portion of the site, it is proposed that the sidewalk be shifted directly adjacent to the curb and gutter, providing additional space for the fill to taper down to the existing grade in proximity to the trees.
- The applicant is proposing up to approximately 1.4 metres (4.6 ft.) of fill on the westerly portions of proposed Lots 1 through 7 fronting 171 Street, which is to be constructed as part of this application. This fill is to accommodate in-ground basements and to facilitate drainage on the site. Along the east property lines of these proposed lots, which abut existing half-acre residential lots, the fill tapers down to meet the existing elevations along the property lines.
- The applicant is also proposing fill in excess of 0.5 metres (1.65 ft.), up to approximately 0.9 metres (3 ft.) along the north and west property lines of proposed Lot 7, as well as, along the north property line of proposed Lot 6. This fill is required to accommodate in-ground basements and to facilitate drainage on this portion of the site.

#### Arborist Report and Tree Retention/Replanting

- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and to prepare an Arborist Report.
- The arborist report identifies 56 mature trees on the portion of the site north of the open space dedication. The report recommends 47 trees be removed and nine be retained. The majority of the trees being retained are on proposed Lots 10 and 11 fronting 170A Street. The report proposes a total of 44 replacement trees, which results in 53 protected and replacement trees and provides an average of 4.8 trees per lot (Appendix VII). This results in a deficit of 29 trees and therefore the applicant will be required to compensate through cash-in-lieu, in accordance with the Tree Protection By-law.
- There were a number of trees that could not be protected on the front portions of proposed Lots 10 and 11 due to the fill required for the widening of 170A Street. To protect the row of cedar trees along the north property line of proposed Lot 10, an alternative local road standard is proposed as discussed in the previous section on lot grading.
- The applicant has provided lot grading details for how this portion of 170A Street could be constructed in the future, if the properties to the north develop. The lot grading details include a small retaining wall running parallel to 170 Street in front of the stand of cedar trees between the neighbouring property to the north (8254 – 170A Street) and 8230 – 170A Street (one of the subject site properties). This retaining wall would allow the road to be constructed at the necessary elevation while leaving the cedar trees in a swale, thereby minimizing the amount of fill by the trees.

- On proposed Lot 11, Trees #11, #12 and #13 are to be retained. To protect these trees the applicant will be required to register a Restrictive Covenant on title for this lot requiring an increased building setback or non-disturbance area along the south property line.
- The arborist report and tree removal/retention plans do not include the balance of the site as no development is occurring on the large remainder lot at this point. When the remainder lot further develops an arborist report and a tree retention/replacement will be required. In the meantime, the no-build Restrictive Covenant will prohibit further development.

### PRE-NOTIFICATION

Pre-notification letters were sent out on May 9, 2007, and staff received calls/inquiries from three property owners, including two owners who later submitted letters.

- The property owner of one of the adjacent properties inquired about the application and if there were any implications for their property. The resident had no concerns with the project.

*(Planning staff explained that the south portion of the site is not being developed at this point and a no-build Restrictive Covenant will be required to be registered on title, restricting development until further consolidation with adjacent properties.)*

- Two other residents expressed concern about the conceptual layout shown for the adjacent properties.

*(Planning staff explained to both residents that the primary purpose of a conceptual layout is to demonstrate proposed developments do not adversely affect the future development potential of adjacent properties; however, they are not a fixed subdivision plan for future development.)*

- In one case the resident preferred if the orientation of the possible three future lots shown on their property was revised. Staff worked with the applicant to modify the concept plan to reflect this change. A second resident expressed concern and submitted a letter about the conceptual layout and the impact of the proposed road network on their property. The resident is concerned about a future road being located along the side and rear lot lines of their property.

*(Staff explained to the affected property owner that the conceptual layout provided by the applicant demonstrates how the surrounding properties could potentially develop based on the RH Zone and for the most part as separate parcels. However, if a number of the properties in this area assembled, this could increase the possibility of doing an RH-G Zoned development. In this case, the road network may change, as could the size of the lots.)*

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- |               |  |
|---------------|--|
| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II.  | Proposed Subdivision Layout                        |
| Appendix III. | Engineering Summary                                |

Appendix IV.	School District Comments
Appendix V.	Agricultural Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Preservation
Appendix VIII.	Conceptual Layout for Surrounding Properties
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest dated June 5, 2007.

Jean Lamontagne  
General Manager, Planning and Development

AP/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:                  Darren Braun, 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:            17127 - 80 Avenue and 8230 - 170A Street
- (b)      Civic Address:            17127 - 80 Avenue  
            Owner:                      Golden Touch Property Developments Ltd., Inc. No.  
   764073 and J.A. Construction Ltd., Inc. No. 651904  
            PID:                        002-294-435  
            Lot 2 Except: Parcel "A" (Explanatory Plan 12294) New Westminster District  
            Plan 10113
- (c)      Civic Address:            8230 - 170A Street  
            Owner:                      Golden Touch Property Developments Ltd., Inc. No.  
   764073 and J.A. Construction Ltd., Inc. No. 651904  
            PID:                        010-316-213  
            Lot 11 Section 30 Township 8 New Westminster District Plan 17602

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: CD (Based on RH-G)**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	6.45 ac
Hectares	2.61 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	11 and 1 remainder
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	20.54 m - 36.12 m
Range of lot areas (square metres)	882.7 sq.m. - 1,541.2 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2.17 upa/5.36 uph
Lots/Hectare & Lots/Acre (Net)	3.51 upa/8.69 uph
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	15%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	25%
<b>PARKLAND</b>	
Area (square metres)	4.695 m <sup>2</sup>
% of Gross Site	18%
<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
Others	NO