

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0505-00

Planning Report Date: March 31, 2008

PROPOSAL:

- Rezoning from RF to RF-9
- Development Variance Permit

in order to allow subdivision into approximately 5 small single family residential lots.

LOCATION:

10595 and 10581 - 132 Street

OWNERS:

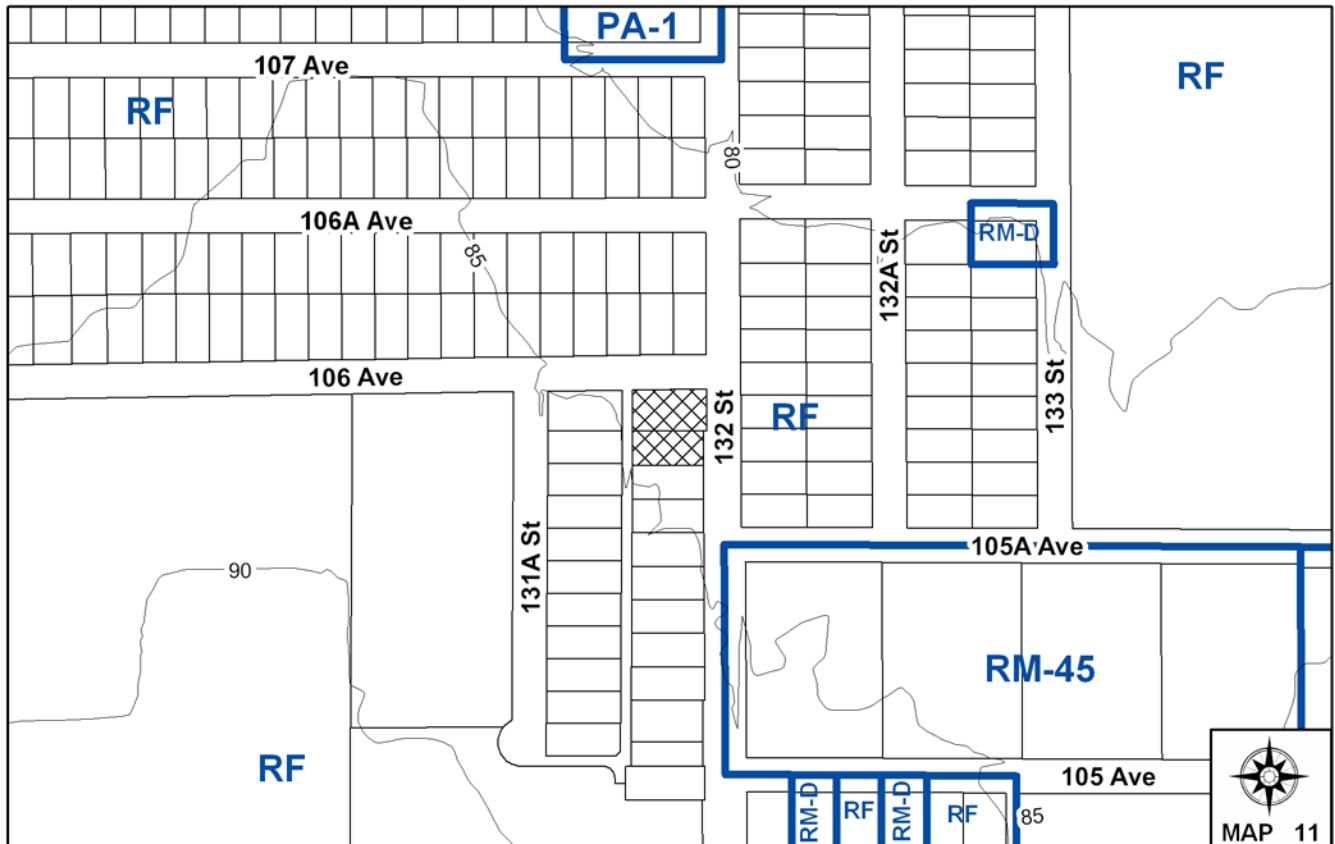
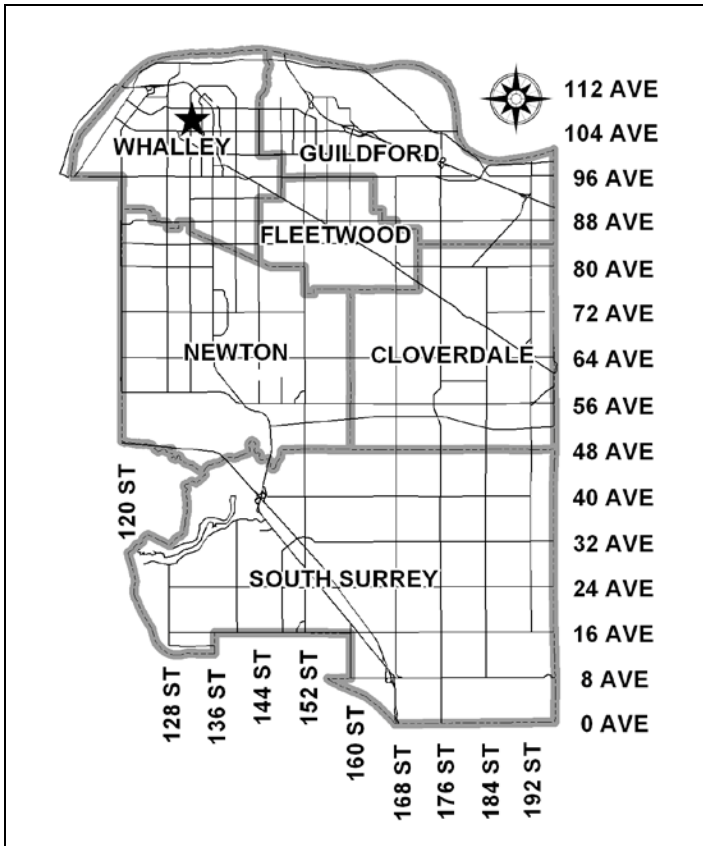
Paramjit Singh Gill and Sukhwant Kaur Gill

ZONING:

RF

OCP DESIGNATION:

Urban



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

- Requires relaxation of the maximum proportion of Type II Interior Lots in the RF-9 Zone, from 33% to 40%.

RATIONALE OF RECOMMENDATION

- Complies with the OCP.
- The proposed small lots are appropriate for this site which is on the edge of City Centre and near neighbourhood amenities.
- The proposed variance allows for one 7.9-metre (26 ft.) wide lot and one 8.5-metre (28 ft.) wide lot, with the remaining 3 lots meeting or exceeding the 9.0-metre (30 ft.) wide minimum.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0505-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum proportion of Type II Interior Lots in the RF-9 Zone from 33% to 40%.
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) the applicant address the concern of that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 5, inclusive, to require a minimum front yard setback of 8.0 metres (26.2 ft.) to the principal building and 6.5 metres (21 ft.) to the covered porch or veranda.

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 K.B. Woodward Elementary School
1 Secondary student at Kwantlen Park Secondary School

(Appendix IV)

Parks, Recreation & Culture:

The applicant should provide a cash-in-lieu of parkland. Parks, Recreation and Culture also has concerns about the pressure the development will place on existing facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Two existing single family dwellings that will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 106 Avenue):	Single family residential lots.	Urban	RF
East (Across 132 Street):	Single family residential lots. South of 105A Avenue, apartment buildings.	Multiple Residential	RF and RM-45
South:	Single family residential lots and Kwantlen Park Secondary School.	Urban	RF
West:	Single family residential lots. West across 131A Street, K.B. Woodward Elementary School.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site consists of two contiguous properties totalling approximately 0.188 hectare (0.465 acre) located on the western edge of City Centre. The site is designated Urban in the Official Community Plan (OCP).
- The site is currently zoned "Single Family Residential Zone (RF)". The applicant proposes to rezone the site to "Single Family Residential (9) Zone (RF-9)" in order to allow subdivision into approximately 5 small single-family residential lots.
- The Small Lot Residential Zones Policy identifies guidelines for the location of RF-9 lots in Urban areas (Corporate Report No. C002 adopted January 17, 2000). The RF-9 Zone may be considered in Urban designated areas that are located within 400 metres (1/4 mile) of the edges of City Centre, Town Centres and employment areas.

- The subject site is located on the west side of 132 Street, an arterial road that sets the western boundary of City Centre. All of the proposed lots front onto 132 Street and will have access from an existing rear lane. Kwantlen Park Secondary School is at the south end of the block and K.B. Woodward Elementary School is half a block west of the subject site.
- Based on the proposed subdivision layout (Appendix II), the applicant is proposing 5 lots, with lots areas and dimensions as indicated in the chart below. All of the lots exceed the minimum lot area and depth requirements of the RF-9 Zone.

	RF-9 Zone			Proposed Lots
Lot Area	Type I	<i>Interior Lot</i>	250 m ² (2,690 ft ²)	358 m ² (3,854 ft ²) for Lot 2 360 m ² (3,875 ft ²) for Lot 5
		<i>Corner Lot</i>	275 m ² (2,960 ft ²)	408 m ² (4,392 ft ²) for Lot 1
	Type II	<i>Interior Lot</i>	220 m ² (2,368 ft ²)	322 m ² (3,466 ft ²) for Lot 3 315 m ² (3,391 ft ²) for Lot 4
Lot Width	Type I	<i>Interior Lot</i>	9.0 m (30 ft)	9.0 m (30 ft) for Lots 2 and 5
		<i>Corner Lot</i>	10.5 m (35 ft)	10.5 m (35 ft) for Lot 1
	Type II	<i>Interior Lot</i>	7.9 m (26 ft)	8.5 metres (28 ft.) for Lot 3 – variance required 7.9 m (26 ft) for Lot 4
Lot Depth	Type I & Type II	<i>Interior & Corner Lots</i>	28 m (90 ft)	40 m (130 ft) for Lots 1 to 5

- In the RF-9 Zone, proposed Lots 1, 2 and 5 meet the minimum lot width requirements of Type I lots and proposed Lot 4 meets the minimum lot width requirement of Type II lots. Proposed Lot 3 with a width of 8.5 metres (28 ft.) requires a variance to the proportion of Type II Interior lots (see By-law Variance section).
- The Parks, Recreation & Culture Department has not identified a need for parkland dedication at this location. The applicant will provide 5% cash-in-lieu of parkland dedication.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. The applicant proposes to have in-ground basements on all proposed lots.
- To achieve basements, the applicant is proposing fill on the rear portion of all of the proposed lots of up to 1.25 metres (4 ft.). The adjacent neighbour to the south of the subject site has provided a letter of support for the proposed development and has no objections to the proposed interface. No fill is proposed for the front half of these lots.

- The applicant has retained Michael 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 V).
- The building design guidelines recommend a new character for the proposed homes, as most of the existing homes in the surrounding area are either small bungalows that do not meet the floor area requirements for today's home buyers or have box-like massing.
- The front yard setback for all proposed lots will be increased from the minimum requirement of 3.5 metres (11 ft.) in the RF-9 Zone to 8.0 metres (26.2 ft.) to provide adequate buffering from 132 Street. Likewise, the minimum front yard setback for a covered porch or veranda in the RF-9 Zone will be increased from the minimum requirement of 1.5 metres (5 ft.) to 6.5 metres (21 ft.).
- Basement-entry homes and secondary suites will not be permitted.

Tree Replacement and Preservation

- The applicant retained Max Rathburn and Norman Hol (Arbortech Consulting Ltd.) to prepare an Arborist Report.
- The Arborist Report indicates there are 5 mature trees on the site and proposes that all these trees be removed because they are in poor condition due to defects such as decay and weak structural form.
- The Report proposes a total of 10 replacement trees as is required under the current Tree Protection By-law, resulting in two trees on each lot (Appendix VI).
- The chart below provides a summary of tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Cedar	2	0	2
Cherry	1	0	1
Weeping Willow	1	0	1
Apple	1	0	1
Total	5	0	5

PRE-NOTIFICATION

Pre-notification letters were sent March 23, 2007 and staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the proportion of Type II Interior Lots in the RF-9 Zone from 33% to 40%.

Applicant's Reasons:

- Given the depth of the subject lots, each new lot exceeds the minimum lot area requirements in the RF-9 Zone. The relaxation in width maximizes land use on the subject lots.

Staff Comments:

- A maximum of 33% of the total lots in a subdivision is permitted to be a Type II Lot in the RF-9 Zone. Two Type II Lots are proposed (proposed Lots 3 and 4), which would increase the proportion of Type II Lots from 20% to 40%.
- The variance for proposed Lot 3 would still provide for a lot width greater than the 7.9-metre (26 ft.) minimum lot width requirement of a Type II Interior Lot.
- With a lot area of 322 square metres (3,466 sq. ft.), proposed Lot 3 far exceeds the minimum lot area required for both Type I (250 sq. m./2,690 sq. ft.) and Type II (220 sq. m./2,368 sq. ft.) RF-9 lots.
- The Engineering Department has not identified any concerns relating to the proposed variance.
- Staff support the requested variance.

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.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7906-0505-00

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: Paramjit Gill
 Address: 10595 - 132 Street
 Surrey, BC
 V3T 3V5
 Tel: 604-585-3470

2. Properties involved in the Application

(a) Civic Addresses: 10595 and 10581 - 132 Street

(b) Civic Address: 10595 - 132 Street
 Owners: Paramjit Singh Gill and Sukhwant Kaur Gill
 PID: 010-443-304
 Lot A Section 21 Block 5 North Range 2 West New Westminster District Plan
 18794

(c) Civic Address: 10581 - 132 Street
 Owners: Paramjit Singh Gill and Sukhwant Kaur Gill
 PID: 008-670-323
 Lot 11 Section 21 Block 5 North Range 2 West New Westminster District Plan
 20182

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. 7906-0505-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.465 ac
Hectares	0.188 ha
NUMBER OF LOTS	
Existing	2
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	7.9 m - 10.5 m
Range of lot areas (square metres)	315 sq.m. - 408 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	26.59 upha/10.76 upa
Lots/Hectare & Lots/Acre (Net)	28.33/upha/11.47 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	8.5%
Total Site Coverage	60.5%
PARKLAND	
Area (square metres)	
% of Gross Site	
	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
Minimum Lot Width for Proposed Lot 3	YES