

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0045-00

Planning Report Date: March 22, 2010

PROPOSAL:

- **Rezoning** from RF to RF-12C

in order to allow subdivision into two small single family lots with either an optional accessory coach house or secondary suite.

LOCATION:

13160 - 104 Avenue

OWNER:

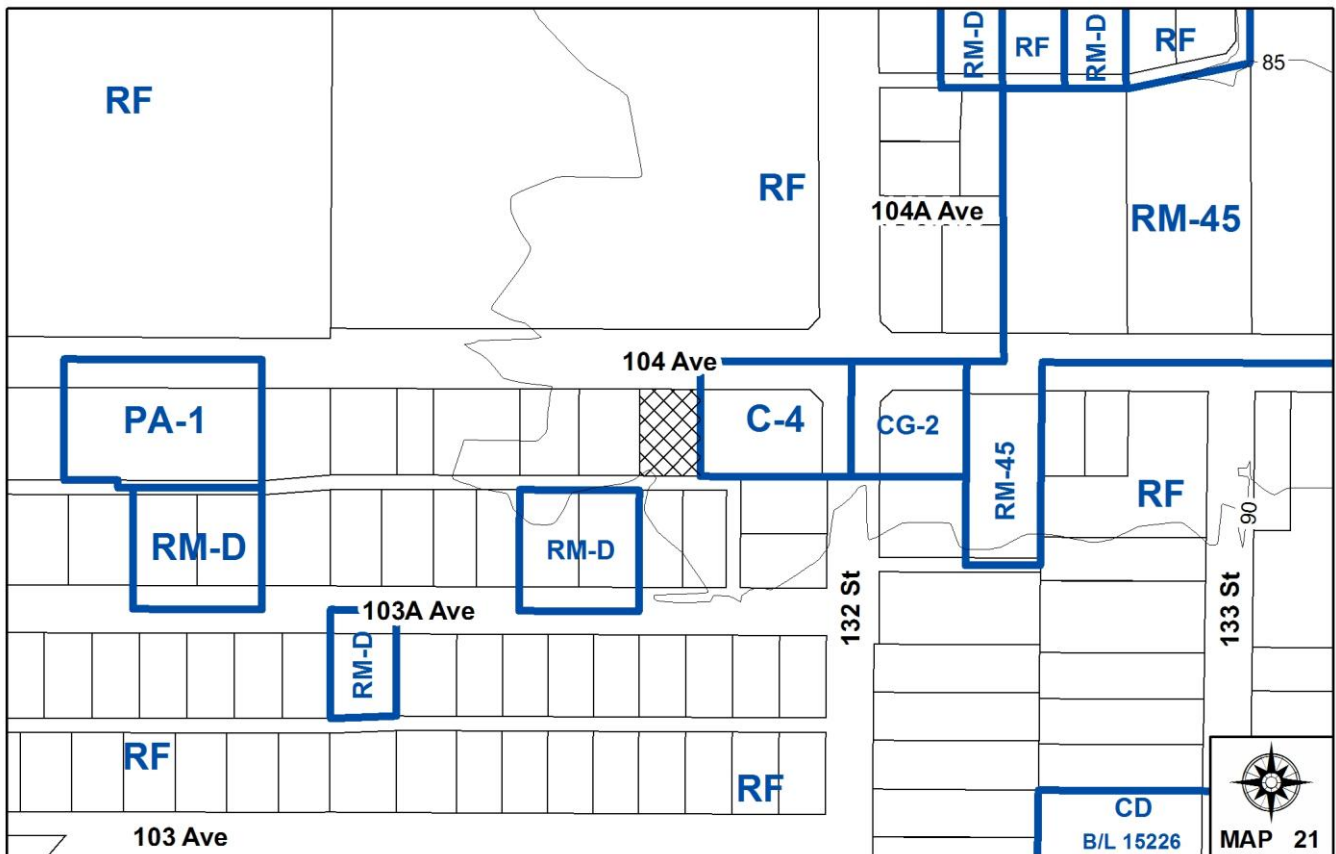
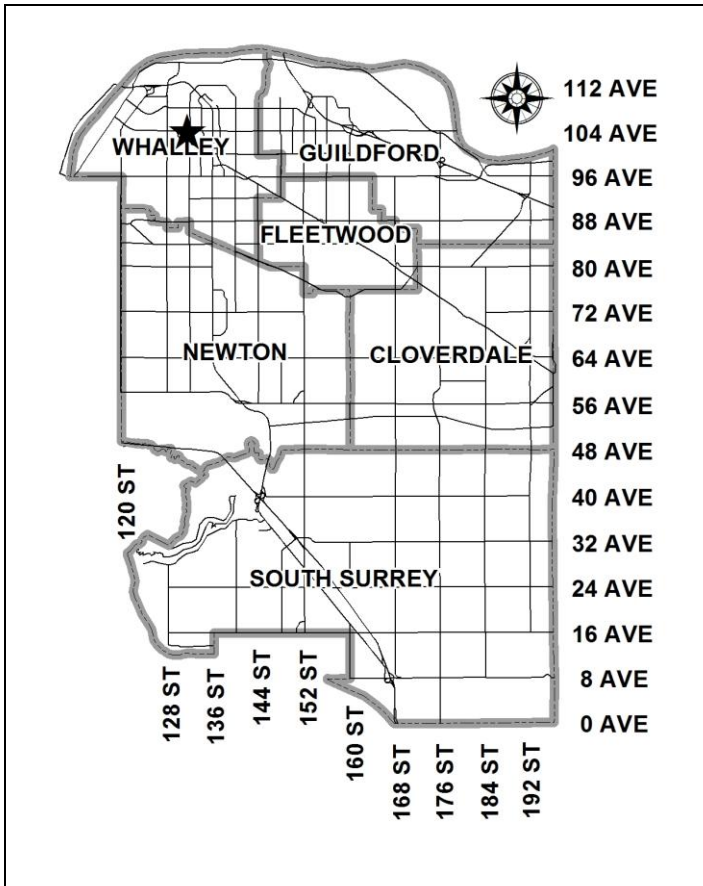
Jagdish Dabla and Kavita Dabla

ZONING:

RF

OCP DESIGNATION:

Urban



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 City Policy No. O-52 Small Lot Residential Zones.

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 (12) Coach House Zone (RF-12C)" (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; and
 - (d) registration of a Section 219 Restrictive Covenant to increase the front yard setback to 7.5 metres (25 ft.) to the face of the principal building and 5.5 metres (18 ft.) to the front 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:**

1 Elementary student at Old Yale Road Elementary School
0 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Vacant residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Kwantlen Park Secondary School.	Urban	RF
East:	Small-scale multi-tenant commercial building.	Urban	C-4

Direction	Existing Use	OCP Designation	Existing Zone
South:	Single family dwellings and duplexes.	Urban	RF and RM-D
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the south side of 104 Avenue, west of 132 Street, west of Surrey City Centre. It is designated Urban in the Official Community Plan (OCP) and is currently zoned Single Family Residential (RF).
- The applicant is proposing to rezone the subject site from Single Family Residential Zone (RF) to Single Family Residential (12) Coach House Zone (RF-12C) in order to subdivide into two small single family lots with either an optional accessory coach house or secondary suite.
- The application was inactive for nearly two years. Within the last month, the applicant provided the necessary information to advance this application to Council.

Policy Compliance

- The Small Lot Residential Zones Policy (City Policy O-52) identifies guidelines for the location of small lots (i.e. zoned RF-12, RF-12C, RF-9, RF-9C, and RF-SD) in Urban areas (Corporate Report No. Coo2 approved by Council on January 17, 2000). Small residential lot zones may be considered in Urban designated areas that are located within 800 metres (1/2 mile) of the edges of City Centre, Town Centres and employment areas. The zones should be applied to provide a gradation of land use intensity.
- The subject site is located approximately 100 metres (330 ft.) from the western boundary of Surrey City Centre. Because of the subject site's proximity to Surrey City Centre with its higher density developments, rezoning the subject site to RF-12C has merit. Moreover, any of the remaining lots on this block (with a typical lot width of 25 metres/80 ft.) can easily be subdivided into RF-12 or RF-12C lots (with 12-metre/40 ft. lot widths) in the future (subject to rezoning).
- The subject site is located immediately adjacent to an existing small-scale multi-tenant commercial building. The subject site is also located across 104 Avenue from Kwantlen Park Secondary School and Royal Kwantlen Park, within 500 metres (0.3 mile) of Old Yale Road Elementary and KB Woodward Elementary, and within 1 kilometre (0.6 mile) of Simon Fraser University, Holland Park, Surrey Central SkyTrain Station, and the North Surrey Recreation Centre.
- On 104 Avenue, there are currently three bus routes that service the subject site. A fourth bus route is located on 132 Street, about 200 metres (650 ft.) from the subject site.
- The RF-12C Zone is supportable within the context of the existing land uses in the surrounding area and in an effort to encourage more efficient land use near the City Centre.

Proposed Subdivision Layout

- The proposed lots will meet the minimum requirements of the RF-12C Zone (Type I, interior lot) in terms of lot area, width and depth. These lots will be approximately 458 square metres (4,939 sq.ft.) in area, 13 metres (42 ft.) wide and 35 metres (115 ft.) deep. The lot areas for the proposed lots will be slightly larger than the minimum lot size of 320 square metres (3,445 sq.ft.), lot width of 12 metres (40 ft.) and lot depth of 26 metres (85 ft.) for Type I RF-12C-zoned lots.
- Access to the proposed lots will be from an existing lane that runs east-west servicing 104 Avenue. As stipulated in the RF-12C Zone, driveway access and garages to all proposed lots will be provided from the rear lane.
- As the subject site is fronting an arterial road, 104 Avenue, a Section 219 Restrictive Covenant will be registered to increase the front yard setback to 7.5 metres (25 ft.) to the face of the principal building and 5.5 metres (18 ft.) to the front porch or veranda. Both of the proposed lots have enough lot area and lot depth to achieve the maximum 260 square metre (2,800 sq.ft.) house size after the setback limitations are applied.

Design Guidelines

- Apex Design Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated March 10, 2010. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- Basements cannot be achieved for this development.
- An accessory secondary suite or coach house, but not both, is permitted in this zone.
- Basement-entry homes will be prohibited.

Lot Grading and Tree Preservation

- A preliminary lot grading plan submitted by John Curan Neville Graham & Assoc. Engineers Inc. has been reviewed by staff and found acceptable. Basements cannot be achieved on these lots.
- The lot grading plans reflect minimal cut or fill.
- Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and prior to Final Approval require review by the Parks Recreation and Culture Department for the retention of one City tree, and require the neighbour's consent for the removal of one apple tree.

- The chart below provides a summary of the tree retention and removal by species:

On-site trees:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Lombardy Poplar	1	0	0
Red Alder	1	0	0
Cherry	1	0	0
Total	3	0	3

Off-site or City trees:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Apple	1	0	1
European Hornbeam	1	1	0
Total	2	1	1

- According to the tree summary, 3 mature trees are identified on the subject site with all 3 to be removed (Appendix VI) because they are in poor condition.
- There are 2 trees located off-site, one tree located within the road right-of-way and one tree on private property to the west. The tree within the road right-of-way is proposed to be retained. The neighbour's consent is required for the removal of the tree on private property.
- Based on the Tree Protection By-law (No. 16100), 5 replacement trees are required. The total number of replacement trees being proposed is 6, resulting in an average of 3 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent on August 13, 2007. To date, staff have not received any response with regard to the proposed development.

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

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: Jagdish Dabla
 Address: 8035 – 135 Street
 Surrey, BC
 Tel: 604-543-0543

2. Properties involved in the Application
 - (a) Civic Address: 13160 – 104 Avenue

 - (b) Civic Address: 13160 – 104 Avenue
 Owners: Jagdish Singh Dabla and Kavita Dabla
 PID: 009-064-737
 Lot 46 Section 28 Block 5 North Range 2 West New Westminster District Plan
 29264

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.23 ac
Hectares	0.0948 ha (948 m ²)
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	13.0 m
Range of lot areas (square metres)	475 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21 uph/8.7 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	0
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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