

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7907-0077-00

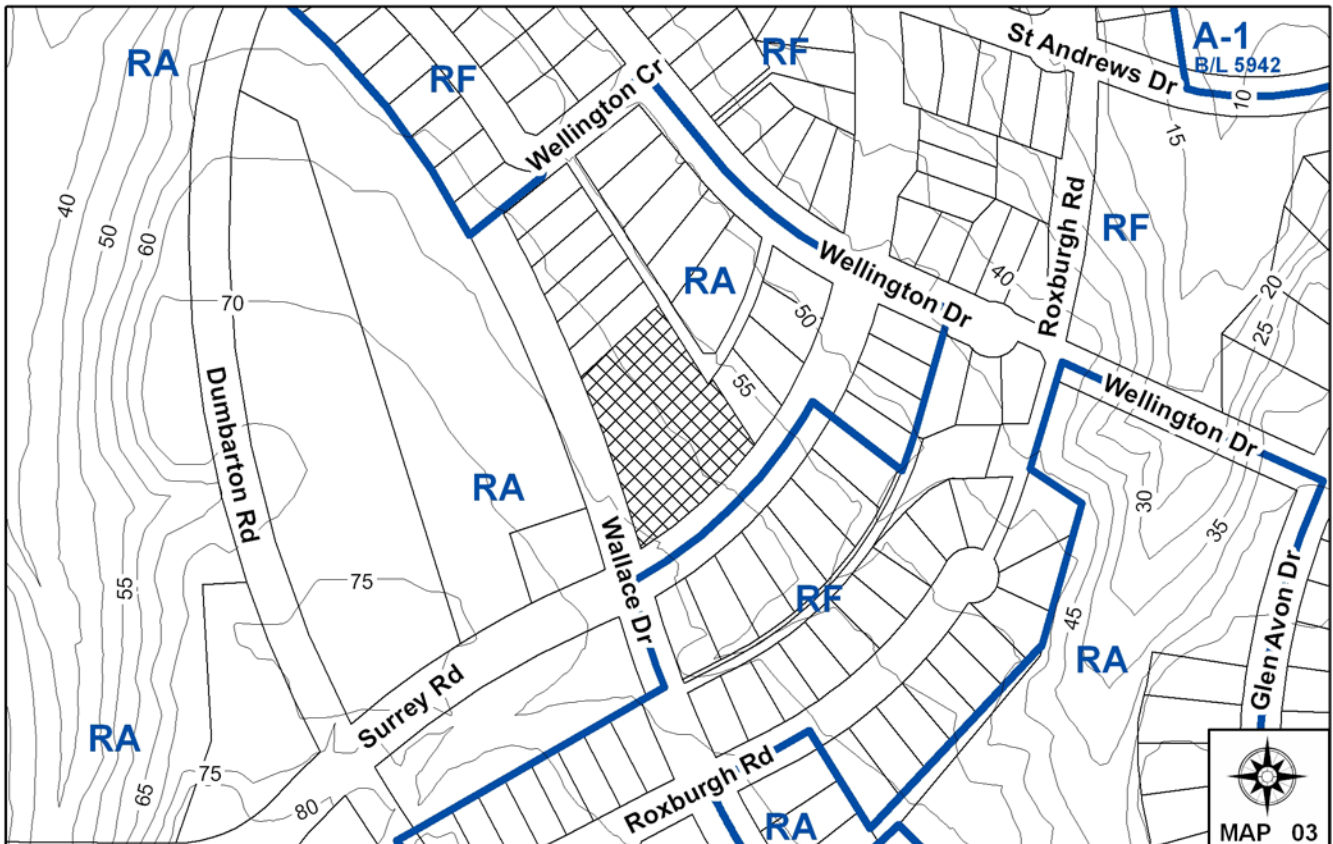
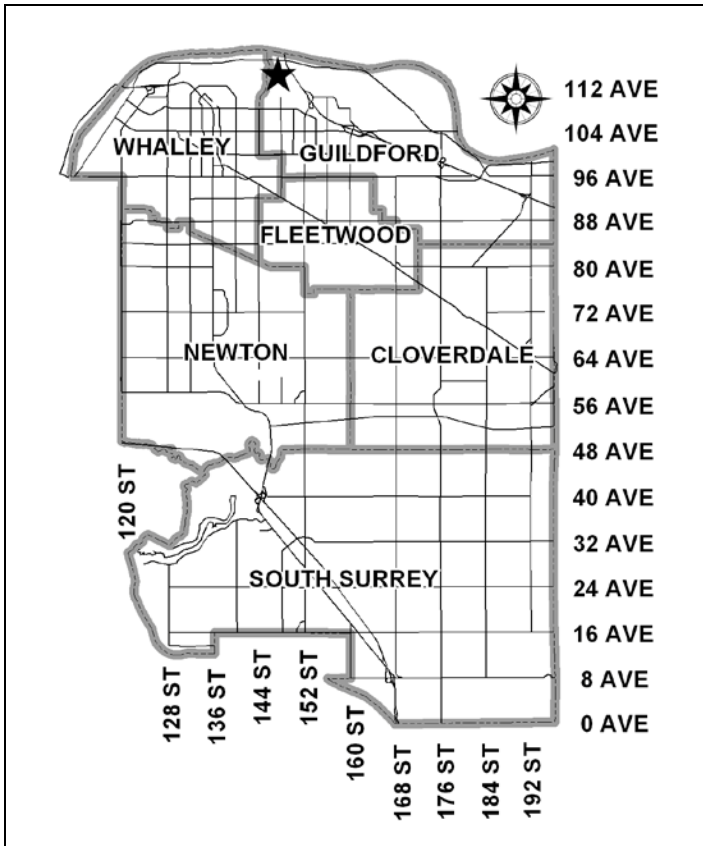
Planning Report Date: March 10, 2008

PROPOSAL:

- Rezoning from RA to RF
- Development Variance Permit

in order to allow subdivision into seven (7) single family lots.

LOCATION: 11339 Surrey Road  
OWNER: S-294 Holdings Ltd.  
ZONING: RA  
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

- Reduced front yard setback on proposed Lot 7 to permit tree preservation.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Proposed reduced setback will allow for the preservation of a significant cluster of 8 protected trees on proposed Lot 7.

## 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 approve Development Variance Permit No. 7907-0077-00 (Appendix VII) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of proposed Lot 7 of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).
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 preliminary lot grading plan to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of proposed Lot 7 within the protection zone of the cluster of existing mature cedars; and
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

## 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 Ellendale Elementary School  
1 Secondary student at Guildford Park Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Support. The Parks, Recreation and Culture Department has expressed some concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood. The applicant should meet with staff representatives to resolve these concerns.

### SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling on an acreage parcel, which will be demolished.

Adjacent Area:

| Direction                    | Existing Use                  | OCP Designation | Existing Zone |
|------------------------------|-------------------------------|-----------------|---------------|
| North:                       | Existing single family homes. | Urban           | RA            |
| East:                        | Existing single family homes. | Urban           | RA            |
| South (Across Surrey Road):  | Existing single family homes. | Urban           | RF            |
| West (Across Wallace Drive): | Invergarry Park.              | RA              | RA            |

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north-east side of Surrey Road at the intersection of Surrey Road and Wallace Drive in the Invergarry Park area. The site is designated Urban in the Official Community Plan (OCP).
- The subject site is currently zoned "One-Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Single Family Residential Zone" (RF) to allow subdivision into approximately seven single family lots. The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP).
- All seven proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 710 square metres (7,643 sq.ft.) to 919 square metres (9,892 sq.ft.). The lots range in width from 15 metres (49 ft.) to 23.2 metres (76 ft.), and in depth from 39.5 metres (130 ft.) to 59.5 metres (195 ft.).
- Proposed Lots 1 – 3 will front onto Wallace Drive. Access will be gained directly from Wallace Drive.
- Proposed Lots 4 – 7 will front onto Surrey Road. Access to these lots will come directly from Surrey Road.

- The applicant for the subject site has retained 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).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. Prior to final adoption, the applicant will be required to submit a finalized lot grading plan to the satisfaction of the Planning and Development Department.
- Secondary suites will not be permitted. A basement-entry home will be permitted on proposed Lot 5 only.
- Michael J Mills Consulting prepared the Arborist Report and Trees Preservation/Replacement Plans (Appendix VI). They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 39 mature trees on the subject site. The report proposes the removal of 31 trees, seven (7) alder and cottonwood trees and twenty-four (24) protected trees, because they are located either within the building envelopes or the footprint of proposed driveways, or are assessed as hazardous. The Report proposes eight (8) trees be retained on proposed Lot 7. Fifty-five (55) replacement trees will be planted for a total of sixty-three (63) trees on site, providing for an average of nine (9) trees per lot.
- In order to ensure that the 8 retained trees (Western Red Cedars) remain viable, the applicant is seeking a Development Variance Permit to reduce the front yard setback of proposed Lot 7 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.). The variance will permit the maximum house size to be built on proposed Lot 7 without impacting the root zone of the eight Western Red Cedars (See By-law Variance section). In addition, the applicant will be required to register a "no build" Restrictive Covenant on the portion of proposed Lot 7 within the tree protection zone of the cluster of Cedars.
- The following chart provides a summary of the proposed tree retention and removal by species:

| <b>Tree Species</b> | <b>Total Number of Trees</b> | <b>Proposed for Retention</b> | <b>Proposed for Removal</b> |
|---------------------|------------------------------|-------------------------------|-----------------------------|
| Cedar               | 11                           | 8                             | 3                           |
| Alder               | 6                            | 0                             | 6                           |
| Cottonwood          | 1                            | 0                             | 1                           |
| Maple               | 16                           | 0                             | 16                          |
| Hemlock             | 2                            | 0                             | 2                           |
| Cherry              | 2                            | 0                             | 2                           |
| Birch               | 1                            | 0                             | 1                           |
| <b>Total</b>        | <b>39</b>                    | <b>8</b>                      | <b>31</b>                   |

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As twenty-four (24) protected trees are to be removed, and seven (7) alder and cottonwood trees are proposed to be removed, a total of fifty-five (55) replacement trees are required for this application. The applicant proposes fifty-five (55) replacement trees. Under the requirement of the Tree Protection By-law, this would not result in a tree replacement deficit. As such, under the new By-law, monetary compensation is not required.

### PRE-NOTIFICATION

Pre-notification letters were sent out on September 17, 2007 and staff received no responses.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone for proposed Lot 7 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).

Applicant's Reasons:

- The variance will permit the maximum house size to be built on existing Lot 7 while preserving a significant cluster of eight Western Red Cedars.

Staff Comments:

- This approach ensures that the root zones of the cluster of 8 cedars at the rear of proposed Lot 7 are not negatively impacted.
- The rationale for the DVP corresponds with Council's goal to encourage tree protection in developments throughout the City of Surrey.
- Staff are in agreement with the applicant's rationale and therefore support the proposed 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. 7907-0077-00

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:                      Eric Aderneck, Aplin & Martin Consultants Ltd.  
                         Address:                      #201 - 12448 - 82 Avenue  
                                                              Surrey, BC  
                                                              V3W 3E9  
                         Tel:                                      604-597-9058
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      11339 Surrey Road
  
  - (b)      Civic Address:                      11339 Surrey Road  
                         Owner:                                      S-294 Holdings Ltd.  
                         PID:    013-821-270  
                         Parcel "One" (Explanatory Plan 14277) Lot "A" Except: Parcel "A" (By-law  
                         Plan 58991) block 85 New Westminster Plan 5144
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Proceed with Public Notification on Development Variance Permit No. 7907-0077-00.



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

| Requires Project Data                              | Proposed                                |
|--|---|
| <b>GROSS SITE AREA</b>                             |   |
| Acres  | 1.36 ac                                 |
| Hectares   | 0.55 ha                                 |
| <b>NUMBER OF LOTS</b>                              |   |
| Existing   | 1                                       |
| Proposed   | 7                                       |
| <b>SIZE OF LOTS</b>                                |   |
| Range of lot widths (metres)                       | 15 m - 23.25 m                          |
| Range of lot areas (square metres)                 | 710 m <sup>2</sup> - 919 m <sup>2</sup> |
| <b>DENSITY</b>                                     |   |
| Lots/Hectare & Lots/Acre (Gross)                   | 5.1 upa                      12.7 uph   |
| Lots/Hectare & Lots/Acre (Net)                     | 5.6 upa                        13.7 uph |
| <b>SITE COVERAGE (in % of gross site area)</b>     |   |
| Maximum Coverage of Principal & Accessory Building | 46%                                     |
| Estimated Road, Lane & Driveway Coverage           | 6%                                      |
| Total Site Coverage                                | 52%                                     |
| <b>PARKLAND</b>                                    |   |
| Area (square metres)                               | n/a                                     |
| % 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                                 | NO                                      |
| Others   | NO                                      |