

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0153-00

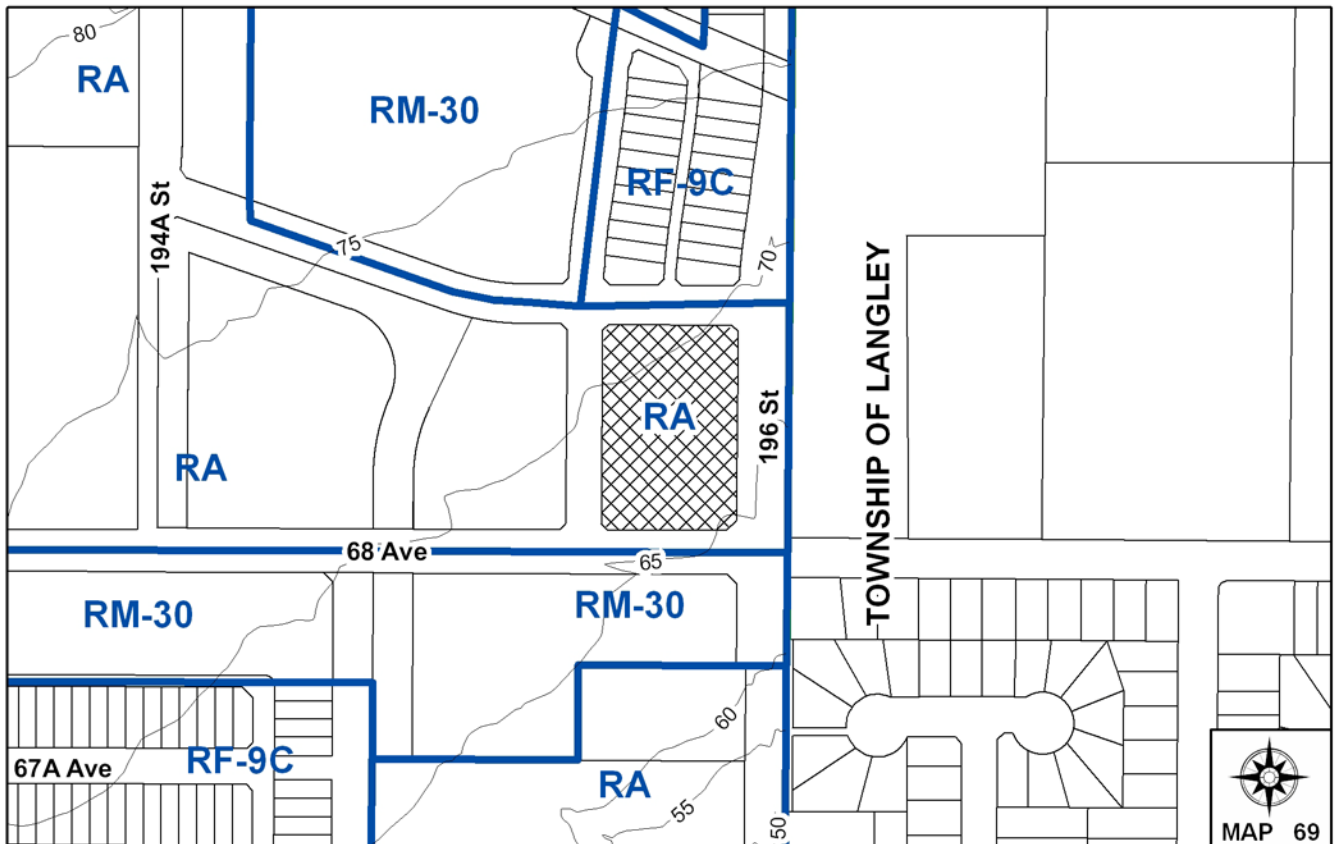
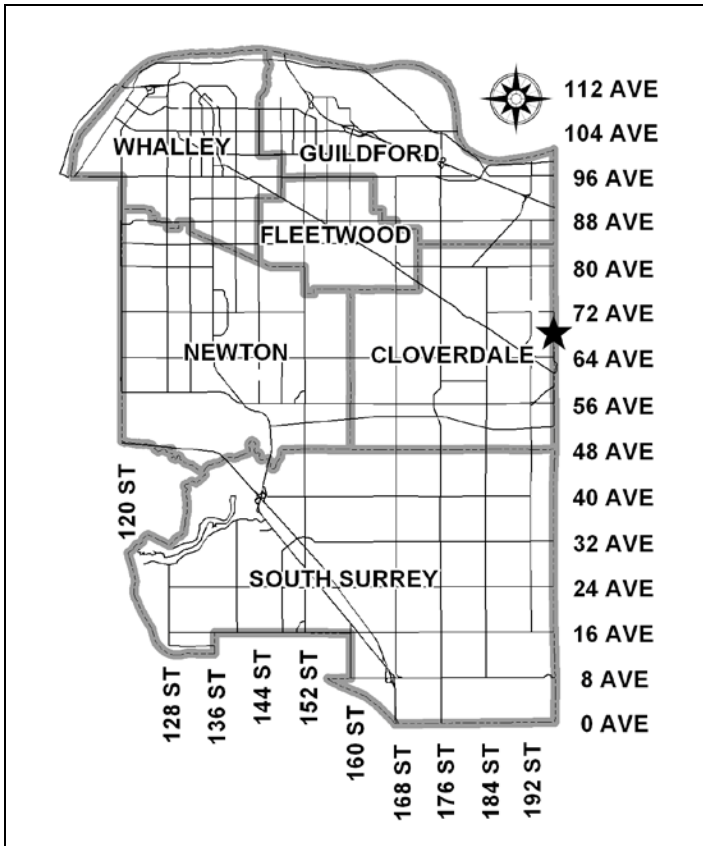
Planning Report Date: October 1, 2007

**PROPOSAL:**

- **Rezoning** from RA to RF-9C.

in order to allow subdivision into approximately 22 small lots in East Clayton.

**LOCATION:** 19584 - 68A Avenue  
**OWNERS:** Progressive Construction Ltd. et al  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** 10 - 15 upa (Medium Density)



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.
- Complies with NCP Designation.
- Subdivision layout conforms with what has been approved north of subject site.

## 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 (9) Coach House Zone (RF-9C)" (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; and
  - (c) registration of a Section 219 Restrictive Covenant to increase the front yard setback for proposed Lots 12 to 22 and to secure the required landscaping within the buffer area along 196 Street.

## REFERRALS

Engineering:	A Servicing Agreement is not required. All works and services are being constructed under File No. 7902-0363-00 and related Engineering projects (Appendix II)
School District:	<b>Projected number of students from this development:</b>  7 Elementary students at Clayton East School and Clayton School 3 Secondary students at Clayton Heights School  (Appendix III)
Parks, Recreation & Culture:	The applicant to provide amenity fees for park as per East Clayton NCP.

SITE CHARACTERISTICS

Existing Land Use: The site is vacant.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Newly approved small lot subdivision under File No. 7902-0363-00.	10 - 15 upa (Medium Density)	RF-9C
East (Across 196 Street):	Single family lots, Township of Langley		
South (Across 68 Avenue):	Newly approved townhouse site.	15-25 upa (Medium-High Density)	RM-30
West:	Community detention pond.	Storm Water Ponds (100 Year Flood Event)	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site forms part of the original 128-lot subdivision formerly known as the Chia site in East Clayton under File No. 7902-0363-00, which also involved a rezoning from RA to RF-12C and RF-9C.
- On June 25, 2007, Council gave Final Adoption to By-law 15308, facilitating the 128-lot subdivision (Appendix IV), where the subject site, Lot 126, forms part of the large subdivision as shown below:

<b>Approved Land Use</b>	<b>No. of Approved Lots</b>	<b>Lot # in the Registered Subdivision Plans</b>
Small single family lots	118	Lots 1-118
Open Spaces/Greenway	6	Lots 119, 121-124 & 128
Community Detention Pond+	1	Lot 120
Multiple Residential*	1	Lot 127
Remainder lots +	2	Lots 125-126

\* Approved on September 10, 2007 under File No. 7905-0020-00

+ Retained RA Zone

- The approved subdivision for the 128-lot proposal has secured for the subject site, the north-south fronting road (195 Street) and 68A Avenue, connecting the approved greenway east of 194A Street to 196 Street, as envisioned in the East Clayton NCP.

Current Proposal

- The approximately 6,995-sq. m. (1.73-acre) site is located at the northwest corner of 68 Avenue and 196 Street and represents one of the last parcels that have remained undeveloped in this particular enclave.
- The site is designated 10-15 upa (Medium Density) in the East Clayton NCP.
- The applicant is proposing to rezone the subject site from RA to RF-9C to allow subdivision into approximately 22 small lots. There will be the possibility of including a coach house or a secondary suite (but not both) on each of the proposed Type I lots.
- The proposed subdivision layout is indicating Type I lots, all of which conform to the RF-9C Zone as shown below:

	<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
<i>Type I Interior Lot Requirements</i>	<b>250 m<sup>2</sup> (2,690 ft<sup>2</sup>)</b>	<b>9 metres (30 ft.)</b>	<b>28 metres (90 ft.)</b>
<b>Proposed Interior Lots 2-10; and 13-21</b>	Min. 273 m <sup>2</sup> (2,938 ft <sup>2</sup> )	9.16 metres (30 ft.)	29.9 metres (98 ft.)
<i>Type I Corner Lot Requirements</i>	<b>275 m<sup>2</sup> (2,960 ft<sup>2</sup>)</b>	<b>10.5 metres (34 ft.)</b>	<b>28 metres (90 ft.)</b>
<b>Proposed Corner Lots 1, 11, 12 &amp; 22</b>	Min. 306 m <sup>2</sup> (3,293 ft <sup>2</sup> )	11.5 metres (37 ft.)	Min. 29 metres (95 ft.)

- As stipulated under the RF-9C Zone, driveway access to all of the proposed lots will be provided from a rear lane. Therefore, proposed garages will not be visible from the roads.

Proposed Design Guidelines, Lot Grading and Arborist Report

- The proposed building design guidelines for the proposed RF-9C lots (prepared by Tynan Design Consulting) comply with the General Urban Design Guidelines established for the East Clayton NCP. The design guidelines stipulate that new homes follow the Craftsman-Heritage, Rural-Heritage, Neo-Traditional and Neo-Heritage styles, the same styles that will be established in the newly approved lots north of the subject site.
- The design guidelines prohibit the construction of basement-entry homes.
- In-ground basements are proposed based on the preliminary lot grading information provided by the applicant. Fill of not more than 1.2 metres (4 ft.) is indicated particularly on proposed Lots 1-9 to bring the elevations to the same grade as the recently approved RF-9C lots north of the proposed 68A Avenue. The information has been reviewed by staff and found to be generally acceptable.
- Consistent with what has been established on the approved lots fronting 196 Street, the applicant is required to register a Section 219 Restrictive Covenant on proposed Lots 12-22 to secure a 7.5-metre (25 ft.) wide setback and to protect a 3-metre (10-ft.) wide buffer area. The City Landscape Architect has already approved the corresponding buffer landscaping and cost estimates. The registration of the Covenant is a subject condition of rezoning.

- At the request of the applicant, the requirements related to tree survey and Arborist Report were dealt with in conjunction with the larger subdivision under File No. 7902-0363-00 to facilitate pre-servicing of the entire site. As a result, the City has issued the associated Tree Cutting Permit that also includes the subject site.
- Trees that were removed from the subject site consisted of 15 alder and cottonwood trees. A total of 22 trees will be planted as replacement trees, consisting of flowering and evergreen varieties. The City Landscape Architect has approved the required Tree Replacement Plan.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 21, 2007 and staff did not receive any responses.

### 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.	Engineering Summary
Appendix III	School District Comments
Appendix IV.	Approved 128-Lot Subdivision
Appendix V.	East Clayton NCP
Appendix VI.	Proposed Subdivision Layout
Appendix VII.	Building Design Guidelines Summary

Jean Lamontagne  
General Manager, Planning and Development

JDM/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:             Tim Bontkes  
                  Address:         #100 - 20120 - 64 Avenue  
                                      Langley, BC  
                                      V2Y 1M8  
                  Tel:             604-532-6060 (Ext. 32)
  
2.     Property involved in the Application
  - (a)     Civic Address:         19584 - 68A Avenue
  
  - (b)     Civic Address:         19584 - 68A Avenue  
          Owners:             Progressive Construction Ltd.  
                                  R.A.B. Ventures #3 Ltd.  
                                  T.R. Projects Ltd.  
          PID:                 027-133-737  
          Lot 126 Section 15 Township 8 New Westminster District Plan BCP31093
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-9C**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.73 ac
Hectares	.70 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	22
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9 m - 11.75 m
Range of lot areas (square metres)	273 sq.m. - 327 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	12.7/ac
Lots/Hectare & Lots/Acre (Net)	14.0/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	50%
<b>PARKLAND</b>	
Area (square metres)	to pay cash-in-lieu
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	NO*
<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

\* Completed under File No. 7902-0363-00



