

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0220-00

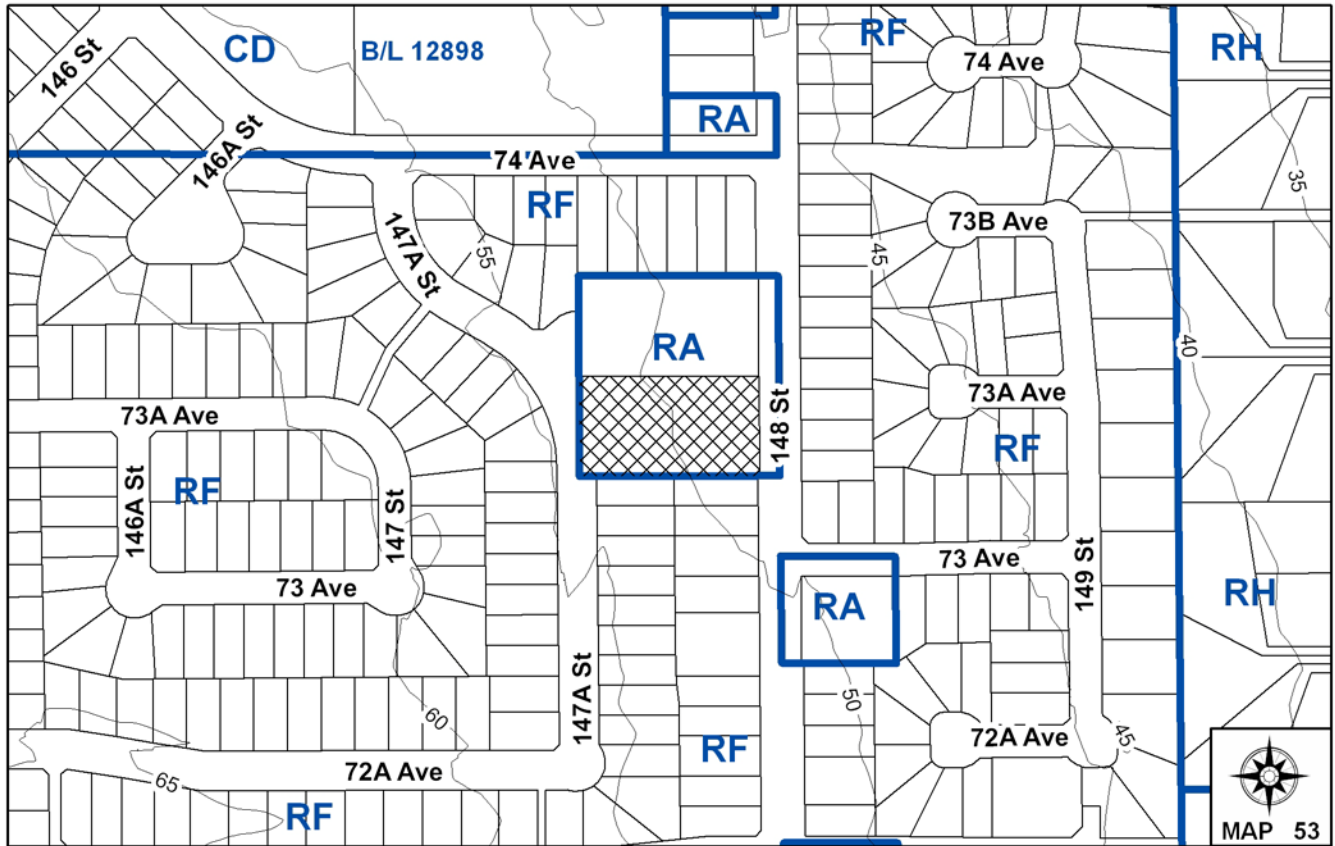
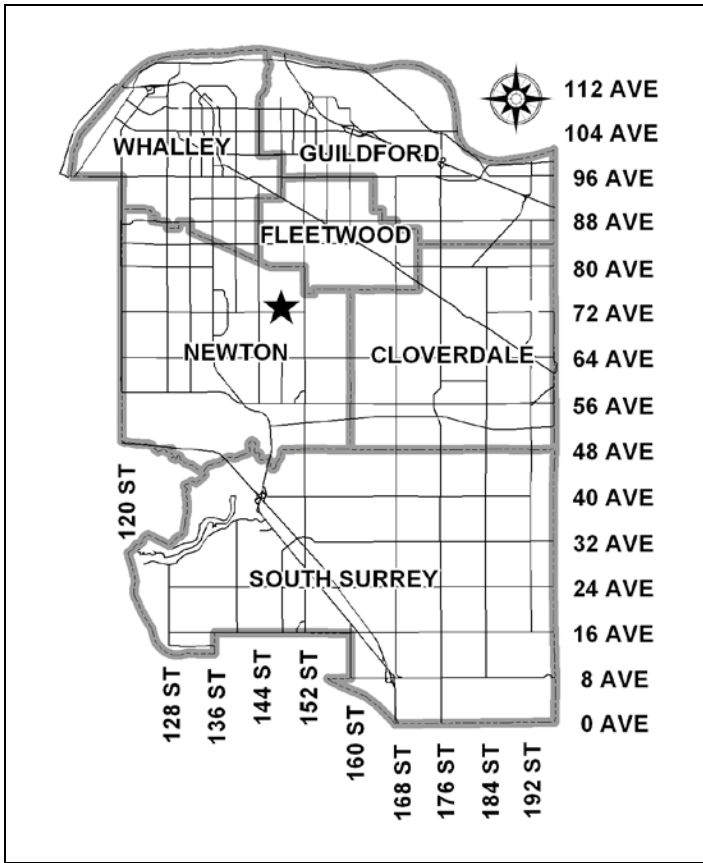
Planning Report Date: November 5, 2007, 2007

**PROPOSAL:**

- **Rezoning from RA to RF**

in order to allow subdivision into six (6) single family residential lots.

**LOCATION:** 7331 - 148 Street  
**OWNERS:** Richard Brownie and Carol Thorpe  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Urban Single Family Residential



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.
- The proposed subdivision conforms with the surrounding subdivision pattern.

## 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 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) registration of a Section 219 Restrictive Covenant for "no-build" at the rear of the proposed lots for tree preservation; and
  - (e) the applicant address the shortfall in tree replacement.

## 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 Chimney Hill Elementary School  
1 Secondary student at Frank Hurt Secondary School

(Appendix IV)

Parks, Recreation & Culture: 

- Provide park amenity contribution in accordance with the East Newton North NCP.
- Provide 5% cash-in-lieu of parkland.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation (East Newton North)</b>	<b>Existing Zone</b>
North:	Single family residential.	Urban/Urban Single Family Residential	RA
East, West and South:	Single family residential.	Urban/Urban Single Family Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject 0.5 hectare (1.1 acres) site is located on the western side of 148 Street, south of 74 Avenue. The site is designated 'Urban' in the OCP, and is located within the East Newton North NCP. Within the NCP, the site is designated 'Proposed Urban Residential'.
- The subject property is currently zoned 'One-Acre Residential (RA)'. The only other property in the immediate area zoned RA is the undeveloped property immediately north of this site. All other properties in this area are zoned 'Single Family Residential (RF)' and have been developed for single family residential use.
- To the west Surrey Project No.'s 7900-0076 and 7900-0325 collectively created 70 RF lots. Immediately to the south, Surrey Project No. 7901-0076 created 18 RF lots between 147A Street and 148 Street. That project was approved on May 8, 2002.

Proposed Development

- The proposed development is generally in keeping with the approved NCP designation and established subdivision layout for this property.
- The proposed six (6) lot subdivision under the RF zone allows for the maximum number of RF lots to be created without hindering the ability to create six (6) similar lots on the property to the north. The proposed development complies with the NCP designation of 'Proposed Urban Residential', and maintains the development pattern of RF lots that have been created in the neighbourhood previously.

Subdivision Layout

- The proposed RF lots would exceed the minimum width and lot size requirements of the RF Zone [15 metres (50 ft.) and 560 square metres (6,000 sq.ft.)] respectively. The average size of the six (6) proposed lots is 705 square metres (7,590 sq.ft.), with an average frontage of 16.7 metres (55 ft.) and an average depth of 43 metres (140 ft.).

- The layout maintains the development pattern that has previously been established in the neighbourhood; specifically with the development of RF lots south of the subject site.
- Three of the lots will have driveway access from 147A Street, while the other three lots will have driveway access from 148 Street.

### Building Design Guidelines

- The applicant has retained Tynan Consulting Limited as the Design Consultant for this project. The Design Consultant conducted a character study of the surrounding homes and based on the findings proposed a set of building design guidelines for the proposed RF lots (Appendix V).
- The design for the proposed RF lots will include Neo-Traditional, Neo-Heritage, Craftsman-Heritage, Rural Heritage, and Traditional styles, which would meet current design standards, and is designed to fit in with the completed neighbourhood. Additionally, the proposed homes would include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front façade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives.
- The main exterior materials recommended consist of stucco, cedar, vinyl, or hardiplank. The roofing will also reflect the style objectives with a minimum of 8:12 pitch, and materials used being limited to cedar shake, cedar shingles, or concrete roof tiles, which are shake profile.
- In-ground basements are feasible and proposed on all of the RF lots. Basement entry homes, however, are not permitted.

### Lot Grading

- A preliminary Lot Grading Plan submitted by Coastland Consulting has been reviewed by staff and is considered acceptable. The plan indicates fill greater than 0.5 metre (1.6 ft.) is proposed on the western portion of the site along the fronting +/- 18 metres (60 ft.) of 147A Street. On the eastern portion of the site along 148 Street, minimal fill is proposed
- The fill throughout the lot is required to meet the existing road grade of 147A Street as well as the grade of surrounding sites, and will achieve proper drainage throughout the subject site.
- A 1.0 metre (3.0 ft.) high allan block retaining wall along the front and north side of Lot 6 only, which will be approximately 17 metres in length, is proposed (Appendix VI). This wall will not impact tree retention along this area, nor is it expected to impact the adjacent property as the existing dwelling is located in the northeast corner fronting 148 Street.
- The retaining wall will be required until such time that the property to the north is developed and fill is proposed on that lot in order to meet existing grades on surrounding properties. The preliminary lot grading plan has been reviewed by the Building Division and found satisfactory to proceed.

### Tree Preservation

- Randy Greenizan prepared the Arborist Report for C. Kavolinas & Associates Incorporated (Appendix VI). The plans have been reviewed by the City's Landscape Architect and have been deemed acceptable.
- There report identifies 66 mature trees throughout the site, which are predominately Western Red Cedars, but there are also two Alders trees and one Douglas Fir tree. Although most of the trees are in good condition, the report points out that due to the fill proposed and conflict with future building envelopes, the majority of these trees (42) are recommended to be removed. However, there are 19 trees located at the rear of lots 1 and 6, which can be retained due to the larger than usual depths of these RF lots. A Restrictive Covenant at the rear of the lots will ensure the long-term retention of these trees. There are an additional five (5) trees amongst the other proposed lots that will also be retained. Two (2) of these five (5) trees, located on Lot 4, require further examination by the arborist to ensure their preservation in conjunction with the future building envelope on this lot.
- Overall, the report indicates that 42 mature trees on the site will be removed, with 16 replacement trees proposed. Given the 2:1 tree replacement ratio, there is a substantial deficiency in the number of replacement trees proposed, which will need to be addressed through such measures as upsized replacement trees, additional planting, and/or a financial contribution of approximately \$20,400 to the City's Green Fund prior to final approval of the rezoning.

### PRE-NOTIFICATION

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

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
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:                      Mike Helle, Coastland Engineering & Surveying Ltd.  
                         Address:                      #101 - 19292 - 60 Avenue  
                                                              Surrey, BC  
                                                              V3S 3M2  
                         Tel:                                      604-532-9700

2.      Properties involved in the Application

(a)      Civic Address:                      7331 - 148 Street

(b)      Civic Address:                      7331 - 148 Street  
            Owners                                      Richard Brownie and Carol Thorpe  
            PID:    001-974-882  
            Lot 72 Section 22 Township 2 New Westminster District Plan 42611

3.      Summary of Actions for City Clerk's Office

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.1 ac
Hectares	0.5 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.7 m
Range of lot areas (square metres)	658 - 739 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.3 lots/ha    13.2 lots/ac
Lots/Hectare & Lots/Acre (Net)	5.7 lots/ha    14.2 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	37.2%
Estimated Road, Lane & Driveway Coverage	13.3%
Total Site Coverage	50.5%
<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