

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0258-00

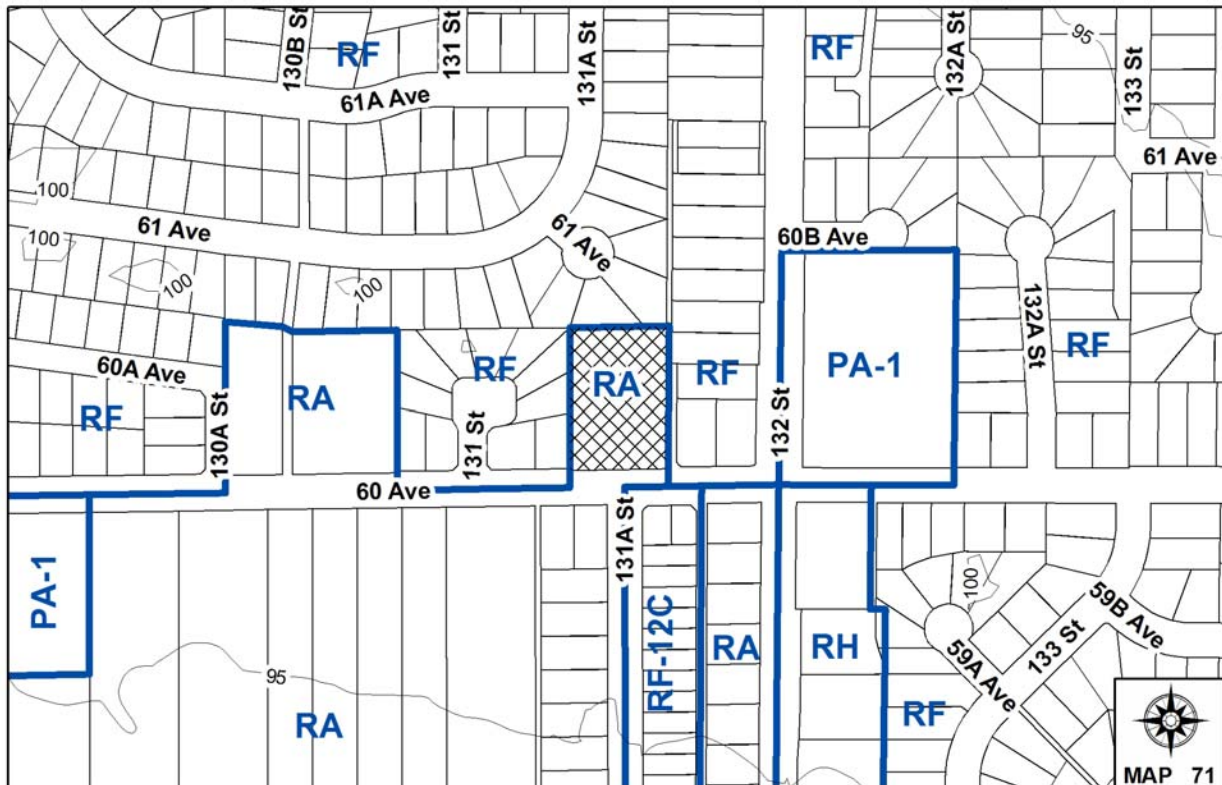
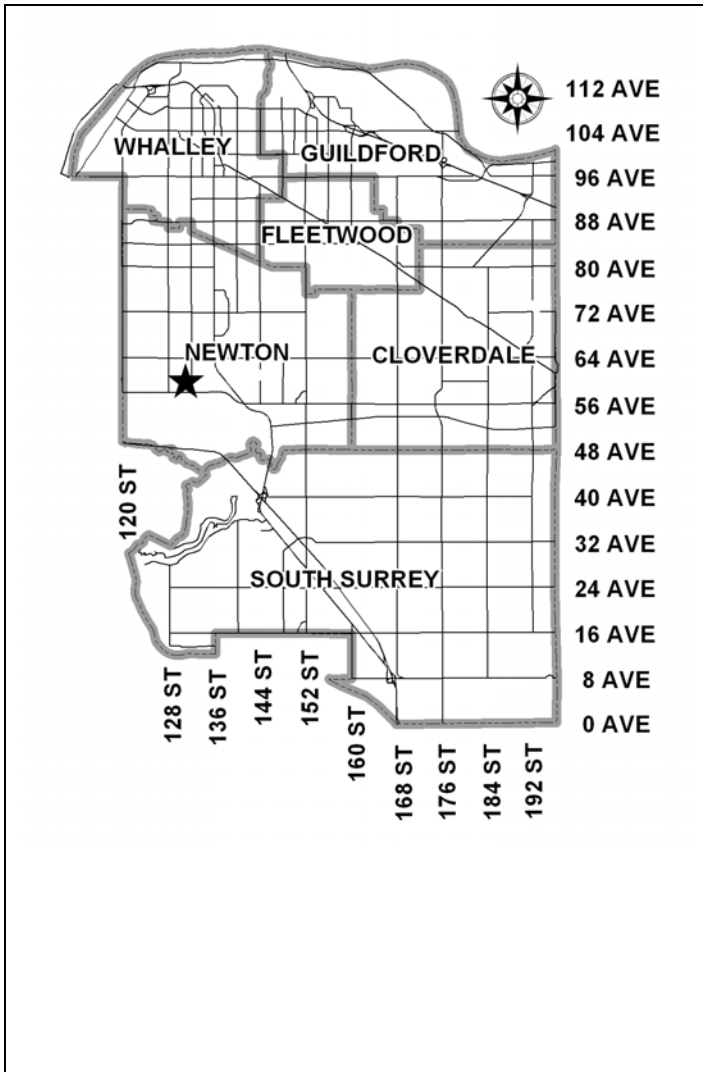
Planning Report Date: October 19, 2009

PROPOSAL:

- **Rezoning** from RA to RF
- **Development Variance Permit**

in order to allow subdivision into 6 single family lots and to relax the setback requirements of the RF Zone to allow tree retention.

LOCATION: 13153 - 60 Avenue
OWNERS: Harcharan & Avtar Singh Sendher
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: West Newton/Highway 10 Proposed Single Family Residential (6 upa)



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

- The applicant proposes to rezone from “One Acre Residential (RA)” to “Single Family Residential (RF)” to subdivide into 6 single family lots.
- The applicant seeks a Development Variance Permit (DVP) to relax various setback requirements in order to retain more trees and enable modified building envelopes on Lots 1, 3, and 6.

RATIONALE OF RECOMMENDATION

- Complies with OCP and NCP designations.
- The proposed subdivision pattern is constrained by the dimensions of the lot and the required new cul-de-sac road.
- The proposed variances for Lots 1, 3, and 6 can be considered as they are needed to enable increased tree retention and suitable building envelopes. A Section 219 Restrictive Covenant will be registered to ensure trees are retained as proposed.
- There is no further development potential on the north side of 60 Avenue; the proposal will complete the subdivision pattern in the immediate area.

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. 7907-0258-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) In Section F of Part 16 Single Family Residential Zone (RF) the minimum front yard setback is reduced from 7.5m (25 ft) to 5.5m (18 ft) on proposed Lots 1 and 6;
 - (b) In Section F of Part 16 Single Family Residential Zone (RF) the minimum rear yard setback is reduced from 7.5m (25 ft) to 6m (20 ft) on proposed Lot 1;
 - (c) In Section F of Part 16 Single Family Residential Zone (RF) the minimum side yard setback is reduced from 1.8m (6 ft) to 1.2m (4 ft) on proposed Lot 3;
 - (d) In Section F of Part 16 Single Family Residential Zone (RF) the minimum flanking street side yard setback is reduced from 3.6m (12 ft) to 3.0m (10 ft) on proposed Lots 1 and 6;
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) approval from the Ministry of Transportation and Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of Section 219 Restrictive Covenant to ensure tree retention and modified building envelopes for Lots 1, 3 and 6, including appropriate house design and interface to 60 Avenue for Lots 1 and 6;
 - (g) the applicant address the shortfall in tree retention; and
 - (h) Section 219 Restrictive Covenant to ensure the required driveways for Lots 1 and 6 are a maximum of 9m (30 feet) from 60 Avenue.

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 Panorama Park Elementary School
 1 Secondary student at Panorama Ridge Secondary School
 (Appendix IV)

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 5% subdivision dedication, and applicant is required to pay NCP amenity on per-unit basis in accordance with the West Newton/Highway 10 NCP Stage 2.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on acreage property.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:, East and West:	Single family dwelling.	Urban/Urban Single Family Residential	RF
South (Across 6o Avenue):	Single family dwelling.	Urban /Small Lot with Lane 13 upa	RA and RF-12(c)

DEVELOPMENT CONSIDERATIONS

Background

- The subject site, which is located on the north side of 6o Avenue, is designated “Urban” in the Official Community Plan (OCP) and “Single Family Residential Proposed 6 u.p.a.” in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP).
- 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 six (6) single family lots. The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP) and the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).

Proposed Variances

- All lots conform to the minimum requirements of the RF Zone in terms of minimum lot area (560 m² or 6028 sq ft), width (15m or 49 ft) and depth (28m or 92 ft). Lots range in size from 504 m² (5,425 sq ft) to 671 m² (7,223 sq ft). Lot 6 is proposed to be slightly undersized, (504 m² or 5425 sq ft) but can be considered by the Approving Officer.

Proposed Subdivision, Road Dedication and Access

- All proposed lots will front onto the newly created street and cul-de-sac. Access to Lot 1 and Lot 6 is to be located a minimum of 9 m (30 ft) from the property corner on 131A Street.
- The applicant is required to dedicate a road widening of 0.942 metres (3 ft) on 60 Avenue).
- Additionally, to achieve the proposed subdivision, road dedication of 15.5m (51 ft) for 131A Street is required, as is a 14m (46 ft) radius cul-de-sac.
- The applicant is required to dedicate a 3.0m x3.0m (10 x 10 ft) corner cut at the intersection of 60 Avenue and 131A Street.
- The applicant is required to dedicate a 3.0m x3.0m (10 x 10 ft) corner cut at the intersection of 60 Avenue and the lane.
- In order to allow tree retention, the applicant proposes a Development Variance Permit (DVP) to relax the front, rear, and side yard setbacks of Lots 1, 3, and 6. These are described below.

Building Scheme and Lot Grading

- Lot grading information has been reviewed by staff and deemed acceptable to proceed to the next stage. Detailed assessment was conducted by the consultant and reviewed by City staff to assure sensitive interface with surrounding properties and completion of the subdivision pattern in the area.
- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Inc. 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).
- Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in natural tones of browns, greens, clays are permitted in the proposed Design Guidelines. Neutral tones of grey, white, and cream are permitted. Primary colours in subdued tones such as navy blue, colonial red, or forest green can be considered provided that neutral trim colours are used.
- Roof pitch minimum is 7:12. Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles, and new environmentally sustainable roofing products may be used, providing that the aesthetic properties of the new materials are equal to or better than the traditional roofing products.

- 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. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites are not permitted.
- Landscaping shall enhance the Tree Replacement Plan by adding 17 shrubs of a minimum 3 gallon pot size on lots 2, 3, 4, and 5, and a minimum of 25 shrubs of a minimum 3 gallon pot size on lots 1 and 6.
- Driveways shall be exposed aggregate, interlocking masonry pavers, or stamped concrete.

Tree Retention and Replacement

- Diamond Head Consulting Ltd. prepared the Arborist Report and C. Kavolinas and Associates Inc. prepared the Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are thirty nine (39) mature trees on the subject site. The report proposes the removal of sixteen (16) trees because they are located within the building envelopes, within the footprint of proposed driveways or underground services. The Report proposes 23 trees be retained; eight (8) on proposed Lot 1, two (2) on proposed Lot 2, four (4) on proposed Lot 3, three (3) on proposed Lot 5, and six (6) on proposed Lot 6.
- Modified building envelopes achieved through a DVP and Restrictive Covenants are proposed to ensure tree retention as proposed, and are discussed in detail below. The City Landscape Architect has reviewed the proposed modified building envelopes and tree protection zones and found these acceptable to ensure tree retention.
- Eleven (11) replacement trees will be planted for a total of thirty four (34) trees on site, providing for an average of 5.66 trees per lot. The following table summarizes the proposed tree preservation and replacement:

Tree Species	Total No. Of Trees	Total Retained	Total Removed
Alder	2	2	0
Cedar	4	0	4
Cherry	1	0	1
Cottonwood	4	1	3
Douglas Fir	27	20	7
Spruce	1	0	1
Total	39	23	16

- 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 three (3) cottonwood trees are proposed to be removed, and thirteen (13) other trees are to be removed, a total of twenty nine (29) replacement trees would be required for this application. The applicant proposes eleven (11) replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of eighteen (18) trees. As such, under the By-law, monetary compensation for the remaining eighteen (18) trees would be \$5600 based on \$300/tree.
- The following replacement trees are proposed:

<u>Tree Species</u>	<u>Quantity</u>	<u>Lot Nos.</u>
Morgan Red Maple	2	3, 5
Saucer Magnolia	3	1, 2, 4
Serbian Spruce	4	2, 4, 6
Blue Spruce	2	4, 6
Total	11	

PRE-NOTIFICATION

- Pre-notification letters were sent out on December 17, 2008 and staff received no comments on the proposed development.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- The applicant seeks a Development Variance Permit (DVP) to relax various setback requirements on proposed Lots 1, 3, and 6.
 - Proposed Lot 1: A reduction to the setback from 7.5 m to 5.5 m, the rear setback from 7.5 m to 6.0 m, and the flanking street side (east side) from 3.6 m to 3.0 m.
 - Proposed Lot 3: To reduce the side yard setback from 1.8 m to 1.2 m.
 - Proposed Lot 6: A front yard setback reduction from 7.5 m to 5.5 m and to reduce the flanking street setback from 3.6 m to 3.0 m.

Applicant's Reasons:

- Proposed Lot 1: The stand of trees at the west side of the site has a substantial impact on the buildable area of the lot. The side yard setback from the west property line would normally be 1.8 m. However, the tree protection zone will prohibit construction of a dwelling within 10.45 m of the west property line. To offset this impact, reductions to the front and rear setbacks are needed. The front setback would be reduced from 7.5 m to 5.5 m, the rear setback from 7.5 m to 6.0 m, and the flanking street side (east side) from 3.6 m to 3.0 m.

- Without the DVP, the dwelling could be only 9.9 m (32'-6") deep, whereas the reduction from 3.6 m to 3.0 m would allow a 34'-6" deep home.
- According to the Design Consultant, there is substantial impact on the floor layout at 9.9 m (32' 6") depth. A garage is 20'-0" deep; the front wall of the garage, the rear wall of the garage, and the rear wall of the home consume 1'-6" of depth. If the home is 32'-6" deep, this allows only an 11'-0" deep room behind the garage, therefore this space is not suitable for the most common configuration in which a Great Room is located directly behind the garage. The 2'-0" increase in house depth enables a 13'-0" deep room, which is functional for this purpose.
- Proposed Lot 3: The stand of trees at the west side results in a building envelope that forces the home forward, on a lot that narrows toward the front. The recommendation is to reduce the side yard setback from 1.8 m to 1.2 m to provide as much building width as possible in the remaining envelope.
- Proposed Lot 6: A front yard setback reduction from 7.5 m to 5.5 m to gain a small amount of additional floor area, and to reduce the flanking street setback from 3.6 m to 3.0 m. These are identical to two of the recommendations for proposed Lot 1, and will result in symmetry at the street corner.

Staff Comments:

- Support; the subject site configuration is constrained by road, cul-de-sac and tree retention requirements. Detailed assessment by the consultant and approved by the City Landscape Architect and Transportation Engineering resulted in the proposed layout.

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, Site Plan, Building Elevations Landscape Plans and Perspective
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 #7907-0258-00

Jean Lamontagne
General Manager
Planning and Development

NA/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: Mike Helle, Coastland Engineering & Surveying Ltd.
Address: #101, 19292 - 60 Avenue
Surrey, B.C. V3S 3M2
Tel: 604-632-9700

2. Properties involved in the Application

(a) Civic Address: 13153 - 60 Avenue

(b) Civic Address: 13153 - 60 Avenue
Owner: Avtar Singh Sendher
PID: 005-802-300
Lot 225 Section 8 Township 2 New Westminster District Plan 59712

3. Summary of Actions for City Clerk's Office

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

(b) Application is under the jurisdiction of MOTI.
MOTI File No. 2009-02991.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.12 ac
Hectares	0.45 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	4.5 m – 24.0 m
Range of lot areas (square metres)	504 sq.m. – 671 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.3 upha/ 5.4 upa
Lots/Hectare & Lots/Acre (Net)	17.5 upha/ 7.1 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
PARKLAND	n/a
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
Others (setbacks)	YES