

City of Surrey
PLANNING & DEVELOPMENT REPORT

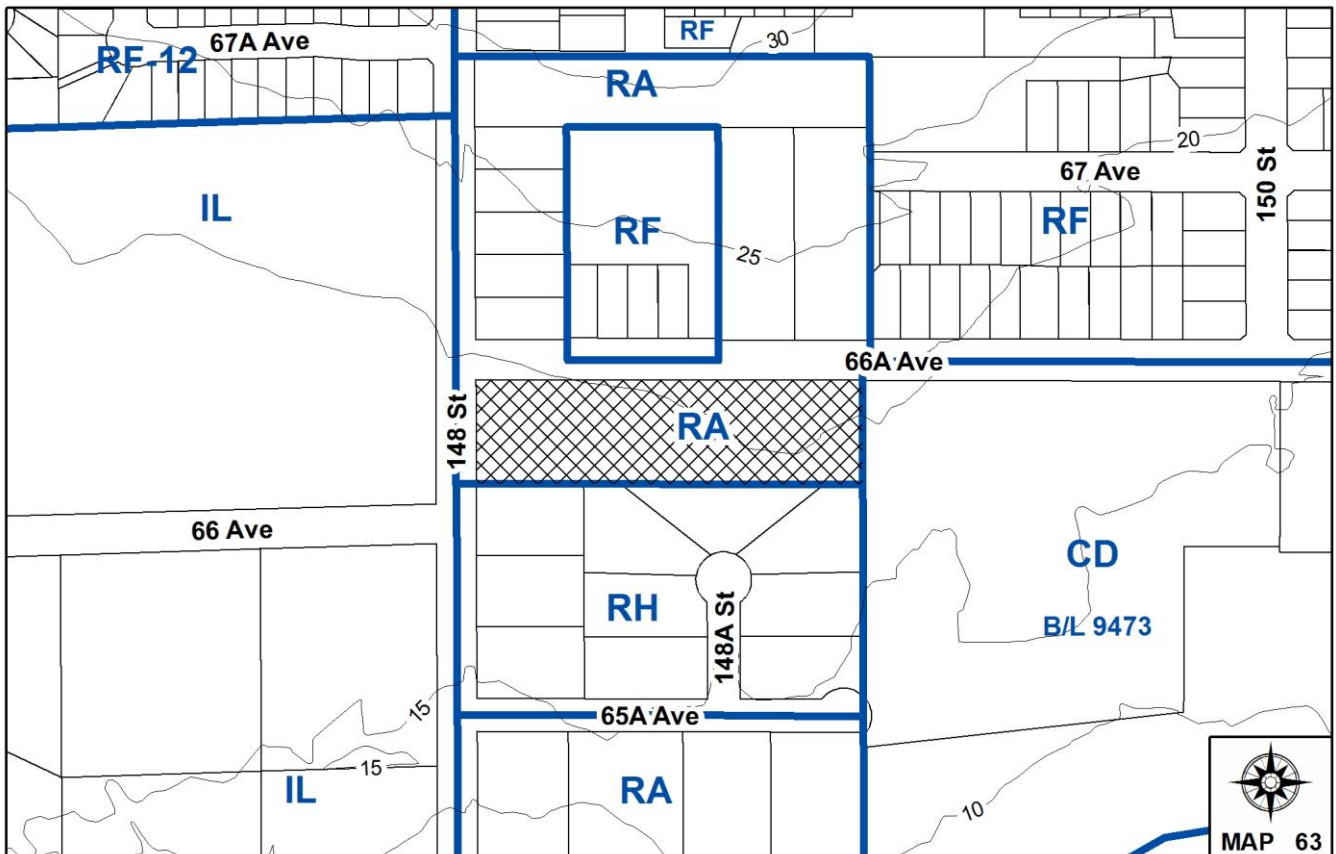
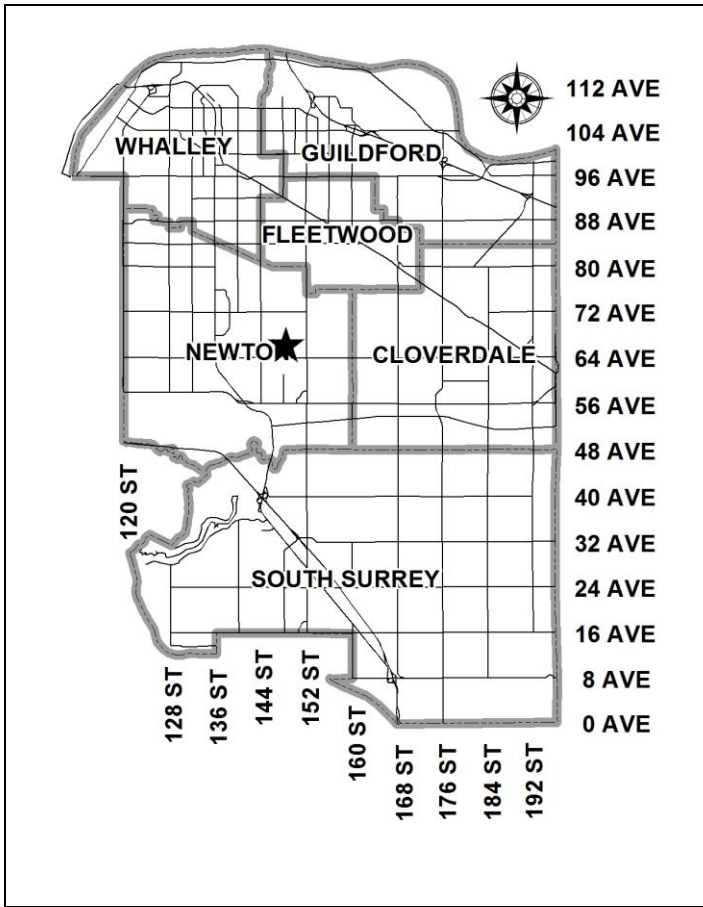
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Planning Report Date: September 14, 2009

PROPOSAL:

- **Rezoning** from RA to RF
 in order to allow subdivision into 14 single family lots.

LOCATION: 6620 - 148 Street
OWNER: Alan J. Grubb
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

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed lot sizes and density are appropriate for this part of Newton.

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) the applicant adequately address the shortage of tree replacement; and
 - (e) the applicant register a Section 219 Restrictive Covenant to ensure driveway access for proposed Lot 2 is from 66A Avenue, not 148 Street.

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:**

4 Elementary students at T.E. Scott Elementary School
2 Secondary students at Frank Hurt Secondary School

(Appendix IV)

Parks, Recreation & Culture: Support. Applicant is required to provide the park amenity contribution on a per unit basis in accordance with the East Newton South NCP.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 66A Avenue):	Zoned One-Acre Residential Zone (RA) and Single Family Residential Zone (RF).	Urban Single Family Residential	RF and RA
East:	CD Zone- multi-family dwellings.	Institutional	CD
South:	Single family dwellings zoned Half-Acre Residential Zone (RH).	Suburban half-acre residential.	RH
West (Across 148 Street):	City of Surrey Public Works Yard zoned Light Impact Industrial Zone (IL).	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at the south east corner of 148 Street and 66A Avenue in Newton. The site is designated "Urban" in the Official Community Plan (OCP) and "Urban Single Family Residential" in the East Newton South Neighbourhood Concept Plan (NCP).
- The subject site is zoned "One Acre Residential" (RA). The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into approximately fourteen (14) single family lots. The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP) and the East Newton South Neighbourhood Concept Plan (NCP).

Proposed Subdivision

- All fourteen (14) proposed lots conform to the minimum requirements of the RF Zone in terms of lot area (560m²/6027 sq ft), width (15m/50 ft) and depth (28m/91 ft). They range in size from 560 square metres (6027 sq ft) to 783 square metres (8428 sq ft). All lots are a minimum of 15 metres (50 ft) wide. Lots 4 – 14 have an average lot size of 716m² (7700 sq ft) and an average lot depth of 41m (135 ft), and therefore significantly exceed the required minimum area and lot depth for the RF Zone.
- Proposed Lots 2 – 14 will front onto and have driveway access from 66A Avenue. Lot 1 will front onto and have driveway access from 148 Street.

- The applicant is required to dedicate approximately 0.942m of land fronting 148 Street for road widening, including 3.0 metre x 3.0 metre corner cut at 148 Street and 66A Avenue. A cul-de-sac bulb is also proposed to be dedicated at 148A Street. A Section 219 Restrictive Covenant will be registered on Lot 2 to ensure driveway access is from 66A Avenue.
- The proposed subdivision pattern is consistent with the lot pattern across 66A Avenue, and as anticipated in the NCP. The resulting oversize lots will provide a sensitive interface with large half-acre lots immediately to the south.

Building Scheme

- 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).
- Basement-entry homes and secondary suites will not be permitted.
- Exterior materials are to include Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone in "Natural" and "Neutral" colours such as grey, white and cream. "Primary" colours in subdued tones such as navy blue, colonial red or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant.
- Roof pitch minimum 7:12.
- Roof materials are to include cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap. And new environmentally sustainable roofing products providing that aesthetic properties of the new sustainable materials are equal to or better than that of the traditional roofing products. Colours permitted will be grey or brown only.
- Corner lots will be treated with significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling(s).
- Landscaping will conform to the moderate modern urban standard. Driveway materials permitted to include exposed aggregate, interlocking masonry pavers, or stamped concrete.

Lot Grading

- 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 preliminary lot grading information has been reviewed by staff and found to be generally acceptable.

Trees

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and C. Kavolinas & Associates prepared the Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.

- The following is a summary of the on-site trees:

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Bigleaf Maple	8	0	8
Black Cottonwood	80	0	80
Red Alder	67	0	67
Sitka Spruce	2	0	2
Western Red Cedar	26	0	26
Total	183	0	183

- The Arborist Report indicates there are 183 mature trees on the subject site. The report proposes the removal of all 183 trees, the majority of which (147 or 80%) are cottonwoods and alders, and hence are not recommended for retention in accordance with City practice. The remaining 36 trees have been assessed for retention opportunities. However, due to required site grading and the existing topography, as well as conflict with proposed building envelopes, proposed driveways or underground services, none of these trees can practically be retained. The City Landscape Architect concurs with this conclusion. Forty two (42) replacement trees will be planted providing for an average of three (3) trees per lot, as discussed below. Six (6) existing trees on the adjacent properties to the south and east are located well away from the site's building zone, and will not be affected by site development, however, they will require protection fencing, as their root zones extend into the subject site as shown on the attached plan (Appendix VI).
- 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 one hundred forty seven (147) alder and cottonwood trees are proposed to be removed, and thirty six (36) other trees are to be removed, a total of two hundred nineteen (219) replacement trees would be required for this application. However, given the size of the site, the arborist proposes forty two (42) replacement trees, as per the following table:

Tree Species	No. of Trees
Bloodgood Japanese Maple	4
Blue Spruce	14
Green Japanese Maple	5
Saucer Magnolia	5
Serbian Spruce	14
Total	42

- Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of one hundred seventy seven (177) trees. As such, under the new By-law, monetary compensation for the remaining 177 trees would be \$53,100 based on \$300/tree. However, the By-law places a limit of \$15,000 per acre for cash-in-lieu of replacement trees. The applicant is aware of this requirement and is prepared to proceed on this understanding.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 13 2009 and staff received the following responses:

- The owner of the property at 6595 148A Street – phoned to discuss drainage concerns regarding run-off from proposed subdivision draining onto her property, which is below the site.

(The plan directs surface drainage on the front portions of the lots back to 66A Avenue, away from your property. The rear of the lots will continue to drain to the south, but they will be required to install lawn basins and conventional swales at the rear of the proposed lots to address site drainage and direct water away from the property to the south)

- The owner at 6652 148 Street – phoned to discuss drainage concerns and was satisfied that the larger lot sizes of this development will not adversely affect surrounding properties.
- Several owners also raised concerns regarding the site ownership, as the owner is in hospital.

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: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 6620 - 148 Street

 - (b) Civic Address: 6620 - 148 Street
 Owner: Alan J. Grubb
 PID: 010-273-832
 North 171.2 Feet Lot 7 Section 15 Township 2 New Westminster District Plan
 16963

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
GROSS SITE AREA	
Acres	2.5 acres
Hectares	1.01 ha.
NUMBER OF LOTS	
Existing	1
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	15.0 m - 17.28 m
Range of lot areas (square metres)	560 m - 783 m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
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	NO