

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

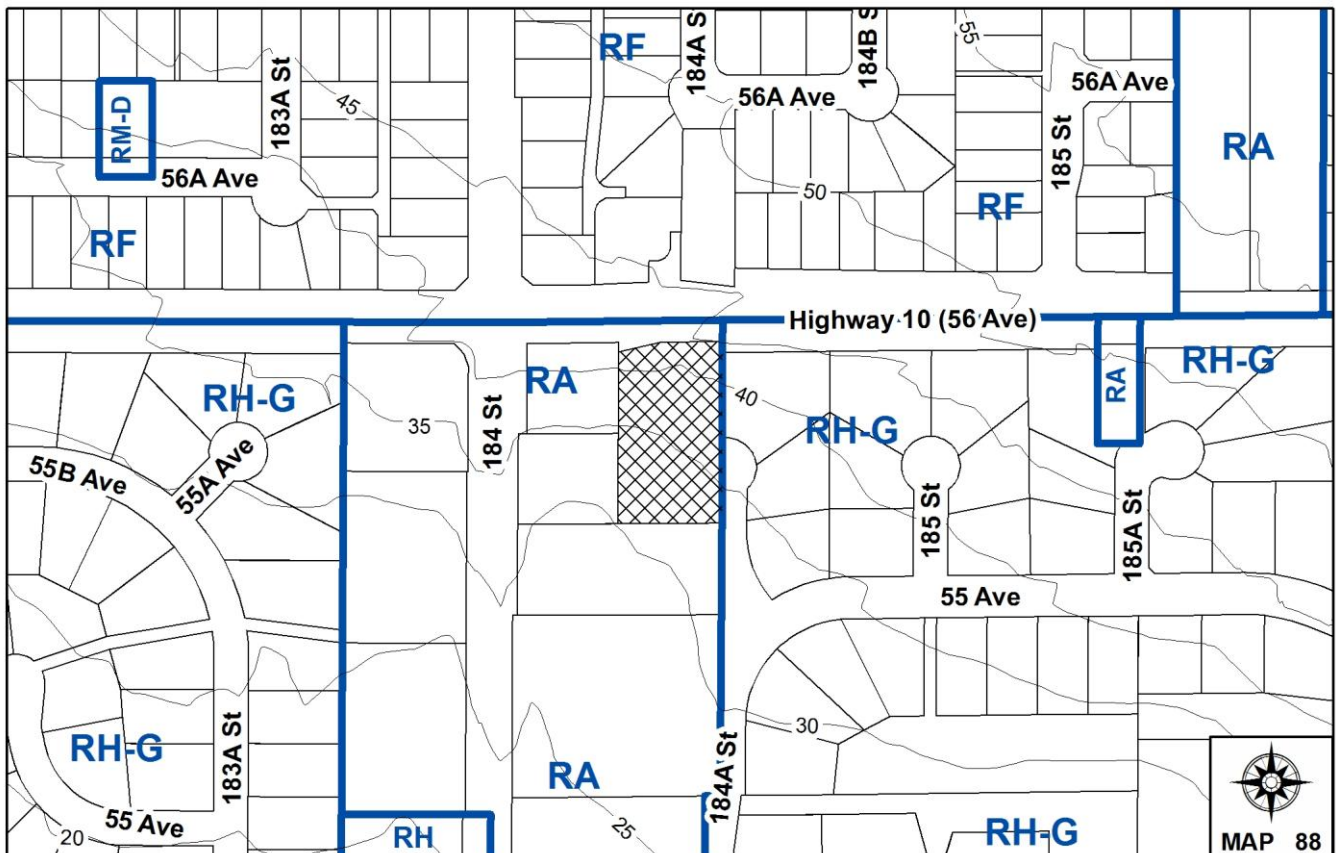
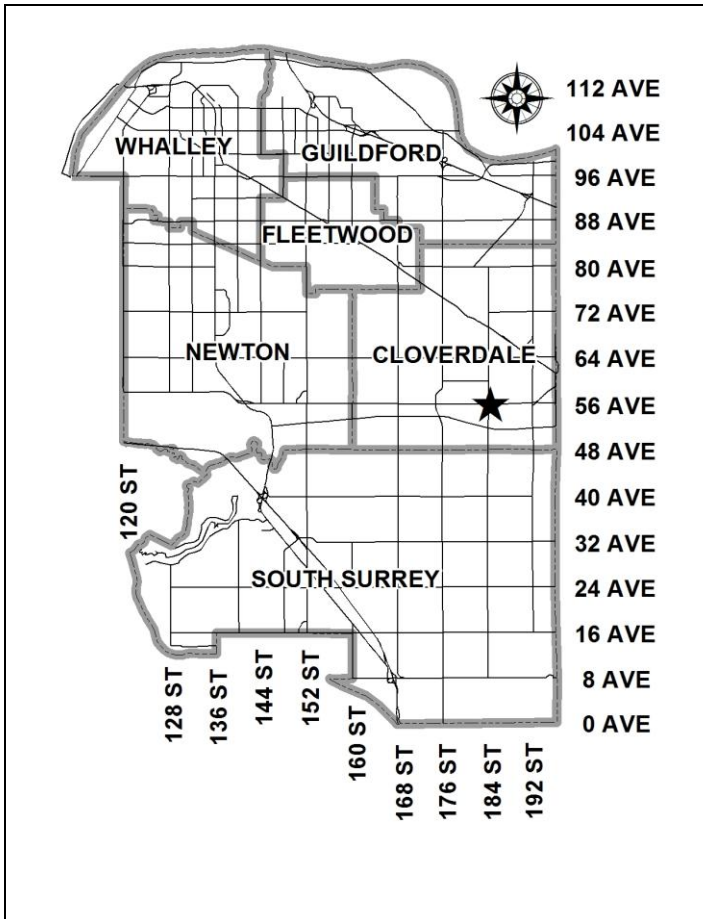
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Planning Report Date: January 11, 2010

**PROPOSAL:**

- **Rezoning** from RA to RH in order to allow subdivision into two (2) single family lots.

**LOCATION:** 18442 – No. 10 (56 Ave) Hwy.  
**OWNER:** Iqbal Singh Grewal  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed subdivision conforms to the OCP.
- The proposed subdivision pattern is appropriate for this part of Cloverdale.

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 "Half-Acre Residential Zone (RH)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

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:**  
 1 Elementary student at Martha Currie Elementary School  
 0 Secondary students at Lord Tweedsmuir Secondary School  
 (Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: New single family dwelling under construction on the southern portion.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Highway No. 10):	Single family dwellings.	Urban	RF
East:	Single family dwelling.	Suburban	RH-G

Direction	Existing Use	OCP Designation	Existing Zone
South:	Single family dwelling.	Suburban	RA
West:	Vacant lot and single family dwelling.	Suburban	RA

### DEVELOPMENT CONSIDERATIONS

- The subject site is located south of Highway No. 10 and on the northern extent of 184A Street in the South Cloverdale area. It is designated Suburban in the Official Community Plan (OCP).
- The property is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the site to "Half-Acre Residential Zone (RH)" to allow subdivision into two (2) single family lots.
- The gross site area is 4,245 m<sup>2</sup> (1.04 acres). The Ministry of Transportation and Infrastructure (MOTI) has requested a 2.5-metre (8 ft.) dedication along Highway No. 10 to provide for maintenance of the existing retaining wall.
- After road dedications the net site area will be approximately 3,705 m<sup>2</sup> (0.92 acres). The applicant is requesting the Approving Officer to grant a minor (+/-1%) lot area reduction for proposed Lot B.
- A single family dwelling was located on the north side of proposed Lot A fronting Highway No. 10. A demolition permit was issued on September 18, 2009 and received a final inspection for demolition on October 1, 2009.
- A one-storey dwelling with a basement is currently under construction on proposed Lot B.
- The rezoning and subdivision will remove the existing driveway from Highway No. 10. A location certificate plus verification that the house under construction conforms to the setback and Floor Area Ratio (FAR) requirements of the RH Zone will need to be submitted as a condition of final subdivision approval.
- Both proposed lots will receive access from the 184A Street cul-de-sac which will be completed as part of the subject application. The applicant will dedicate and provide cash-in-lieu for the construction of a half-lane along the rear of the property, for future alternate access for the lots to the west.

### Proposed Design Guidelines and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consultants Ltd. as the design consultant. The Design Consultant has proposed a set of Building Design Guidelines based on a character study of the area. Basement-entry homes and secondary suites are not permitted (Appendix V).
- Preliminary lot grading plans were prepared by Coastland Engineering & Surveying Ltd. The plans were reviewed by staff and found acceptable.

- The applicant's Engineering Consultant has reviewed the existing site elevations and storm sewer systems and has concluded that the dwellings on the proposed new lots will be able to accommodate in-ground basements.

#### Tree Preservation/Replacement

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. The reports have been reviewed by City staff and require some minor revisions.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Western Red Cedar	7	3	4
Norway Spruce	2	0	2
Douglas Fir	3	3	0
Magnolia	1	0	1
<b>Total</b>	<b>13</b>	<b>6</b>	<b>7</b>

- According to the tree summary, 13 trees of by-law size are identified on the subject site. The applicant proposes to remove 7 of the trees and retain the remaining 6 trees. Most of the trees proposed for removal are within the proposed building envelope. Currently, there is a shortfall of replacement trees which will be calculated upon a review of a revised arborist report.

#### PRE-NOTIFICATION

Pre-notification letters were sent out on November 4, 2009 and staff received two responses.

- One caller had concerns about future development for their property to the west, and in particular future driveway location and potential for sanitary sewer servicing.

*(The proposed development will provide dedication and cash-in-lieu for laneway construction. The lane will provide for development potential for the properties fronting 184 Street. Sanitary sewer must be provided along 184 Street and cannot be provided through the side yards of neighbouring properties)*

- One caller had concerns about access off of Highway No. 10 and slope issues with the existing driveway.

*(The proposed development will remove access off of Highway No. 10. Access will be provided from the 184A Street cul-de-sac.)*

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

Jean Lamontagne  
General Manager  
Planning and Development

JKS/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:                    Iqbal Singh Grewal  
                         Address:                    6588 – 187 Street  
   Surrey, BC V3S 4E5  
                         Tel:                            604-537-3501
  
2.            Properties involved in the Application
  - (a)      Civic Address:            18442 – No. 10 (56 Ave) Hwy.
  
  - (b)      Civic Address:            18442 – No. 10 (56 Ave) Hwy.  
            Owner:                    Iqbal Singh Grewal  
            PID:                        009-621-369  
            Lot 3 Except: Part on Statutory Right of Way Plan 83436, Section 4 Township 8  
            New Westminster District Plan 11928
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RH**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.0
Hectares	0.40
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.6 m – 29 m
Range of lot areas (square metres)	1,847 – 1,858 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	20%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	30%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<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