

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0213-00

Planning Report Date: June 7, 2010

PROPOSAL:

- **Rezoning** from RA to RF in order to allow subdivision into 3 single family lots.

LOCATION:

14970 – 68A Avenue and portion of lane

OWNERS:

Gurchuran Singh Sekhon and Mandeep Singh Biran and Kanwar Singh Brar, and City of Surrey

ZONING:

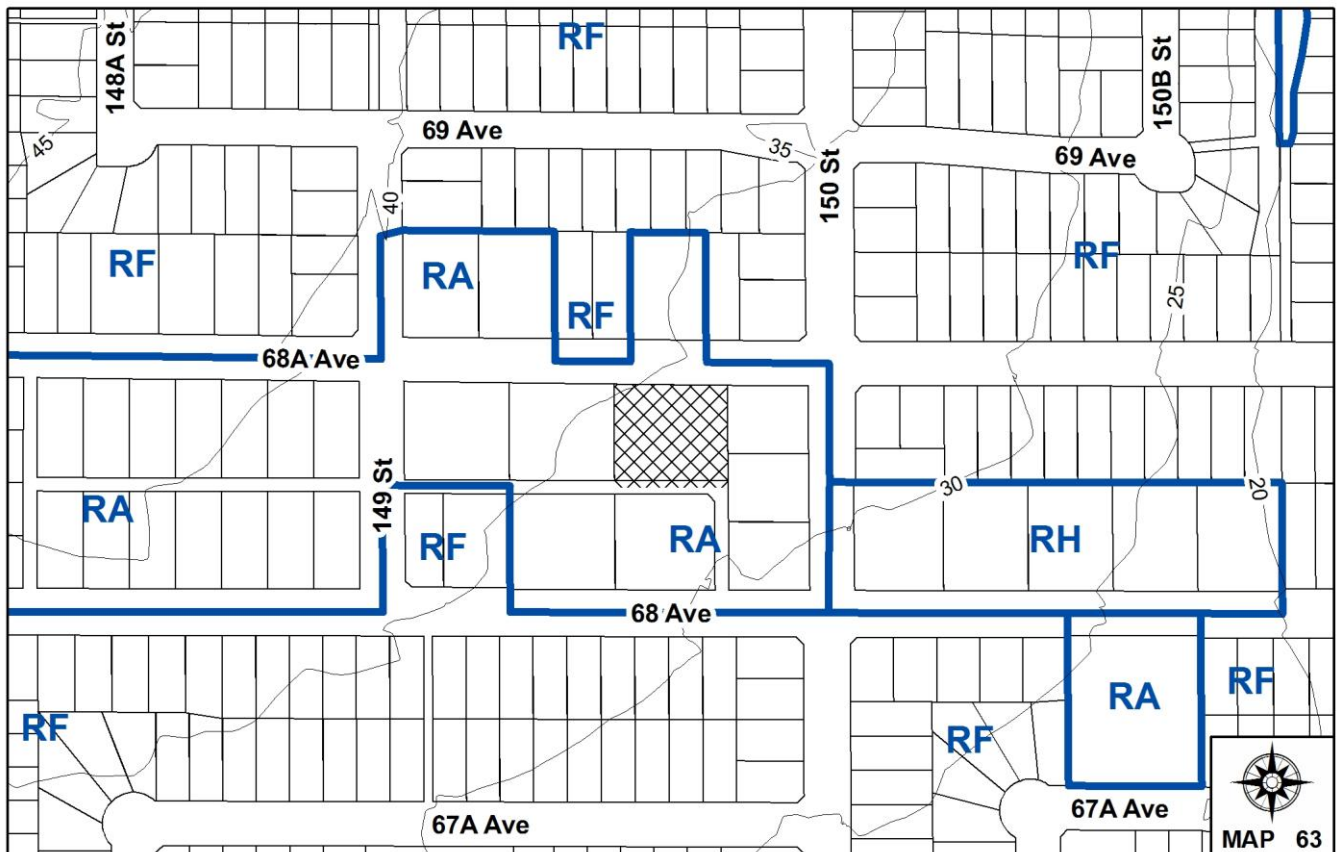
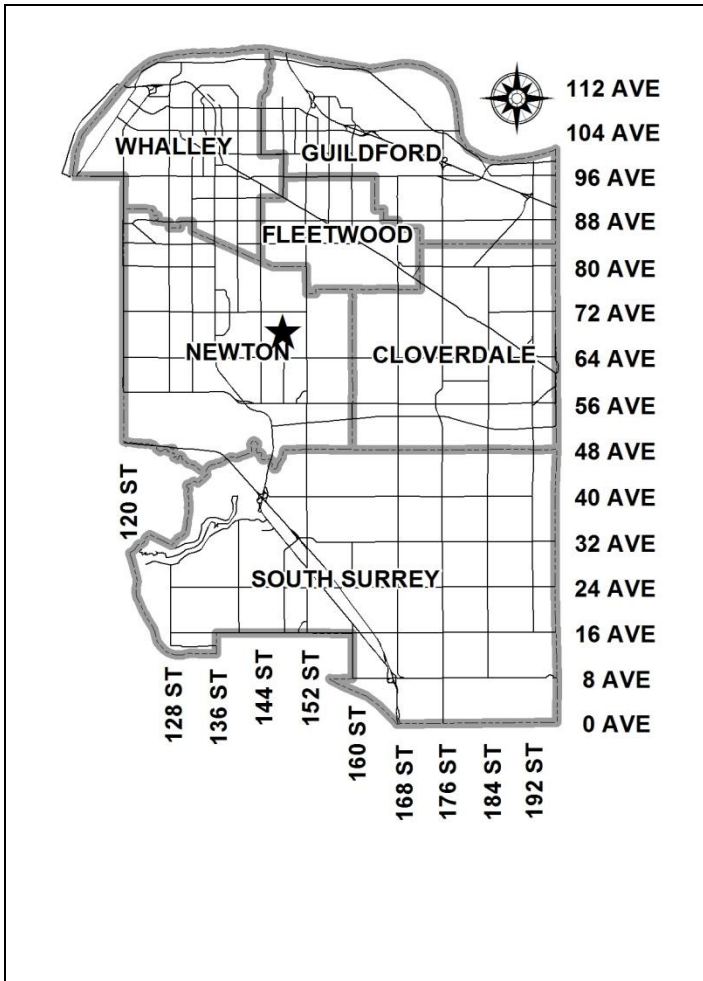
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

East Newton South – 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject property at 14970 – 68A Avenue and the portion of lane to be closed and consolidated with the site, as shown in Appendix I 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) completion of the lane closure process, and purchase consolidation of this land with the subject lands to achieve subdivision; and
 - (f) 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:**

1 Elementary students at T.E. Scott Elementary School
0 Secondary students at Frank Hurt Senior School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 68A Avenue):	Single family dwellings.	Urban	RF and RA
West:	Single family dwelling (rezoning/proposed subdivision under project No. 7909-0205-00.	Urban	RA
South and East:	Single family dwellings.	Urban	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property at 14970 – 68A Avenue is located on the South side of 68A Avenue in the Newton area. 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 currently zoned "One Acre Residential Zone" (RA). The applicant is proposing to rezone the property, including a 3.05 metre (10 ft.) portion of an unimproved lane at the rear of the property, to "Single Family Residential" (RF) to allow subdivision into approximately three (3) 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).

Subdivision Layout

- The subject property is adjacent to an unimproved lane at the rear. Although the lane is shown to be retained in the NCP, the Engineering Department has reviewed its purpose and function, and has deemed the lane surplus. Thus it can be closed and consolidated with the site as part of the subdivision. Therefore the subdivision includes this portion of the lane, as discussed below.
- All three (3) proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 785 m² (8,449 sq ft) to 789 m² (8,492 sq ft). The lots are all 17 metres (55 ft) wide. The proposed lot depth of approximately 46 metres (151 ft) is based on acquisition of 3.05 metres of City-owned lane, adjacent to the site at the southern property line.
- The applicant is proposing to purchase a 3.05 metre (10 ft.) portion of the lane adjacent to the site, as noted above. The proposed purchase area is approximately 155.7 square metres (1676 sq ft).
- Engineering has confirmed that this lane area may be considered surplus to City needs and will be completely closed at the time the rest of the block is developed. At this time, there is limited use of the lane by one property at 14963 68 Avenue. Until the entire lane can be decommissioned and the lane closure formally completed, a statutory right-of-way will be required to be registered over the closed portion of lane to allow the public to continue to use the lane, and ensure City access and maintenance.

- Proposed Lots 1, 2, and 3 will front onto 68A Avenue, and drive access will be from 68A Avenue.

Building Scheme and Lot Grading

- The applicant for the subject site has retained Apex Design Group (Ran Chahal) 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).
- 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. Submission of detailed lot grading information is required and will require approval prior to final adoption.
- Basement-entry homes and secondary suites are not permitted.
- Roof pitch is 7:12 to 12:12; cedar shingles, 30 year quality "shake profile" asphalt shingles, and "shake profile" concrete roof tiles in Grey, Brown, or Black tones are permitted.
- Cladding materials are restricted to Brown, Grey, and Earth tones; minimum requirements for accent materials established for dwellings clad in Stucco, Vinyl, or Hardiplank. Accent materials not required for Cedar clad dwellings.
- Covered parking shall be equipped with entrance doors that close; carports are not permitted.

Trees

- Diamond Head Consulting Ltd. prepared the Arborist Report, Onderwater and Associates prepared the Tree Survey and Kavolinas and Associates 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 seven (37) mature trees on the subject site and six (6) trees located in the City boulevard. The six (6) City boulevard trees are proposed to be removed to enable installation of the sidewalk required by Engineering.
- The report proposes the removal of twenty eight (28) on-site trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes fifteen (15) trees be retained; four (4) on proposed Lot 1, four (4) on proposed Lot 2, and five (5) on proposed Lot 3. One (1) tree proposed for retention straddles the shared property line of proposed Lots 1 and 2, and one (1) tree proposed for retention straddles the shared property line of proposed Lots 2 and 3. Nine (9) replacement trees will be planted for a total of twenty four (24) trees on site, providing for an average of eight (8) trees per lot.

Retention/Removal Table

Tree Species	No. of Trees On Site + City Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Cedar	24 + 1	11	14
Cherry	6		6
Hazelnut	1		1
Douglas Fir	6 + 5	4	7
Total	43	15	28

- 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 no alder and cottonwood trees are proposed to be removed, and twenty eight (28) other trees are to be removed, a total of fifty six (56) replacement trees would be required for this application. The applicant proposes nine (9) replacement trees. Under the requirement of the Tree Preservation By-law, this would result in a tree replacement deficit of forty seven (47) trees. As such, under the new By-law, monetary compensation for the remaining forty seven (47) trees would be \$14,100 based on \$300/tree.

Replacement Table

Tree Species	No. of Trees
Saucer Magnolia	3
Bloodgood Jap. Maple	3
Katsura Tree	3
Total	9

PRE-NOTIFICATION

Pre-notification letters were sent out on January 15, 2010 and staff received no response from the public.

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.	NCP Plan

Jean Lamontagne
General Manager
Planning and Development

NA/kms

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: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 14970 – 68A Avenue and Portion of Lane
- (b) Civic Address: 14970 – 68A Avenue
 Owners: Gurcharan Singh Sekhon and Mandeep Singh Biran and
 Kanwar Singh Brar
 PID: 005-292-077
 Lot
- (c) Portion of Lane dedicated by Plan _____ to be closed and consolidated
 with the site
 Owner: City of Surrey
 PID:
 Lot

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	0.54 ac
Hectares	0.22 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	17.01 m
Range of lot areas (square metres)	785 sq.m. to 789 sq.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	4.0%
Estimated Road, Lane & Driveway Coverage	6.1%
Total Site Coverage	46.1%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
	Required
PARKLAND	
5% money in lieu	NO
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