

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0245-00

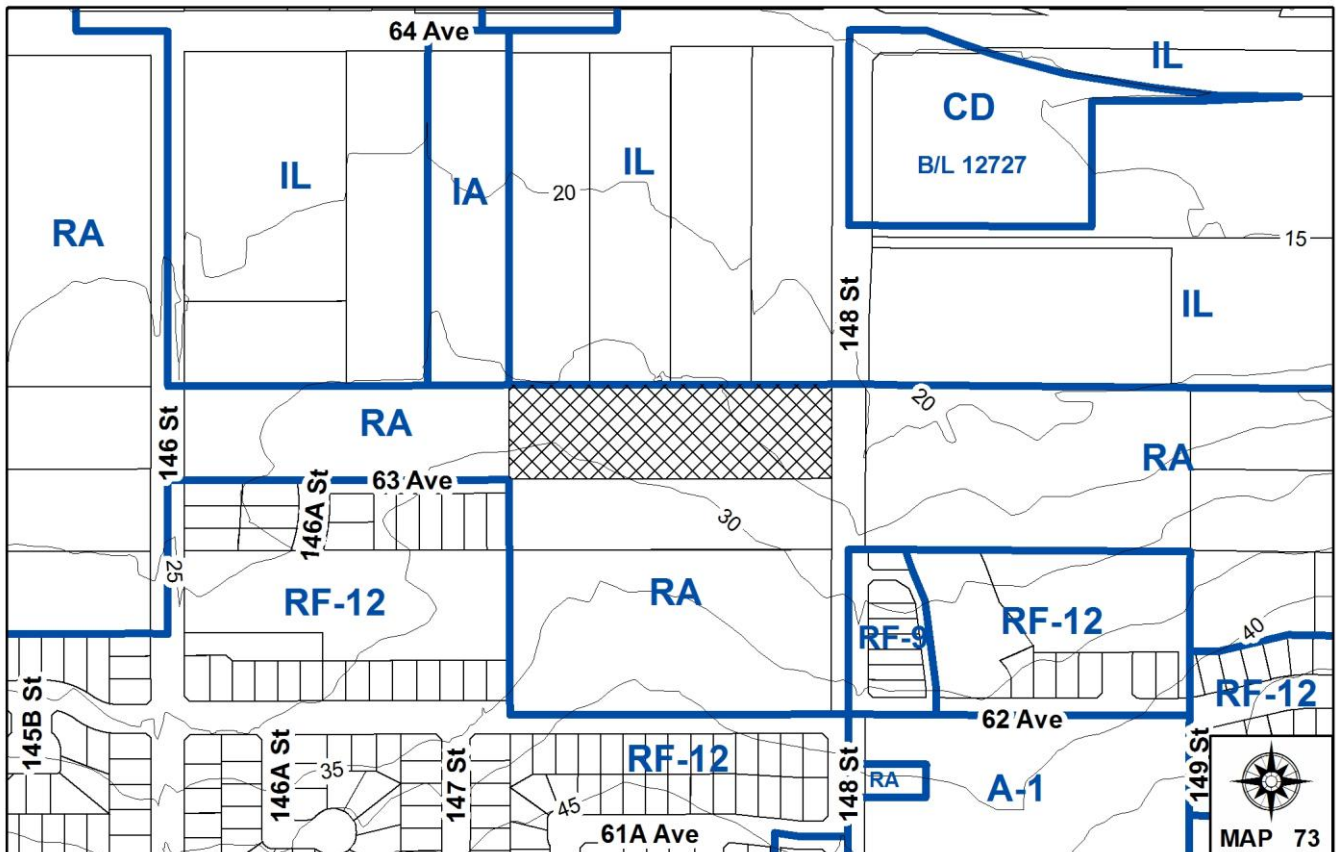
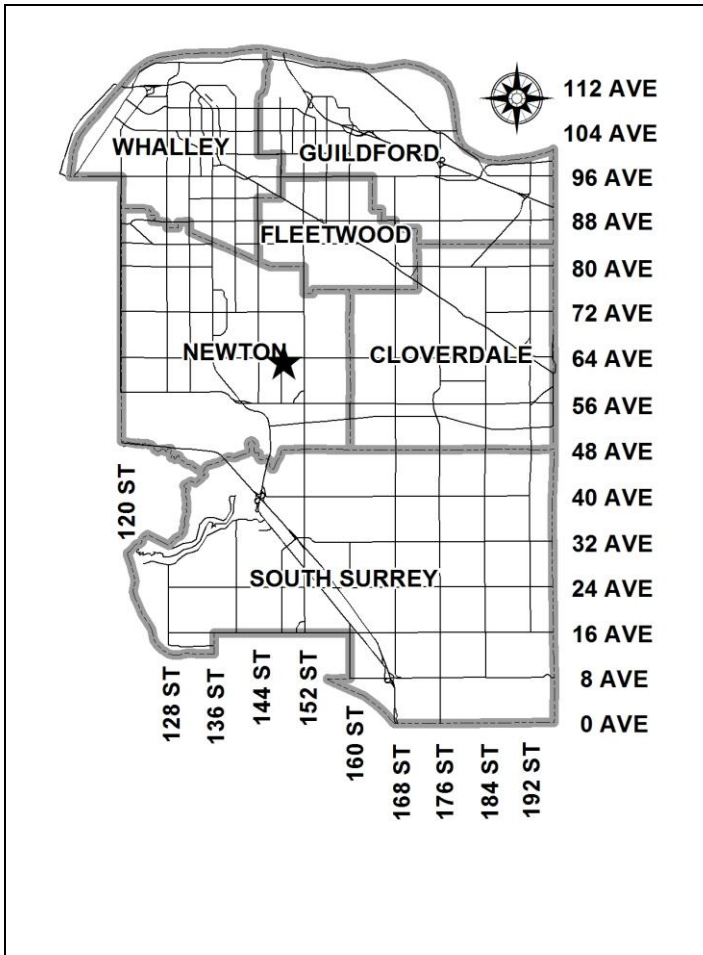
Planning Report Date: March 22, 2010

**PROPOSAL:**

- **Rezoning** from RA to RF

in order to allow subdivision into approximately 12 single family residential lots.

**LOCATION:** 6289 - 148 Street  
**OWNER:** 0765460 B.C. Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Residential Flex 6 - 14.5 upa



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. Council file By-law No. 15688.
2. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" "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.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate for the 10.0 metre (33 ft.) buffer abutting the industrial properties to the north, to the specifications and satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 "no-build" Restrictive Covenant to ensure adequate installation of a 10 metre (33 ft.) landscape buffer along the northerly property line abutting industrial properties ensure that no future buildings, structures, or improvements will be erected within the 10 metre (33 ft.) buffer, establish a minimum 5 metre (20 ft.) rear yard setback, and to provide notice to future owners of neighbouring industrial uses and potential nuisance impacts (noise, dust, etc.) of such uses;
  - (g) registration of a statutory right-of-way to permit the developer access to the buffer area to maintain the landscaping for a period of two years after the landscape planting is installed;
  - (h) submission of a preliminary lot grading plan to the satisfaction of the Building Division; and
  - (i) the applicant is required to demonstrate the buildable area of the lots with consideration given to the 10-metre (33 ft.) buffer and 5-metre (16 ft.) rear yard requirements.

## 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 Cambridge Elementary School  
 2 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

**Parks, Recreation & Culture:** The applicant is required to pay the NCP amenity contributions in keeping with the South Newton NCP. Parks will accept cash-in-lieu of the 5% parkland dedication.

**Building Division:** Details of the landscaping buffer were established in consultation with the Building Division, and they are supportive of all requirements.

SITE CHARACTERISTICS

Existing Land Use: Vacant residential lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Industrial businesses.	Industrial in OCP/ Industrial in the South Newton NCP	RA
East, West and South:	Large residential lots, currently under application for rezoning and subdivision.	Urban in the OCP/Single Family Residential Flex 6-14.5 upa in the South Newton NCP.	RA

DEVELOPMENT CONSIDERATIONS

History

- The subject property was previously under application with a different file number (No. 7904-0230-00). The 2004 file was comprised of three properties in total, and was for rezoning and subdivision. The rezoning by-law was granted third reading in March, 2005.
- Since third reading, the three properties involved all changed ownership. The three current owners opted to withdraw the joint application in 2009 and resubmit three separate applications (Nos. 7909-245-00, 7909-246-00, and 7909-0247-00), though the proposed zoning and layout details have not changed.
- As part of the subject application, Council is asked to file the previous rezoning by-law, No. 15688.

### Site Layout

- The subject site is located on the west side of 148 Street in the South Newton area. The site is designated 'Urban' in the Official Community Plan (OCP) and Single Family Residential Flex (6-14.5 upa) in the South Newton 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 twelve (12) single family residential lots. The proposed RF Zone is consistent with the designations in the OCP and the South Newton NCP.
- The applicant is proposing to dedicate the north half of the new 63 Avenue.
- All twelve proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 709 square metres (7,630 sq.ft.) to 737 square metres (7,930 sq.ft.). The lots range from 15.3 metres (50 ft) to 16.2 metres (53 ft) in width. See Appendix II.
- The proposed lots will all front onto 63 Avenue.

### Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Sandbox Design 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 and grading will be compatible with surrounding lots. A detailed preliminary lot grading plan is required to be submitted to the satisfaction of the Building Division.
- Basement-entry homes and secondary suites will not be permitted.

### Tree Preservation/Replacement

- Diamond Head Consulting prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed.
- The Arborist Report indicates there are 41 mature trees on the subject site. The report proposes the removal of 37 trees because they are located either within the building envelopes or within the footprint of proposed driveways, underground services or roads. The Report proposes 4 trees be retained, all of which are located within the required landscape buffer area. 36 replacement trees will be planted for a total of 40 trees on site, providing for an average of 3.3 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Alder	18	0	18
Birch	2	0	2
Cedar	5	2	3
Cottonwood	1	0	1
Deodar cedar	1	0	1

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Douglas fir	3	2	1
Grand fir	1	0	1
Lombardy poplar	2	0	2
Maple	8	0	8
<b>TOTAL</b>	<b>41</b>	<b>4</b>	<b>37</b>

- Under the recently approved new 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 19 alder and cottonwood trees are proposed to be removed, and 18 other trees are to be removed, a total of 55 replacement trees would be required for this application. The applicant proposes 36 replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 19 trees. As such, under the new By-law, monetary compensation for the remaining 19 trees would be approximately \$5,700 based on \$300/tree. This requirement must be addressed prior to final adoption.

#### Landscaping Buffer

- The South Newton NCP requires a 10 metre (33 ft) wide landscaped buffer on the subject site, immediately adjacent to the existing industrial lands to the north. This buffer will include a 2 metre (6.5 ft) high berm with a 1.8 metre (6 ft) high fence along the top of the berm (see Appendix VII). The buffer will be landscaped with trees, small shrubs and bark mulch. A restrictive covenant will ensure adequate installation and maintenance of the landscaping.
- The buffer will also be protected by a "no-build" restrictive covenant.
- The developer will be responsible for ensuring that the planting within the buffer is properly watered and maintained for a period of two years. The applicant will be required to provide a temporary ROW over the buffer lands in order to ensure that the developer has access to maintain the buffer for the duration of the two years.
- Some changes to the landscaping buffer requirements have been established in consultation with the Building Division. Due to grade constraints at this location the design, but not the height of the berm has been modified to add a boulder wall (see Appendix VII). In addition, the applicant will be required to install the landscaping prior to any building permits being issued for the new lots, and to register a Right of Way over the buffer area to ensure that maintenance can be undertaken. The Building Division is supportive of these requirements.

#### PRE-NOTIFICATION

Pre-notification letters were sent out on February 9, 2010 and staff received no response.

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
- Appendix VII. Sample Cross Section of Landscaping Buffer

Jean Lamontagne  
General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.65 ac
Hectares	1.08 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	12
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.3 m – 16.2 m
Range of lot areas (square metres)	709 m <sup>2</sup> - 737 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	11.1 uph/4.5 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	24%
Total Site Coverage	64%
<b>PARKLAND</b>	
Area (square metres)	0
% 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