

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

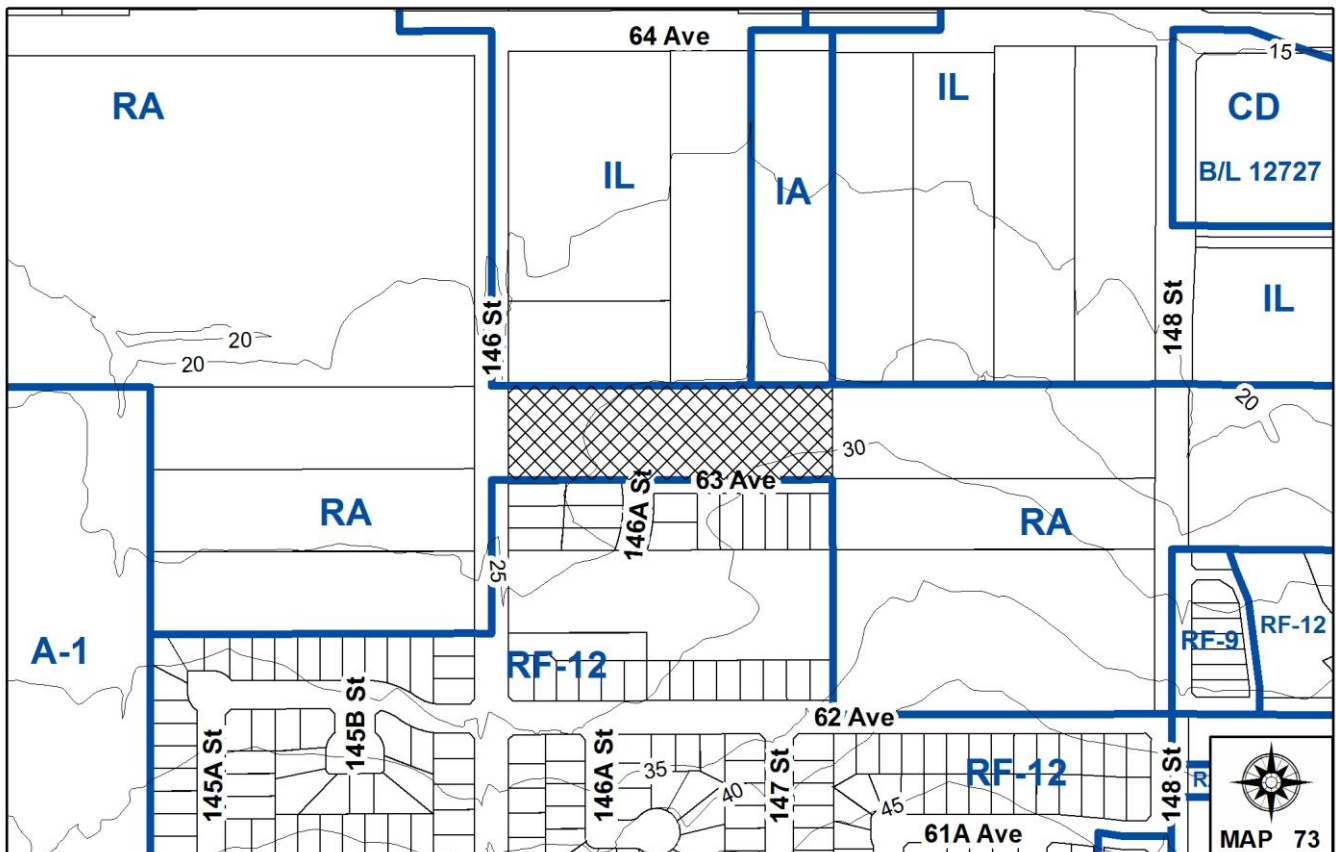
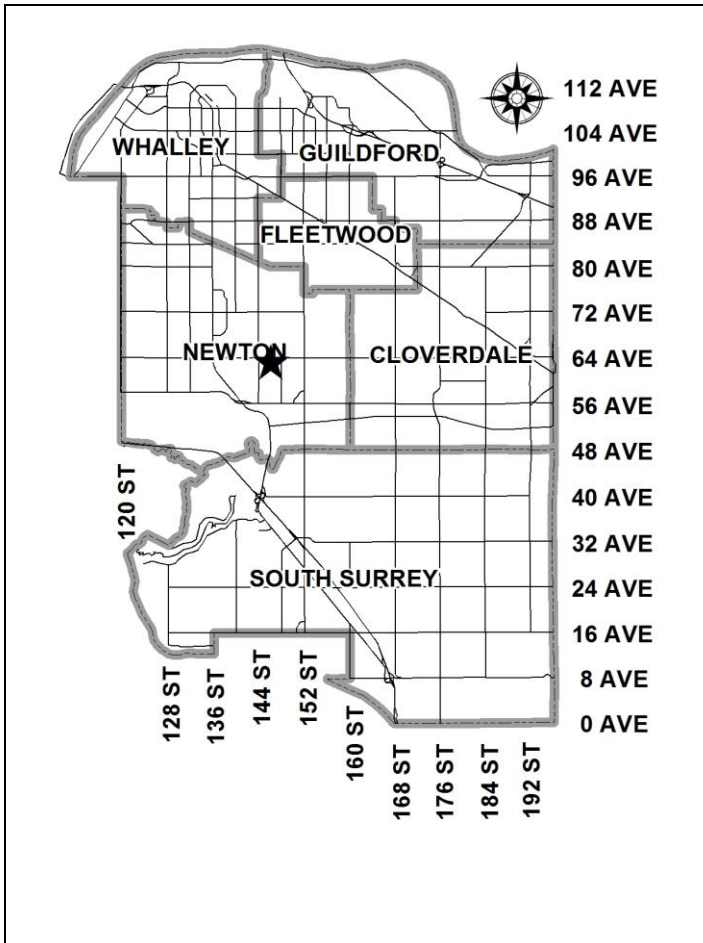
File: 7909-0246-00

Planning Report Date: March 22, 2010

**PROPOSAL:**

- **Rezoning** from RA to RF in order to allow subdivision into approximately 13 single family residential lots.

**LOCATION:** 6282 – 146 Street  
**OWNER:** Daljit Singh Gill et al  
**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. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) "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) submission of a landscaping plan and landscaping cost estimate for the 10.0 metre (3 ft.) buffer abutting the industrial properties to the north to the specifications and satisfaction of the City Landscape Architect;
  - (e) demolition of existing accessory buildings and structures to the satisfaction of the Planning & 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 to 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:	<b>Projected number of students from this development:</b>  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.
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: Large single family residential lot.

#### Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Industrial businesses.	Industrial in the OCP/ Industrial in the South Newton NCP	RA
East:	Large residential lot, currently under application for rezoning and subdivision (File No. 7909-0245-00).	Urban in the OCP/Single Family Residential Flex in the South Newton NCP	RA
South:	Single family residential lots.	Urban in the OCP/Single Family Residential Flex in the South Newton NCP	RF-12
West (Across 146 Street):	Large residential lot.	Urban in the OCP/School 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 application No. 7909-0245-00, Council is asked to file the previous rezoning by-law, No. 15688.

### Site Layout

- The subject site is located on the east side of 146 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 thirteen 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 63 Avenue. The south half has already been dedicated and constructed as part of a previous application (file no. 7906-0013-00). The applicant will also be required to dedicate the north half of a pedestrian walkway connecting 63 Avenue to 146 Street. See Appendix II for proposed subdivision layout.
- All thirteen proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 560 square metres (6,030 sq.ft.) to 1,009 square metres (10,861 sq.ft.). The lots range from 15.0 metres (49 ft) to 24.1 metres (79 ft) in width.
- Proposed lots 1-3 will front onto 146 Street, while lots 4-13 will front 63 Avenue.
- The applicant proposes to retain an existing house on Lot 4

### 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 68 mature trees on the subject site. The report proposes the removal of 60 trees because they are located either within the building envelopes or within the footprint of proposed driveways, underground services or roads. The Report proposes 8 trees be retained, 7 of which are located within the required landscape buffer area. 37 replacement trees will be planted for a total of 45 trees on site, providing for an average of 3.5 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Alder	17	0	17
Birch	2	0	2
Cedar	18	6	12
Cottonwood	6	0	6
Douglas fir	17	1	16
Maple	4	0	4
Spruce	2	0	2
Tulip tree	1	0	1
Walnut	1	1	0
<b>TOTAL</b>	<b>68</b>	<b>8</b>	<b>60</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 23 alder and cottonwood trees are proposed to be removed, and 37 other trees are to be removed, a total of 97 replacement trees would be required for this application. The applicant proposes 37 replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 60 trees. As such, under the new By-law, monetary compensation for the remaining 60 trees would be approximately \$18,000 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.
- 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.
- 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.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 10, 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

MJ/kms

v:\wp-docs\planning\plncom10\0311118mj.doc  
. 3/19/10 2:43 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:                 CitiWest Consulting Ltd.  
                  Address:            #101, 9030 King George Boulevard  
  Surrey, BC  
  V3V 7Y3  
                  Tel:                   604-591-2213

2.     Properties involved in the Application

- (a)     Civic Address:               6282- 146 Street
- (b)     Civic Address:               6282 - 146 Street  
          Owners:                    Daljit Singh Gill, Daljeet Kaur Gill, Hardish Kaur Dosanjh  
  and Jatinder Kaur Virk  
          PID:                         005-956-854  
          North 184 Feet Lot 28 Section 10 Township 2 New Westminster District Plan  
          1361

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
<b>GROSS SITE AREA</b>	
Acres	2.67 ac
Hectares	1.08 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	13
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.0 m – 24.1 m
Range of lot areas (square metres)	560 m <sup>2</sup> – 1,009 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	12.0 uph/4.9 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	20%
Total Site Coverage	60%
<b>PARKLAND</b>	0
Area (square metres)	
% 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