

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

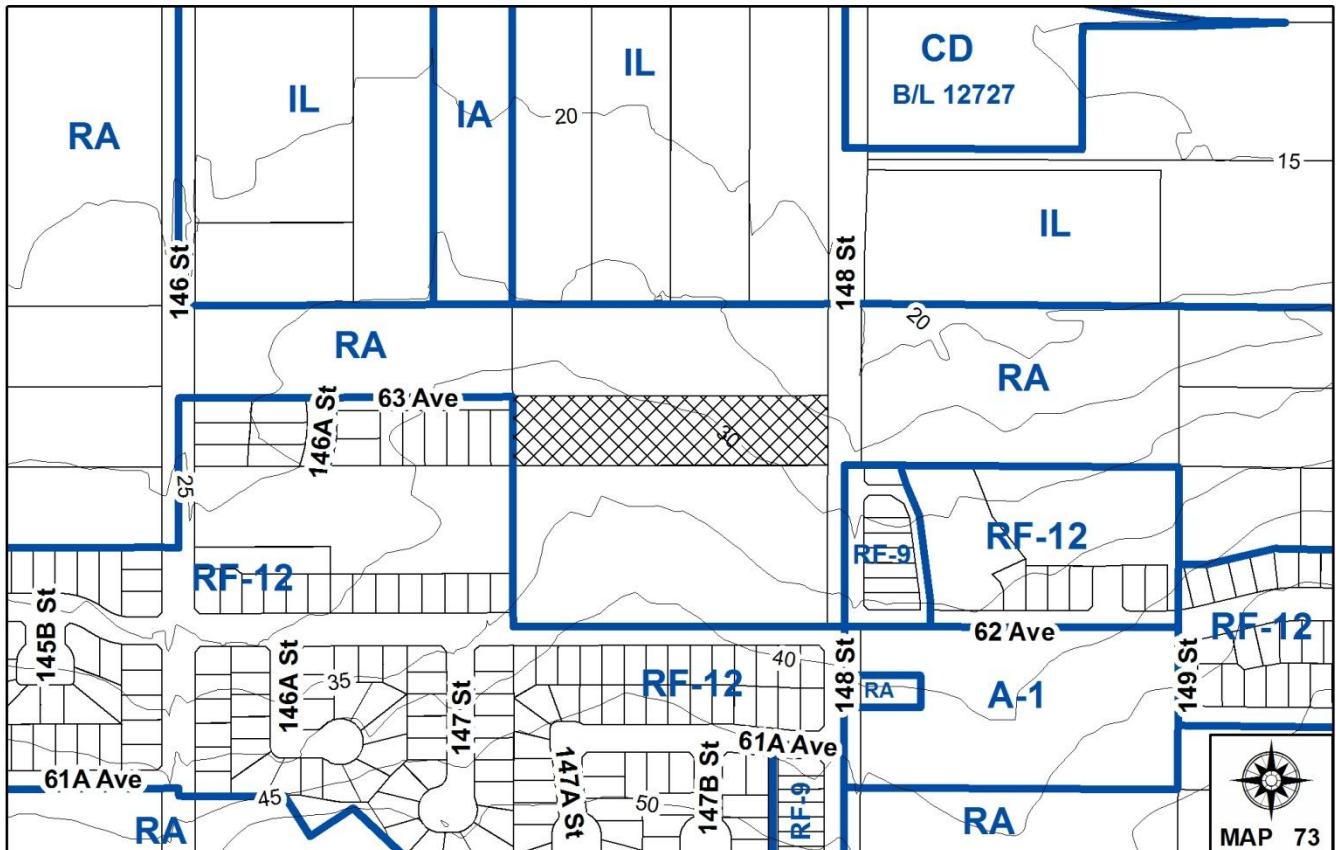
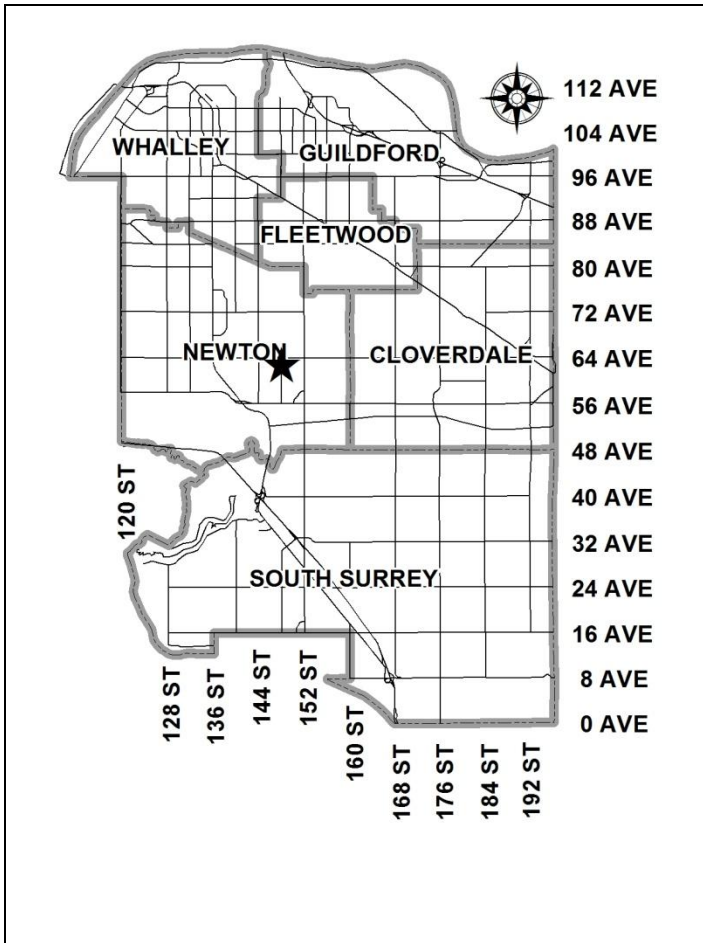
File: 7909-0247-00

Planning Report Date: March 22, 2010

**PROPOSAL:**

- **Rezoning** from RA to RF-9 and RF-12 in order to allow subdivision into approximately 14 single family residential lots.

**LOCATION:** 6261 – 148 Street  
**OWNER:** 0750006 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. a By-law be introduced to rezone a portion of the subject property shown as Block B on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a portion of the property shown as Block A on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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; and
  - (e) submission of a preliminary lot grading plan to the satisfaction of the Building Division.

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:**

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

(Appendix IV)

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

SITE CHARACTERISTICS

Existing Land Use: Vacant residential lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	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
East (Across 148 Street):	Large residential lot, currently under application for rezoning and subdivision (File No. 7904-0038-00).	Urban in the OCP/Single Family Residential Flex in the South Newton NCP	RA
South:	Large residential lot.	Urban in the OCP/Single Family Residential Flex in the South Newton NCP	RA
West:	Single family residential lots.	Urban in the OCP/Single Family Residential Flex in the South Newton NCP.	RF-12

DEVELOPMENT CONSIDERATIONSHistory

- 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 #7909-0245-00, Council is asked to rescind third reading of 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 (9)" (RF-9) and "Single Family Residential Zone (12)" (RF-12) to allow subdivision into approximately fourteen single family residential lots. The proposed RF-9 and RF-12 Zones are consistent with the designations in the OCP and the South Newton NCP.

- The applicant is proposing to dedicate the south half of 63 Avenue, as well as a portion of 147 Street, and a lane to provide access to the RF-9 lots. The applicant also proposes a north-south walkway as part of the layout.
- The applicant proposes 6 new RF-9 lots and 8 new RF-12 lots. All proposed lots conform to the minimum requirements of the zones.
- The RF-9 lots range in size from 280 square metres (3,015 sq.ft) to 334 square metres (3,595 sq.ft.). The RF-12 lots range from 320 square metres (3,445 sq.ft.) to 464 square metres (4,995 sq.ft.).
- Proposed lots 1-6 will front onto 63 Avenue. Lots 7-11 will front onto the new 147 Street, and lots 12-14 will front 148 Street.

#### 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 Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed.
- The Arborist Report indicates there are 63 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 3 trees be retained, which are located within the rear yards of Lots 1, 5 and 6. 33 replacement trees will be planted for a total of 36 trees on site, providing for an average of 2.6 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Alder	21	0	21
Birch	2	0	2
Cedar	8	0	8
Cottonwood	5	0	5
Douglas fir	3	0	3
Maple	23	2	21
Spruce	1	1	0
<b>TOTAL</b>	<b>63</b>	<b>3</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 26 alder and cottonwood trees are proposed to be removed, and 34 other trees are to be removed, a total of 94 replacement trees would be required for this application. The applicant proposes 33 replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 61 trees. As such, under the new By-law, monetary compensation for the remaining 61 trees would be approximately \$18,300 based on \$300/tree. This requirement must be addressed prior to final adoption.
- The applicants have yet to indicate how they will address the tree replacement deficit. However, the resolution of this issue will be a condition of Final Adoption.

### PRE-NOTIFICATION

Pre-notification letters were sent out on March 3, 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.	Zoning Survey Block Plan

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General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

Proposed Zoning: RF-9 and RF-12

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.99 ac	
Hectares	0.81 ha	
<b>NUMBER OF LOTS</b>		
Existing	1	
	RF-12	RF-9
Proposed	8	6
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)		
Range of lot areas (square metres)		
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building		
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
<b>PARKLAND</b>		
Area (square metres)		
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	YES/NO	
<b>TREE SURVEY/ASSESSMENT</b>	YES/NO	
<b>MODEL BUILDING SCHEME</b>	YES/NO	
<b>HERITAGE SITE Retention</b>	YES/NO	
<b>BOUNDARY HEALTH Approval</b>	YES/NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	YES/NO	
Works and Services	YES/NO	
Building Retention	YES/NO	
Others	YES/NO	



## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: \_\_\_\_\_

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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**MULTIPLE BUILDINGS DATA SHEET**

**Proposed/Existing Zoning** \_\_\_\_\_

<b>Required Development Data</b>	<b>Building #1</b>	<b>Building #2</b>	<b>Building #3</b>
<b>SETBACK (in metres)</b>			
Front			
Rear			
Side #1 (N,S,E, or W)			
Side #2 (N,S,E, or W)			
Side #3 (N,S,E, or W)			
<b>Building Height (in metres/storeys)</b>			
<b>NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE</b>			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
<b>TOTAL FLOOR AREA</b>			