

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

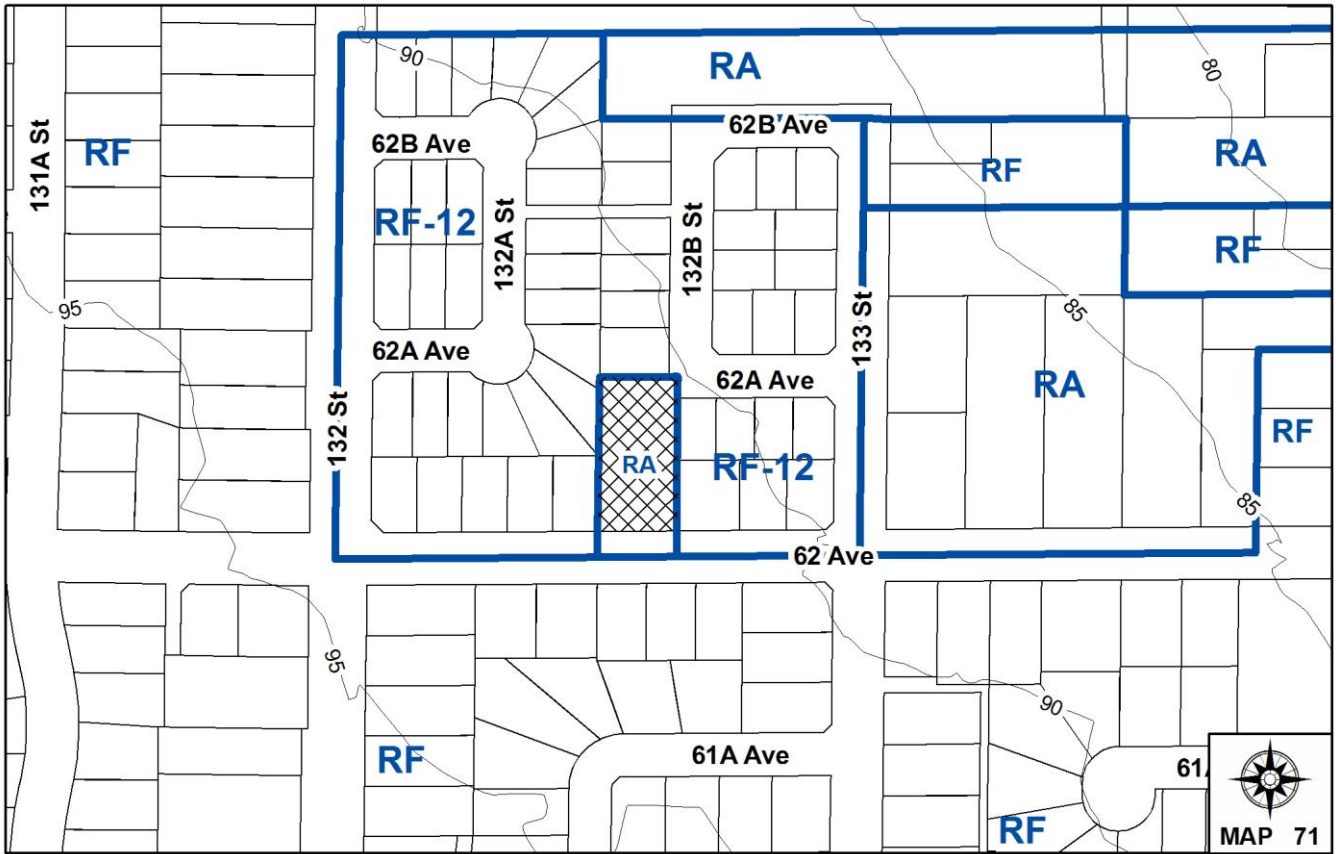
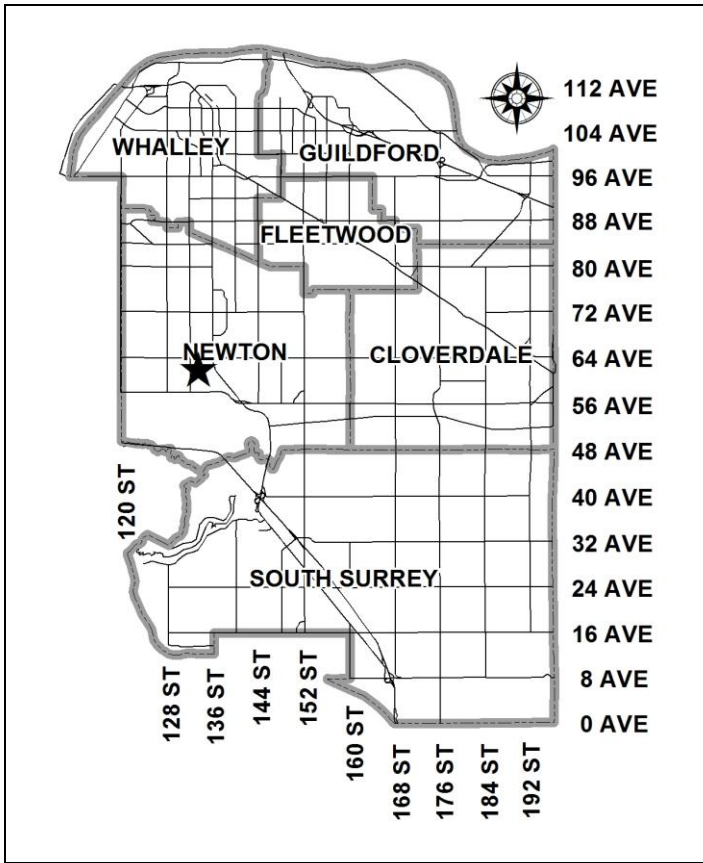
File: 7909-0262-00

Planning Report Date: June 21, 2010

**PROPOSAL:**

- **Rezoning** from RA to RF-12  
 in order to allow subdivision into four (4) single family lots.

**LOCATION:** 13253 - 62 Avenue  
**OWNER:** Tejinderpaul Singh Brar et al.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban



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.
- The proposed layout is consistent with the existing subdivision pattern established for properties along 62 Avenue, 62A Avenue and 132B Street. It is also consistent with an earlier concept plan prepared for the surrounding area which proceeded to Council on November 7, 2005 under File No. 7905-0135-00.

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 "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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) demolition of existing outbuildings and structures to the satisfaction of the Planning & Development Department;
  - (f) registration of a Section 219 Restrictive Covenant and submission of financial securities to ensure the completion of appropriate improvements and upgrades to the existing dwelling; and
  - (g) completion of agreement with adjacent property owners to achieve ultimate subdivision of the lands.

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:**

2 Elementary students at North Ridge Elementary School  
1 Secondary student at Panorama Ridge Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing parks facilities and the applicant should meet with Parks staff to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: One-acre residential.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, East and West:	Single family residential.	Urban	RF-12
South (Across 62 Avenue):	Single family residential.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The subject property (13253 – 62 Avenue) is 0.18 hectare (0.44 acre) in area and is located on the north side of 62 Avenue between 132 Street and 133 Street.
- The property is designated "Urban" in the Official Community Plan (OCP) and is currently zoned One-Acre Residential Zone (RA). The applicant is proposing to rezone the property to permit subdivision into Single Family Residential (12) Zone (RF-12) lots.

Proposed Land Use

- The subject property is one of the last undeveloped lots in the area and conforms with existing subdivision patterns along 62 Avenue, 62A Avenue and 132B Street which reflect the RF-12 Zone.
- The concept plan was established under the development application to the immediate west of the subject property (File No. 7902-0112-00) which created RF-12 lots. Similarly, the development application to the immediate north and east of the subject property (File No. 7905-0135-00) also created RF-12 lots (Appendix VII).
- The proposed RF-12 subdivision is consistent with previous development applications and will complete the existing subdivision pattern.

Subdivision Layout (Appendix II)

- All proposed lots conform to the minimum requirements of the RF-12 Zone in terms of total lot area, width and depth. The RF-12 lots are a minimum of 13.4 metres (44 ft.) wide and range in size from 425.2 square metres (4,577 sq. ft.) to 580.6 square metres (6,250 sq. ft.). The larger total lot areas are considered necessary in order to maximize subdivision potential and ensure the total lot area of adjacent properties is generally consistent.
- The subdivided properties will be accessed from driveways off 62 Avenue and 62A Avenue/132B Street. Proposed Lot 1 and Lot 2 will be accessed from a paired driveway off 62A Avenue/132B Street. In contrast, Lot 3 and Lot 4 will be accessed from a common driveway off 62 Avenue. No rear lane access is proposed.

- The applicant is required to dedicate 3.6 metres (11.9 ft.) X 8.3 metres (27.2 ft.) for the completion of a 16.5 metre wide road right-of-way on 62A Avenue and 132B Street.
- The proposed subdivision anticipates that the owner of the subject property will be coordinating the subdivision with the owners of three adjacent residential properties in order to create four new RF-12 lots. As a result, the applicant is responsible for ensuring the discharge of Section 219 Restrictive Covenants for "no build" previously registered on portions of 6239 – 132B Street, 13268 – 62A Avenue and 13269 – 62 Avenue.

#### Retention of Existing Dwelling/Future Development

- The applicant proposes to retain the existing dwelling on Lot 3. The dwelling is in generally good condition. However, minor upgrades are required to be undertaken to promote greater conformity with newer homes in the surrounding neighbourhood. The applicant has agreed to upgrade the façade by painting, repairing or replacing the cladding material, adding window shutters, staining or replacing the existing fence as well as installing new landscaping. These upgrades will be secured through registration of a Section 219 Restrictive Covenant and submission of financial securities to ensure completion.

#### Building Design and Lot Grading

- The applicant for the subject property has retained Tynan Consulting Ltd. 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).
- A preliminary Lot Grading Plan submitted by Mainland Engineering Corp. has been reviewed by staff and is considered acceptable. The plans show moderate amounts of fill in order to meet existing grades as well as achieve proper drainage for in-ground basements.
- 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.
- Basement-entry homes and secondary suites are not permitted.

#### Tree Preservation

- Mike Fadum from Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). These have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are four (4) mature trees on the subject property. The report proposes the removal of two (2) trees because they are located either within the building envelope, within the footprint of proposed driveways or are assessed as hazardous. The report proposes two (2) trees be retained on Lot 3. Twelve (12) replacement trees will be planted for a total of fourteen (14) trees onsite, providing for an average of three (3) trees per lot.

Tree Species	Number of Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Western Red Cedar	2	1	1
Red Alder	1	1	0
Cherry	1	0	1
<b>Total</b>	<b>4</b>	<b>2</b>	<b>2</b>

- Under the recently approved new Tree Protection By-law, tree replacement is required at specific 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 one (1) alder tree is proposed to be removed and one (1) other tree is to be removed, a total of three (3) replacement trees would be required for this application. The applicant proposes twelve (12) replacement trees which satisfies the Tree Protection By-law requirement.

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 15, 2010. However, no responses were received from area residents.

### 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.	Concept Plan from Development Application Nos. 7902-0112-00 and 7905-0135-00
Appendix VIII.	Building Envelope Analysis

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/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:                      Avnash Banwait, Mainland Engineering Corp.  
                         Address:                      8363 – 128 Street, Unit #206  
                                                              Surrey, BC  
                                                              V3W 4G1  
                         Tel:                                      604-543-8104
  
2.            Properties involved in the Application
  - (a)      Civic Addresses:              13253 – 62 Avenue
  
  - (b)      Civic Address:              13253 – 62 Avenue  
            Owners:                      Tejinderpaul Singh Brar, Tejinder Singh Brar and  
   Balwinder Kaur Grewal  
            PID:                              009-768-441  
            Lot 3 Section 8 Township 2 New Westminster District Plan 13141
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.81 ac
Hectares	0.33 ha
<b>NUMBER OF LOTS</b>	
Existing	4 (1 lot being rezoned plus portions of 3 adjacent lots being re-subdivided)
Proposed	7
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 m – 20.5 m
Range of lot areas (square metres)	425.2 m <sup>2</sup> - 580.58 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	21.2 upha/8.6 upa
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>	n/a
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