

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0015-00

Planning Report Date: July 12, 2010

PROPOSAL:

- **Rezoning** from RA to RF-9C and RF-12C
- **Development Variance Permit**

in order to allow subdivision into 15 single family small lots with coach houses. DVP to relax lot width for seven (7) RF-12C lots.

LOCATION:

14598 and 14970 – 60 Avenue

OWNERS:

Rattan S. Roop, Piar Kaur Roop, Inderpal Roop and Paramjit Roop

ZONING:

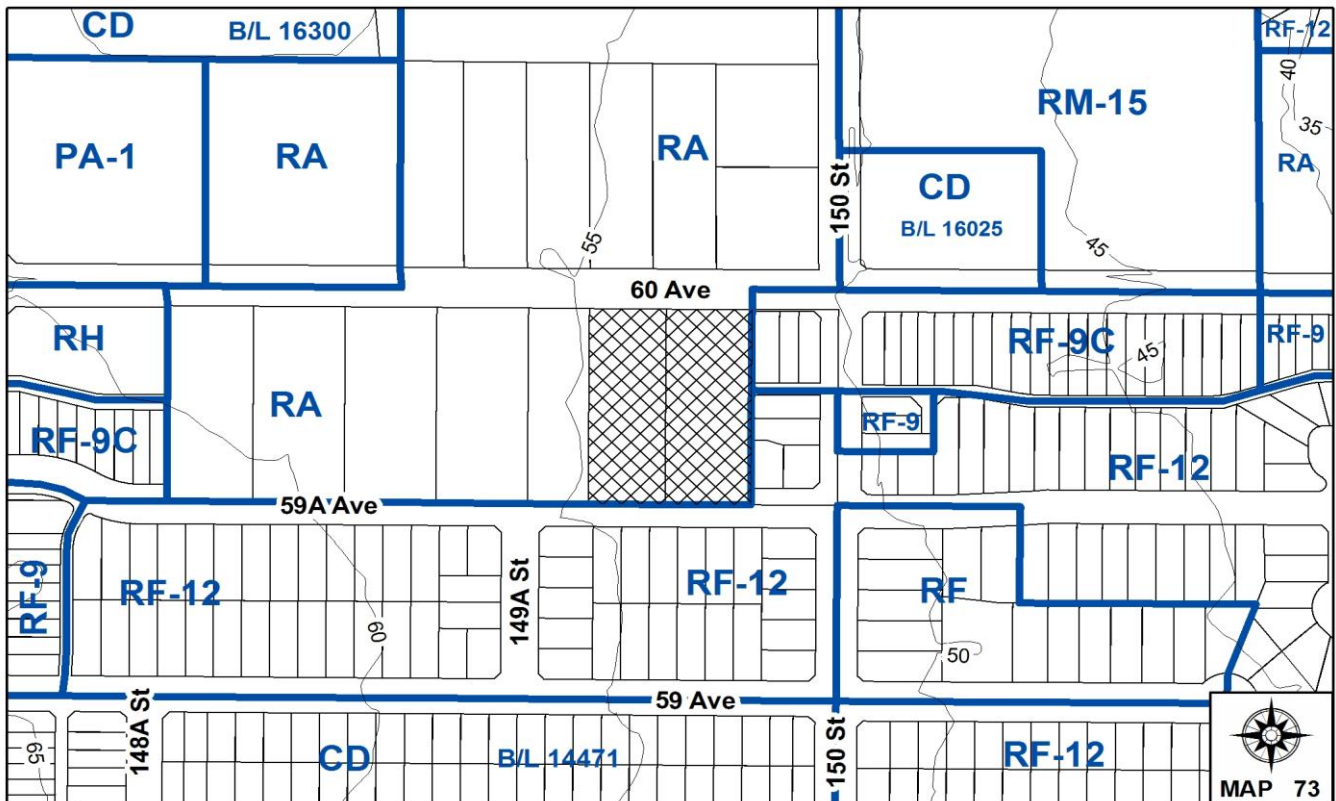
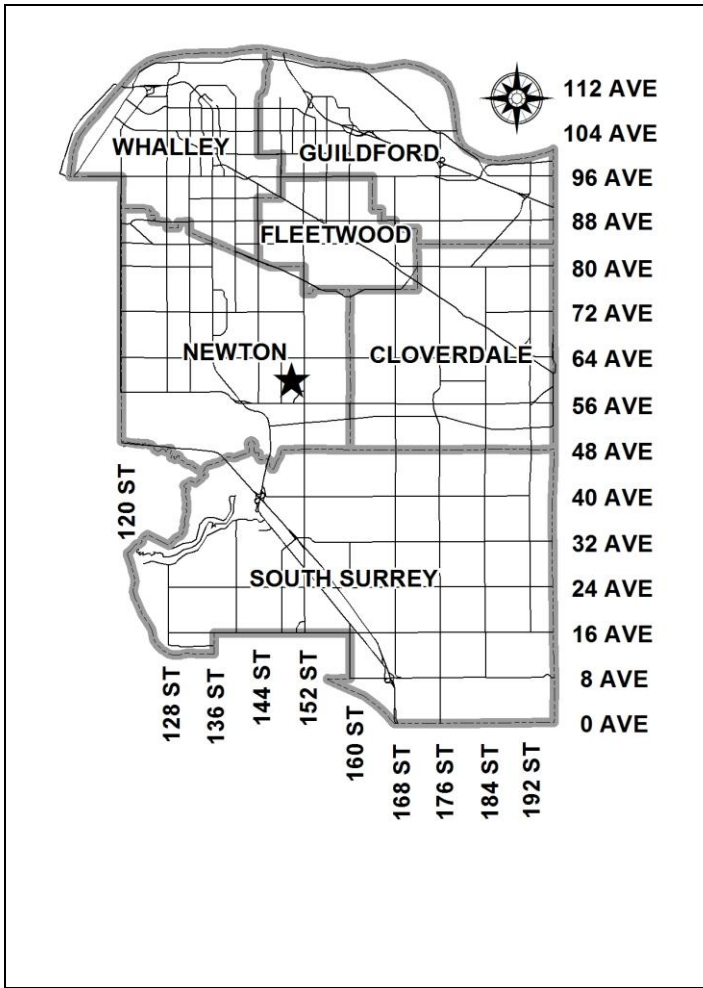
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Small Lot & Single Family Residential Flex 6-14.5 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed RF-12C lots (lots 1 to 7) are 0.9 metres (3 ft.) narrower than the minimum 12 metre (39 ft.) requirement; therefore a Development Variance Permit is required to allow a reduced lot width for lots 1 to 7.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed RF-12C lots substantially exceed the minimum lot area requirement for RF-12C by +- 200 square metres (2100 sq ft) due to surplus lot depth. Application of the minimum lot width requirement for the RF-12C Zone will result in substantially oversized lots.
- The proposal is consistent with the RF-12 pattern in the immediate area.
- A development concept has been provided for surrounding undeveloped properties which supports this concept.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as "Block B" in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000), and to rezone the portion of the subject site shown as "Block A" on Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7910-0015-00, (Appendix VII) varying Part 17B Section K.2, as follows, to proceed to Public Notification:
 - (a) to reduce the minimum lot width from 12 metres (39 ft.) to 11.1 metres (36.4 ft.).
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 15 (14986 - 60 Avenue) until future consolidation with the adjacent property; and
 - (f) the applicant address the shortfall in tree retention.

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 will accept cash-in-lieu of the 5% subdivision dedication; the applicant is required to pay the NCP amenity contribution on a per unit basis in keeping with the South Newton NCP adopted by Council.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on one acre residential lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwelling.	Urban/Townhouses 15 upa	RA
East:	Vacant; rezoned to RF-12 and RF-9C under Development Application No. 7907-0178-00	Urban/Single Family Small Lots and Single Family Residential Flex 6-14.5 upa	RF-9C and RF-12
South (Across 59A Avenue):	Single family dwellings.	Urban/Single Family Residential Flex 6-14.5 upa	RF-12
West:	Single family dwelling.	Urban/Single Family Small Lots and Single Family Residential Flex 6-14.5 upa	RA

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site is located on the south side of 60th Avenue in the Newton area. The site is designated Urban in the Official Community Plan (OCP) and is split designated in the South Newton Neighbourhood Concept Plan (NCP). The north portion of the site is designated Single Family Small Lots. The south portion of the site is designated Single Family Residential Flex 6 – 14.5 upa.
- The subject site is currently zoned "One Acre Residential" (RA). The applicant is proposing to rezone the southerly portion of the site to "Single Family Residential (12) Coach House" (RF-12C) and the northern portion of the site to "Single Family Residential (9) Coach House" (RF-9C), to allow subdivision into approximately 15 single family small lots. The applicant proposes 7 RF-12C lots on the southern portion of the site, and 8 RF-9C lots on the northern portion. All lots include coach houses fronting the rear lane. The proposed RF-12C and RF-9C Zones are consistent with the

designations in the Official Community Plan (OCP) and the South Newton Neighbourhood Concept Plan (NCP).

Subdivision Layout

- The applicant is proposing to dedicate 0.942 metres on 60th Avenue, 8.5 metres on 59A Avenue, and a 6.0 metre wide lane.
- Proposed (Lots 1 – 7) RF-12C lots substantially exceed the minimum requirements of the RF-12C Zone in terms of lot area and depth. The RF-12C Zone requires a minimum area of 320 square metres (3,445 sq ft) and minimum depth of 26 metres (85 ft). All proposed lots are sized approximately 526 m² (5660 sq ft) and have a lot depth of 47.4 metres (156 ft). However, the lots are all 11.1 metres (36 ft) wide, which is .9 metres (6 ft) less than the minimum requirement for width. The applicant is seeking a Development Variance Permit (DVP) to relax the minimum lot width requirement of the RF-12C Zone. This is described later in this report.
- All 8 proposed RF-9C lots (8 – 15) conform to the minimum requirements of the RF-9C Zone in terms of lot area, width and depth. They range in size from 326 square m² (3509 sq ft) to 330 m² (3552 sq ft). The lots are all approximately 9.0 m (29.5 ft) wide.
- All lots will have vehicular access from the rear lane.

Development Concept

- Consideration of future development potential has been given to properties in the area (Appendix II). Two large lots lie to the west of the subject site; 14936 and 14922 60 Avenue. They are zoned One Acre Residential (RA) and split designated; 14936 60 Avenue is adjacent to the subject site, and a portion of this lot lies upon the east side of the 149A Street road dedication shown on the NCP map. Further to the west lies 14922 60 Avenue, a portion of which lies upon the west side of the 149A Street road dedication. Both sites will be required to dedicate road to extend 149A Street between the two lots.
- 14936 - 60 Avenue is designated "Single Family Small Lots" on the north portion and "Single Family Residential Flex 6 – 14.5 upa" on the south portion. 14922 - 60 Avenue is designated "Commercial Residential Townhouse" on the north portion and "Single Family Small Lots" on the south portion. The portion of 149A Street shown on the NCP map will be constructed when the above noted properties are developed.
- The resultant development concept shows six RF-12 lots fronting 149A Street in the future, after development of the above noted sites and road completion. In the concept plan, two RF-9C lots can be created on the east side of 149A Street; they will front 60 Avenue and take access from the rear lane. The remaining northern portion of 14922 60 Avenue may be used for future townhouse development.
- To the east and south of the subject site lays a mix of land uses; RF-12, RF-9, and RF-9C. The development pattern conforms to the South Newton NCP. The proposed RF-12C lots on the subject site are intended to provide a sensitive interface with the surrounding RF-12 lots located across 59A Avenue, (approved under development application No. 7903-0214-00), and continue the RF-12/RF-9 pattern established west of the site.

Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting 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).
- Basement-entry homes and secondary suites are not permitted.

Lot Grading and Tree Preservation

- Lot grading information for this application has been reviewed by staff and deemed acceptable to proceed to the next stage.
- 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; approximately twelve percent (12%) of the site is proposed to have two (2) metres of fill, to facilitate drainage on proposed Lots 1 – 5. Proposed Lots 8 and 9 require two (2) metres of fill and proposed Lots 11 and 12 require one (1) metre of fill. The information has been reviewed by staff and found to be generally acceptable.
- Diamond Head Consulting prepared the Arborist Report and C. Kavolinas and Associates Inc. prepared the Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed to the next stage; confirmation that grading, servicing and tree protection must be confirmed to have no conflicts.
- The Arborist Report indicates there are 44 mature trees on the subject site. The report proposes the removal of 38 trees because they are located within the building envelopes, within the footprint of proposed driveways and road dedication areas, underground services, or are assessed as hazardous. The following table illustrates proposed tree retention:

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Western red cedar	5	2	3
Sawara cypress	1	1	0
Bigleaf maple	15		15
Japanese maple	1		1
Norway spruce	1		1
Bitter cherry	1		1
Black pine	1		1
Dogwood	2	1	1
Red alder	10		10
Paper birch	3		3
English holly	2		2
Horse chestnut	1	1	0
Apple	1	1	0
Total	44	6	38

- The Report proposes 6 trees be retained:
 - 1 on proposed Lot 1
 - 1 on proposed Lot 2

- 1 on proposed Lot 8
 - 2 on proposed Lot 10
 - 1 on proposed Lot 14
- Forty two (42) replacement trees will be planted for a total of forty eight (48) trees on site, providing for an average of three (3) trees per lot.
 - 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 ten (10) alder and cottonwood trees are proposed to be removed, and twenty eight (28) other trees are to be removed, a total of sixty six (66) replacement trees would be required for this application. The applicant proposes forty two (42) replacement trees, as follows:

Replacement Trees

Tree Species	No. of Trees
Green Japanese Maple	6
Saucer Magnolia	5
Bloodgood Japanese Maple	4
Western Hemlock	15
Western Red Cedar	12
Total	42

- Under the requirement of the Tree Preservation By-law, this would result in a tree replacement deficit of twenty four (24) trees. As such, under the By-law, monetary compensation for the remaining twenty four (24) trees would be \$7200 based on \$300/tree. The applicant will be required to address this replacement prior to final subdivision approval.

PRE-NOTIFICATION

Pre-notification letters were sent on March 8, 2010 and no response has been received from the public.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Variance Requested:

- To reduce the minimum lot width requirement of the RF-12C Zone from 12 metres (39 ft) to 11.1 metres (36 ft).

Applicant's reasons:

- Due to the dimensions of the subject site, and the overall development pattern for this area, the 12 metre minimum lot width requirement of the RF-12C Zone would result in substantially oversized lots. Rezoning to RF-9 or RF-9C would result in an inefficient use of the land, as the lot dimensions would be very long and narrow and the house permitted to be built in the RF-9 Zone is 173 m² (1865 sq ft), and would not fit the character of the immediate area. The larger house size permitted in the RF-12C Zone is more appropriate for lots that exceed 520 m² (5,600 sq ft). A slightly narrower RF-12C lot will provide a sensitive interface with the

development to the south, and provide for more efficient use of the site. The resulting size of the lots suggests that RF-12C size dwellings are more appropriate.

Staff comments:

- Strict application of the minimum lot width requirement of the RF-12C Zone in this case results in an RF-12C lot with an additional site area of 200 square metres. Rezoning to RF-9 or RF-9C would result in an inefficient use of the land, as the lot dimensions would be very long and narrow. A slightly narrower RF-12C lot will provide a sensitive interface with the development to the south, and provide for more efficient use of the site.
- The proposed lot configuration provides appropriate density and a more sensitive interface to the south.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Zoning Block Plan
Appendix II.	Proposed Subdivision Layout and Concept Plan
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.	Development Variance Permit No. 7910-0015-00

Jean Lamontagne
General Manager
Planning and Development

NA/kms

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. 6/23/10 11:00 AM

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 – 65 Richmond Street
 New Westminster, BC
 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 14958 and 14970 – 60 Avenue

 - (b) Civic Address: 14958 – 60 Avenue
 Owner: Rattan Singh Roop and Piar Kaur Roop
 PID: 010-299-599
 Lot C Section 10 Township 2 New Westminster District Plan 17628

 - (c) Civic Address: 14970 – 60 Avenue Portion????
 Owner: Inderpal Singh Roop and Paramjit Kaur Roop
 PID: 008-724-555
 Lot 19 Section 10 Township 2 New Westminster District Plan 25553

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Application is under the jurisdiction of MOTI.
 MOT File No. 2010-02015

 - (c) Proceed with Public Notification for Development Variance Permit No. 7910-0015-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C and RF-12C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.9 ac
Hectares	.769 ha.
NUMBER OF LOTS	
Existing	2
Proposed	15 ½
SIZE OF LOTS	
Range of lot widths (metres)	9.0 m to 15.4 m
Range of lot areas (square metres)	324 m ² . - 430 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.15 uph 8.15 upa
Lots/Hectare & Lots/Acre (Net)	20.15 uph 8.15 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	55%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	70%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	5% cash-in-lieu
	Required
PARKLAND	
5% money in lieu	YES
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	YES