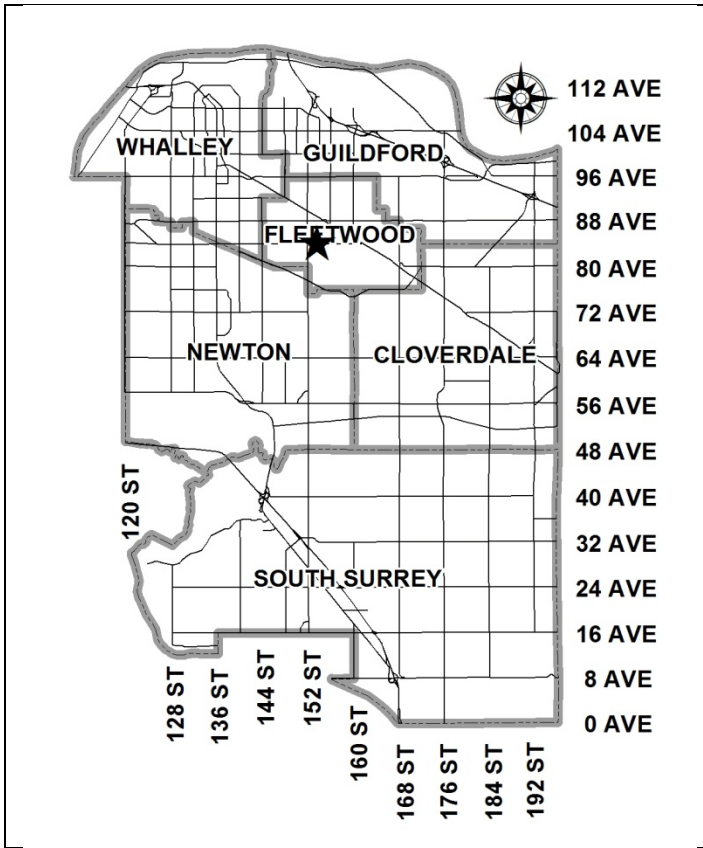


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0262-00

Planning Report Date: July 23, 2012



PROPOSAL:

- **Rezoning** from RA to RF
- **Development Variance Permit**

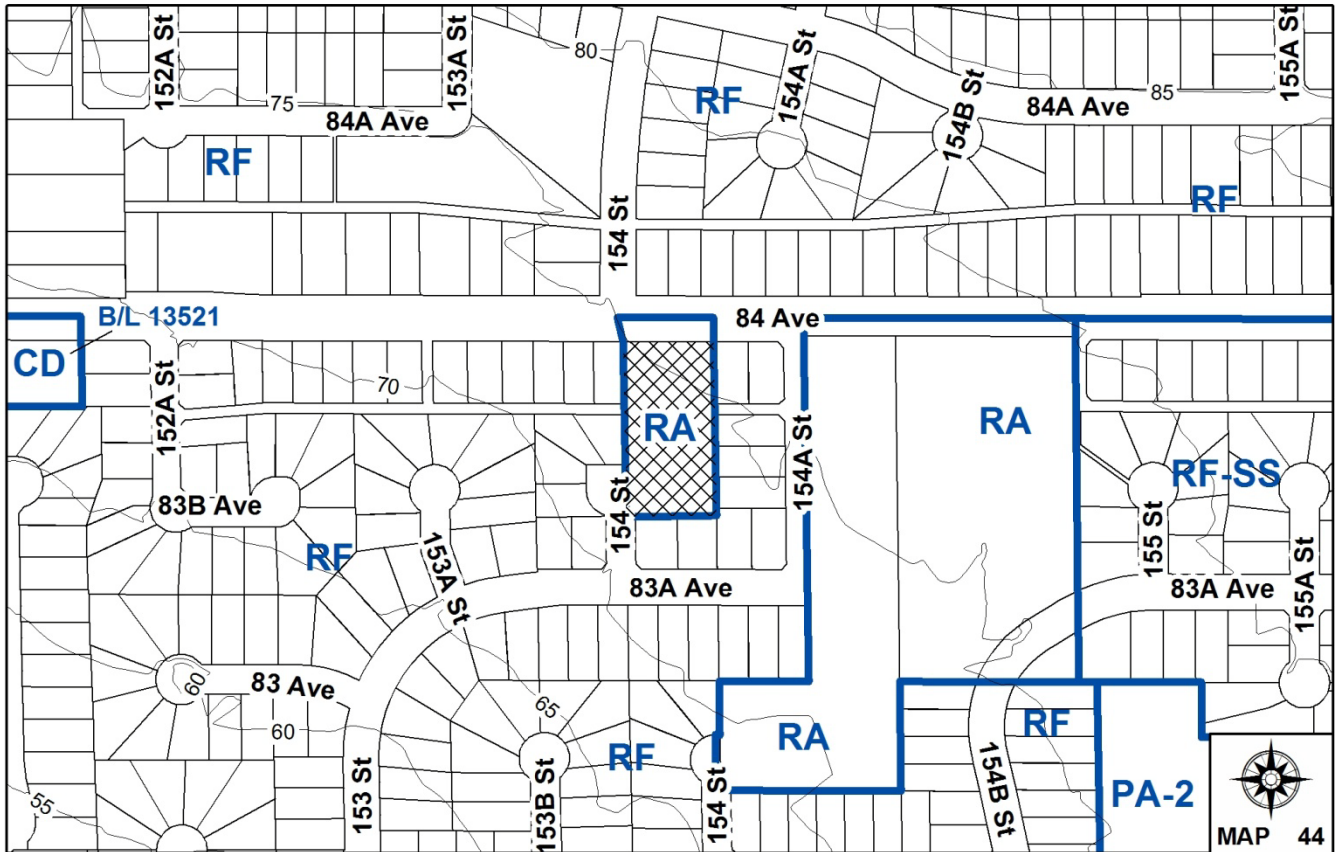
in order to allow subdivision into 6 single family lots, and to reduce the front yard setback for proposed Lots 1 and 2 impacted by the road allowance requirements.

LOCATION: 15380 - 84 Avenue

OWNER: Cleo K Bresnick

ZONING: RA

OCP DESIGNATION: Urban



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

- Seeking to reduce the front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for two proposed lots impacted by the road allowance requirements.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed subdivision is consistent with the City's Infill Policy.
- The proposed development is consistent with the development pattern established in the surrounding area.
- For lots fronting or flanking an arterial road or a collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law, front yard setbacks and side yard setbacks on a flanking street are measured from the ultimate centerline of the road.
- 84 Avenue is an arterial road, and under the new standards of the Subdivision & Development By-law recently approved by Council, the width for an arterial road increased from 27 metres (89 ft.) to 30 metres (98 ft.).
- The Engineering Department has concluded that a 27-metre (89 ft.) dedication is sufficient for this portion of 84 Avenue, however building setbacks will still be measured from the ultimate centerline of 84 Avenue (i.e. a 30-metre/98-ft. wide arterial). To achieve a consistent streetscape, a reduced front yard setback of 6.5 metres (21 ft.) for proposed Lots 1 and 2 is required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject property from "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.
2. Council approve Development Variance Permit No. 7910-0262-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lots 1 and 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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) registration of a Section 219 Restrictive Covenant to ensure tree and root zone protection on proposed Lots 1 and 2;
 - (f) discharge the Section 219 Restrictive Covenant (No Build) registered on title for the subject lot; and
 - (g) address the tree replacement deficiency to the satisfaction of the City Landscape Architect.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

School District: **Projected number of students from this development:**

2 Elementary students at Coyote Creek Elementary School
1 Secondary student at Fleetwood Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are

expected to be constructed and ready for occupancy by September 2013.

Parks, Recreation &
Culture:

Some concerns about the pressure the project will place on existing parks and recreation facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained on proposed Lot 2.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Vacant single family residential lots.	Urban	RF
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The 4,852-square metre (1.2 acre) subject property is located on the south side of 84 Avenue, between 154 Street and 154A Street in Fleetwood. The site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential" (RA).
- A previous subdivision application which included the subject property and the site to the immediate south of the subject property, which was rezoned to RF, was completed on October 16, 2006 (Application No. 7904-0368-00). This application involved rezoning of the southern portion of the site from "One Acre Residential Zone" (RA) to "Single Family Residential Zone" (RF) to allow subdivision into 5 single family lots and one remainder RA to the north (the subject site).
- The land to the west of the subject property was rezoned and subdivided in 1997 under Application No. 7996-0022-00. The application involved rezoning to RF and the subdivision of the site into 9 single family lots.
- To the east of the subject property, an application was completed in 2004 (Application No. 7903-0366-00) to rezone from RA to RF to permit subdivision into 10 single family lots.

Proposal

- The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into 6 single family lots, while retaining the existing dwelling. The proposed RF Zone is consistent with the Urban designation in the Official Community Plan (OCP).
- The subject property is one of the few remaining sites with subdivision potential in the Urban designated area west of Fleetwood Town Centre. Residential subdivisions directly north of the subject property across 84 Avenue were built out in the mid 1980s, while surrounding residential subdivisions south of 84 Avenue were developed in the mid-1990s and early-2000s.
- The applicant is also requesting a Development Variance Permit to vary the minimum front yard setback of the RF Zone for proposed Lots 1 and 2 (see By-law Variance section).

Subdivision Layout

- The proposed lots conform to the minimum requirements of the RF Zone which specify a 560-square metre (6,000 sq. ft.) minimum lot area and a 28-metre (90 ft.) minimum lot depth. The proposed lots range in size from 1,096 square metres (11,800 sq. ft.) to 560 square metres (6,000 sq. ft.), and in depth from 45 metres (148 ft.) to 28 metres (90 ft.).
- Proposed Lots 1 and 2 front 84 Avenue. The applicant is proposing to retain the existing dwelling on proposed Lot 2. The total floor area of the existing dwelling is approximately 375 square metres (4,036 sq. ft.) resulting in a FAR of 0.34 which meets the maximum 0.48 FAR for lots in excess of 560 square metres (6,000 sq. ft.) in the RF Zone. The existing dwelling meets the 1.8-metre (6 ft.) side setback and 7.5-metre (25 ft.) rear setback requirements of the RF Zone.
- Proposed Lots 3 to 6 are designed in a fan shape around the north-east corner of the proposed cul-de-sac bulb of 154 Street. While proposed Lots 4, 5 and 6 do not meet the minimum lot frontage at the interface with 154 Street, the minimum 15.0-metre (50 ft.) lot frontage requirement of the RF Zone has been achieved at the 7.5-metre (25 ft.) setback from the lot frontage.
- The lots on the west side of the 154 Street cul-de-sac bulb are organized in a similar arrangement to the proposed subdivision with a narrow frontage at the street interface. Given the neighbourhood context, the proposed arrangement is reasonable.

Road Dedication

- The applicant is proposing to dedicate and construct a 6.0-metre (20 ft.) rear lane to complete the road pattern established by the previous subdivisions to the west and east of the site and to provide access for proposed Lots 1 and 2.
- The applicant is proposing to dedicate and construct the remaining east portion of the cul-de-sac bulb at the north end of 154 Street.
- Proposed Lots 3 to 6 will front onto and take access from 154 Street.

Building Design Guidelines

- A Building Scheme was registered on the subject site in 1995 when the land to the south was developed into single family lots under Application Nos. 7996-0022-00 and 7904-0368-00.
- The existing Building Scheme will be retained.

Trees and Lot Grading

- 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 to proceed.
- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 10 mature trees on the subject property. The report proposes the removal of eight (8) trees because they are located either within the proposed building envelopes or within the footprint of proposed driveways or underground services. Two (2) trees will be retained; both on proposed Lot 2. The report proposes 16 replacement trees, providing an average of 3.5 trees per lot.

Tree Species	Total No. of Trees	Total Retained	Total Removed
Apple	3	-	3
Cascara	1	-	1
English Holly	1	-	1
Maple (Japanese)	1	-	1
Oak	2	1	1
Pine	1	-	1
Weeping Willow	1	1	-
Total	10	2	8

- The Arborist Report also indicates that there are 12 protected City trees within the 84 Avenue right-of-way. Nine (9) of the trees adjacent to the subject property are proposed to be removed, with three (3) trees proposed to be retained.

Tree Species	Total No. of Trees	Total Retained	Total Removed
Douglas Fir	2	-	2
Horsechestnut	1	1	-
Juniper	2	2	-
Red alder (untagged)	5	-	5
Cottonwood (Untagged)	2	-	2
	12	3	9

- Under Tree Protection By-law No. 16100, 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 five (5) Red alder and two (2) Cottonwood trees are proposed to be removed, and 10 other trees are to be removed, a total of 27 replacement trees would be required to meet the above noted ratio. 16 replacement trees are proposed and under the

requirement of the Tree Protection By-law, this will result in a replacement deficit of 11 trees, and monetary compensation of \$3,300 at a rate of \$300 per tree is required.

PRE-NOTIFICATION

Pre-notification letter were sent to surrounding properties on March 30, 2011 and Planning received no response.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- The revised arterial road width of 30 metres (98 ft.) will result in any future buildings being set back 9.0 metres (29.5 ft.) from the front property line, which is 1.5 metres (5 ft.) greater than the RF Zone requires. The applicant wishes to maintain the 7.5-metre (23 ft.) front yard setback.

Staff Comments:

- The subject site is located on 84 Avenue, which is a designated Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to the Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 30-metre (98 ft.) wide road allowance for arterial roads. The current 30-metre (98 ft.) wide road allowance for an arterial road, recently approved by Council, is a 3.0-metre (10 ft.) increase from the previous arterial road allowance of 27 metres (89 ft.).
- Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centre-line of the road plus the required setback of the Zone in which the lot is located.
- With respect to the subject proposal, the required setback would be 15 metres (49 ft.) from the centre line of 84 Avenue plus the 7.5-metre (25 ft.) front yard setback requirement of the RF Zone for a total setback of 22.5 metres (74 ft.) from the centre-line of 84 Avenue.
- In reviewing this portion of 84 Avenue between 152A Street and 154B Street, the Engineering Department has concluded that the previous 27-metre (89 ft.) road allowance is sufficient, as there is little chance that this portion of 84 Avenue will redevelop in the near future.

- Based on a 27-metre (89 ft.) wide road allowance, one-half of the road allowance requirement is 13.5 metres (44 ft.) and when combined with the 7.5-metre (25 ft.) front yard setback requirement of the RF Zone, the building setback from the centre-line of the road would be a total of 21 metres (69 ft.).
- Rather than vary the road allowance requirement for an arterial road, as specified in Schedule K of the Subdivision & Development By-law, staff support a variance to the front yard setback requirement of the RF Zone.
- To achieve a consistent streetscape within this block of 84 Avenue, a variance to the front yard setback requirement of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) is supported. This would provide a building setback from the centre line of 84 Avenue of 21.5 metres (70 ft.) based on one-half of the road allowance requirement for an arterial road (15 metre/49.4 ft.) plus a 6.5-metre (21 ft.) front yard setback.

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.	Development Variance Permit No. 7910-0262-00
Appendix III	Engineering Summary
Appendix IV	School District Comments

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

TJH/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: John Bresnick & Associates
 Address: 15106 - 84 Avenue
 Surrey, B.C.

 Tel: 604-591-8822 -

2. Properties involved in the Application

- (a) Civic Address: 15380 - 84 Avenue
- (b) Civic Address: 15380 - 84 Avenue
 Owner: Cleo K Bresnick
 PID: 026-903-792
 Lot 6 Section 26 Township 2 New Westminster District Plan BCP27018

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No.7910-0262-00 and bring the Development Variance Permit forward for indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.2
Hectares	0.5
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	7.00 – 33.24
Range of lot areas (square metres)	560 – 1,096
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12 uph/5 upa
Lots/Hectare & Lots/Acre (Net)	12 uph/5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	n/a
Estimated Road, Lane & Driveway Coverage	7.5
Total Site Coverage	n/a
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	ALREADY IN PLACE
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0262-00

Issued To: CLEO K BRESNICK

("the Owner")

Address of Owner: 15380 - 84 Avenue
Surrey, BC
V3S 2N1

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 026-903-792
Lot 6 Section 26 Township 2 New Westminster District Plan BCP27018

15380 - 84 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 16 Single Family Residential Zone (RF), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lots 1 and 2.

- 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

- 6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

- 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

- 8. This development variance permit is not a building permit.

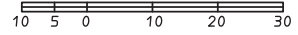
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

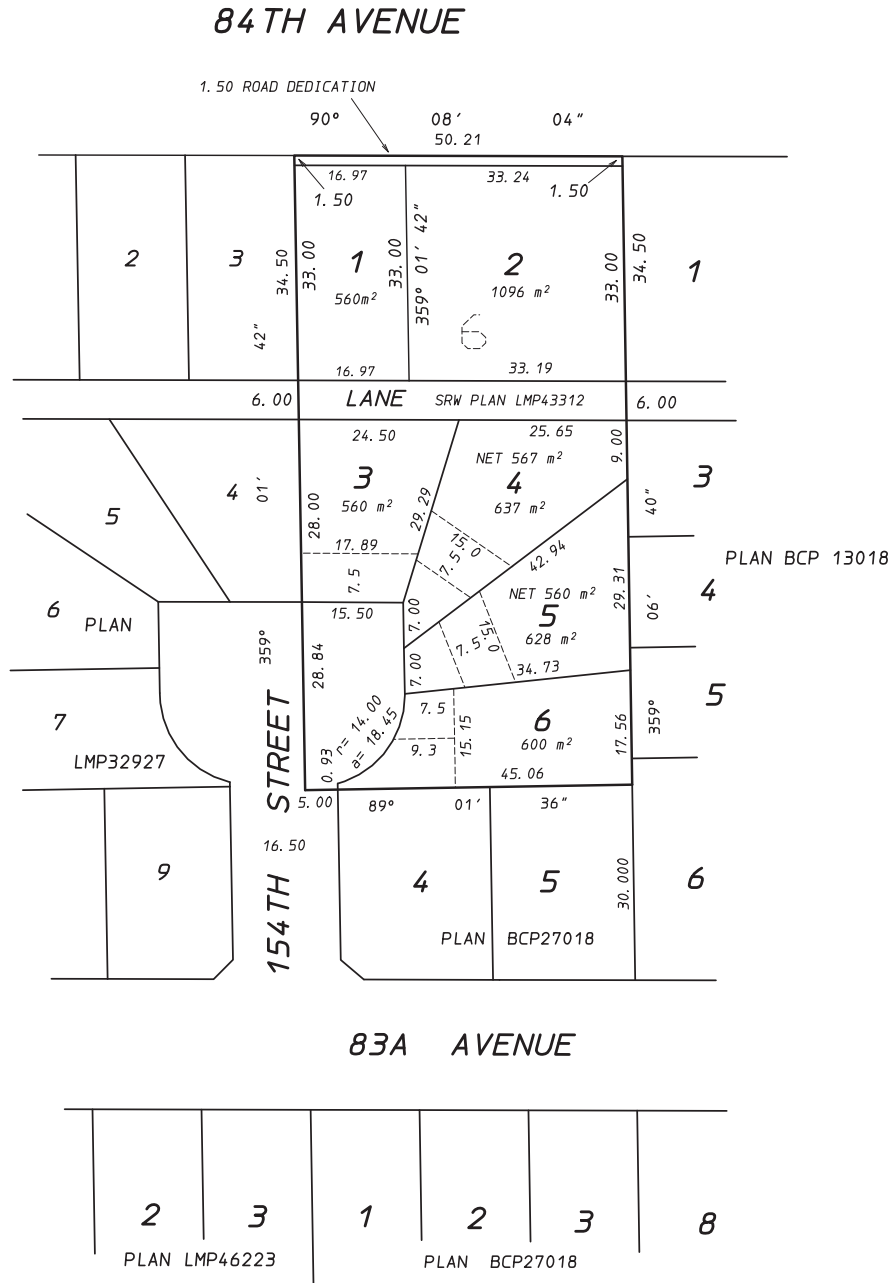
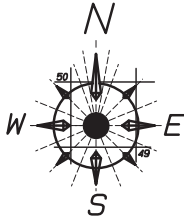
City Clerk – Jane Sullivan

PLAN OF PROPOSED SUBDIVISION OF LOT 6 SECTION 26
TOWNSHIP 2 N. W. D. PLAN BCP27018

SCALE 1:750



All distances are in metres.



CLIENT: Bremac developments ltd.

YOUR FILE : 7910-0262-00 Stephanie Long

© JOHN BRESNICK & ASSOCIATES, 2012.

B. C. LAND SURVEYORS

113-13302 - 76TH AVENUE

SURREY, B. C. PH. 604-591-8822

FILE: 04000P13
APRIL 11TH 2012



INTER-OFFICE MEMO

TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department

FROM: Development Project Engineer, Engineering Department

DATE: July 17, 2012

PROJECT FILE: 7810-0262-00

SUBJECT: Engineering Requirements
Location: 15380 84 Avenue

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- provide a 0.5-metre statutory right-of-way along 84 Avenue;
- dedicate the remainder of the 14.0-metre radius 154 Street cul-de-sac bulb; and
- dedicate 6.0 metres for the rear lane.

Works and Services

- construct the remainder of the 154 Street cul-de-sac bulb; and
- construct lane drainage facilities.

A Servicing Agreement is required prior to Rezone/Subdivision.

Remi Dubé, P.Eng.
Development Services Manager

ssa



SCHOOL DISTRICT #36 (SURREY)

Wednesday, April 06, 2011
 Planning

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity in the table below includes a modular complex at Coyote Creek with capacity of 100. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0262 00

SUMMARY

The proposed 6 Single family lots are estimated to have the following impact on the following schools:

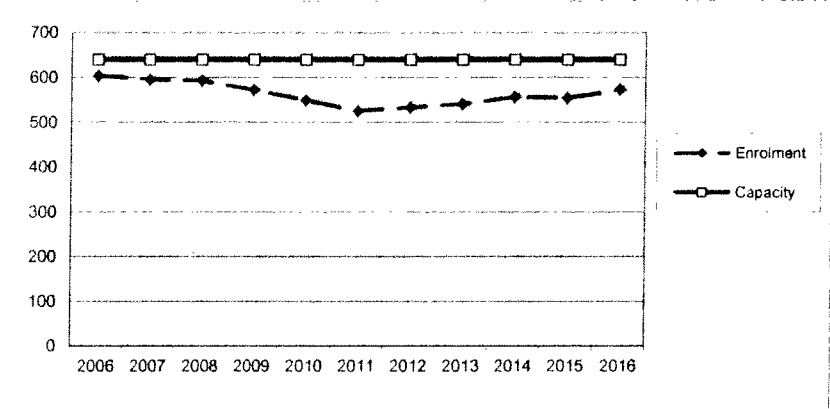
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

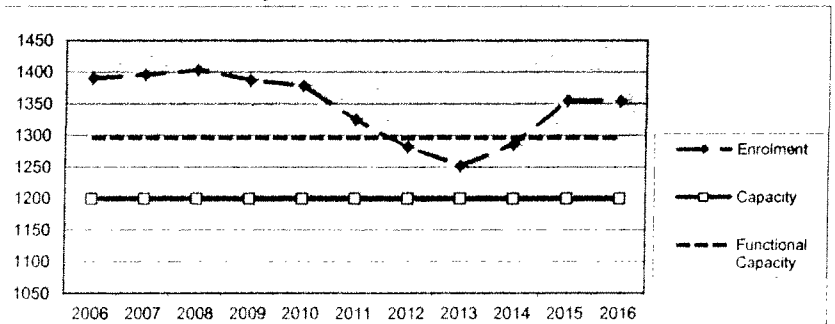
September 2010 Enrolment/School Capacity

Coyote Creek Elementary	
Enrolment (K/1-7):	64 K + 484
Capacity (K/1-7):	40 K + 600
Fleetwood Park Secondary	
Enrolment (8-12):	1378
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Coyote Creek Elementary



Fleetwood Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.