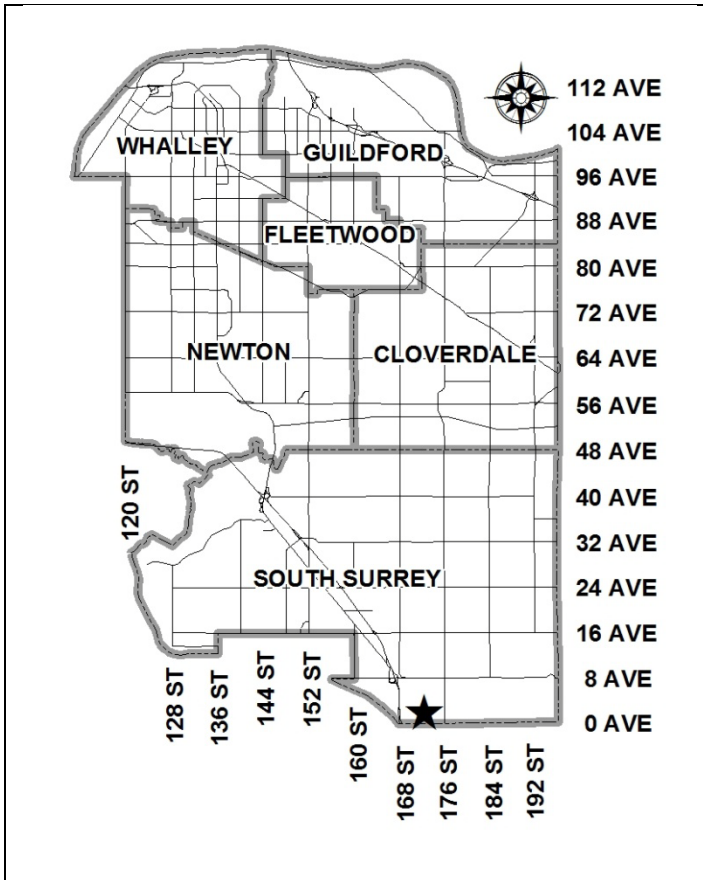


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0211-00

Planning Report Date: November 28, 2011



**PROPOSAL:**

- Rezoning from RF to RF-9C and RF-12 in order to allow subdivision into 7 single family small lots.

**LOCATION:**

17324 and 17334 - 2 Avenue

**OWNER:**

Mayfair Realty Ltd., Inc. No. 393430  
 Bruce and Regina Strachan

**ZONING:**

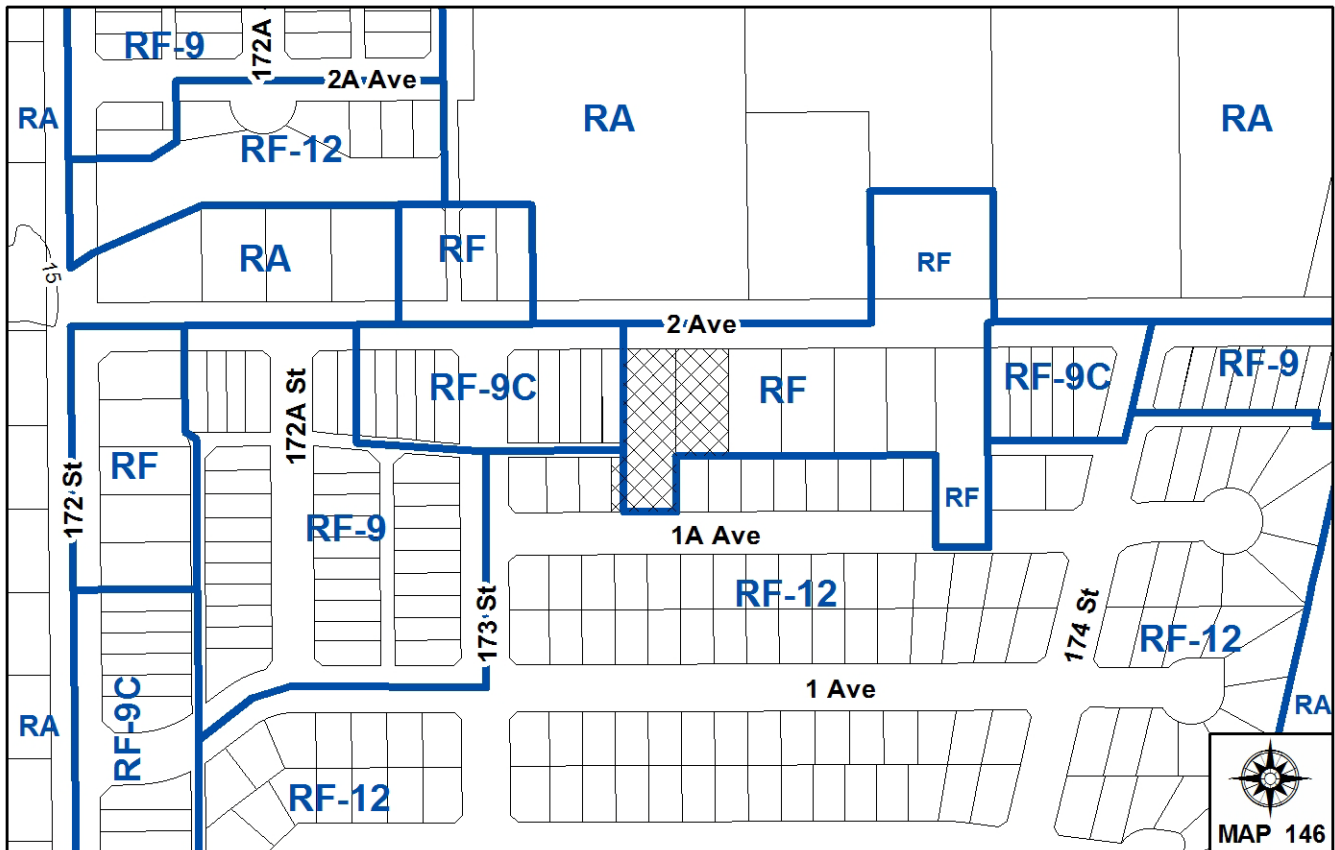
RF

**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 (Urban).
- Complies with NCP Designation (Single Family Residential Flex (6-14.5 upa)).
- The applicant is proposing to continue the development pattern that has been established.
- The proposed density and building form are appropriate for this part of Douglas.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) for Block A in the survey block plan attached as Appendix VI, and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) for Block B, 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, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the tree replacement deficit;
  - (f) registration of a Section 219 Restrictive Covenant for no balconies on proposed Lots 4 & 5;
  - (g) registration of a Section 219 Restrictive Covenant for 6.0 metre rear yard setback for the coach houses on proposed Lot 3; and
  - (h) registration of a Section 219 Restrictive Covenant for 2.4 metre rear yard setback for the coach houses on proposed Lots 1, 2, 4 & 5.

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:

- 1 Elementary student at Hall's Prairie School
- 1 Secondary student at Earl Marriott School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer, 2012.

Parks, Recreation & Culture:

Parks, Recreation and Culture has no objection to the proposed rezoning.

### SITE CHARACTERISTICS

#### Existing Land Use:

Single family residential dwellings.

#### Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 2 Avenue):	Single family residential dwelling.	OCP: Urban NCP: School/Park Site	RA
East:	Single family residential dwelling.	OCP: Urban NCP: Single Family Residential Flex (6-14.5 upa)	RF
South (Across 1A Avenue):	Single family residential dwellings.	OCP: Urban NCP: Single Family Residential Flex (6-14.5 upa)	RF-12
West:	Single family residential dwellings.	OCP: Urban NCP: Single Family Residential Flex (6-14.5 upa)	RF-9C and RF-12

### DEVELOPMENT CONSIDERATIONS

#### Proposal

- The proposed rezoning is from One Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) and Single Family Residential Coach House Zone (RF-9C) in order to permit subdivision into 5 RF-9C lots fronting 2 Avenue and 2 RF-12 lots fronting 1A Avenue.
- The lands west of the subject property as well as the lots on the east end of the block are developed RF-9C and RF-12 lots (developed under application no. 7904-0411-00). A rear lane abuts the west boundary of the subject site. The applicant will be required to extend the lane through the subject site and all 7 lots will take access from the lane. The applicant is proposing to continue the development pattern that has been established. The proposal complies with the Douglas NCP.
- The lands to the east of the subject site are expected to develop in the same pattern as has been established under development application No. 7904-0411-00 and is proposed to be continued under the current application.

- The applicant is proposing to increase the rear yard setback for the coach houses from 0.5 metres to 2.4 metres on proposed Lots 1, 2, 4 & 5 and 6.0 metres on proposed Lot 3 in order to mitigate any privacy concerns related to overlooking rear yards across the lane (see Appendix VIII). In addition, the applicant is proposing no balconies on the coach houses on proposed Lots 4 and 5. The 6.0 metre setback from the coach house on proposed lot 3 will provide additional parking spaces (for a total of 4 parking spaces) on this narrower lot.
- Six (6) of the proposed lots conform to the minimum requirements of the RF-9C and RF-12 Zones in terms of lot area, width and depth. Proposed Lot 3 requires a 10% reduction in lot width under Section 21 (g), Part 4 of the General Provisions of Surrey Zoning By-law No. 12000.
- The proposed RF-9C lots range in size from 338 square metres (3,638 square feet) to 357 square metres (3,842 square feet). The two RF-12 lots have areas of 320 square metres (3,444 square feet) and 321 square metres (3,455 square feet). The proposed RF-9C lots range in width from 8.5 metres (27.9 feet) to 9 metres (29.5 feet). The proposed RF-12 lots are 13.7 metres (44.9 feet) wide. The proposed lot areas and widths are consistent with the existing lots in the area.

#### Building Design Guidelines & Lot Grading

- The subject sites, comprised of 17324 and 17334 2 Avenue, were created under development application No. 7904-0411-00. A Section 219 Restrictive Covenant for Building Scheme was registered on the lots at that time and remains on title today. Consequently, building design guidelines are not required for the proposed lots.
- A preliminary Lot Grading Plan, submitted by Coastland Engineering and Surveying Ltd. has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable; however a final Lot Grading Plan is required prior to Final Adoption.

#### Trees and Landscaping

- Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd., prepared the Arborist Report and Tree Replacement Plan for the subject site (Appendix IV). The Arborist Report indicates there are 23 trees on the subject site that require protection. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Douglas Fir	10	0	10
Locust	1	0	1
Spruce (Sitka)	1	0	1
Western Red Cedar	11	0	11
<b>Total</b>	<b>23</b>	<b>0</b>	<b>23</b>

- The applicant conducted an assessment of tree retention and has determined that all of the 23 protected onsite trees must be removed. The size of RF-9 lots is commonly challenging for tree retention. The restricted lot dimensions, land clearing, and lot grading, reduce the potential for retention of trees on these lots.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 46 replacement trees on the subject site. The applicant is proposing to replant 9 replacement trees, therefore the deficit of 37 replacement trees will require a cash-in-lieu payment of \$11,100 representing \$15,000 per acre of land, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 13, 2011 to 55 households within 100 metres (328 feet) of the subject site. Staff received no comments.

- Staff received one phone call in response to pre-notification. The caller is opposed to the lane connection and has concerns about the coach houses overlooking the rear yards of the RF-12 lots on the south side of the proposed lane.

*(In order to mitigate potential overlooking from the coach houses into the rear yards of the RF-12 lots on the south side of the proposed lane, staff has worked with the applicant to establish an increased rear yard setback from the coach house. This is possible due to the substantial depth of the proposed RF-9C lots on the north side of the lane. The applicant is proposing a 2.4 metre rear yard setback for the coach houses on proposed Lots 1, 2, 4 & 5 and 6.0 metres on proposed Lot 3, rather than the 0.5 metres required under the RF-9C Zone, which will substantially increase the separation between the coach houses and the rear yards of the RF-12 lots on the south side of the lane.*

*The distance between the proposed coach houses and the existing dwellings on the south side of the lane at the closest point will be 6m rear setback + 6m lane + 2.4m setback = 14.4 metres. For comparison, on a standard RF-12 lot with no lanes, the separation between structures at the closest point is often equal to two 6.0m setbacks = 12m, which is less separation than is being proposed here.*

*The following table shows a comparison of the distance between dwellings for the proposed RF-9C arrangement (with 2.4 metre setback from coach house) and a typical RF-12 lot.*

	<i>Distance between closest point of dwellings based on (50% of rear façade at 6.0 metre setback)</i>	<i>Distance between furthest point of dwellings based on (50% of rear façade at 7.5 metre setback)</i>	<i><b>Average</b> distance between structures</i>
<i><b>RF-12</b> without lane</i>	<i>12 metres</i>	<i>15 metres</i>	<i>13.5 metres</i>
<i><b>RF-9C</b> with lane (with 2.4 metre setback from coach house)</i>	<i>14.4 metres</i>	<i>15.9 metres</i>	<i>15.15 metres</i>

*The coach houses will be roughly half the width of the RF-12 dwellings on the south side of the proposed lane. Therefore, the coach house will have only half the window area facing the lane that the existing RF-12 homes have.*

*The applicant is also proposing that no balconies be constructed on proposed Lots 4 and 5 in order to reduce overlooking).*

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. NCP Plan
- Appendix VI. Survey Block Plan
- Appendix VII. Section Drawing

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/kms

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. 11/24/11 10:23 AM

Information for City Clerk

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

1. (a) Agent:     Name:             Mike Helle  
                    Address:         Coastland Engineering and Surveying Ltd.  
  #101 - 19292 60 Avenue  
  Surrey BC V3S 3M2
- Tel:                 6045329700

2.     Properties involved in the Application

- (a)     Civic Address:             17324 and 17334 - 2 Avenue
- (b)     Civic Address:             17324 - 2 Avenue  
        Owner:                     Mayfair Realty Ltd., Inc. No. 393430  
        PID:                        027-361-471  
        Lot 114 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP33476
- (c)     Civic Address:             17334 - 2 Avenue  
        Owner:                     Regina Strachan  
                                      Bruce J Strachan  
        PID:                        027-361-489  
        Lot 115 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP33476

3.     Summary of Actions for City Clerk's Office

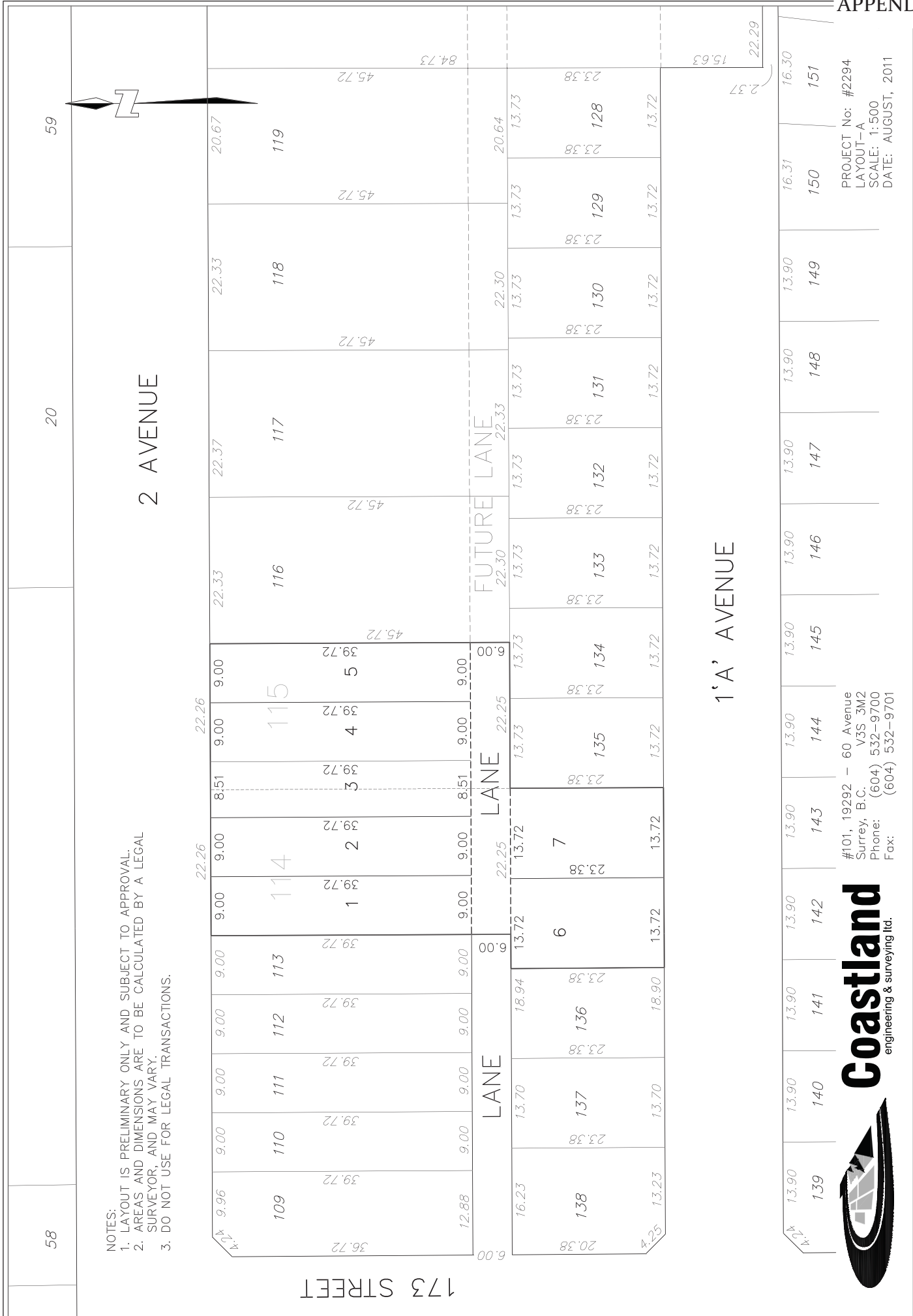
- (a)     Introduce a By-law to rezone the property.



## SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C & RF-12

Requires Project Data	Proposed		
<b>GROSS SITE AREA</b>			
Acres	0.66		
Hectares	0.20	0.27	0.06
<b>NUMBER OF LOTS</b>			
Existing	2		
Proposed			
<b>SIZE OF LOTS</b>			
Range of lot widths (metres)	8.5m-9.0m	13.72m	
Range of lot areas (square metres)	338-357m <sup>2</sup>	320-321m <sup>2</sup>	
<b>DENSITY</b>			
Lots/Hectare & Lots/Acre (Gross)	24.6 / 9.9	26.1 / 10.6	31.2 / 12.7
Lots/Hectare & Lots/Acre (Net)	28.3 / 11.4	29.1 / 11.8	31.2 / 12.7
<b>SITE COVERAGE (in % of gross site area)</b>			
Maximum Coverage of Principal & Accessory Building	45.2	46.3	50.0
Estimated Road, Lane & Driveway Coverage	21.9	19.4	11.1
Total Site Coverage	67.1	65.7	61.1
<b>PARKLAND</b>			
Area (square metres)			
% of Gross Site			
<b>Required</b>			
<b>PARKLAND</b>			
5% money in lieu	NO		
<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		



NOTES:  
 1. LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.  
 2. AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.  
 3. DO NOT USE FOR LEGAL TRANSACTIONS.

#101, 19292 - 60 Avenue  
 Surrey, B.C. V3S 3M2  
 Phone: (604) 532-9700  
 Fax: (604) 532-9701

**Coastland**  
 engineering & surveying ltd.



PROJECT No: #2294  
 LAYOUT-A  
 SCALE: 1:500  
 DATE: AUGUST, 2011

## INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **November 1, 2011** PROJECT FILE: **7811-0211-00**

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RE: **Engineering Requirements  
Location: 17324 & 17334 2 Avenue**

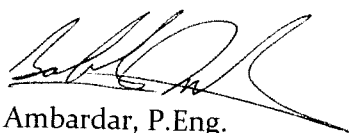
**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 6.0 metres for the lane.

***Works and Services***

- Construct lane along with storm sewer main for drainage;
- Pay 100% of drainage, sanitary, water Development Cost Charges;
- Pay Development Works Agreement charges for drainage, sanitary, and water.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



### TREE PRESERVATION SUMMARY

Surrey Project No.: 7911-0211  
 Project Location: 17324 & 17334 2<sup>nd</sup> Ave, Surrey BC  
 Registered Arborist: Trevor Cox, MCIP  
ISA Certified Arborist (PN1920A)  
Certified Tree Risk Assessor (43)  
BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: Two lots adjacent to one another totaling over half an acre. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	23	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	23	(C)
Number of Protected Trees to be Retained (A-B-C)	0	(D)
Number of Replacement Trees Required (C-B) x 2	46	(E)
Number of Replacement Trees Proposed	9	(F)
Number of Replacement Trees in Deficit (E-F)	37	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	9	(H)
Number of Lots Proposed in the Project	7	(I)
Average Number of Trees per Lot (H / I)	1.30	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_

This plan will be available before final adoption \_\_\_\_\_

Summary prepared and submitted by:

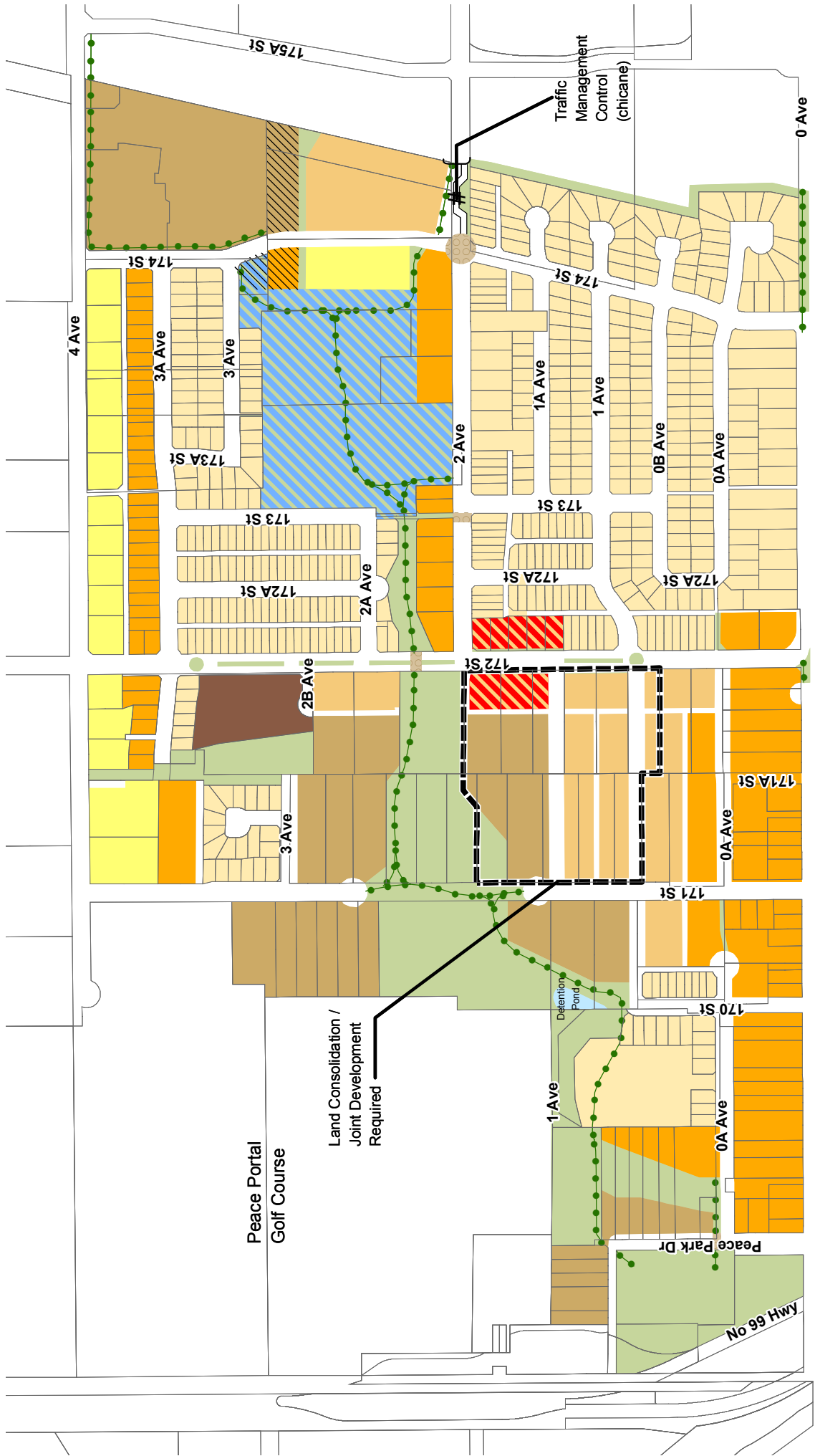
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Arborist

Nov. 8, 2011

\_\_\_\_\_















Date



STATE OF WASHINGTON

**DOUGLAS Neighbourhood Concept Plan**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

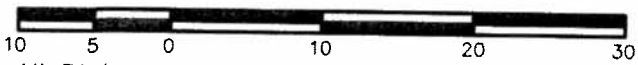
-  Creeks & Rivers
-  Townhouses 15 u.p.a.
-  Townhouses 30 u.p.a.
-  Single Family Residential Flex (6-14.5 u.p.a.)
-  Small Lot Single Family (10 u.p.a.)
-  Urban Single Family (6 u.p.a.)
-  Buffer to Industrial Area
-  Special Paving Areas
-  Main Pedestrian Corridors
-  Suburban 1/2 Acre (2 u.p.a.)
-  Commercial / Residential
-  Open Space
-  School / Park Site
-  Pond Buffers
-  Traffic Circles & Landscaped Median
-  Significant Vegetation Corridor
-  Strata Lots



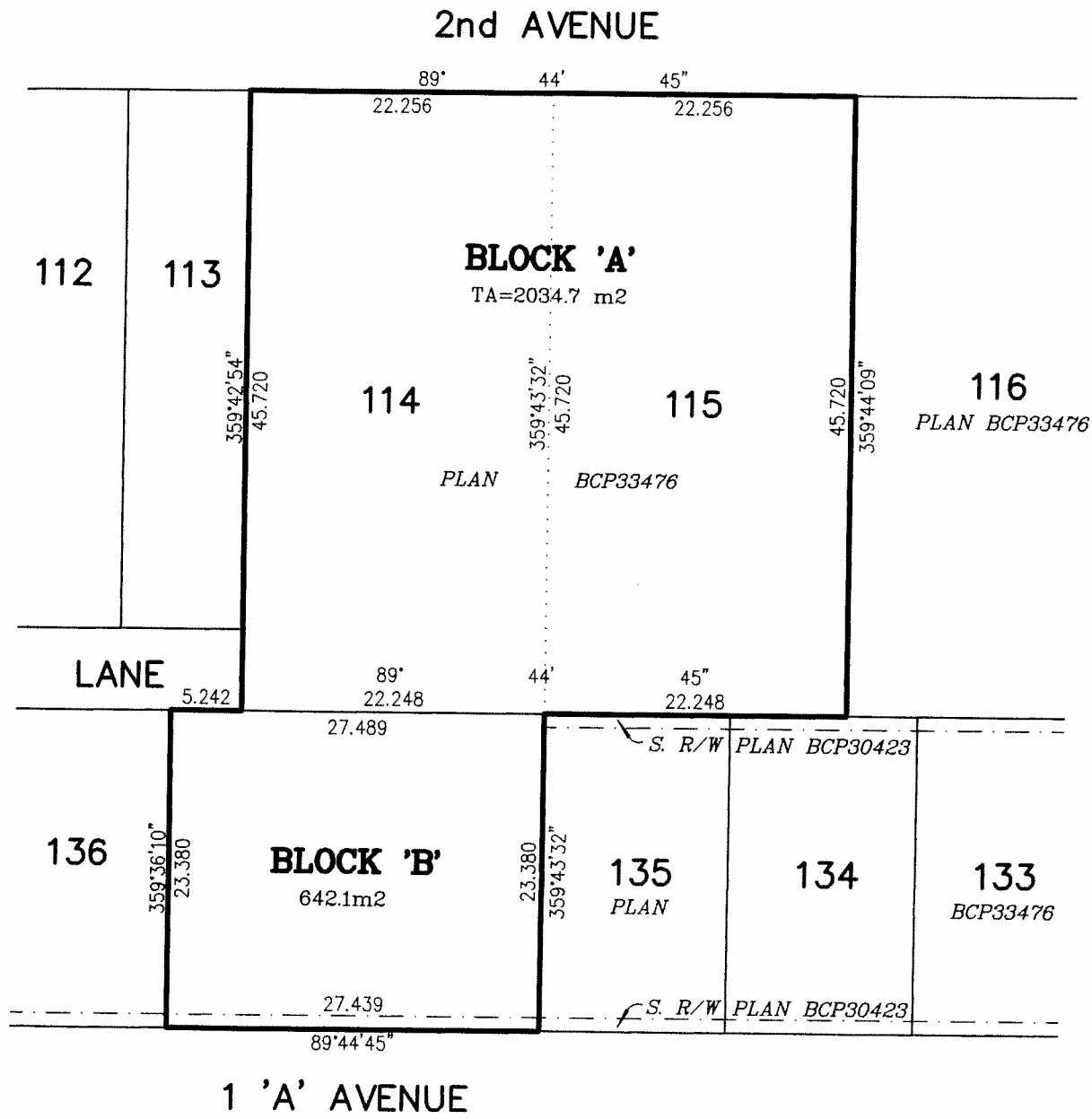
This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW #\_\_\_\_\_ OF LOTS 114 AND 115,  
SECTION 32, BLOCK 1 NORTH, RANGE 1 EAST,  
N.W.D. PLAN BCP33476.**

SCALE 1:500



All Distances are in Metres.



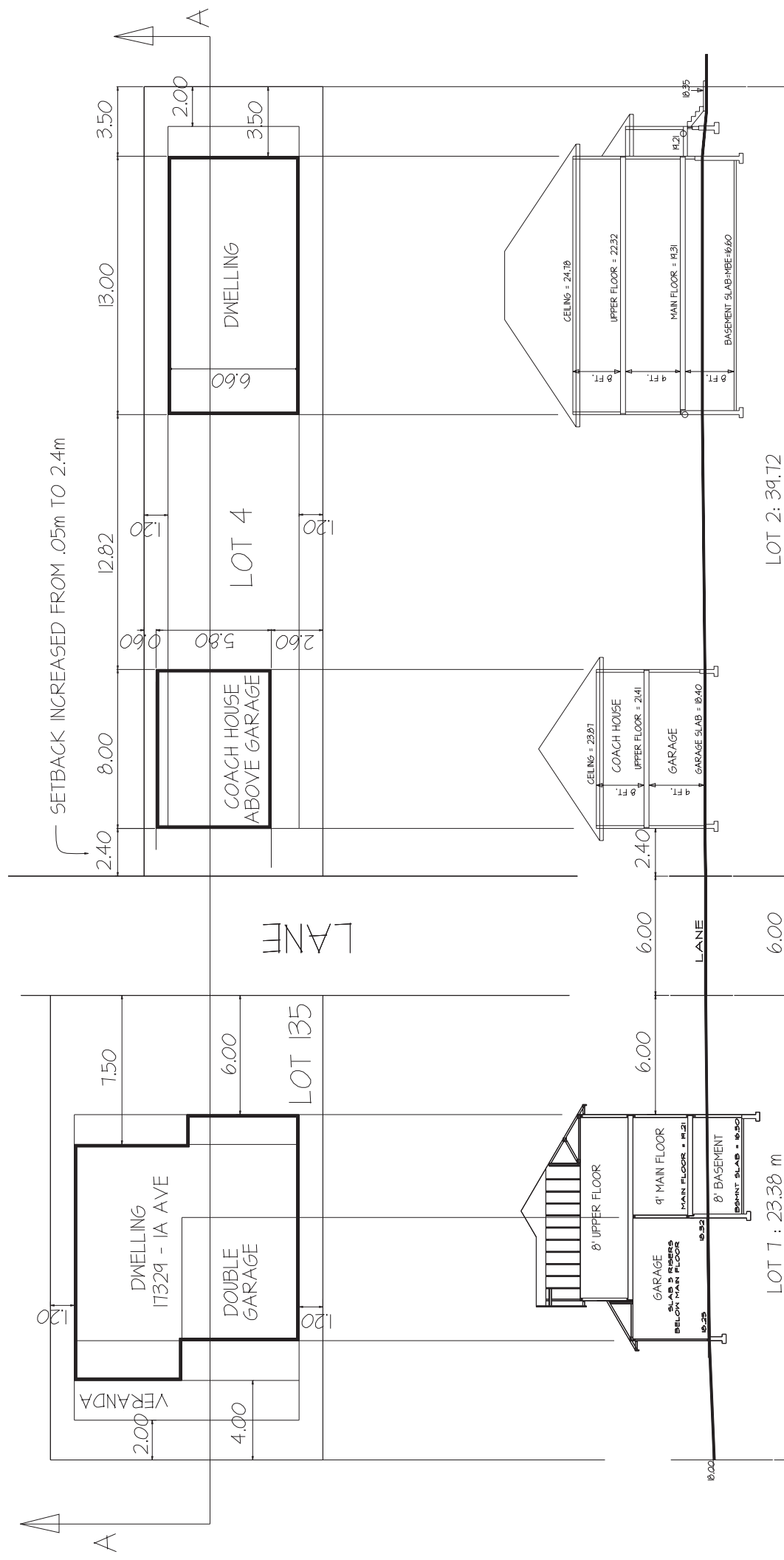
Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS11-110\_RZ

Certified correct, completed on  
the 21st day of September, 2011

©

*This Plan Lies Within The  
Greater Vancouver Regional District*

B.C.L.S.



SETBACK INCREASED FROM .05m TO 2.4m

SECTION THROUGH 17329 - 1A AVENUE AND PROPOSED LOT 4