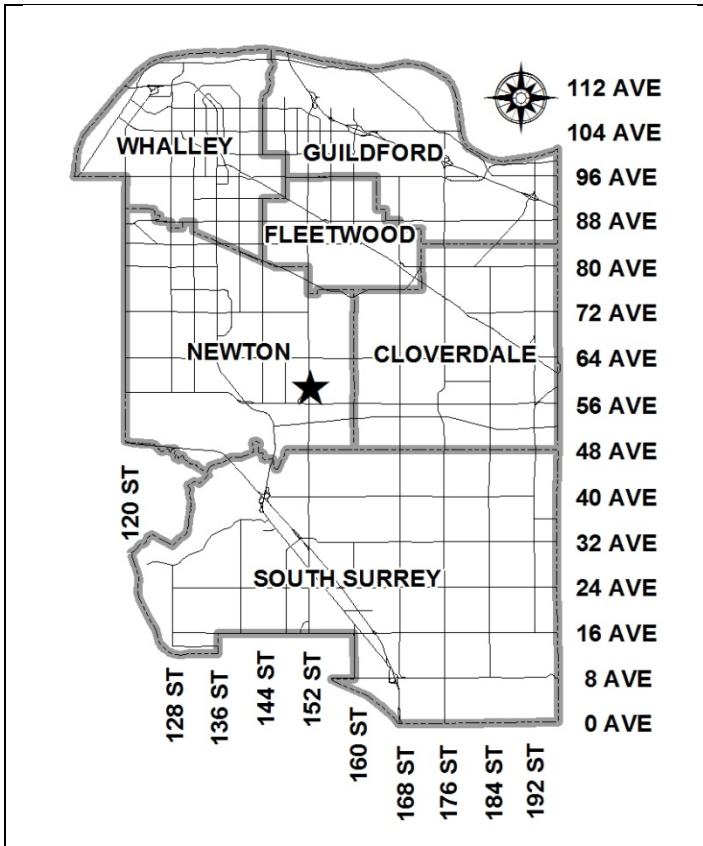


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0221-00

Planning Report Date: September 10, 2012

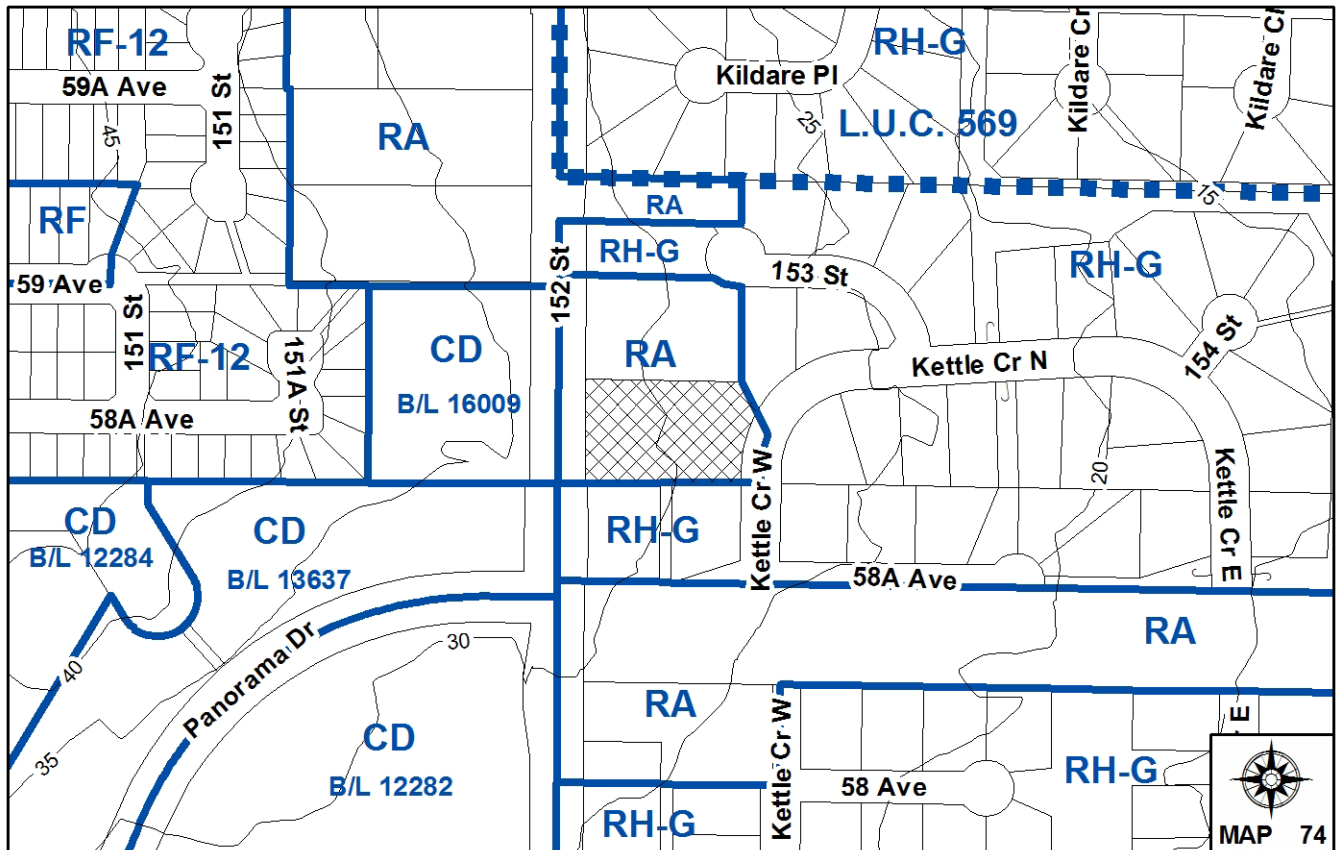


PROPOSAL:

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

in order to allow subdivision into 2 single family residential lots.

LOCATION: 5864 - 152 Street
OWNERS: Rattanjit Kaur Dhillon
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Urban Residential



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

- Requires a variance to minimum rear yard setback of the RH Zone from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) for Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form are appropriate for this part of Sullivan Station.
- The proposed development will extend the existing lane north, which will facilitate subdivision of the lot to the north in the future.
- The proposed variance will allow retention of the existing dwelling on proposed Lot 2.

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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0221-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH Zone from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) for Lot 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant addresses the deficit in replacement trees;
 - (d) removal of the deck on the existing dwelling to the satisfaction of the Planning and Development Department;
 - (e) submission of a Section 219 Restrictive Covenant for tree preservation; and
 - (f) submission of a Section 219 Restrictive Covenant for Building Scheme.

REFERRALS

Engineering: The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RA

Direction	Existing Use	OCP Designation	Existing Zone
East (Across Kettle Creek W):	Single family dwelling.	Suburban	RH-G
South:	Single family dwellings.	Suburban	RH-G
West (Across 152 Street):	Townhouses.	Multiple Residential	CD (By-law No. 16009)

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is currently zoned "One-Acre Residential Zone" (RA)". It is designated Suburban in the OCP and Urban Residential in the 1986 LAP.

Proposal

- The applicant proposes to rezone the subject site to Half-Acre Residential Zone (RH) in order to allow subdivision into two (2) single family residential lots.
- The lots range in size from 1711 square metres (18,417 sq. ft.) to 2020 square metres (21,743 sq. ft.) and are in keeping with the context of the lots in this area of Sullivan Station.
- Proposed Lot 1 does not meet the required minimum lot area of the RH Zone. Pursuant to Part 4, Sub-section E.21 (h) (General Provisions) of the Surrey Zoning By-law, 1993, No. 12000, as amended, the Approving Officer is prepared to grant a lot area reduction for Lot No. 1.
- Proposed Lot 2 meets the minimum requirements of the RH Zone.
- In order to retain the existing dwelling on Lot 2, the applicant requests a DVP to vary the minimum rear yard setback of the RH Zone.
- The applicant proposes to extend the existing lane, enabling the future development of the property to the north.

Trees

- The applicant has retained Trevor Cox of Diamond Head Consulting Ltd. to provide an arborist report for the subject site. There are 39 by-law sized trees on site, of which 28 are proposed to be retained and 11 are proposed to be removed. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Apple	1	0	1
Douglas Fir	36	27	9
Dogwood	1	1	0
Spruce (Blue)	1	0	1
Total	39	28	11

- The applicant is required to provide 22 replacement trees, and is proposing to provide 6 replacement trees, for an average of 3 trees per lot (Appendix VI). The applicant is required to address the deficit in replacement trees prior to Final Adoption.
- A Section 219 Restrictive Covenant will be required in order to ensure tree preservation.

Building Scheme and Lot Grading

- The applicant retained Davenport Design Group Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix IV).
- The designs for the proposed lots include Neo-Heritage, Neo-Traditional, and West Coast Modern. The new homes would have balanced massing and consistent roofing with a minimum 7:12 pitch and gable roof lines on front elevations.
- The only permissible roof materials would consist of cedar shakes or cedar shingles.
- A preliminary Lot Grading Plan, submitted by Coastland Engineering & 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.
- A summary of the building design guidelines is attached as Appendix V.

PRE-NOTIFICATION

Pre-notification letters were sent on November 25, 2011 to 155 households within 100 metres (328 feet) of the subject site.

- Staff received one phone call in response to pre-notification. The caller indicated that the site was being used for truck parking without a permit and was concerned that subdivision would exacerbate the issue and would result in trucks using Kettle Creek W to access the new lot. In the time that the application has been in process, all of the trucks have been removed from the subject site and ownership of the land has changed. The new owner intends to construct a new single family dwelling on the newly proposed lot and has no intention of parking trucks.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RH Zone from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) for Lot 2.

Applicant's Reasons:

- The DVP is required in order to retain the existing dwelling. The rear deck will be removed prior to Final Adoption.

Staff Comments:

- The DVP applies to the existing dwelling only and is an interim condition.
- Any new dwelling constructed on Lot 1 will be required to be set back 7.5 metres (25 ft.) from the rear property line.
- Proposed Lot 1 is the only lot impacted by the proposed DVP, however due to the size of Lot 1, and the proposed lane to be constructed, a reasonable separation between dwelling units is achieved.

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.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7911-0221-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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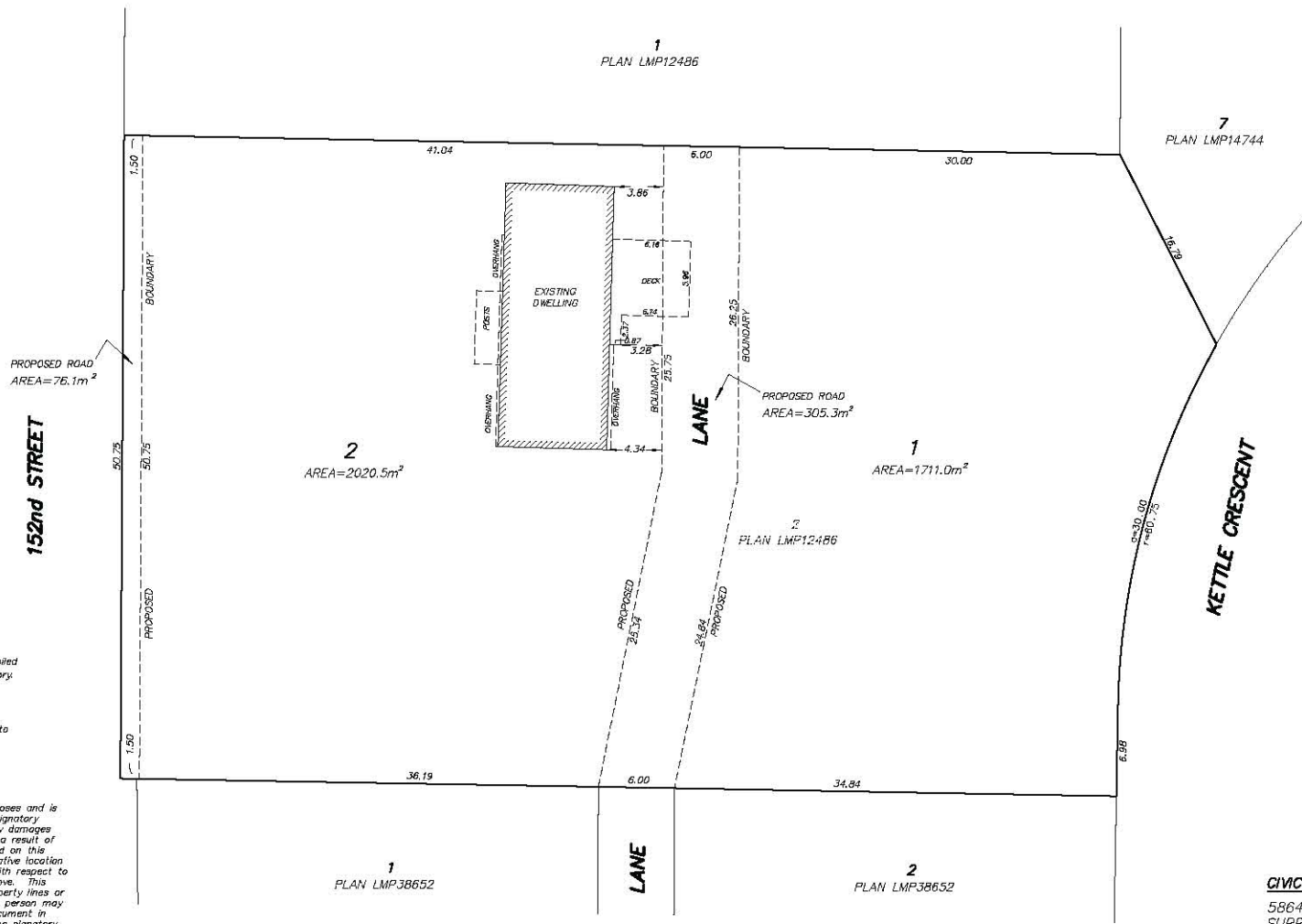
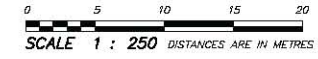
SUBDIVISION DATA SHEET

Proposed Zoning: RH

Required Project Data	Proposed
GROSS SITE AREA	
Acres	1.02
Hectares	0.41
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	36.9 m – 50.7 m
Range of lot areas (square metres)	1727 m ² – 2004 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	1.96 upa / 4.88 uph
Lots/Hectare & Lots/Acre (Net)	2.17 upa / 5.36 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	16.1%
Estimated Road, Lane & Driveway Coverage	11.3%
Total Site Coverage	27.4%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
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	YES
Others	NO

**BC LAND SURVEYORS PROPOSED SUBDIVISION OF LOT 2
SECTION 11 TOWNSHIP 2
NWD PLAN LMP12486**

PID : 018-470-751



NOTE:
Preliminary Layout, subject to approval.
Areas and Dimensions are subject to detailed
Legal Survey and calculations, and may vary.

Lot dimensions and clearances according to
Plan LMP12486.

This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 18th DAY OF JULY, 2012.

LAKHJOT S. GREWAL B.C.L.S.

CIVIC ADDRESS :
5864 - 152nd STREET
SURREY, B.C.

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15209-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1207-034
DWG : 1207-034 PRO

INTER-OFFICE MEMO

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

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

DATE: **July 4, 2012** PROJECT FILE: **7811-0221-00**

RE: **Engineering Requirements
Location: 5864 152 St.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.500 metres on 152 Street for a total of 30.000 metres;
- Dedicate as road (without compensation) by-law road Pcl "D" Plan 62480;
- Dedicate 6.00 metre wide north-south lane; and
- Provide 0.500 metre wide statutory right-of-way along 152 Street.


Works and Services

- Construct north-south lane;
- Construct storm sewer main and sanitary sewer main to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

HB

BUILDING GUIDELINES SUMMARY

Surrey Project No: 7911-0221-00

Project Location: 5864 152nd St., Surrey, B.C.

**Design Consultant: DAVENPORT DESIGN GROUP LTD.
Alycia Hayes File # 30043**

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and /or Emerging Residential Character of the Subject Site:

The *subject site* is located at 5864 152nd St., Surrey, BC.

This is one property is an irregular rectangular infill lot fronting onto 152nd St., Backing onto Kettle Creek W.

Existing Zoning - RA One acre residential

Site Area: Approx. 4011m² /0.99 ac

Proposed Zoning for the development of 2 (two) RH-G(Half Acre Residential Gross Density Zone) Standard Family Residential Zoned Lots.

Legal: LT 1 SEC 11 TWP 2 PL 71605 NWD

Lot sizes proposed are:

Lot 1 1125m² (12109.4 sq.ft)

25.5 m X 44.1m

6m rear lane placed between Lot 1 and Lot 2

In a north south direction

6m wide lane right of way dedication situated on the west side of Lot 1

Lot 2 2437m² (26231.65 sq.ft)

25.1mX 50.1m

Estimated 6.0m wide road dedication on the east side of Lots 1 & 2

In a north south direction

Properties located to the north of the subject property are RH-G & RA zoning.

Properties located to the south of the subject property are RH-G & CD zoning.
 Properties located to the west of 152nd St., are CD zoning.
 Properties located to the east of the subject property are RH-G and RA zoning.

Proposed development of 2 (two) RH-G Lots
 Standard Family Residential Zoned Lots.

The *subject site* is an infill property centrally located amongst a developing area with boundaries from North of Subject site Kildare Dr.
 South of Subject site is #10 hwy.

East of subject site is Kettle creek E.
 West of Subject site is 15173 152nd St large CD property to be developed.

Panorama Village shopping centre is situated south / west corner of the *subject site*. The subject site is conveniently situated centrally between recently developed properties which are RF-12 zoned as shown.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

The neighboring homes are approximately 0 – 15 years old and vary in style from West Coast Modern and Contemporary Stucco. They generally have the same massing on the upper floor as the lower wall lines. There is much use of bays and carousel type window treatment as was predominant 10 – 15 years ago. The emerging residential character requirements will be that of upper floor lines setback from the main floor wall lines.

Dwelling Types/ Locations	Existing Single Family Dwellings of a Contemporary Stucco and West Coast Modern
Dwelling Sizes/ Locations	Dwellings are typical two - storey; with the majority of the surrounding houses having cedar roofing materials
(Floor Area and Volume)	Approximately 186sm to 371sm (2000sf – 3000sf) excluding garage and in ground basements;
Exterior Treatment/ Materials	consists of stucco, and vinyl siding and “hardiplank” singularly or in combinations with brick and stone
Roof Pitch and Materials	range from 5/12 to 8/12: Materials are, cedar shakes, and /or cedar shingles with a shake profile, and a few homes with duroid shingles;
Window/ Door Details	window openings are divided with horizontal muntin bars, and arched window; min. 100mm (4 inch) trim on all doors and windows
Streetscape	Two - storey dwellings with mid –scale massing designs with mass allocations in a proportionally correct and balanced manner across the facade.
Other Dominant Elements	Low to adequate landscaping accompanied with lack of sizable trees. (two car garages standard feature)

2.0 Proposed Design Guidelines

2.1 Specific Residential character and Design Elements these Guidelines Attempt to Preserve and /or create:

Neo – Heritage, Neo – Traditional and West Coast Modern type housing styles with balanced massing, consistent roofing combined with moderate pitch and gable roof lines on front elevations.

2.2 Proposed Design Solutions:

Dwelling Types/Location typical 2 storey with consistent front setbacks to road frontage.
Dwelling Size Restrictions in respect of a *two-storey single family dwelling*, the finished living area, including any garage and excluding any in ground basement is not less than 157.9 m² (1700 ft²).
The maximum size of a single family dwelling should be in accordance with the requirements of specified in the Single Family Residential Zone (RF) zoning bylaw;

Restrictions on Dwellings Secondary suites are not permitted

Exterior Materials/ Colours **vinyl siding is not to be used on any dwelling**

Materials:

only the following materials are used, with required accent materials measured as a percentage of the exposed wall face on the front facade, including window and door area:

Main cladding material	Minimum Required Accent materials
Stucco	33 percent brick or stone
Stucco	50 percent cedar, wood shingles, or hardiplank
Stucco	33 percent cedar plus 10 percent brick or stone
Cedar	15 percent brick or stone
Hardiplank	20 percent brick or stone
Hardiplank	30 percent cedar or wood shingles
Hardiplank	25 percent cedar plus 10 percent brick or stone

Roof Pitch min 7/12 to max.9/12

Roof Materials /Colours cedar shakes or cedar shingles in natural, earth or brown tones

Window/Door Details consistent geometrical shapes (front facing) which contain muntin bars/mullion bars, feature windows are encouraged. Min 4" trim around all windows and doors

Con't

In-ground Basements front facing basement windows are not permitted, or unless required by the B.C. Building Code. Outside access into the basement is only from the rear of the house

Special Exterior Features the majority of the upper level at the front will be off set by roof skirts, porches and / or wood detail. Roof elements will be hip and /or gable with a min. of one gable on the front elevation

Landscaping Moderate modern Urban Standard
Tree planting as specified on the Tree Replacement Plan
Plus the following are the minimum front yard and side yard landscaping requirements:
Sod: all street fronting yard areas on the *lot* are landscaped with sod (to be returned 5ft. from front face of dwelling ,down both side yards)
Tree: min. one 6 cm caliper deciduous tree as determined by the consultant,
Shrubs: Interior lots minimum of 10 five-gallon plants of at least three different varieties.
Corner lots must have a minimum of 20 five-gallon plants of at least three different varieties distributed 10 five-gallon plants in front yard and 10 five-gallon plants in side yard.

Compliance Deposit **\$5000.00**

Summary Prepared and Submitted by:

DAVENPORT DESIGN GROUP LTD.

ALYCIA HAYES

TEL: 604-290-6934

DATE: April 20 2012

TREE PRESERVATION SUMMARY

Project Location: 5864 152nd Street, 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: Almost 1.0 acre parcel with one residence. By-law size trees found within.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		50	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		11	(C)
Number of Protected Trees to be Retained	(A-B-C)	39	(D)
Number of Replacement Trees Required	(C-B) x 2	22	(E)
Number of Replacement Trees Proposed		6	(F)
Number of Replacement Trees in Deficit	(E-F)	16	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	45	(H)
Number of Lots Proposed in the Project		2	(I)
Average Number of Trees per Lot	(H / I)	23.00	


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:

Arborist



August 27, 2012

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0221-00

Issued To: RATTANJIT KAUR DHILLON
("the Owner"), APPENDIX VI

Address of Owner: 14636 – 58 Avenue
Surrey BC
V3S 1S2

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: 018-470-751
Lot 2 Section 11 Township 2 New Westminster District Plan LMP12486

5864 - 152 Street

(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 changes, 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 14 Half-Acre Residential Zone (RH), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) for Lot 2.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

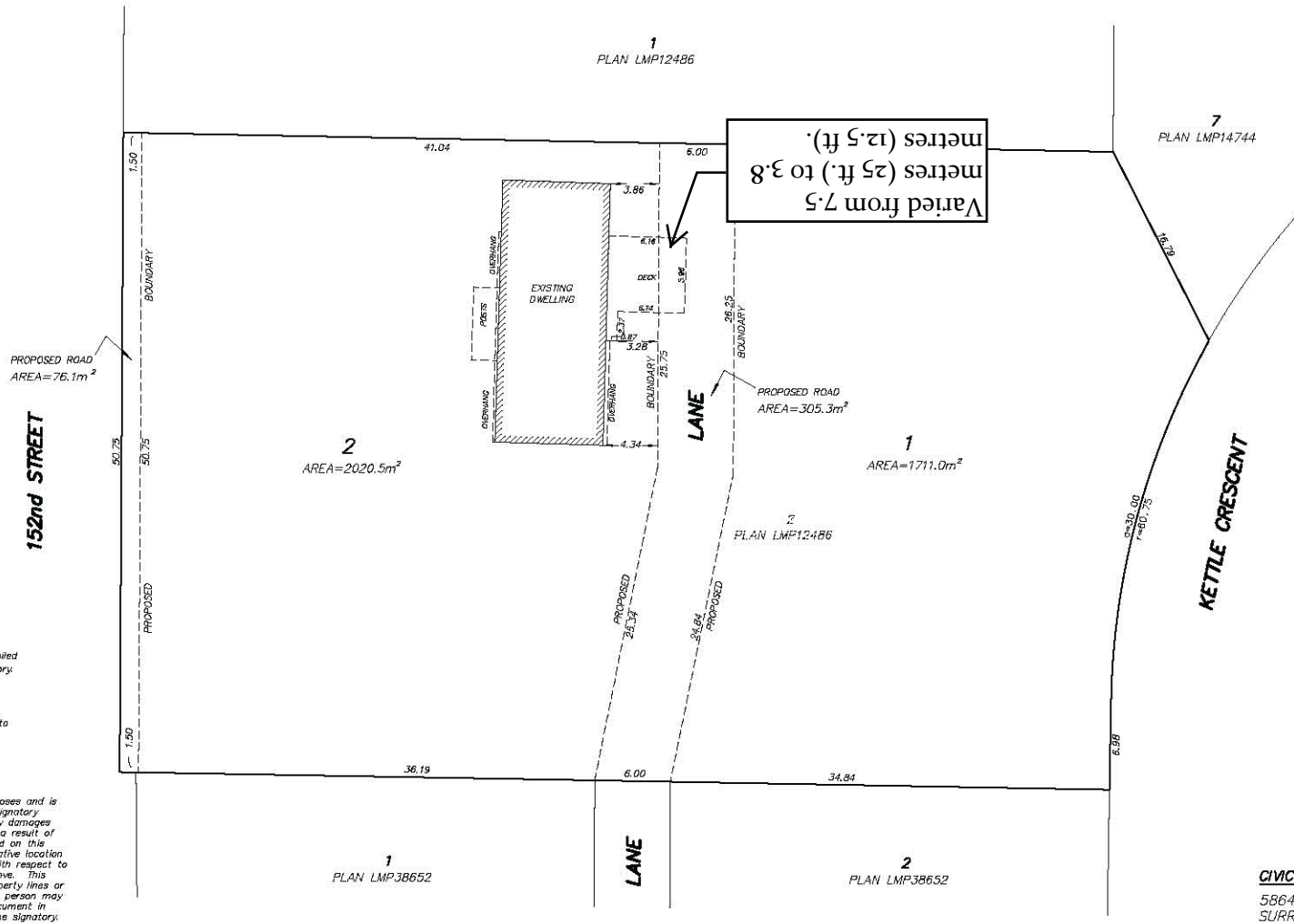
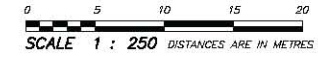
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

**BC LAND SURVEYORS PROPOSED SUBDIVISION OF LOT 2
SECTION 11 TOWNSHIP 2
NWD PLAN LMP12486**

PID : 018-470-751



NOTE:
Preliminary Layout, subject to approval.
Areas and Dimensions are subject to detailed
Legal Survey and calculations, and may vary.

Lot dimensions and clearances according to
Plan LMP12486.

This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 18th DAY OF JULY, 2012.

LAKHJOT S. GREWAL
B.C.L.S.

CIVIC ADDRESS :
5864 - 152nd STREET
SURREY, B.C.

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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TEL: 604-597-8567
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DWG : 1207-034 PRO