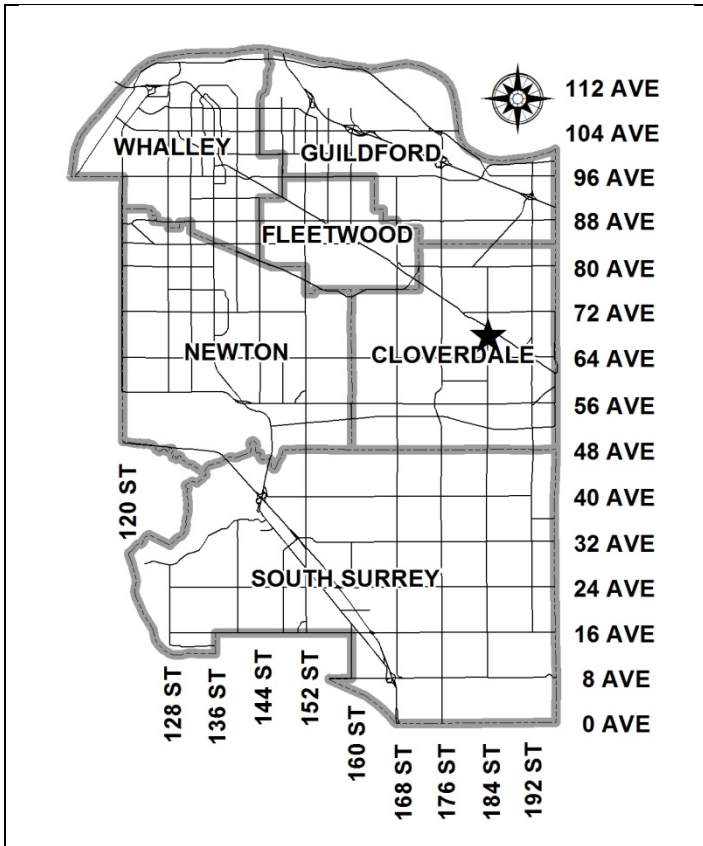


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0124-00

Planning Report Date: January 13, 2014

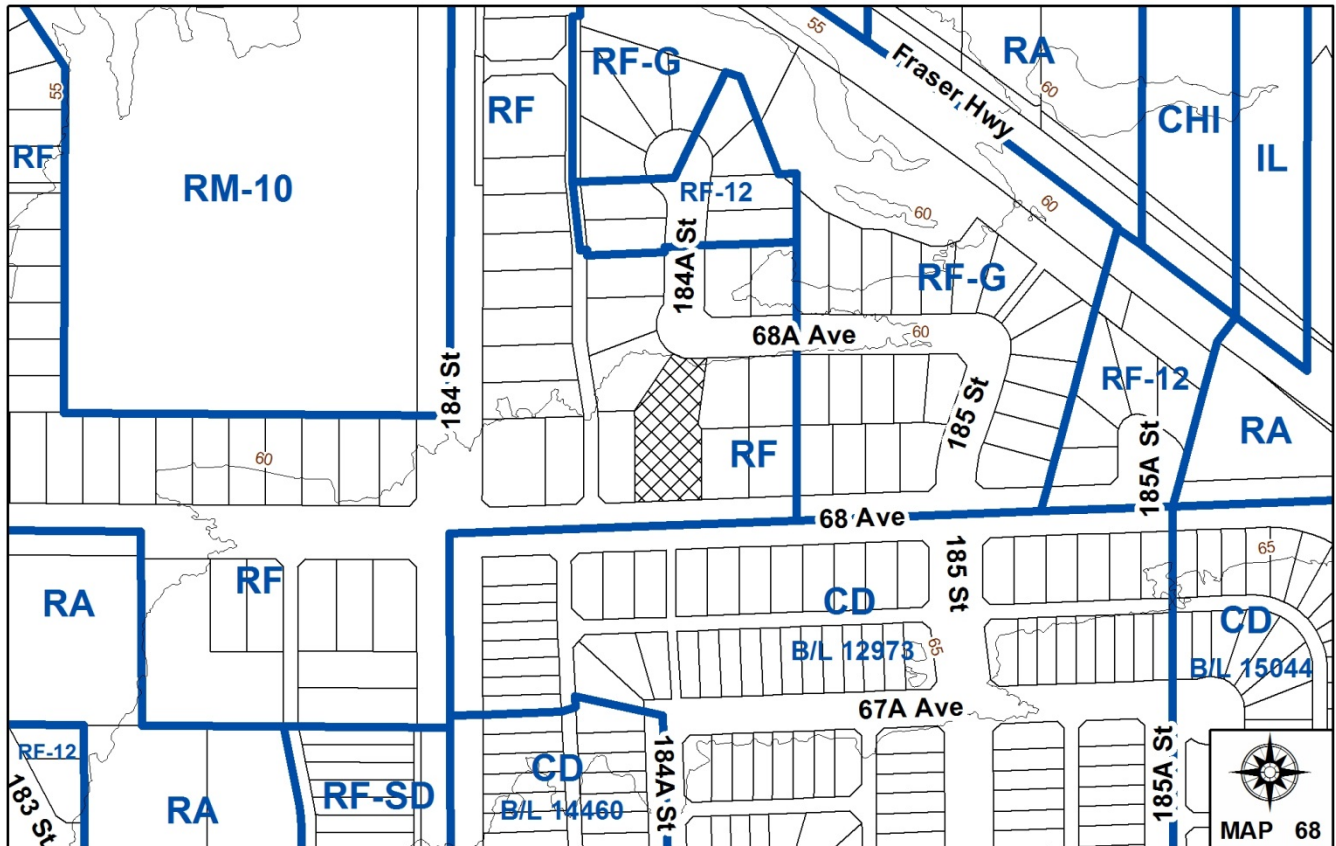


PROPOSAL:

- **Rezoning** a portion from RF to RF-12

in order to allow subdivision into three single family lots.

LOCATION: 18441 - 68 Avenue
OWNERS: Kashmir S. Dosanjh
 Kulwinder K. Dosanjh
ZONING: RF
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Residential



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.
- Complies with the Single Family Residential designation in the North Cloverdale East NCP.
- The proposed subdivision is compatible with existing lots in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" (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, 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 shortfall in replacement trees to the satisfaction of the Planning and Development Department;
 - (e) removal of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 2 and 3 to increase the front yard setback from 6.0 metres (20 ft.) to 7.0 metres (23 ft.) in order to be compatible with the front yard setback of the RF Zone.

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 Hillcrest Elementary School
1 Secondary student at Clayton Heights 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 early 2015.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 68A Avenue):	Single family dwellings	Urban in OCP / Single Family Residential in NCP	RF
East:	Single family dwellings	Urban in OCP / Single Family Residential in NCP	RF
South (Across 68 Avenue):	Single family dwellings	Urban in OCP / Single Family Residential in NCP	CD By-law No. 12973
West:	Single family dwellings	Urban in OCP / Single Family Residential in NCP	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 1,456-square metre (0.36 ac.) subject site is located near the northeast corner of 68 Avenue and 184 Street. The site is designated Urban under the Official Community Plan, and Single Family Residential in the North Cloverdale East Neighbourhood Concept Plan (NCP), and is currently zoned "Single Family Residential Zone (RF)".
- The subject site was one of three parent lots in Application No. 7994-0466-00, which received final adoption on July 12, 1999, to subdivide into 17 RF-zoned lots.

Proposal

- The applicant proposes to rezone the southern portion of the property (shown as Block A in Appendix I) from RF to RF-12, in order to subdivide into a total of three lots: two RF-12-zoned lots fronting 68 Avenue and one RF-zoned lot fronting 68A Avenue.
- All three proposed lots comply with the dimensional requirements of the respective zones.
- The proposed subdivision and rezoning will complete the pattern of development along this portion of 68 and 68A Avenues.
- The existing house will be removed.

Context

- The proposed RF-12 lots fronting 68 Avenue are over 400 square metres (4,300 sq. ft.) in size and are larger than the CD-zoned (By-law No. 12973) lots fronting the south side of 68 Avenue, across from the subject site, which are 357 square metres (3,800 sq. ft.) in size, and were created in 1997.

- Both of the proposed RF-12 lots are 13.67 metres (45 ft.) wide. Existing lots fronting the north side of 68 Avenue, between 184 Street and 185 Street, range in width from 13.4 metres (44 ft.) to 27 metres (89 ft.).
- There are a variety of residential densities in the immediate area. Within 150 metres (500 ft.) of the subject site, there are small single family lots, gross density single family lots, and fee-simple duplex style dwellings. The proposed lots are compatible with the existing mix of densities and lot types in the area.
- Under the provisions of the RF-12 Zone, a 6.0-metre (20 ft.) front yard setback is permitted on proposed Lots 2 and 3. This setback differs from the existing dwellings to the east and west of proposed Lots 2 and 3 which are located on lots zoned RF and, as a result, are set back 7.5 metres (25 ft.) from the front property line along 68 Avenue.
- Therefore, in order to achieve a consistent streetscape along 68 Avenue, and in order to ensure compatibility in terms of the front yard setback between future dwellings on proposed Lots 2 and 3, and the existing single family dwellings along the north side of 68 Avenue, the applicant will be required to register a Restrictive Covenant on proposed Lots 2 and 3 to increase the front yard setback from 6.0 metres (20 ft.) to 7.0 metres (23 ft.).

Design Guidelines and Lot Grading

- A Statutory Building Scheme and Covenant were registered on the property on August 13, 1999, under development Application No. 7994-0466-00. The Building Scheme will remain on title unchanged.
- A preliminary lot grading plan was submitted by RIF Consulting Ltd. and was reviewed by staff. Minor revisions are required, which the applicant will address prior to receiving a Preliminary Layout Approval (PLA) for the associated subdivision.

Tree Preservation and Replacement

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans, which have been reviewed by the City Landscape Architect. Minor revisions are required, which the applicant must address prior to receiving final adoption.
- The following chart provides a preliminary summary of on-site tree retention and removal by species:

Tree Species	Total No. Trees	Total Proposed for Retention	Total Proposed for Removal
Pine, Ponderosa	3	1	2
Spruce, Colorado Blue	1	1	0
Spruce, Norway	1	0	1
Total	5	2	3

- The three trees proposed for removal are located within, or near, the building envelope or road dedication, are hazardous, or are only suitable for retention within a group of trees.

- Based upon three trees to be removed, six replacement trees are required. The applicant proposes to provide six replacement trees, for an average of 3.7 trees per lot, including off-site trees.

PRE-NOTIFICATION

Pre-notification letters were mailed on September 12, 2013 and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Aerial Image and Zoning Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

\\file-server1\net-data\csdc\generate\areaproduct\save\33041006032.doc
DRV 1/9/14 9:56 AM

Information for City Clerk

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

1. (a) Agent: Name: Roman Fayn
 RIF Consulting Ltd.
 Address: 15459 - 78A Avenue
 Surrey, BC V3S 8R4

 Tel: 604-599-4619 - Work
 604-599-4619 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 18441 - 68 Avenue

 - (b) Civic Address: 18441 - 68 Avenue
 Owner: Kulwinder K Dosanjh
 Kashmir S Dosanjh
 PID: 024-582-808
 Lot 29 Section 16 Township 8 New Westminster District Plan LMP42999

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone Block A as shown on Appendix I from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000).

SUBDIVISION DATA SHEET

Existing and Proposed Zoning: RF and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.36
Hectares	.146
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	13.67 m. – 19.0 m.
Range of lot areas (square metres)	408 sq. m. – 586 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20 upha / 8.3 upa
Lots/Hectare & Lots/Acre (Net)	20 upha / 8.3 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	36%
Estimated Road, Lane & Driveway Coverage	3%
Total Site Coverage	57%
PARKLAND	
Area (square metres)	NA
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____
 OF A PORTION OF LOT 29 SECTION 16 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT LMP42999**

B.C.G.S. 92G.017

**INTEGRATED SURVEY AREA NO. 1
 (CITY OF SURREY) NAD83(CSRS)**



SCALE 1 : 400 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN
 IS 432mm IN WIDTH BY 280mm IN HEIGHT
 WHEN PLOTTED AT A SCALE OF 1:400

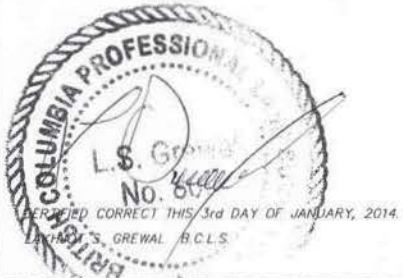
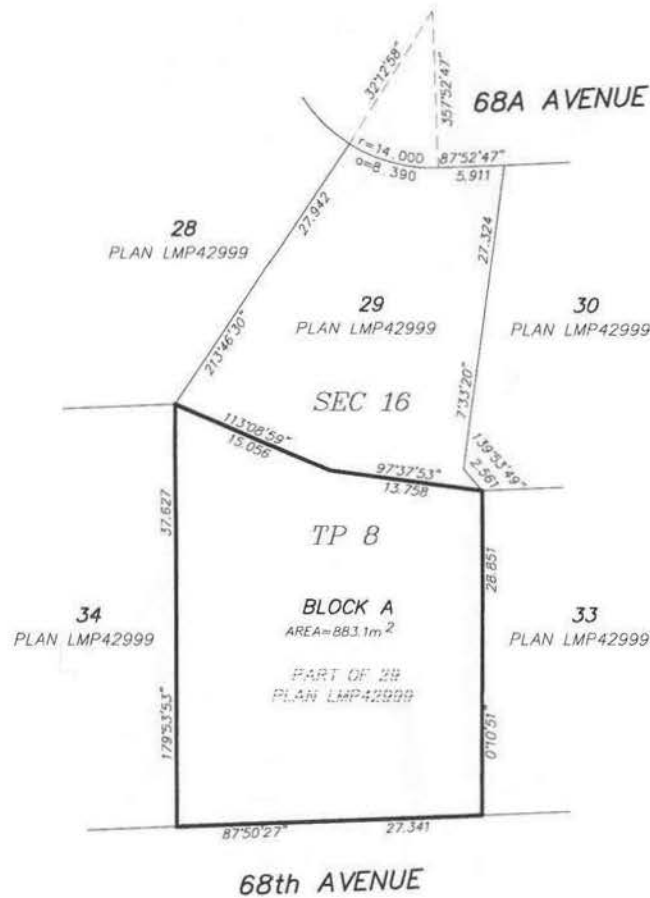
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
 EXCEPT WHERE OTHERWISE NOTED

GRID BEARINGS ARE DERIVED FROM
 PLAN LMP42999.

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND
 SURVEY AUTHORITY OF BC RECORDS: PLAN LMP42999.

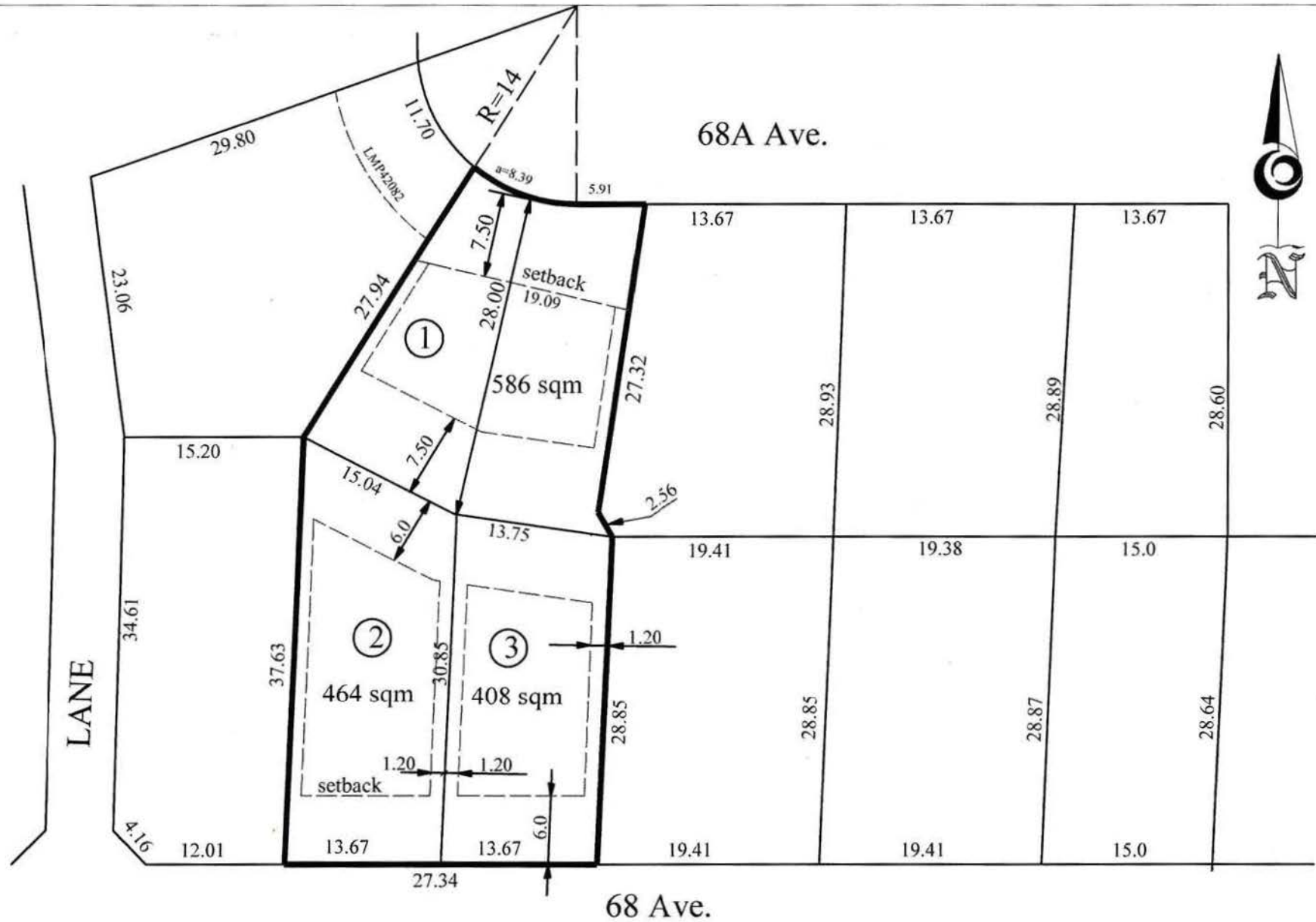
LEGEND

m² DENOTES SQUARE METRES



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

GREWAL & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 UNIT 204, 15299-68th AVENUE
 SURREY, B.C. V3S 2C1
 TEL: 604-597-8567
 EMAIL: Office@GrewalSurveys.com
 FILE : 1401-007
 DWG : 1401-007 SK RZ-1



Proposed Zone: Lots 2 & 3 - RF-12
 Proposed Zone: Lot 1 - RF
 Existing Zone: RF
 City Map # 68

ENGINEER:
RIF CONSULTING LTD

CIVIC ADDRESS: 18441 - 68 Avenue, Surrey
 LEGAL ADDRESS: LOT 29, SECTION 16, TWP 8, NWD PLAN 42999N

DATE: September 3, 2013
 SCALE: 1:500

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: January 7, 2014 **PROJECT FILE:** 7813-0124-00

RE: Engineering Requirements
Location: 18441 68 Avenue

REZONE/SUBDIVISION

Works and Services

- Provide Cash-in-lieu for future 1.5-metre wide concrete sidewalk along 68A Avenue;
- Provide 6.0-metre wide driveways to service each lot; and
- The site was pre-serviced with three (3) storm and sanitary connections and only two (2) water connections under City of Surrey project 7894-0466-00. An additional water connection is required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

AH



Monday, September 09, 2013
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.

A new elementary school, Adams Road Elementary and a boundary move approved to Latimer Road Elementary will help relieve projected overcrowding at Hillcrest. The capacity in the table includes a four (4) classroom addition approved for Hillcrest Elementary, with full day Kindergarten implementation, for completion by 2011. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area. The construction of a new secondary school is subject to proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #:

13 0124 00

SUMMARY

The proposed **3 Single family with suites** are estimated to have the following impact on the following schools:

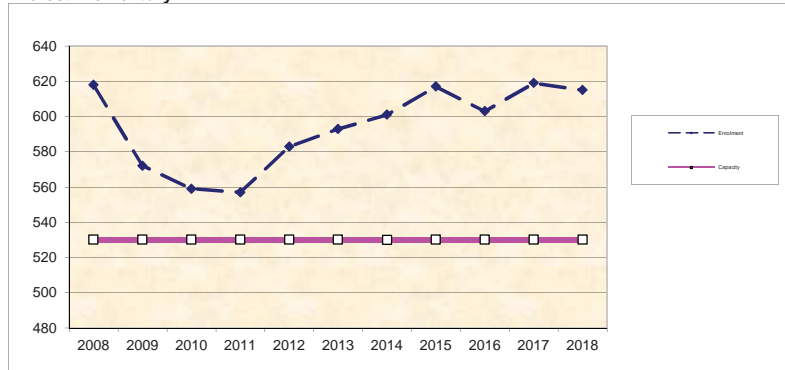
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

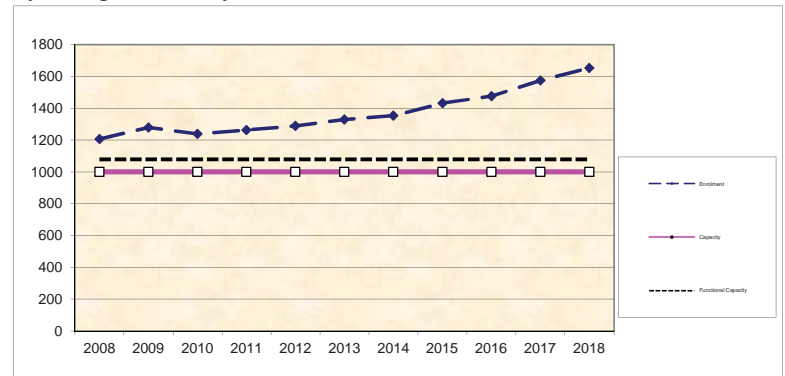
September 2012 Enrolment/School Capacity

Hillcrest Elementary	
Enrolment (K/1-7):	77 K + 506
Capacity (K/1-7):	80 K + 450
Clayton Heights Secondary	
Enrolment (8-12):	1289
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Hillcrest Elementary



Clayton Heights 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 13-0124-00
Project Location: 18441 - 68 Avenue
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The dominant tree resource includes a mixture of native and non native coniferous tree species across the south end of the site. The trees are typically of moderate structure and good health with the exception of one poorly structured ponderosa pine. A good quality Colorado blue spruce is found at the northwest corner and the boulevard trees include small caliper broadleaf ornamental species.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 8
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 3
Number of Protected Trees to be retained (A-C)	(D) 5
Number of Replacement Trees required (0 alder and cottonwood X 1 and 3 others X 2)	(E) 6
Number of Replacement Trees proposed	(F) 6
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 11
Number of lots proposed in the project	(I) 3
Average number of Trees per Lot	(H/I) 3.7

3. Tree Survey and Preservation/Replacement Plan

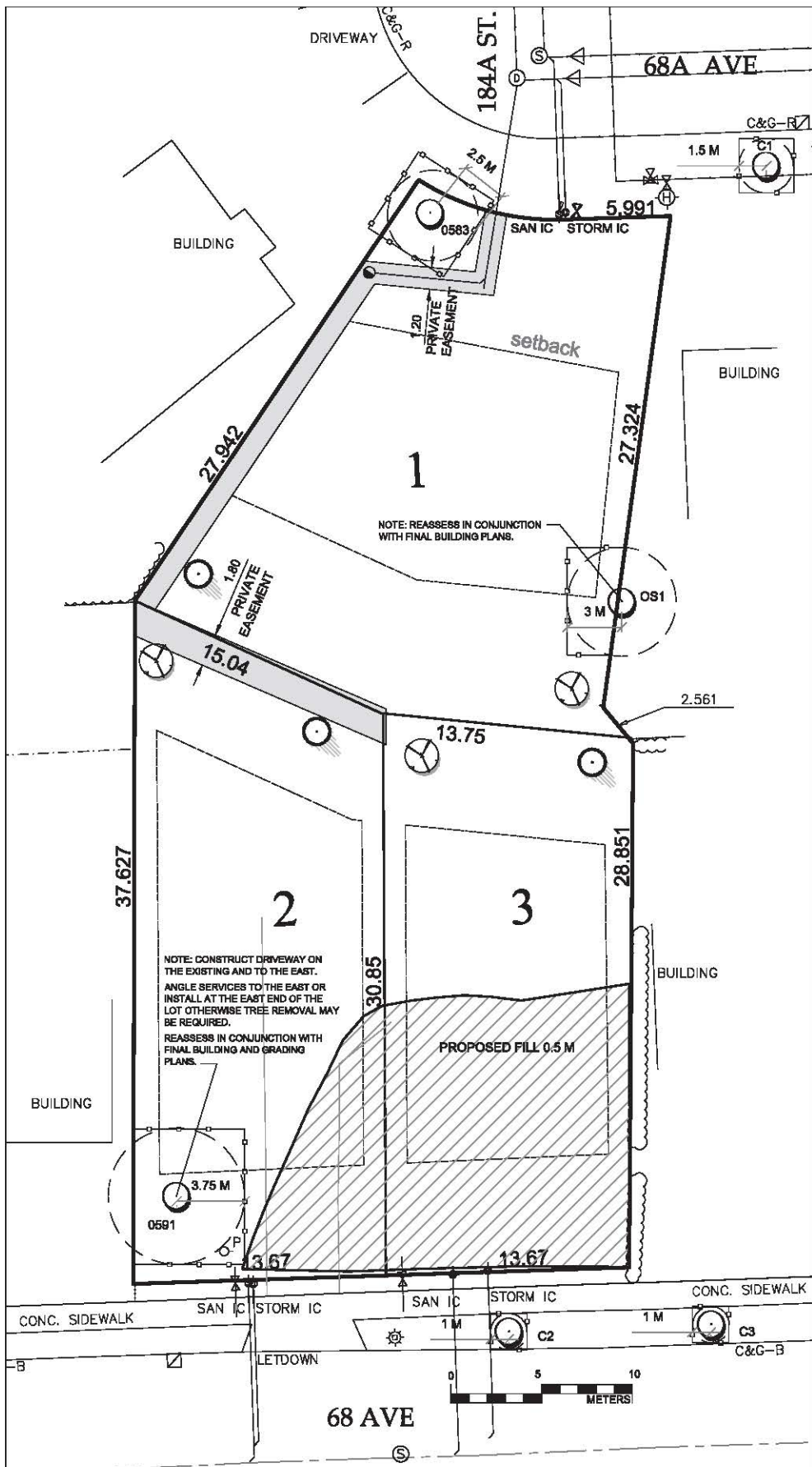
Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: November 29, 2013





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

18441 68 AVE.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC/SUBC/LUMA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

SHEET TITLE

T2 - TREE PROTECTION AND REPLACEMENT PLAN

© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

DRAWN **SGL**

SCALE **AS SHOWN**

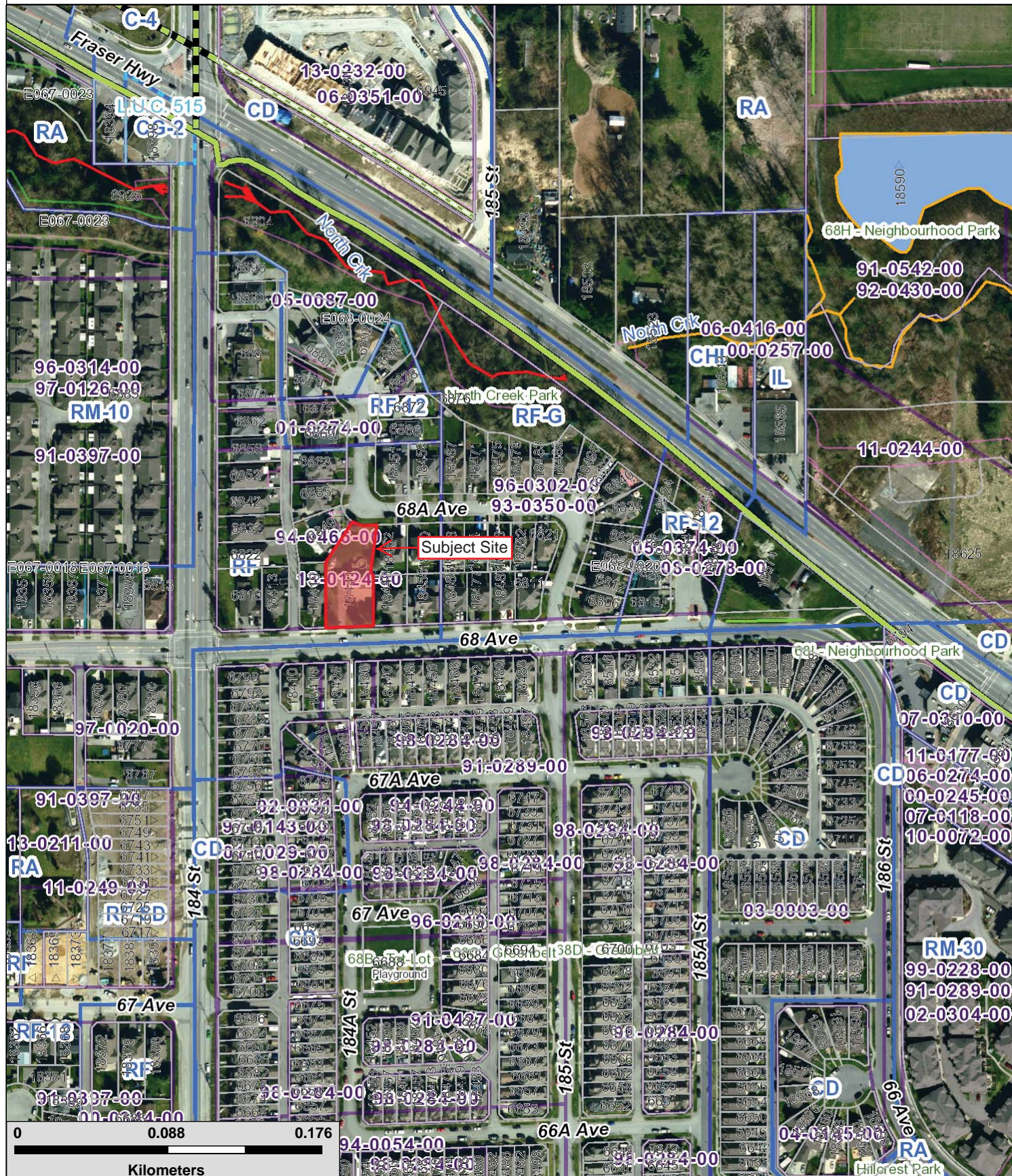
DATE **SEPTEMBER 27, 2013**

T-2
 SHEET 2 OF 2

LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE (8X DIAMETER AS PER CITY OF SURREY POLICY)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- TREE PROTECTION FENCING





The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.