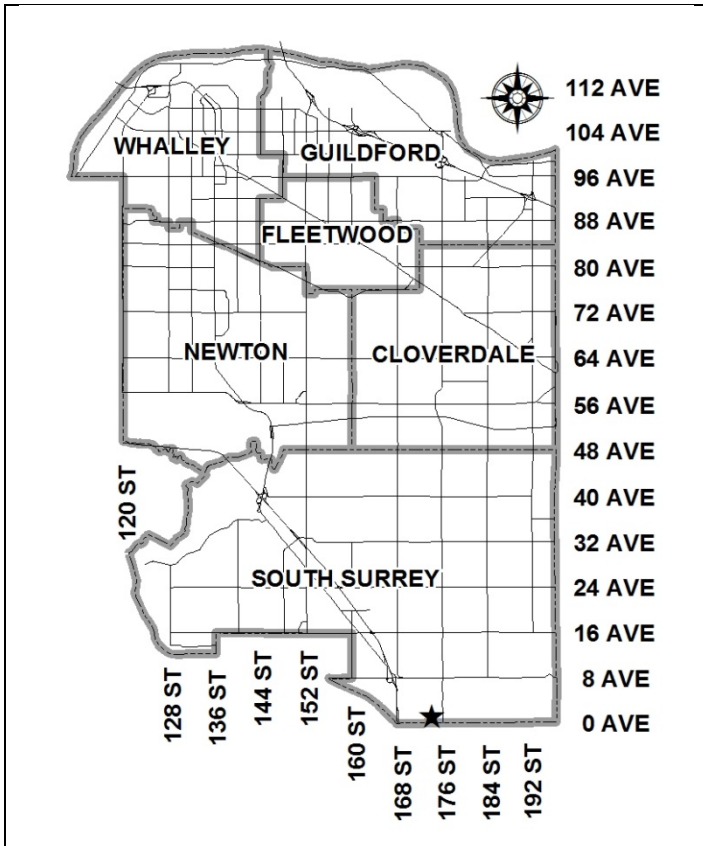


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0142-00

Planning Report Date: September 29, 2014



PROPOSAL:

- Rezoning from RF to RF-10 and RF-12 in order to allow subdivision into 7 single family small lots.

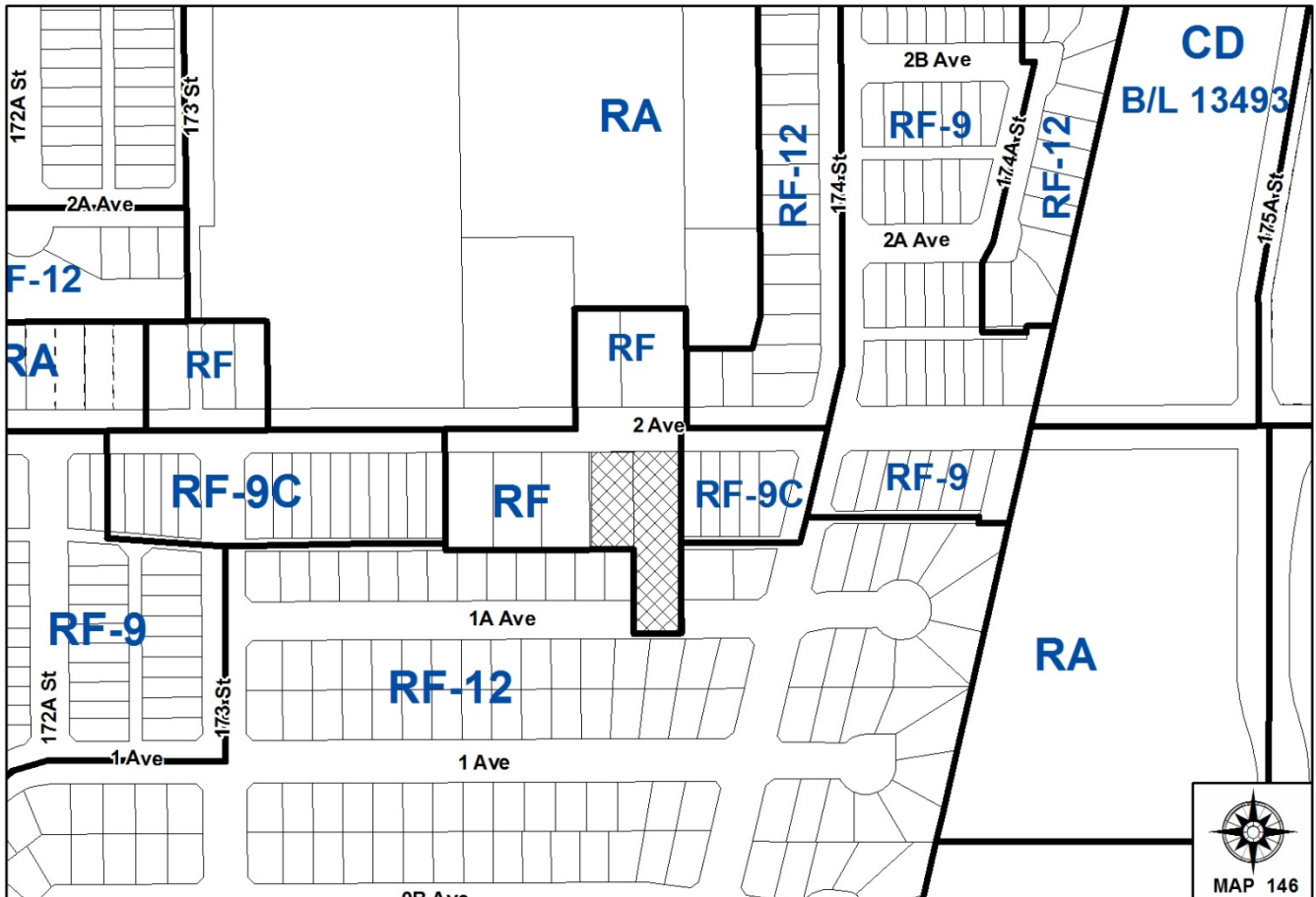
LOCATION: 17372 & 17384 - 2 Avenue

OWNER: 0701492 B.C. Ltd.
 0924193 B.C. Ltd.

ZONING: RF & RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family 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 (10) Zone (RF-10)" (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 in the survey block plan attached as Appendix VI, 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; and
 - (e) the applicant adequately address the tree replacement deficit.

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 Spring, 2015.
Parks, Recreation & Culture:	Parks, Recreation and Culture has no objection to the proposed rezoning.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

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

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of three (3) properties, which are designated "Urban" in the OCP and "Single Family Flex (6-14.5 upa)" in the Douglas NCP.
- 17372 and 17384 - 2 Avenue are zoned "Single Family Residential Zone (RF)".
- 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 nos. 7904-0411-00 and 7911-0211-00).

Proposal

- The applicant proposes to rezone 17372 and 17384 - 2 Avenue to "Single Family Residential (12) Zone (RF-12)" (Block B, see Appendix VI) and "Single Family Residential (10) Zone (RF-10)" (Block A, see Appendix VI) and subdivide into 4 RF-10 lots fronting 2 Avenue and 3 RF-12 lots fronting 1A Avenue with the incorporation of the property at 173387 - 2 Avenue, which is already zoned RF-12.
- A rear lane abuts the east 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, with the exception that RF-10 lots are proposed instead of RF-9C lots. The proposal complies with the Douglas NCP.
- All of the proposed lots conform to the minimum requirements of the RF-10 and RF-12 Zones in terms of lot area, width and depth.

- The three (3) proposed RF-12 lots have lot areas of 361 square metres (3,886 square feet). The four (4) proposed RF-10 lots have lot areas of between 425m² (4,575 sq.ft.) and 428 m² (4,607 sq.ft.).
- The proposed RF-10 lots are 10.7 metres (35 feet) wide. The average width of the proposed RF-12 lots is 15.5 metres (50.5 ft.).
- The proposed lot areas and widths are consistent with the existing lots in the area.
- These will be the first lots fronting 2 Avenue in this block to be developed without coach houses.
- The applicant will be required to dedicate and construct the portion of 1A Avenue fronting the site. This will complete the remaining unconstructed portion of 1A Avenue and will provide frontage for 17372 and 17380 - 1A Avenue so that those lots can be built upon.

Vehicular Access

- The applicant is required to dedicate:
 - 15.63 metres (51.28 sq.ft.) along 1A Avenue complete with a 0.50 metre (1.6 ft.) Statutory Right-of-Way; and
 - 6.00 metres (19.7 ft.) for the Lane.

Building Design Guidelines & Lot Grading

- The subject sites, comprised of 17374 and 17384 - 2 Avenue and 17387 - 1A 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 Aplin & Martin Consultants 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.

PRE-NOTIFICATION

Pre-notification letters were sent on September 2, 2014, to 110 households within 100 metres (328 feet) of the subject site. Staff received one letter from the Little Campbell Watershed Society (LCWS) raising concern about the drainage and sediment flow and its impact on the Little Campbell River. The LCWS is also concerned about potential the potential use of pesticides and fertilizers by future homeowners for lawn maintenance and their impact on the Little Campbell River.

During the planning of the servicing for the Douglas NCP, the issue of how development would impact the Little Campbell River was considered. Detention ponds were replaced with distributed infiltration and a diversion of a portion of the catchment that originally would have drained to the Little Campbell River.

These measures were used to address the loss of pervious areas that could lead to increased runoff rates and total volume discharged to the Little Campbell River. Sump catch basins are used throughout the development to trap most of the sediment, and the exfiltration systems reintroduce the water into the ground.

The City will continue to monitor the river to determine if the natural rate of erosion is reduced or maintained. To date, it appears that the flows to the Little Campbell River are within the normal range for the rain events that we have been experiencing.

The use of pesticides is controlled through the City of Surrey's By-law No. 17160. Fertilizers, with the exception of fertilizers that contain herbicides, are permitted to be used on residential lots in Surrey.

The above information was provided to the LCWS and they are satisfied that their interests have been considered adequately.

TREES

- Colin Rombough, ISA Certified Arborist of Mike Fadum and Associates, Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Ash, Green	1	0	1
Beech, Common	1	1	0
Elm, American	2	0	2
Maple, Bigleaf	1	1	0
Hedge, Maple	1	0	1
Norway, Maple	1	1	0
Tupelo	1	0	1
Trembling Aspen	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Cedar, Deodar	1	1	0
Cedar, Eastern White	1	1	0
Cedar, Western Red	7	7	0
Douglas Fir	1	1	0
Falsecypress	1	1	0
Redwood, Coast	1	0	1
Spruce, Colorado Blue	1	1	0
Spruce, Norway	1	1	0
Total (excluding Alder and Cottonwood Trees)	25	19	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		17	
Total Retained and Replacement Trees		23	
Contribution to the Green City Fund		\$6,300	

- The Arborist Assessment states that there are a total of twenty-five (25) protected trees on the site, excluding Alder and Cottonwood trees. There are no existing Alder and Cottonwood trees on the site. It was determined that six (6) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road and lane dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of thirty-eight (38) replacement trees on the site. Since only seventeen (17) replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of twenty-one (21) replacement trees will require a cash-in-lieu payment of \$6,300, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 6, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Douglas NCP

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 8 units per acre • Mix of housing types (RF-12 & RF-10) • Secondary suites
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils • 6 trees proposed for retention • 17 new trees planted on site
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Completion of 1A Avenue, increasing neighbourhood connectivity
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Developer has met with area residents to discuss development proposal.

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

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/da

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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: Aplin & Martin Consultants Ltd.

Address: 201 - 12448 82 Avenue
Surrey, BC

Tel: 604-597-9058

2. Properties involved in the Application

(a) Civic Address: 17372 - 2 Avenue
17384 - 2 Avenue

(b) Civic Address: 17372 - 2 Avenue
Owner: 0701492 BC Ltd.
Director Information:
Scott Edward Cressey
Norman Edward Cressey

Officer Information as at August 6, 2014:

Norman Edward Cressey (CEO)
Scott Edward Cressey (President)

PID: 027-361-527

Lot 119 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP33476

(c) Civic Address: 17384 - 2 Avenue
Owner: 0924193 B C Ltd.
Director Information:
Satwinder Aujla
Kuldip Aujla
Kamal Dhani

No Officer Information Filed as at November 1, 2013

PID: 027-361-535

Lot 120 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

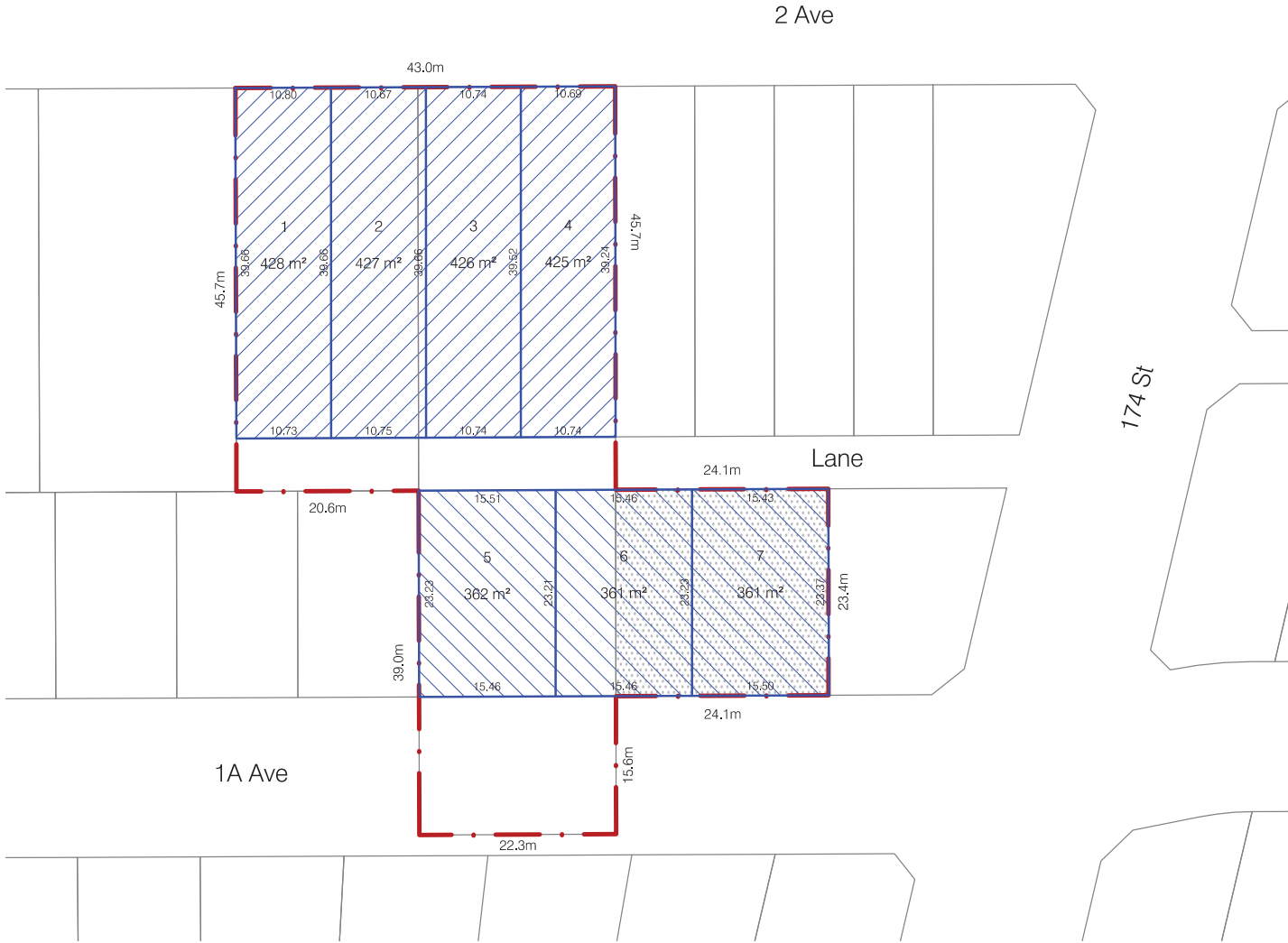
Proposed Zoning: RF-10 & RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.84
Hectares	0.34
NUMBER OF LOTS	
Existing	3
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	10.74-15.51 metres
Range of lot areas (square metres)	362 m ² - 425 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21 uph / 8 upa
Lots/Hectare & Lots/Acre (Net)	25 uph / 10 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	47% / 45%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	52% / 50%
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	
	NO
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

Landstar Projects Ltd.
 7 Lot Subdivision
 17382 & 17384 2 Ave, 17387 1A Avenue

CONCEPT LAYOUT

-  RF-10
-  RF-12
-  Currently RF-12



Scale 1:500 when printed at 11"x17"

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

LEGAL DESCRIPTION
 L 119 Sec 32 Bk 1 N R 1 E NWD Plan BCP33476
 L 127 Sec 32 Bk 1 N R 1 E NWD Plan BCP33476
 L 120 Sec 32 Bk 1 N R 1 E NWD Plan BCP33476

GROSS SITE AREA
 0.34 hectares / 0.84 acres (approx.)
NET SITE AREA
 0.28 hectares / 0.69 acres (approx.)

EXISTING DESIGNATIONS
 Zoning: RF and RF-12
 NCP: Single Family Flex
 OCP: Urban
PROPOSED DESIGNATIONS
 Zoning: RF-10 (Type IV) and RF-12
 NCP: Single Family Flex
 OCP: Urban

LOT YIELD
 Existing Number of Lots: 3
 Proposed Number of Lots: 7
DENSITY
 Gross: 21 uph / 8 upa
 Net: 25 uph / 10 upa

APLIN & MARTIN
 CONSULTANTS LTD
Project No.: 13-243
 Date: 9 May 2014

Drawing
1

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

FROM: **Development Services Manager, Engineering Department**

DATE: **Sept. 19, 2014** PROJECT FILE: **7814-0142-00**

RE: **Engineering Requirements
Location: 17372, 17384 - 2 Avenue and 17371 - 1A Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 15.630 metres fronting 1A Avenue for 18 m local road.
- Dedicate 6 m for rear lane.
- Provide a 0.5 metre ROW fronting 1A Avenue.

Works and Services

- Construct 1A Avenue.
- Construct 6.0 metre lane.
- Construct water main on 1A Avenue
- Construct sanitary sewer on 1A Avenue
- Construct storm sewer on 1A Avenue

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LR

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0142-00

Address: 17372 / 84 - 2 Avenue and 17387 - 1A Avenue

Registered Arborist: Colin Rombough

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	25
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 19 X two (2) = 38 	38
Replacement Trees Proposed	17
Replacement Trees in Deficit	21
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

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

Signature of Arborist:

Date: July 18, 2014



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



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
 17372, 17384 2 AVE.,
 17387 1A AVE.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

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

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

SGL

SCALE

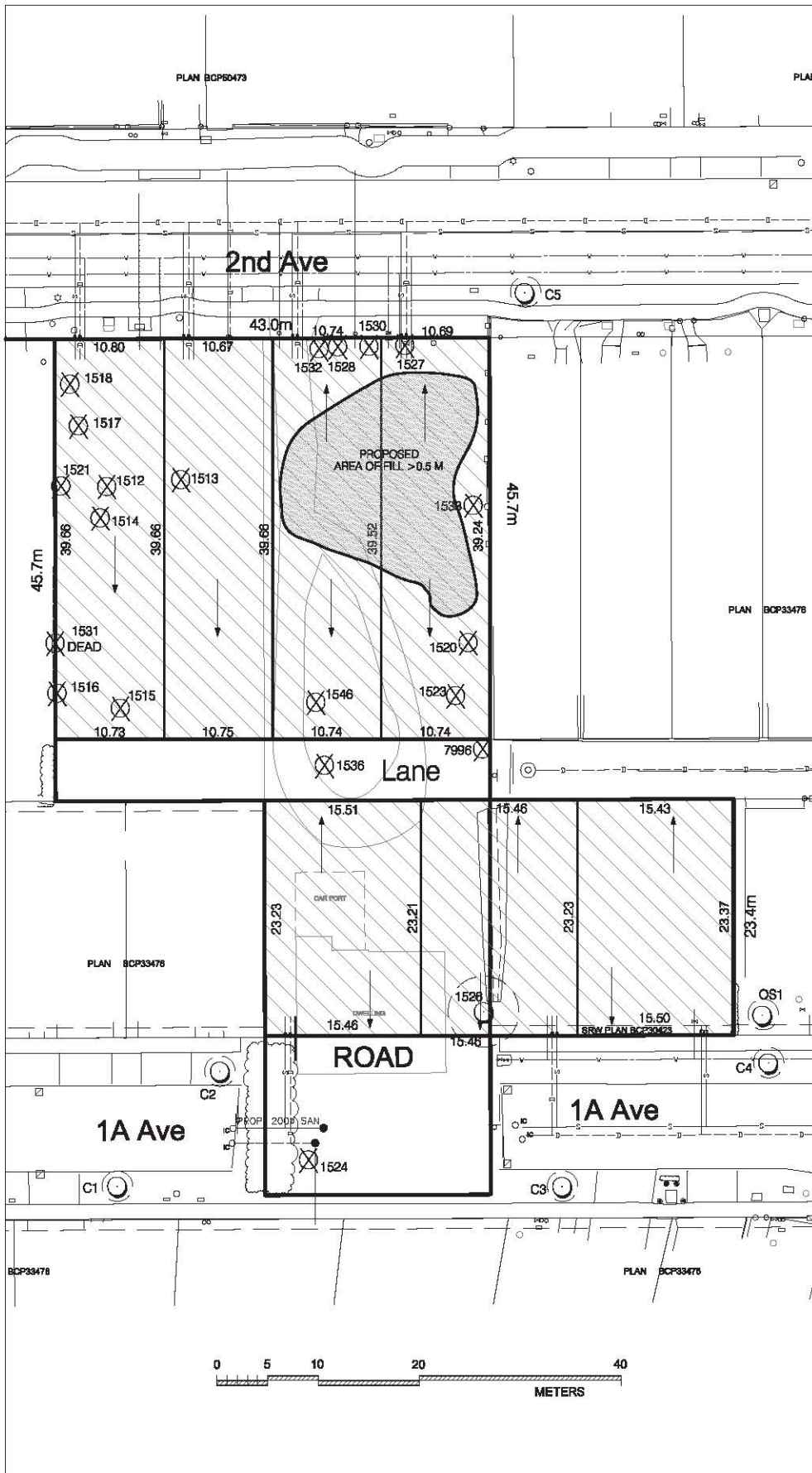
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DATE

JUNE 19, 2014

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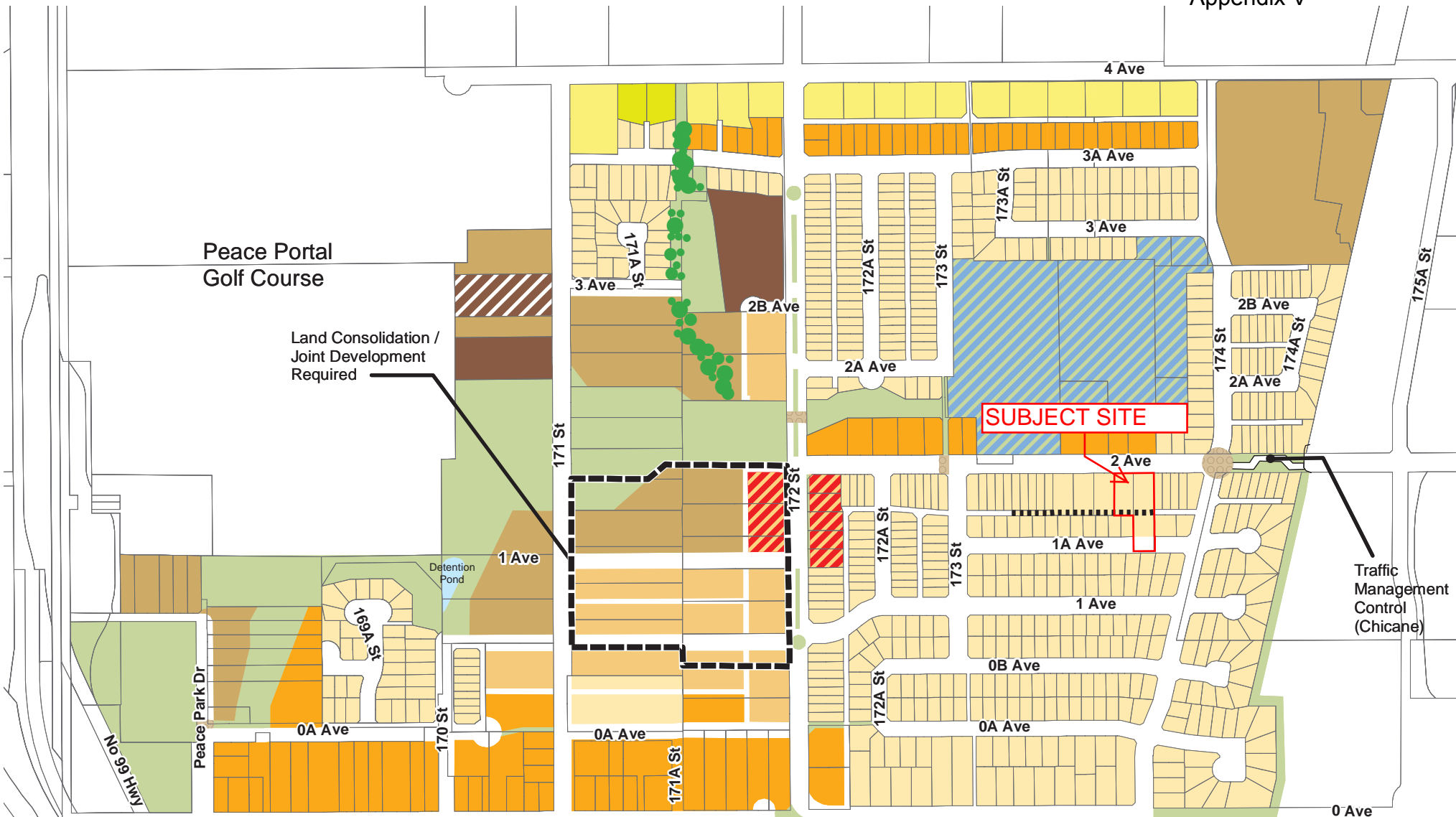
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE (8X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING

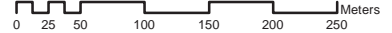




DOUGLAS Neighbourhood Concept Plan

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

- Creeks & Rivers
- Townhouses 15 u.p.a.
- Suburban 1/2 Acre (2 u.p.a.)
- Strata Lots
- Special Paving Areas
- Townhouses 20 u.p.a.
- Suburban Transition (2-4 u.p.a.)
- Pond Buffers
- Main Pedestrian Corridors
- Townhouses 30 u.p.a.
- Commercial / Residential
- Traffic Circles & Landscaped Median
- Buffer to Industrial Area
- Single Family Residential Flex (6-14.5 u.p.a.)
- Significant Vegetation Corridor
- Small Lot Single Family (10 u.p.a.)
- Open Space
- School / Park Site
- Urban Single Family (6 u.p.a.)
- Future Lane

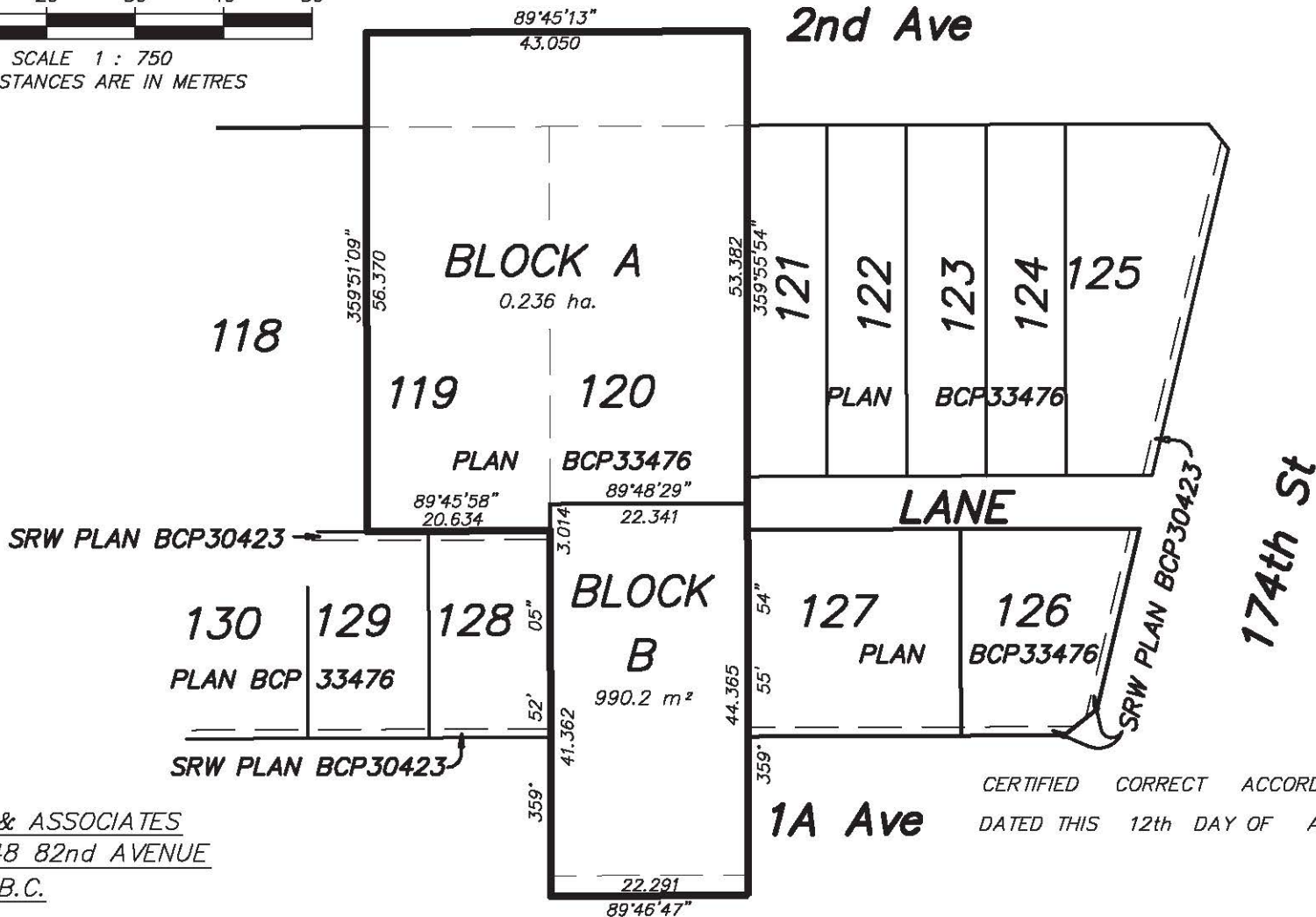


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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW# _____ OF LOTS 119 AND 120,
SECTION 32, BLOCK 1 NORTH RANGE 1 EAST,
NEW WESTMINSTER DISTRICT, PLAN BCP33476**



SCALE 1 : 750
ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 12th DAY OF AUGUST , 2014.

B. C. L. S.

FILE 10034-01