

City of Surrey

Rezoning

## PLANNING &amp; DEVELOPMENT REPORT

File: 7998-0099-00



**Proposal:** Rezone from RF to RF-12 to permit a subdivision into 3 single family residential lots.

**Recommendation:** Approval to Proceed

**Location:** 12924 - 68 Avenue      **Zoning:** RF

**OCP Designation:** Urban

**LAP Designation:** Urban      **Owners:** Rajwanjit Singh Sandhu & Parmjit Kaur Sandhu



### PROJECT TIMELINE

Completed Application Submission Date:	April 29, 1998
Application Revision & Re-submission Date:	March 10, 2003
Planning Report Date:	May 5, 2003

The applicant is proposing:

- a rezoning from RF to RF-12;

in order to allow a subdivision of approximately 3 single family residential lots.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property 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, 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 an acceptable tree survey and a statement regarding tree preservation; and
  - (d) submission of a Restrictive Covenant to restrict the maximum house size that can be constructed on Lot 1 to 204 square metres (2,200 sq.ft.).

### REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).

### SITE CHARACTERISTICS

- **Existing Land Use** Single family residential dwelling to be demolished prior to subdivision approval.
- **Significant Site Attributes** The site is flat and contains shrubs and mature trees which merit preservation.
- **East:** Single family dwellings, zoned RF and RF-G, designated Urban.
- **South:** Compact single family dwellings on lots, split-zoned RF and RF-G, designated Urban.
- **West:** Compact single family dwellings on lots under Land Use Contract No. 481, zoned RF-G, designated Urban.
- **North:** Single family dwellings under Land Use Contract No. 121 (zoned RF) and compact single family dwellings west of Helston Crescent under Land Use Contract No. 438 (zoned RF-G).

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

The proposed rezoning from Single Family Residential (RF) Zone to Single-Family Residential (12) Zone for a three lot single-family residential subdivision, is consistent with the OCP and Newton Local Area Plan designations.

- In 1998, the applicant applied to rezone the subject property to Comprehensive Development (CD) Zone based on the RF-G Zone requirements. However, the applicant recently requested a change in the application to rezone to the Residential Single Family (12) Zone (RF-12). The proposed land use and residential density is similar to the RF-G zone and compliments the surrounding mix of single-family residential development.
- The proposal is a small lot single-family infill subdivision in West Newton where compact lots were developed 20 to 25 years ago.
- The proposed lot areas and home sizes are compatible with the various single-family housing types and sizes in the immediate neighbourhood. The homes on 68 Avenue range from small ranchers (1,000 sq. ft.) to large two-storey homes (4,600 sq. ft.).
- This site is located between a compact lot subdivision developed under Land Use Contract 481 (RF-G underlying zone) to the west containing small, single-family homes (1,435 to 1,785 square feet) and larger lots zoned RF and RF-G to the east with single family homes having floor areas of 1,800 to 2,000 square feet. Land Use Contracts 481 and 438 to the west and north-west of the subject site limit redevelopment potential to constructing identical compact homes specified in the LUCs.
- Across 68 Avenue from the subject site, are larger lots developed under Land Use Contract 121 (RF underlying zone.) A 4,692 square foot single-family dwelling is under construction at 12921 – 68 Avenue immediately across from the applicant's property. Another large dwelling has recently been built at 12963 – 68 Avenue (4630 sq. ft.). Other properties covered by this Land Use Contract have been redeveloped recently with larger dwellings.

## Subdivision Layout and Tree Preservation

- The applicant proposes a 3-lot subdivision. Lot 1 has a width of 13.19 metres (43.2 ft.) and an area of 480.5 square metres (5,172 sq.ft.). Lots 2 and 3 are slightly wider (13.4 metres (43.9 ft.) each) with lot areas of 488.1 square metres (5,254 sq.ft.).
- Recognizing the smaller lots and dwellings to the west of the development site, Lot 1 is slightly narrower and smaller than Lots 2 and 3.
- Also, the applicant agrees to limit the size of the single family dwelling on Lot 1 to a maximum of 204.3 sq. m. (2,200 sq. ft.) through the registration of a Restrictive Covenant. This size of home would blend in better with the smaller homes to the west under LUC 481, that range in area from 133 sq. m. (1,435 sq. ft.) to 165 sq. m. (1,785 sq. ft.).
- The Arborist proposes that four mature trees be protected on Lot 1. No mature trees exist on the eastern portion

of the site, so three replacement trees per lot are to be planted on Lots 2 and 3.

## Lot Grading and Building Design Guidelines

- The applicant's Engineering Consultant advises that there is no potential for developing homes with in-ground basements in this subdivision due to the undersized storm sewers servicing this part of the Newton Community. The Engineering Department concurs with this information.

The Residential Character Study was prepared by Tynan Consulting Ltd. dated April 11, 2003

- A majority of the homes in the immediate neighbourhood are two-storey or rancher type having floor areas ranging between 1400 and 2300 square feet. Two recently constructed dwellings on the north side of 68 Avenue (in Land Use Contract No. 121) have floor areas of approximately 4,600 square feet.
- Most homes are classified as "West Coast Traditional", constructed during the 1970s. Many of the homes have a single upper floor mass with no offsets in wall planes and no feature roof projections beyond the single main roof mass. All homes in the study area have interlocking asphalt shingle roof surfaces.
- The homes have a wide variety of exterior wall cladding materials including vinyl, cedar, stucco and brick. Wall colours are in neutral colours (white, cream, grey) and Natural colours (brown, yellow.)

The proposed Building Design Guidelines provides for design compatibility with existing homes in the immediate neighbourhood. The Design Guidelines address compatibility issues as follows:

- Two-storey, split-level and bungalow single family dwellings are proposed.
- Basement entry homes and secondary suites will not be permitted.
- The house style range includes "West Coast Modern", "Rural Heritage" and "Neo-Heritage."
- To enhance the interface with smaller lots to the west under LUC 481, the dwelling on Lot 1 will have a single car garage. Homes on Lots 2 and 3 will have two-car garages.
- To further ensure compatibility with adjacent homes, exterior materials include stucco, wood and vinyl siding, hardiplank and brick or stone veneer. Improved massing characteristics include roof design to reduce upper floor massing. Additionally, improved trim, detailing and landscaping are proposed.
- The permitted roof material is 30-year quality asphalt shingles in a "shake profile" on roofs that have a minimum pitch of 7:12.
- Landscaping will consist of 16 shrubs per lot (5 gal. Pots) and 3 replacement trees/lot in addition to mature trees being retained as recommended by the Arborist.

PRE-NOTIFICATION

The first pre-notification letter was sent to local residents on June 29, 1998. Staff received phone calls and a letter from three local residents indicating concerns.

- Some neighbours were concerned that the proposed homes could be larger than the existing housing stock in this block. "Mega homes" were not wanted. Three residents requested that a maximum floor area of 2,000 square feet be imposed. Other concerns were raised over preventing the construction of secondary suites.

*The applicant is requesting rezoning to the RF-12 Zone which permits a maximum house size of 260 sq.m. (2,800 sq.ft.). The home proposed for Lot 1 will be restricted by Restrictive Covenant to a maximum size of 204.3 sq.m. (2,200 sq.ft.)*

*The RF-12 Zone does not allow for secondary suites.*

A second pre-notification letter was sent on March 14, 2003. No responses have been received by the Planning & Development Department.

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, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 31, 2003
- Tree Survey and Tree Preservation and Planting Plan prepared by John Wood and dated November 17, 1989.
- Residential Character Study and Proposed Building Scheme prepared by Mike Tynan and dated April 11, 2003. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Raj Sandhu and dated April 29, 1998.

Murray Dinwoodie  
General Manager  
Planning and Development

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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:                 Mr. Mike Helle, Coastland Engineering & Surveying Ltd.  
                  Address:            #101, 19292 - 60 Avenue  
  Surrey, B.C. V3S 8E5  
                  Tel:                         604-532-9700
  
2.     Properties involved in the Application
  - (a)    Civic Address:           12924 - 68 Avenue
  
  - (b)    Civic Address:           12924 - 68 Avenue  
          Owners:                 Rajwanjit Singh Sandhu and Parmjit Kaur Sandhu  
          PID:                     003-414-591  
          Lot 335 Section 17 Township 2 New Westminster District Plan 63844
  
3.
  - (a)    Introduce a By-law to rezone the property.

**SUBDIVISION DATA SHEET****Proposed Zoning : RF-12**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Square Metres	1,455.3 sq.m.
Square Feet	15,665 sq.ft.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.33 m
Range of lot areas (square metres)	485 sq.m.

<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	20.61 lots/ha (8.34 lots/ac)
Lots/Hectare & Lots/Acre (Net)	20.61 lots/ha (8.34 lots/ac)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
<b>PARKLAND</b>	
Area (square metres)	n/a
% 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

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RF-12**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	320 sq.m.	485 sq.m.
Road Widening area		
Undevelopable area		
Net Total	320 sq.m.	485 sq.m.
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	50%	50%
Paved & Hard Surfaced Areas	10%	10%
Total Site Coverage	60%	60%
<b>SETBACKS ( in metres)</b>		
Front	6.0 m	6.0 m



Rear	7.5 m	7.5 m
Side #1 (East)	1.2 m	1.2 m
Side #2 (West)	1.2 m	1.2 m
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	9.5 m	9.5 m
Accessory	3.0 m	3.0 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	3	3
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

### Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
Max Floor Area for Lot 1	260 sq.m. (2,800 sq.ft.)	204 sq.m. (2,200 sq.ft.)
Max Floor Area for Lots 2 and 3	260 sq.m. (2,800 sq.ft.)	260 sq.m. (2,800 sq.ft.)
FAR (gross)	0.70	<u>Lot 1</u> <u>Lots 2/3</u> 0.45          0.53
FAR (net)	0.70	<u>Lot 1</u> <u>Lots 2/3</u> 0.45          0.53
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		

Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	2 spaces/lot	2 spaces/lot
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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