

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0084-00

Planning Report Date: July 26, 2010

PROPOSAL:

- **Rezoning** from RA to CD (based on RH-G) in order to allow subdivision into two (2) suburban single family lots.

LOCATION:

18537 - 54 Avenue

OWNERS:

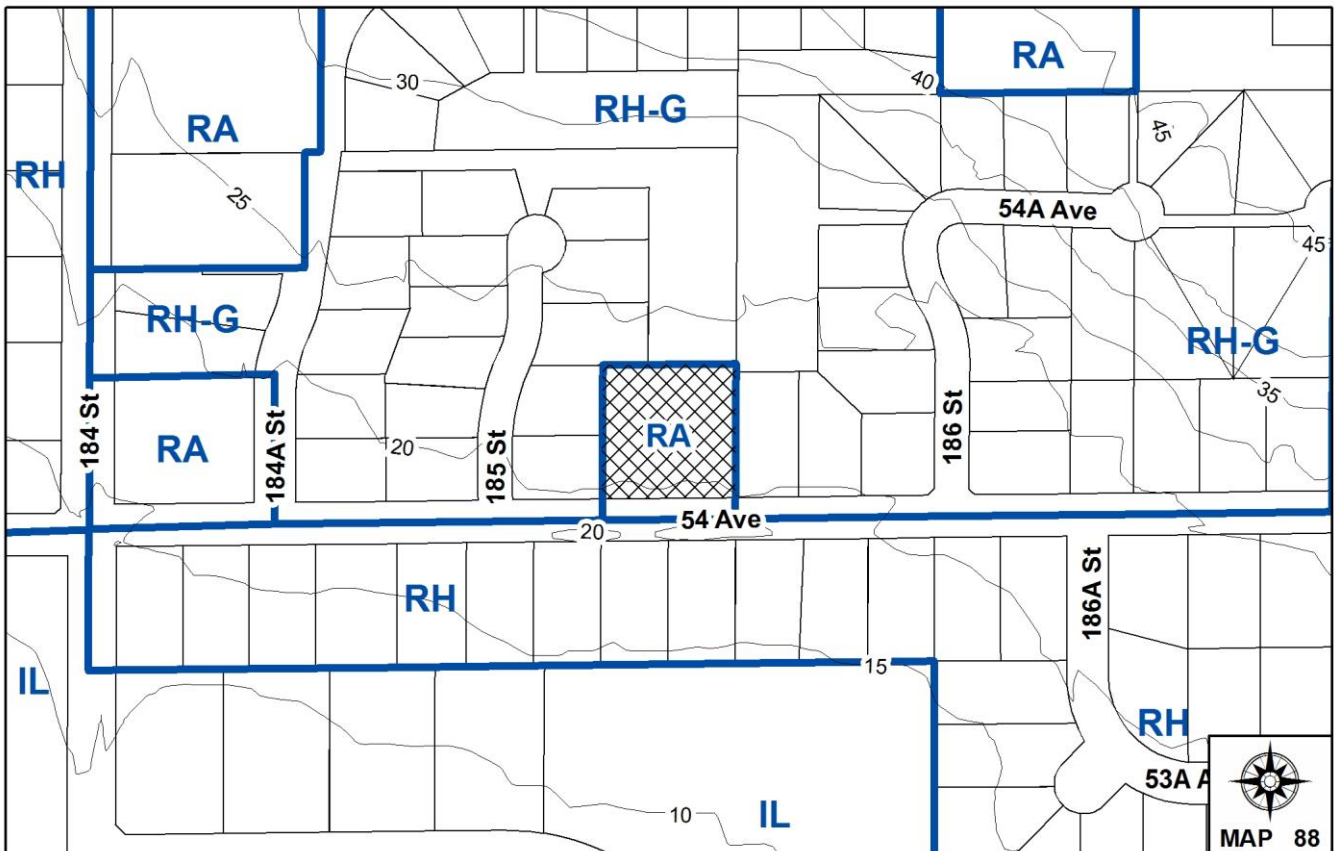
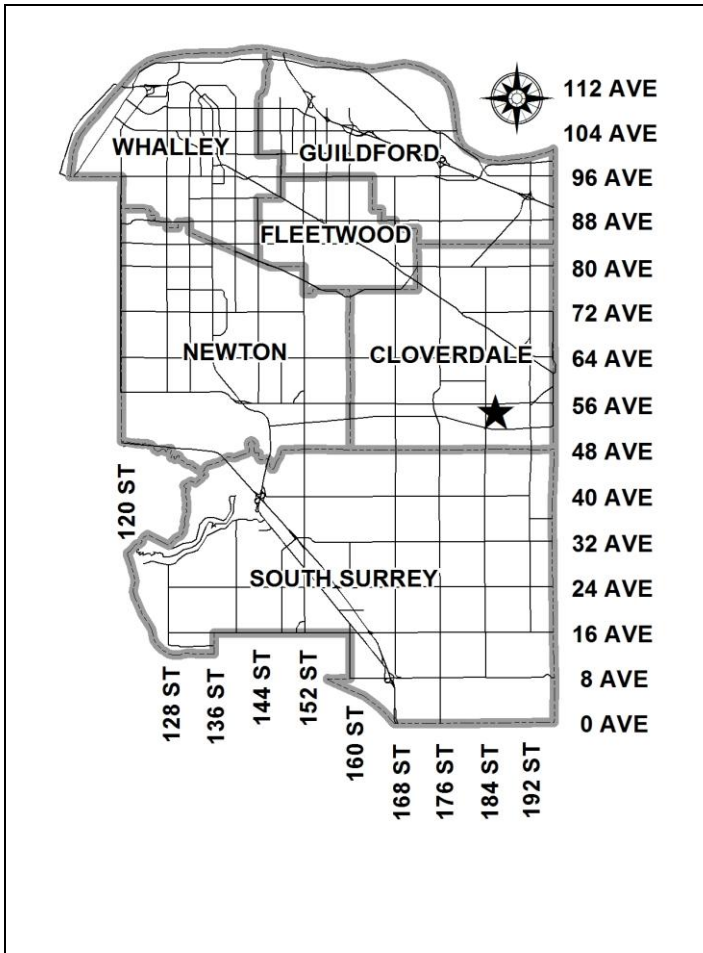
Kulwinder S. Dhami and Karminder S. Dhami

ZONING:

RA

OCP DESIGNATION:

Suburban



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.
- Consistent with land use and subdivision pattern established in the area.

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 "Comprehensive Development Zone (CD)" (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 1 to increase the west side yard setback to 7.5 metres (25 ft.) to the side of the principal building for tree preservation purposes.

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:**

1 Elementary student at Martha Currie Elementary School
0 Secondary student at Lord Tweedsmuir Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks, Recreation & Culture Department finds the 15% parkland dedication acceptable. The applicant is required to remove all hazards from the proposed parkland and construct permanent hard fencing on the property line bordering the proposed park and the subject site. The applicant should work with staff to coordinate the construction of the path through the newly dedicated parkland.

SITE CHARACTERISTICS

Existing Land Use: A single family dwelling and accessory buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Hunter Park, single family dwelling.	Suburban	RH-G
East:	Single family dwelling.	Suburban	RH-G
South (Across 54 Avenue):	Single family dwellings.	Suburban	RH
West:	Single family dwellings.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 18537 – 54 Avenue in Cloverdale, and is approximately 0.40 hectare (1.0 acre) in size. The property is zoned One-Acre Residential (RA), designated Suburban in the Official Community Plan (OCP), and is located within a neighbourhood of suburban lots.
- The applicant is proposing to rezone the subject property from "One-Acre Residential (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)" to allow subdivision into two (2) half-acre gross density sized lots and open space (Appendix II).
- The RH-G Zone requires a minimum site area for subdivision of 1 hectare (2.5 acres). As the subject site does not meet the minimum site area, and open space cannot be required, when fewer than 3 additional lots are created, the applicant is requesting a CD Zone.
- The applicant has offered to dedicate a 9.427 m (30.9 ft.) wide walkway as parkland along the east lot line of the subject site, connecting Hunter Park to 54 Avenue. This dedication comprises 607 square metres (0.15 acre) which represents 15% of the gross land area.
- The proposed subdivision will have a density of 5.0 units per hectare (2 upa), which is the allowable density under the RH-G Zone if open space in an amount not less than 15% of the lot is set aside.
- Parks, Recreation and Culture Department find the proposed 15% parkland dedication acceptable. They require the applicant to remove all hazards from the proposed parkland and construct a permanent hard fencing on the property line bordering the proposed park and the subject site. They also require the applicant to work with City staff to coordinate the construction of the path through the newly dedicated parkland.
- The proposed subdivision layout will continue the land use pattern established by adjacent RH-G-zoned residential developments to the east and west with large suburban gross density single family lots and open space.
- The two proposed lots are 27 metres (89 ft.) wide with a lot size of 1,722 square metres (18,535 sq.ft.). The existing RH-G-zoned residential lots to the east and west are 30 metres (98 ft.) to 30.5 metres (100 ft.) wide with lot areas ranging from 1,788 square metres (19,246 sq. ft.) to 1,302 square metres (14,015 sq. ft.).

- The existing dwelling and accessory buildings on the subject property will be demolished.

Proposed CD By-law (Appendix VII)

- The proposed CD By-law is based on the RH-G Zone with modifications to the minimum lot area for subdivision, lot width and depth. All other requirements under the RH-G Zone remain the same.
- The following provides a comparison between the proposed CD Zone and the RH-G Zone:

	RH-G Zone	Proposed CD Zone
Uses	<ul style="list-style-type: none"> One single family dwelling Open space Accessory Uses limited to: <ul style="list-style-type: none"> a bed and breakfast; and, the keeping of boarders and lodgers 	No change
Lot Area	1 hectare (2.5 acres)	0.40 hectare (1 acre)
Floor Area Ratio	0.32	No change
Lot Coverage	25%	No change
Yards & Setbacks (Principal Building)	Front yard: 7.5m (25 ft.) Rear yard: 7.5m (25 ft.) Side yard: 3.0m (10 ft.) Side yard on a Flanking Street: 7.5m (25 ft.)	No change
Lot Size	Regular Standard Lots: 1,300 sq. m. [14,000 sq.ft.] Permissible Reduction as set out below* 1,120 sq. m. [12,000 sq.ft.]	Regular Standard Lots: 1,720 sq. m. [18,510 sq.ft.]
Lot Width	Regular Standard Lots: 30 metres [100 ft.] Permissible Reduction as set out below* 24 metres [80 ft.]	Regular Standard Lots: 27.0 metres [89 ft.]
Lot Depth	Regular Standard Lots: 30 metres [100 ft.]	Regular Standard Lots: 63.0 metres [207 ft.]
Open Space	15% Open space set aside	No change

* Permissible reduction for up to 50% of the lots within a plan of subdivision where 15% or more of the lands subdivided is set aside as *open space*.

- The proposed lot widths of 27 metres (89 ft.) and lot sizes of 1,722 square metres (18,535 sq. ft.) will allow the construction of single family homes in proportion to homes of the surrounding area. The proposed lot width and lot area provides a reasonable interface with existing lots along 54 Avenue and the surrounding neighbourhood.

Design Guidelines

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the design consultant for the development. The design consultant has developed the Building Design Guidelines based on a character study completed for the area. A summary of the design guidelines is attached (Appendix V).
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading and Tree Preservation

- The applicant proposes in-ground basements on all of the proposed lots with minor fill. However, final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.
- Preliminary Lot Grading plans were prepared and submitted by Coastland Engineering Ltd. The plans were reviewed by staff and generally found to be acceptable.
- The applicant has submitted an Arborist Report and Tree Preservation and Replacement Plan prepared by Lesley Gifford of Diamond Head Consulting Ltd. (Appendix VI). The report identified 15 mature trees. The report proposes that 10 trees be retained and 5 trees be removed because they are either located within the proposed building envelope or driveway.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Bigleaf maple	6	3	3
Sitka spruce	1	1	0
Norway spruce	3	3	0
English holly	2	0	2
Douglas-fir	2	2	0
English hawthorn	1	1	0
TOTAL	15	10	5

- Based on Tree Protection By-law (No. 16100), 12 replacement trees are required. The total number of replacement trees being proposed is 7, resulting in an average of 8.5 trees per lot. The applicant is required to contribute to the City Green Tree Fund, as a result of the shortfall in 5 replacement trees.
- A Section 219 Restrictive Covenant will be registered on proposed Lot 1 to increase the west side yard setback to 7.5 metres (25 ft.) to the side of the principal building, in order to ensure the retention of all trees along the western property line of the subject site.

- The Arborist Report and Tree Preservation and Replacement Plan have been reviewed by City staff and found to be generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on April 30, 2010 and staff received three (3) telephone calls from neighbouring residents with the following comments:

- The caller requested additional information on the proposed rezoning and walkway dedication. The caller was concerned that a large existing tree on the northwest corner of the subject site would be affected by the walkway construction. The caller also inquired if the applicant will have to do improvements to their fence that will be along the new parkland dedication.

(Staff explained that the applicant is proposing a CD By-law in order to accommodate the subdivision and parkland dedication to achieve lots similar to the surrounding RH-G-zoned single family lots.

The existing tree at the northwest corner of the subject site is within Hunter Park and will be retained according to the applicant's tree retention plan.

The applicant will coordinate with the City for the construction of the walkway and all related improvements as part of the rezoning and subdivision approval.)

- Two callers who live adjacent to the subject site to the west were concerned about losing their privacy if the trees along their property line with the subject site are cut down.

(All trees along the western property line of proposed Lot 1 will be retained.)

- The caller indicated that their family has lived across the street from the subject site since the original subdivision more than sixty years ago. The caller expressed concern that the development will remove the existing historical house and large maple tree at the front of the subject property.

(The caller was told that the existing house is not considered a heritage house and the City has no requirements for the applicant to preserve the existing house. The existing house and accessory buildings will be demolished as a requirement for subdivision approval.

The applicant is planning to retain the two large trees fronting 54 Avenue along the southern property line of proposed Lot 1. The applicant is proposing to move the location of the proposed driveway to at least 7.4 m (24 ft.) from the western property line in order to retain the large maple trees on the southwest and southeast corner of proposed Lot 1.

A Section 219 Restrictive Covenant will be registered on proposed Lot 1 to increase the west side yard setback to 7.5 metres (25 ft.) for the principal building, in order to ensure the retention of all trees along the western property line of the subject site.)

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. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

LC/kms

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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: Michael Helle, Coastland Engineering & Surveying Ltd.
 Address: 101 – 19292 – 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 18537 – 54 Avenue

(b) Civic Address: 18537 – 54 Avenue
 Owners: Kulwinder S. Dhami and Karminder S. Dhami
 PID: 001-086-642
 Lot 14 Section 4 Township 8 New Westminster District Plan 1457

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.00 ac
Hectares	0.405 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	27 m
Range of lot areas (square metres)	1,722 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.0 lots/ac 5.0 lots/ha
Lots/Hectare & Lots/Acre (Net)	2.2 lots/ac 5.4 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	22.9%
Estimated Road, Lane & Driveway Coverage	4.1%
Total Site Coverage	27%
PARKLAND	
Area (square metres)	607.8 m ²
% of Gross Site	15%
	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	NO
Others	NO